

All measured distances are in grid feet and decimals thereof. Multiply by 1.00007099 to obtain ground measurements. The mapping angle for this project is  $-1^{\circ}20'40''$  at Point 11000. All coordinates are based on the California Coordinate System of 1983 (CCS83), Zone 3, Epoch 2010.00. All distances in ( ) are record dimensions as stated in said reference document.

**NOTE**

Boundary evidence collected on 08/04/2020 and from our previous Record of Survey ( )2 in the area filed in 2009.

The owners of the unfiled historical archives referenced herein have asserted copyright and have required me to agree not to disseminate copies to anyone. The relevant data used from those historical documents has been transcribed onto this Record of Survey for other surveyors' consideration. The archives of Oglesby, Jacobs, and Wickham (OJW) are contained within the Oglesby Collection, available for review at the Anne T. Kent California Room, part of the Marin County Free Library.

The Preliminary Title Insurance Policy reviewed during the course of this survey was provided by Fidelity National Title Co., dated 7/15/2020, File Number FMNA-MTO2001514-KB.

**LEGEND**

- Found 2" Iron Pipe & Nail ( )1, U.N.O.
- Set 5/8" Rebar & 1 1/2" Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
- U.N.O. Unless Noted Otherwise
- SFNF Searched For, Not Found
- or N.T.S. Not to Scale
- Wood Fence
- Wire Fence
- Monument/Corner Designator
- R/W Right of Way
- (11000) Set 1/2" Diameter Rebar and Red Plastic Cap stamped "LA STEVENS CONTROL"
- c Calculated per Record Map
- RM Major Subdivision Map - Filed in Book of Maps
- OS/RS Record of Survey filed in Official Surveys (OS) prior to 1998 & in Book of Maps (RS) in 1998 and thereafter
- PM Minor Subdivision Map - Filed in Book of Parcel Maps

**REFERENCES**

- ( )1 5 RM 44, "Map of Bolinas Beach", filed May 4, 1927.
- ( )2 2009 RS 69, filed April 24, 2009.
- ( )3 1 PM 50, filed November 15, 1966.
- ( )4 OJW, RCE 3230, Job #18063, entitled "Survey of Lots 1041-1045 Incl. Bolinas Map No. 2 Bolinas, Calif. for Mr. Joe Dawson", dated May 1962, and Field Notes per Field Book 632-76, from Marin County Free Library.
- ( )5 2018 RS 88, filed May 11, 2018.

Line Table

Line #	Measured		Record	
	Direction	Length	Direction	Length
L1	S34°01'57"E	147.98'	(N35°34'50"W	148.04')1
L2	S55°58'15"W	199.93'	(N54°25'10"E	200')1
L3	N34°01'45"W	102.97'	(N35°34'50"W	103.03')1
L4	N34°01'45"W	62.49'	(N35°34'50"W	63.03')3,4
L5	N34°01'45"W	40.48'	(N35°34'50"W	40')4
L6	N35°54'25"W	48.10'		
L7	N86°27'24"W	27.22'		

Curve Table

Line #	Measured			Record		
	Radius	Delta	Length	Radius	Delta	Length
C1	630.00'	$\Delta=03^{\circ}33'10''$	39.07'	(630'	$\Delta=03^{\circ}32'20''$	38.91')1c
C2	630.00'	$\Delta=15^{\circ}08'36''$	166.51'	(630'	$\Delta=15^{\circ}09'53''$	166.75')1c

**SURVEYOR'S STATEMENT**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Mark Solit on July 30, 2020.

Lawrence A. Stevens, PLS 6649



**COUNTY SURVEYOR'S STATEMENT**

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 23rd day of March, 2021.

Tracy W. Park, PLS 8176, County Surveyor

David O. Knell  
By David O. Knell, PLS 5301 Deputy County Surveyor



**RECORDER'S STATEMENT**

Filed this 2nd day of APRIL, 2021 at 10:05am in Book 2021 of Maps, Page 52, at the request of Marin County Department of Public Works.

Serial No. 2021-0022515 Fee: 886-

Shelly Scott  
County Recorder  
Deputy Recorder

AP 192-252-11

**RECORD OF SURVEY**

LANDS OF  
**166 OCEAN LLC**  
(I.N. 2020-0037352)

BOLINAS

COUNTY OF MARIN  
AUGUST 2020

STATE OF CALIFORNIA  
SCALE: 1" = 100'

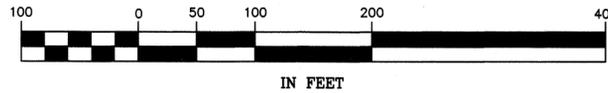
**L.A. Stevens & Associates, Inc.**

Professional Land Surveyors \* (415) 382-7713  
7 Commercial Blvd. Suite 1 \* Novato, California 94949

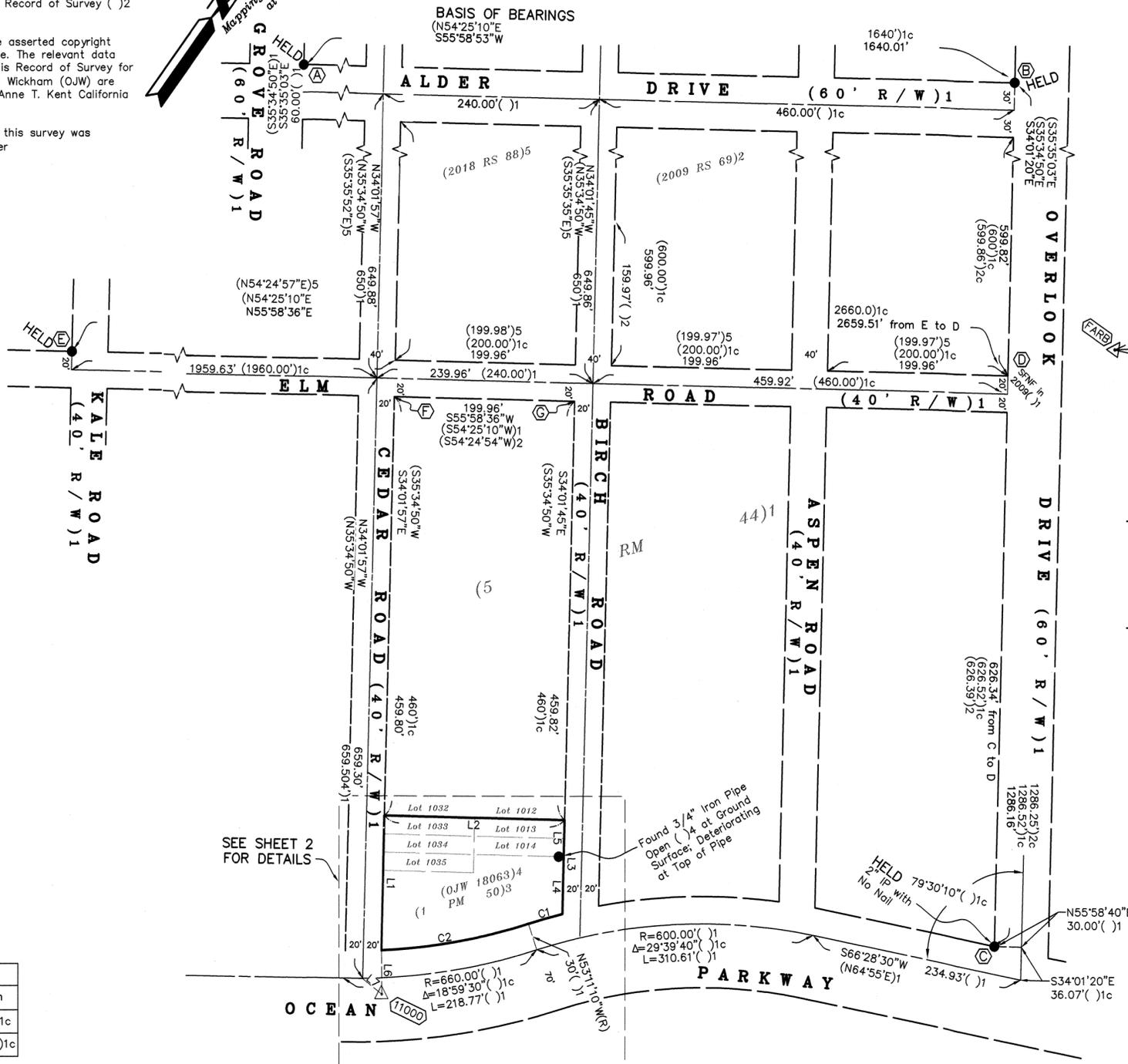
Drawing No. 202038fld.dwg

Sheet 1 Of 2

**GRAPHIC SCALE**



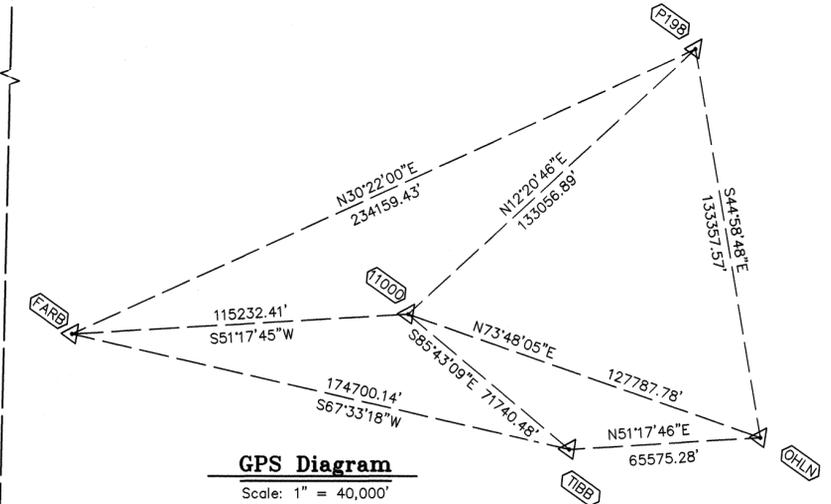
**BASIS OF BEARINGS**  
(N54°25'10"E  
S55°58'53"W)



GPS COORDINATES (U.S. Survey Feet) (Published by the National Geodetic Survey)				Horiz. Accuracy (95% Conf)
Station	Northing	Easting	Height (Ellips)	
FARB	2085996.91	5838224.54	-69.63	0.004
OHLN	2193700.47	6050864.84	-0.05	0.007
TIBB	2152696.66	5999690.58	-67.47	0.005
P198	2288031.43	5956599.73	-13.45	0.006

GPS COORDINATES (U.S. Survey Feet) (Based on Field Measurements)				Horiz. Accuracy (95% Conf)
Station	Northing	Easting	Height	
Point 11000	2158051.58	5928150.24	74.92	0.033



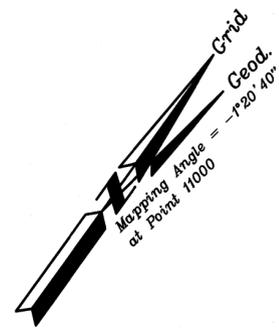
**BASIS OF BEARINGS**

The Basis of Bearings of this survey is S55°58'53"W rotated clockwise 1°33'43" from record ( )1 between two found 2" Iron Pipes with Nail at the intersection of Grove Road and Alder Drive and Overlook Drive and Alder Drive ( )1.

**BOUNDARY RESOLUTION**

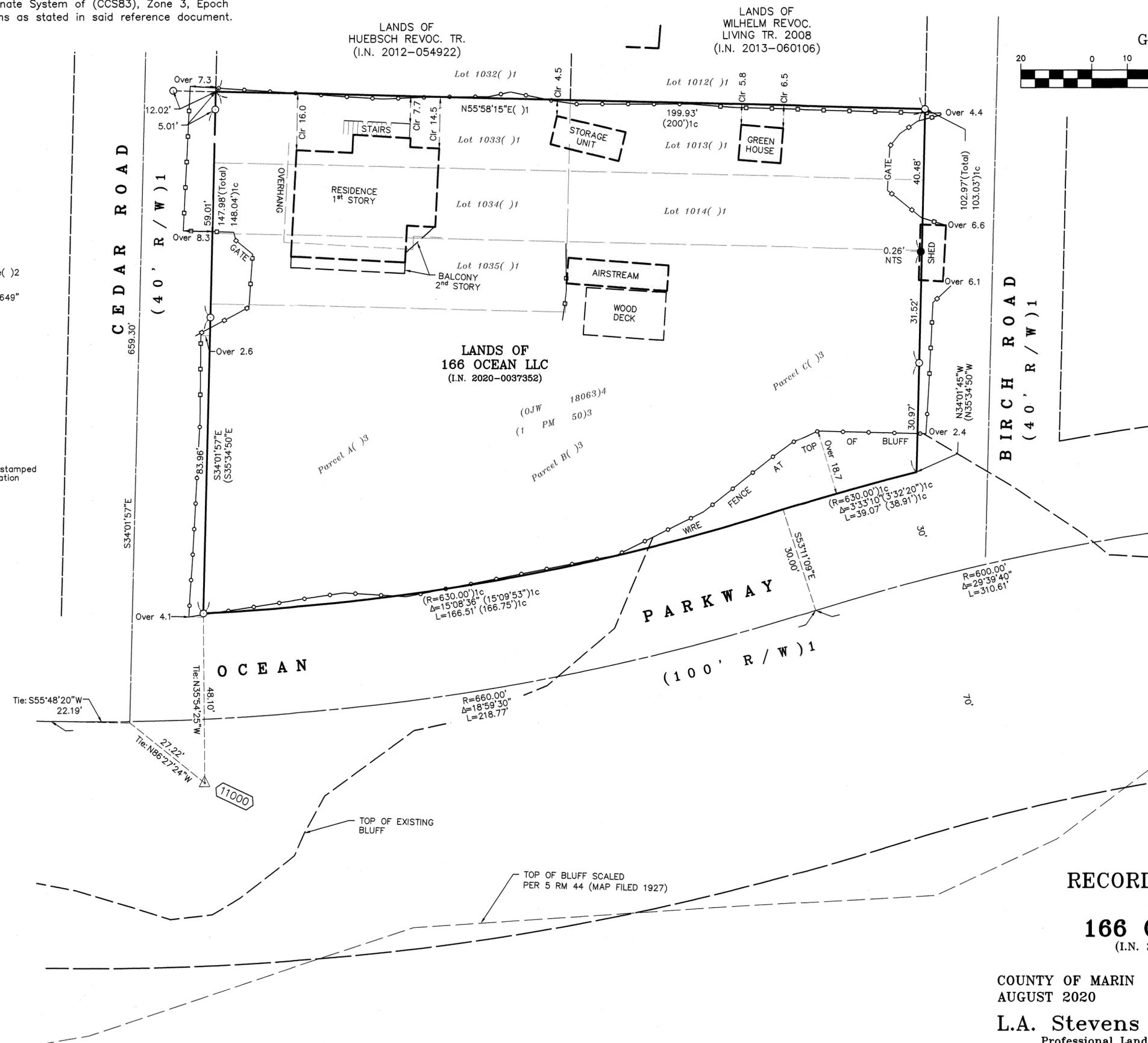
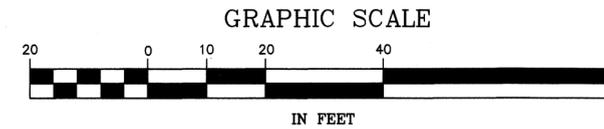
- Establishing Southeastery line of Lands of 166 Ocean LLC**
  - 1) Held Point (C) and aligned geometry to Point (B) to establish the centerline of Ocean Parkway ( )1 and then offset the record R/W distance of 30 feet to establish the southeastery line of the Lands of 166 Ocean LLC.
- Establishing the sidelines of Lands of 166 Ocean LLC**
  - 1) Held points (A) and (B) and offset the R/W distance of 30 feet ( )1 to the centerline of Alder Drive.
  - 2) Established the centerline of Alder Drive and Cedar Road and the centerline of Alder Drive and Birch Road using record distances because there was not substantial grid distance error between monuments (A) & (B).
  - 3) Established point (D) by prorating between monuments (B) and (C) which were held per ( )1.
  - 4) Held points (D) and (E) and offset the R/W distance of 20 feet ( )1 to the centerline of Elm Road.
  - 5) Established the centerline of Elm Road and Cedar Road and the centerline of Elm Road and Birch Road by proportioning.
  - 6) The centerlines of Cedar Road and Birch Road were established between the intersections established in step 2 and step 5.
  - 7) Extended the centerlines down and offset 20 feet to the sidelines of our property. The sidelines were extended to the established Southeastery line of Lands of 166 Ocean LLC.
- Establishing Northwestery line of Lands of 166 Ocean LLC**
  - 1) Points (F) and (G) were established by offsetting the centerlines of the adjoining streets holding the record R/W distance of 20 feet. The most westerly corner of Lands of 166 Ocean LLC was established by prorating between Point (F) and the most southerly corner of Lands of 166 Ocean LLC. The northery corner of Lands of 166 Ocean LLC was established by prorating between Point (G) and the most easterly corner of Lands of 166 Ocean LLC.

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**LEGEND**

- Found 3/4" Iron Pipe Open at Ground Surface( )2
- Set 5/8" Rebar & 1 1/2" Diameter Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
- c Calculated per Record Map
- NTS Not to Scale
- (R) Radial Bearing
- R/W Right of Way
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- Clr Clear
- Wood Fence
- Wire Fence
- Power Pole
- △ Set 1/2" diameter rebar and red plastic cap stamped "LA STEVENS CONTROL" used as GPS base station and control point



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 LANDS OF  
**166 OCEAN LLC**  
 (I.N. 2020-0037352)  
 BOLINAS

COUNTY OF MARIN STATE OF CALIFORNIA  
 AUGUST 2020 SCALE: 1" = 20'  
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