

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 24th DAY OF MARCH, 2021

TRACY W. PARK, PLS 8176 COUNTY SURVEYOR

David O. Knell signature and title: DAVID O. KNELL, PLS 5301 DEPUTY COUNTY SURVEYOR



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 STINSON SANDPIPER LLC IN JULY OF 2020.

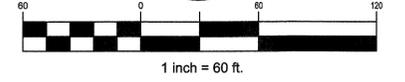
Josh Woelbing signature and title: JOSH WOELBING, PLS 9387 3/23/21



COUNTY RECORDER'S STATEMENT

FILED THIS 2ND DAY OF APRIL, 2021 AT 10:02 AM IN BOOK 2021 OF MAPS AT PAGE 56 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

Shelley Scott signature and title: SHELLEY SCOTT COUNTY RECORDER DEPUTY



MAP REFERENCES

- [1] UPTON TRACT, 5 M 61
[2] 20 OS 40
[3] 32 OS 61
[4] 36 OS 36
[5] 2000 M 113
[6] C.R. APN 195-102-06, FILED MARCH 13, 2001 BY PAUL TANNER
[7] 2002 M 245
[8] 2006 M 078
[9] C.R. APN 195-104-04 & 05, FILED APRIL 5, 2007 BY DANIEL WESTOVER
[10] 2008 M 28
[11] 2009 M 136
[12] C.R. APN 195-107-09 & 10, FILED FEBRUARY 15, 2011 BY DANIEL WESTOVER
[13] 2013 M 144
[14] C.R. APN 195-102-07, FILED DECEMBER 20, 2013 BY VERNON TEMPLETON
[15] 2016 M 127
[16] 2019 M 104
[17] UNRECORDED SURVEY BY ILS AND ASSOCIATES ON APN 195-102-16. A COPY WAS REQUESTED BY CSW/STUBER-STROEH ENGINEERING GROUP, INC., BUT NEVER PROVIDED
[18] PRELIMINARY RECORD OF SURVEY BY CSW/STUBER-STROEH ENGINEERING GROUP, INC. CURRENTLY UNDER REVIEW AT MARIN COUNTY PUBLIC WORKS (APN 195-102-06).
[19] PRELIMINARY RECORD OF SURVEY BY L.A. STEVENS & ASSOCIATES, INC. ON APN 195-102-07
OTHER SURVEYS EXIST IN THIS AREA AND WERE CONSIDERED, BUT DID NOT IMPACT THE BOUNDARY RESOLUTION SHOWN HEREIN.

LEGEND

- BOUNDARY
BOUNDARY ADJACENT PROPERTIES
BOUNDARY UPTON TRACT
BOUNDARY TIES
CENTERLINE
EASEMENT
TOTAL
REFERENCE MAP
SET 1/2" REBAR WITH YELLOW CAP MARKED "PLS 9387"
FOUND MONUMENT AS NOTED
MEASURED
CALCULATED
CORNER
MONUMENT
SEARCHED FOR NOT FOUND
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N61°31'30"W BETWEEN "IRON MONUMENTS" PER [1], SPECIFICALLY, A 1" IRON BAR FOUND 42" BELOW GRADE PER [1] AND A 3/4" IRON PIPE WITH NO TAG, MARIN COUNTY RECORDS.

POINT 5

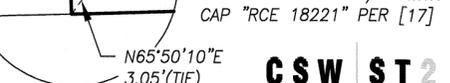
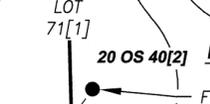
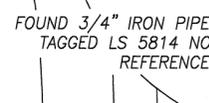
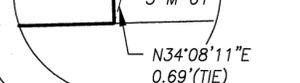
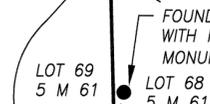
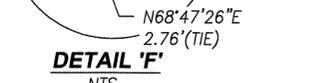
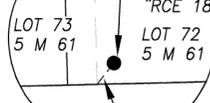
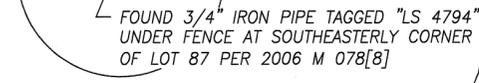
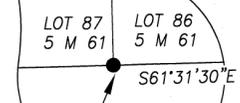
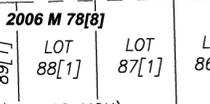
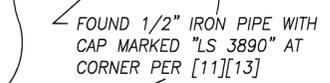
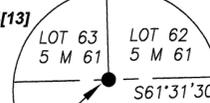
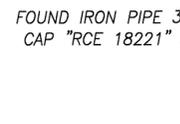
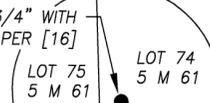
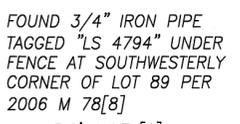
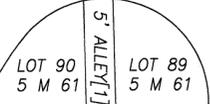
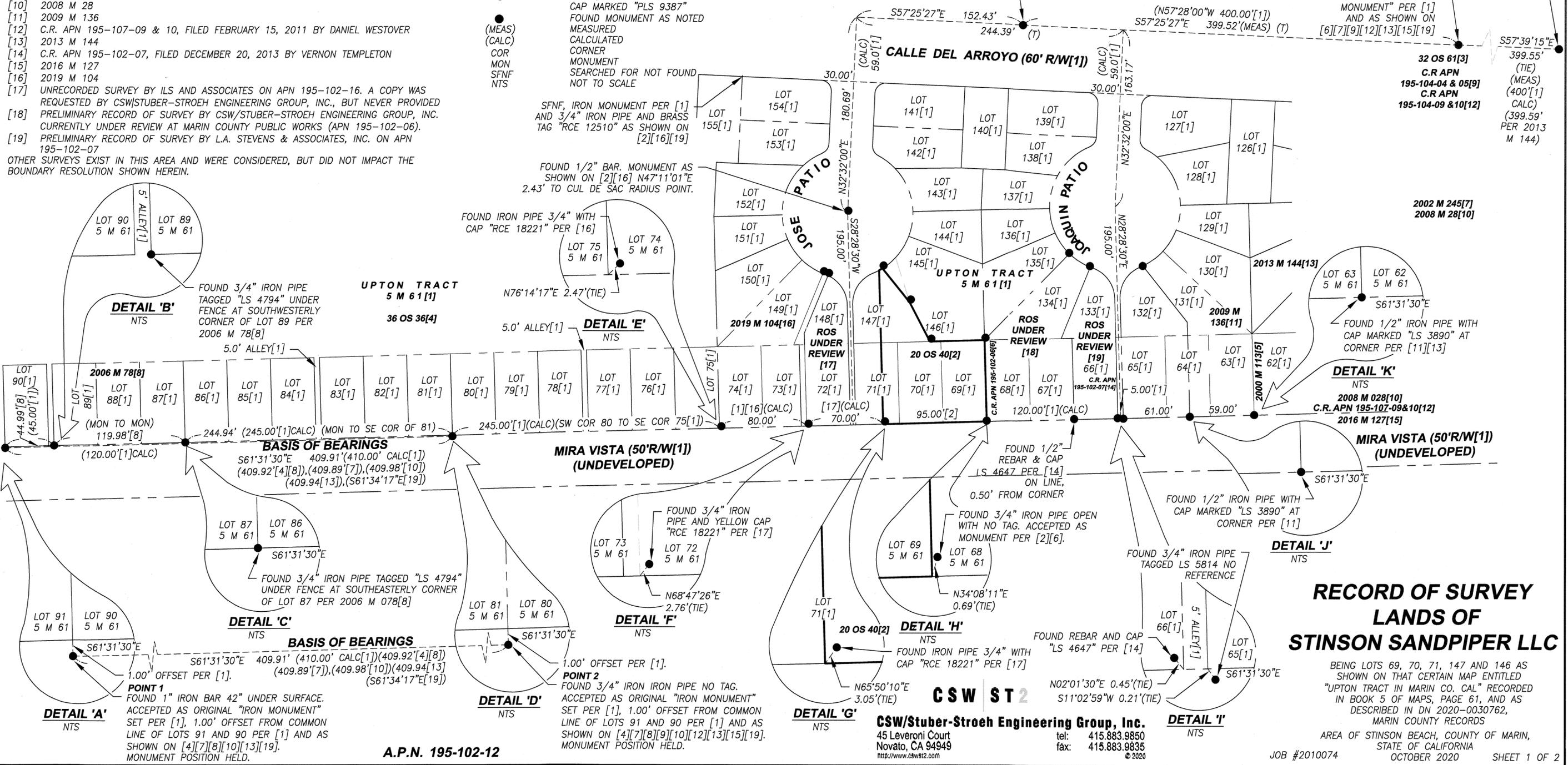
FOUND 1.25" IRON PIPE NO TAG/CAP. 18" BELOW GRADE. "IRON MONUMENT" PER [1] AND AS SHOWN ON [13][15]

POINT 4

FOUND 2" IRON PIPE OPEN WITH NO TAG/CAP. A FOOT BELOW GRADE. "IRON MONUMENT" PER [1] AND AS SHOWN ON [6][7][9][12][13][15][19]

POINT 3

FOUND 5/8" BAR WITH NO CAP OR TAG. 26" BELOW GRADE IN DENSE VEGETATION. "IRON MONUMENT" PER [1] AND AS SHOWN ON [13][15]

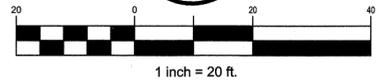


RECORD OF SURVEY LANDS OF STINSON SANDPIPER LLC

BEING LOTS 69, 70, 71, 147 AND 146 AS SHOWN ON THAT CERTAIN MAP ENTITLED "UPTON TRACT IN MARIN CO. CAL" RECORDED IN BOOK 5 OF MAPS, PAGE 61, AND AS DESCRIBED IN DN 2020-0030762, MARIN COUNTY RECORDS. AREA OF STINSON BEACH, COUNTY OF MARIN, STATE OF CALIFORNIA. OCTOBER 2020 SHEET 1 OF 2

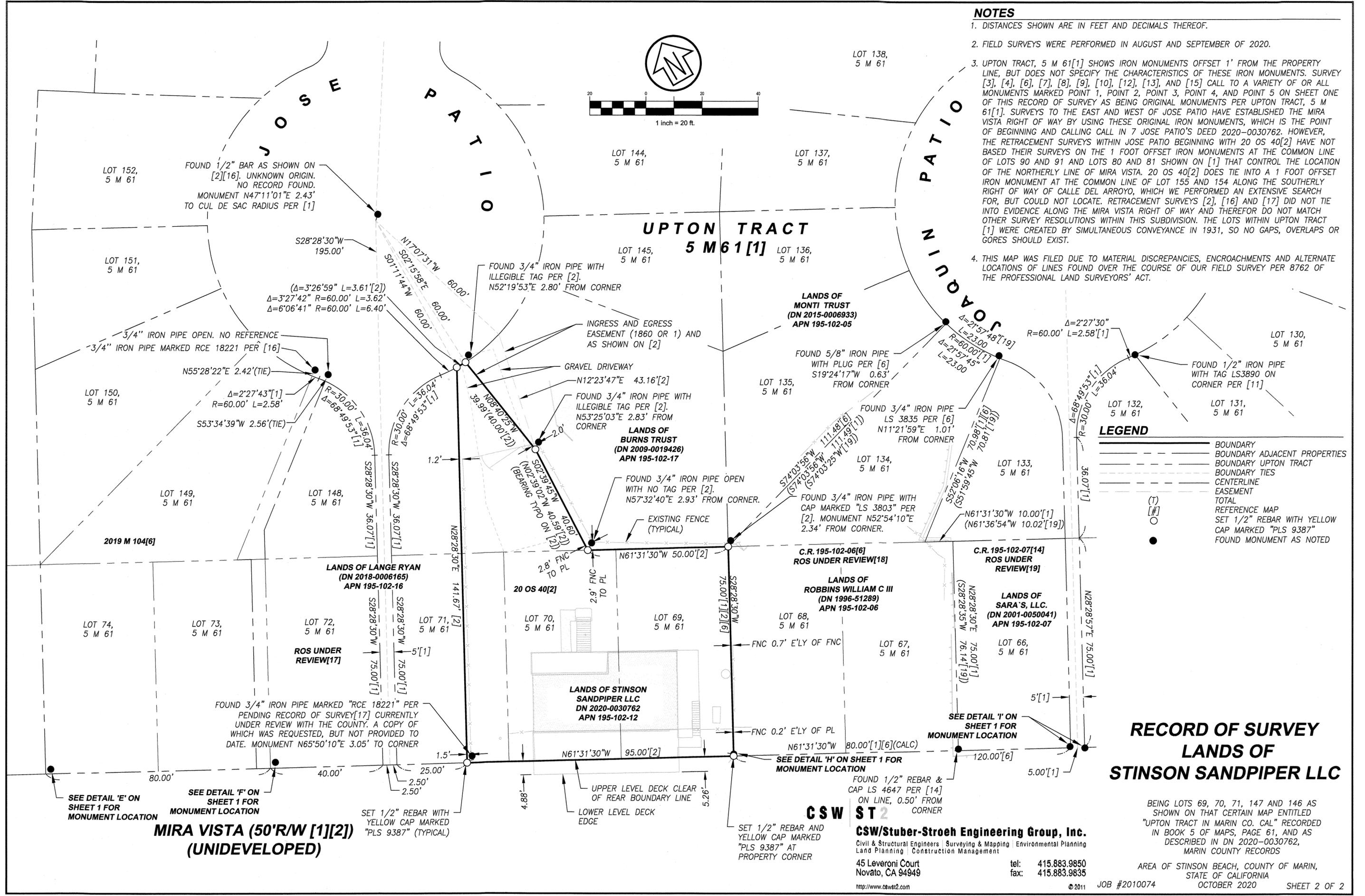
A.P.N. 195-102-12

CSW ST 2 CSW/Stuber-Stroeh Engineering Group, Inc. 45 Leveroni Court Novato, CA 94949 tel: 415.883.9850 fax: 415.883.9835



NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- FIELD SURVEYS WERE PERFORMED IN AUGUST AND SEPTEMBER OF 2020.
- UPTON TRACT, 5 M 61[1] SHOWS IRON MONUMENTS OFFSET 1' FROM THE PROPERTY LINE, BUT DOES NOT SPECIFY THE CHARACTERISTICS OF THESE IRON MONUMENTS. SURVEY [3], [4], [6], [7], [8], [9], [10], [12], [13], AND [15] CALL TO A VARIETY OF OR ALL MONUMENTS MARKED POINT 1, POINT 2, POINT 3, POINT 4, AND POINT 5 ON SHEET ONE OF THIS RECORD OF SURVEY AS BEING ORIGINAL MONUMENTS PER UPTON TRACT, 5 M 61[1]. SURVEYS TO THE EAST AND WEST OF JOSE PATIO HAVE ESTABLISHED THE MIRA VISTA RIGHT OF WAY BY USING THESE ORIGINAL IRON MONUMENTS, WHICH IS THE POINT OF BEGINNING AND CALLING CALL IN 7 JOSE PATIO'S DEED 2020-0030762. HOWEVER, THE RETRACEMENT SURVEYS WITHIN JOSE PATIO BEGINNING WITH 20 OS 40[2] HAVE NOT BASED THEIR SURVEYS ON THE 1 FOOT OFFSET IRON MONUMENTS AT THE COMMON LINE OF LOTS 90 AND 91 AND LOTS 80 AND 81 SHOWN ON [1] THAT CONTROL THE LOCATION OF THE NORTHERLY LINE OF MIRA VISTA. 20 OS 40[2] DOES TIE INTO A 1 FOOT OFFSET IRON MONUMENT AT THE COMMON LINE OF LOT 155 AND 154 ALONG THE SOUTHERLY RIGHT OF WAY OF CALLE DEL ARROYO, WHICH WE PERFORMED AN EXTENSIVE SEARCH FOR, BUT COULD NOT LOCATE. RETRACEMENT SURVEYS [2], [16] AND [17] DID NOT TIE INTO EVIDENCE ALONG THE MIRA VISTA RIGHT OF WAY AND THEREFOR DO NOT MATCH OTHER SURVEY RESOLUTIONS WITHIN THIS SUBDIVISION. THE LOTS WITHIN UPTON TRACT [1] WERE CREATED BY SIMULTANEOUS CONVEYANCE IN 1931, SO NO GAPS, OVERLAPS OR GORES SHOULD EXIST.
- THIS MAP WAS FILED DUE TO MATERIAL DISCREPANCIES, ENCROACHMENTS AND ALTERNATE LOCATIONS OF LINES FOUND OVER THE COURSE OF OUR FIELD SURVEY PER 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT.



LEGEND

- BOUNDARY
- BOUNDARY ADJACENT PROPERTIES
- BOUNDARY UPTON TRACT
- BOUNDARY TIES
- CENTERLINE
- EASEMENT
- TOTAL
- REFERENCE MAP
- SET 1/2" REBAR WITH YELLOW CAP MARKED "PLS 9387"
- FOUND MONUMENT AS NOTED

**RECORD OF SURVEY
LANDS OF
STINSON SANDPIPER LLC**

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AREA OF STINSON BEACH, COUNTY OF MARIN, STATE OF CALIFORNIA
OCTOBER 2020

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**MIRA VISTA (50'R/W [1][2])
(UNIDEVELOPED)**