

PEACOCK GAP HOLDING, LLC  
D.N. 2011-0028856(R1)  
PEACOCK GAP GOLF COURSE

**SURVEYOR'S NOTE**  
THIS IS A SURVEY OF A PORTION OF THE PEACOCK GAP GOLF COURSE PROPERTY ADJACENT TO THE RESIDENTIAL SUBDIVISIONS ALONG RIVIERA DRIVE, PEACOCK DRIVE AND, BISCAIYNE DRIVE, D.N. 2011-0028856. THE MAPS OF RECORD FOR THE ADJACENT RESIDENTIAL SUBDIVISIONS ARE TAKEN AS THE INTENDED BOUNDARIES OF THE SUBJECT PROPERTY DEED(R1) IN THOSE AREAS. THE COMPARISONS TO THE SURVEYED MEASUREMENTS AND THE RECORD MAP MEASUREMENTS ARE NOTED. COMPARISONS TO THE DEED (R1) MEASUREMENTS ARE NOT SHOWN.

- LEGEND**
- SET 1/2" IRON PIPE TAGGED LS 7237
  - ⊗ FOUND PIN IN CONC. IN MONUMENT WELL
  - ⊙ FOUND 2" BRASS DISK WITH PUNCH IN MONUMENT WELL
  - FOUND 1/2" IRON PIPE AS NOTED
  - ⦿ FOUND 1/2" REBAR AS NOTED
  - ⊗ FOUND 1-1/4" IRON PIPE TAG ILLEGIBLE
  - ▲ FOUND 3/4" IRON PIPE AS NOTED
  - ( ) RECORD DATA
  - M MEASURED
  - (P) PROPORTIONATE MEASURE
  - CR CORNER RECORD APN
  - NR NO RECORD
  - POR POINT OF ROTATION
  - Ⓐ ADJOINING OWNER SEE TABLEA
  - SFNF SEARCH FOR NOT FOUND
  - C CALCULATED

**BASIS OF BEARINGS:**  
N43°48'00"E 3249.96' CALCULATED BETWEEN FOUND CENTERLINE MONUMENTS IN RIVIERA DRIVE AS SHOWN ON THE MAP OF MARIN BAY UNIT ONE FILED IN BOOK 10 RECORD MAPS PAGE 78, MARIN COUNTY RECORDS.

**NOTES:**  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

**RECORD OF SURVEY**

A PORTION OF THE LANDS OF  
PEACOCK GAP HOLDINGS, LLC,  
A.K.A. PEACOCK GAP GOLF COURSE  
AS DESCRIBED BY DEED RECORDED AS DOC. NO. 2011-0028856,  
OFFICIAL RECORDS OF MARIN COUNTY,  
CITY OF SAN RAFAEL

COUNTY OF MARIN STATE OF CALIFORNIA  
SCALE: 1" = 300' DATE: OCTOBER, 2019

**michael ford** inc.  
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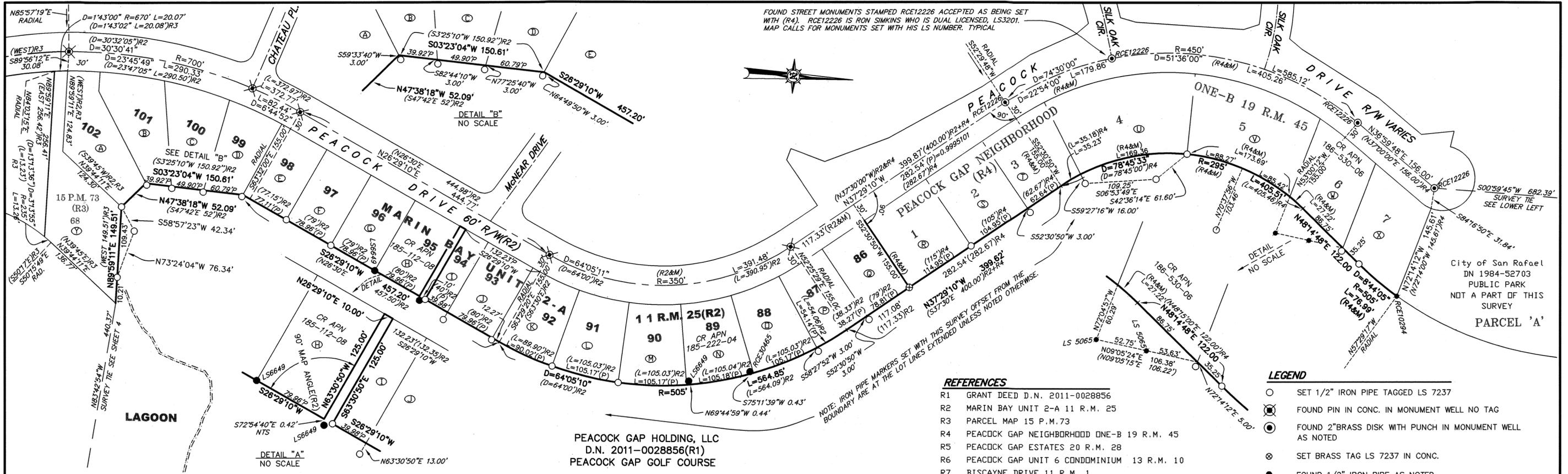
**SURVEYOR'S STATEMENT**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN JULY, 2019 IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF DAVID SHESGREEN IN JUNE, 2019.  
*Michael E. Ford*  
MICHAEL E. FORD, PLS 7237  
3-10-21  
DATED



**COUNTY SURVEYOR'S STATEMENT**  
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 10<sup>TH</sup> DAY OF MARCH, 2021.  
*T. W. Park*  
TRACY W. PARK, PLS 8176  
COUNTY SURVEYOR



**RECORDER'S STATEMENT**  
FILED THIS 12<sup>TH</sup> DAY OF MARCH, 2021, AT 11:30 AM. IN BOOK 2021 OF MAPS, AT PAGE 31, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.  
*Shelly Scott*  
COUNTY RECORDER  
*[Signature]*  
DEPUTY COUNTY RECORDER  
2021-0017280  
DOCUMENT NO.  
\$90-  
FEES



FOUND STREET MONUMENTS STAMPED RCE12226 ACCEPTED AS BEING SET WITH (R4). RCE12226 IS IRON SIMKINS WHO IS DUAL LICENSED, LS3201. MAP CALLS FOR MONUMENTS SET WITH HIS LS NUMBER. TYPICAL



**REFERENCES**

- R1 GRANT DEED D.N. 2011-0028856
- R2 MARIN BAY UNIT 2-A 11 R.M. 25
- R3 PARCEL MAP 15 P.M.73
- R4 PEACOCK GAP NEIGHBORHOOD ONE-B 19 R.M. 45
- R5 PEACOCK GAP ESTATES 20 R.M. 28
- R6 PEACOCK GAP UNIT 6 CONDOMINIUM 13 R.M. 10
- R7 BISCAYNE DRIVE 11 R.M. 1
- R8 MARIN BAY UNIT ONE 10 R.M. 78
- R9 RECORD OF SURVEY 3 D.S. 10
- R10 PEACOCK LAGOON UNIT ONE 11 R.M. 24
- R11 GRANT DEED 2009-0011645
- R12 GRANT DEED 2013-0002398
- R13 GRANT DEED 2018-0001192
- R14 GRANT DEED 2004-0079636

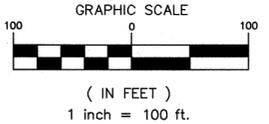
**LEGEND**

- SET 1/2" IRON PIPE TAGGED LS 7237
- ⊗ FOUND PIN IN CONC. IN MONUMENT WELL NO TAG
- ⊙ FOUND 2" BRASS DISK WITH PUNCH IN MONUMENT WELL AS NOTED
- ⊗ SET BRASS TAG LS 7237 IN CONC.
- FOUND 1/2" IRON PIPE AS NOTED
- ⚡ FOUND 1/2" REBAR AS NOTED
- ⚡ FOUND 1-1/4" IRON PIPE TAG ILLEGIBLE
- ▲ FOUND 3/4" IRON PIPE AS NOTED
- ( ) RECORD DATA
- M MEASURED
- (P) PROPORTIONATE MEASURE
- CR CORNER RECORD APN
- NR NO RECORD
- POR POINT OF ROTATION
- (A) ADJOINING OWNER SEE TABLE
- SFNF SEARCH FOR NOT FOUND
- C CALCULATED
- NT NO TAG

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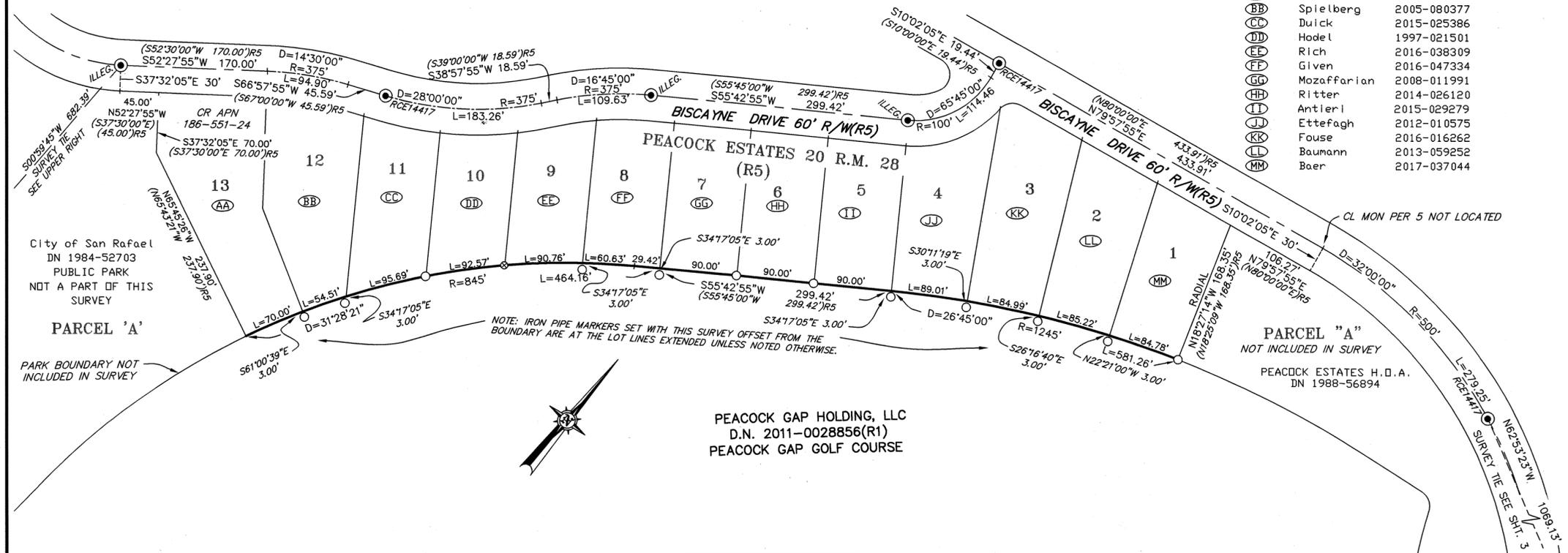
**ADJOINING OWNER TABLE**

No.	Owner	Doc. No.	No.	Owner	Doc. No.	No.	Owner	Doc. No.
(A)	Mueller	2014-052987	(B)	San Rafael City	16600.R.190	(S)	Waterman	2011-010806
(B)	Silbersky Partners LLC	2017-007731	(C)	Van Exel	2012-016201	(S)	Widinski	2018-038916
(C)	Aryanpour\Drdukhani	2002-027384	(D)	Lin	2007-008306	(T)	Zdan	2018-038079
(D)	Ebro	2011-009955	(E)	Hart	2013-064777	(U)	Beatty\Huff	2002-058526
(E)	Fong	2013-043577	(F)	Dupuis	2003-029843	(V)	Rice	2010-044275
(F)	Lewis	2011-029712	(G)	Brinck\Stassi	2008-019963	(W)	Lynch	2002-020914
(G)	Ascher	2014-024516	(H)	Martens	1998-060732	(X)	Dishansky	2018-004272
(H)	Sun\Zhou	2011-004660	(I)	Parlapiano	1994-044605	(Y)	Litchfield	2018-019216
			(J)	Nethercutt	1996-065070			



**ADJOINING OWNER TABLE**

No.	Owner	Doc. No.
(AA)	Barad	2005-095042
(BB)	Spielberg	2005-080377
(CC)	Duick	2015-025386
(DD)	Hodel	1997-021501
(EE)	Rich	2016-038309
(FF)	Given	2016-047334
(GG)	Mozaffarian	2008-011991
(HH)	Ritter	2014-026120
(II)	Antlerl	2015-029279
(JJ)	Ettefagh	2012-010575
(KK)	Fouse	2016-016262
(LL)	Baumann	2013-059252
(MM)	Baer	2017-037044



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**RECORD OF SURVEY**

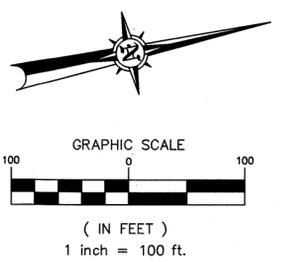
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**land surveying**

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**LINE & CURVE TABLE**

- L=65.27' R=955' D=3°54'58" (D=3°55'08" L=65.32')R9
- L=29.03' R=445' D=3°44'16" (R7,R9&M)
- N39°01'01"W 112.12' (N39°00'W 112.12')R7,R9
- L=91.455' R=118' D=44°24'21" (L=182.91' R=118' D=88°48'43')R7,R9
- L=91.455' R=118' D=44°24'22"
- N65°16'18"W 147.05' (N65°15'17"W 147.05')R7,R9
- N40°04'35"W 36.43' (N40°00'W 35.98')R7,R9

**REFERENCES**

- R1 GRANT DEED D.N. 2011-0028856
- R2 MARIN BAY UNIT 2-A 11 R.M. 25
- R3 PARCEL MAP 15 P.M.73
- R4 PEACOCK GAP NEIGHBORHOOD ONE-B 19 R.M. 45
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- R12 GRANT DEED D.N. 2013-0002398
- R13 GRANT DEED D.N. 2018-0001192
- R14 GRANT DEED D.N. 2004-0079636

**ADJOINING OWNER TABLE**

NE	Owner	Doc. No.
(A)	Sephens	2009-021967
(B)	Andow/Kramer	2000-025766
(C)	Tavel	1991-29492
(D)	Grant	2018-005682
(E)	Lahart/Sorota	2009-011645(R11)
(F)	Ho	2007-033572
(G)	Tatro	2004-018450
(H)	Sobella Properties LLC, et al	2018-004021
(I)	Gross	2010-038394
(J)	Kim	2017-003941
(K)	Robertson	2017-012318
(L)	Hesh	2005-015982
(M)	De Los Reyes	2017-006634
(N)	Peyvandil/Fetneh	2018-031053
(O)	Yermack	2016-001469
(P)	Warwick	1989-29462
(Q)	Sewell	2013-005628
(R)	Gaddini	2012-059405
(S)	Hughes	2017-021651
(T)	Keller	2016-019826
(U)	Piagentini	2001-006071
(V)	Ham	2017-031834
(W)	Marshall	2013-002398(R12)
(X)	Rainer	2018-001192(R13)
(Y)	Goldman	2004-079636(R14)
(Z)	Shank	2017-044591
(AA)	San Rafael Sanitation	1645 D.R.412
(BB)	Pennington	2016-028921
(CC)	O'Malley	1992-94747
(DD)	Biscayne Drive Condominium	11 R.M. 1
(EE)	Peacock Gap Condominium	13 R.M. 10

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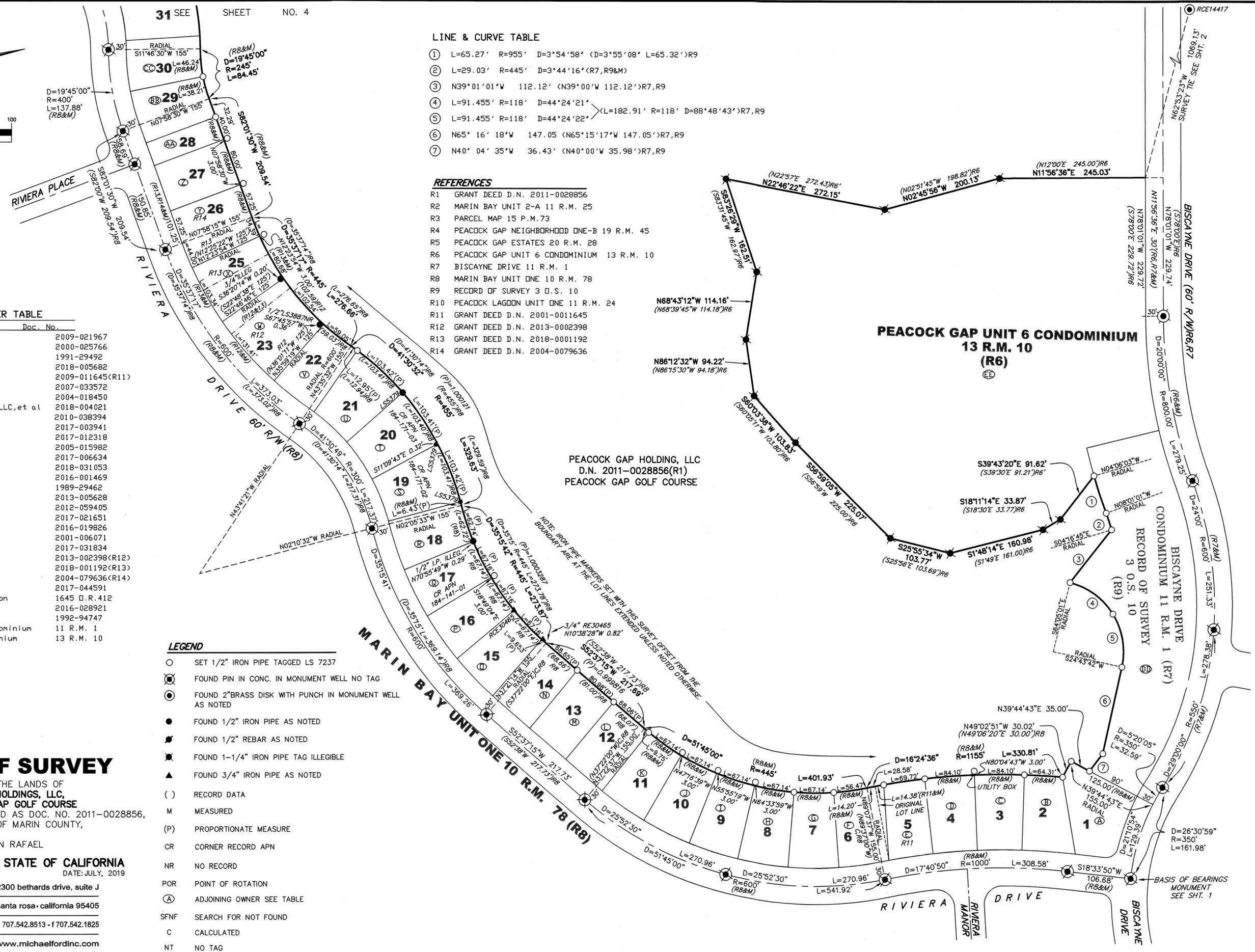
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Michael Ford Inc. 2300 Bethards Drive, Suite J Santa Rosa, California 95405 p 707.542.8513 - f 707.542.1825 www.michaelfordinc.com



PEACOCK GAP HOLDING, LLC D.N. 2011-0028856(R1) PEACOCK GAP GOLF COURSE

PEACOCK GAP UNIT 6 CONDOMINIUM 13 R.M. 10 (R6)

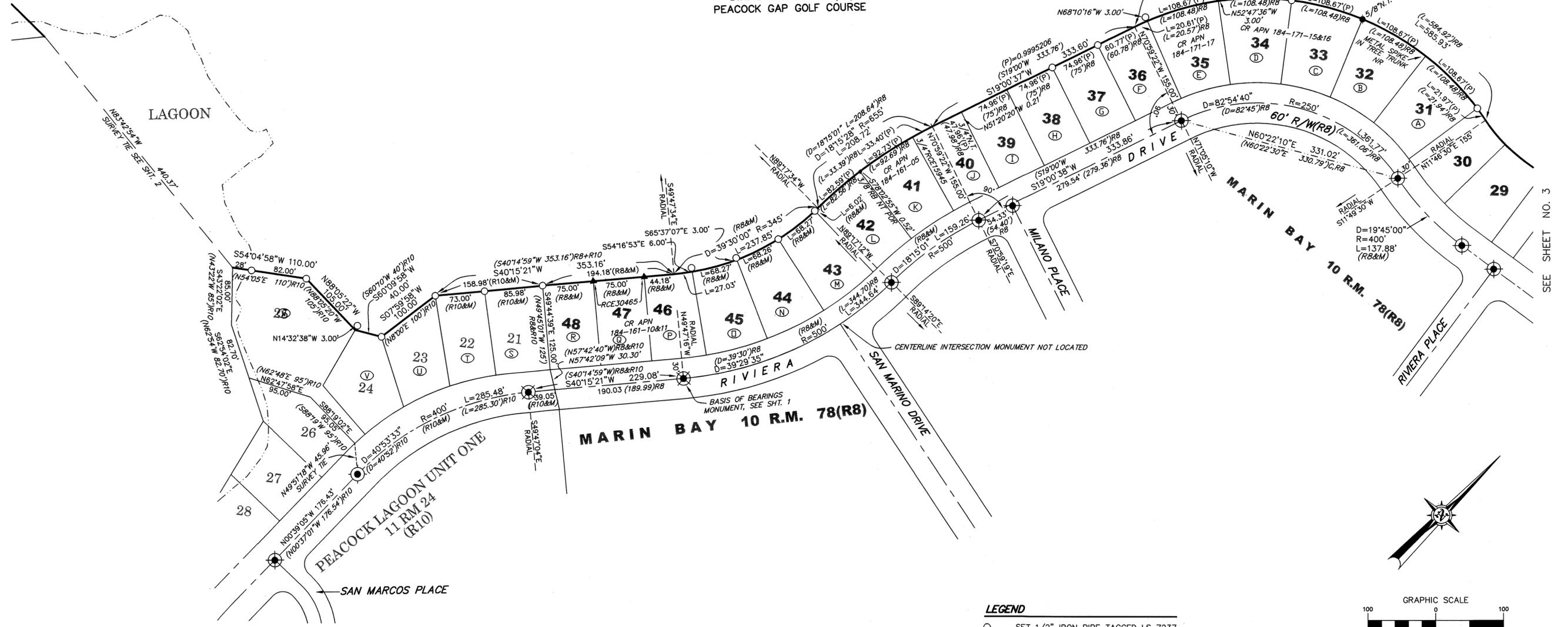
RECORD OF SURVEY 3 O.S. 10 CONDOMINIUM 11 R.M. 1 (R7)

NOTE: IRON PIPE MARKERS SET WITH THIS SURVEY OFFSET FROM THE BOUNDARY ARE AT THE LOT LINES EXTENDED UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS MONUMENT SEE SHT. 1

SEE SHEET NO. 2

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SEE SHEET NO. 3

**ADJOINING OWNER TABLE**

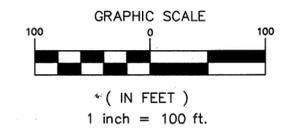
NO.	Owner	Doc. No.
(A)	Weiss	2017-010246
(B)	Meador/Cassidy	2019-000705
(C)	Fey	2015-052383
(D)	Jlznawi	2011-008000
(E)	Appenrodt	2007-013438
(F)	Gray	2018-006910
(G)	Heermann	2003-115493
(H)	Tarantino	1996-016911
(I)	Vargas	2012-063499
(L)	Varnum	2015-052918
(K)	Moser	2018-030590
(F)	Broady	2008-046563
(M)	Sanchou	2014-004513
(N)	Cooper	2007-045257
(G)	Stebbins\Treuenfels	2015-049795
(P)	Brekke	2008-025371
(C)	Spaeth	2012-080377
(S)	Tombs	2016-014423
(S)	Sarreshtehdary\Farschi	1998-096470
(T)	Mueller	2002-030970
(V)	Roth	2009-027260
(U)	Merrill-Palethorpe	2016-050269
(W)	Hobler Trust	2006-042244

**REFERENCES**

R1	GRANT DEED D.N. 2011-0028856
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R3	PARCEL MAP 15 P.M.73
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- CR CORNER RECORD ASSESSOR PARCEL NO.
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