

BOUNDARY KEY NOTES

- 1 CORNER OF SUBDIVISION B, LOT 8, SECTION 6 OF LYFORD'S HYGEIA ESTABLISHED BY FOUND MONUMENTS AS SHOWN ON R5
- 2 POB R2-DOCUMENTS R2 & R3 CALL FOR A TIE (N 11°22' E, 102.50 FEET) FROM LOT 8, WHICH DOES NOT AGREE WITH THE 40 FOOT WIDE RIGHT OF WAY AS ESTABLISHED BY R5, THUS A RADIAL BEARING WAS HELD FROM THE END OF THE 102.50 FOOT LINE, TOGETHER WITH THE 40 FOOT RIGHT OF WAY TO ESTABLISH THE POB OF R2
- 3 THE COURSE PER R2 ALONG THE RANCHO LINE STATES SOUTH 45°00' EAST WHICH DOES NOT AGREE WITH ANY OTHER RECORD INFORMATION FOUND; THE BEARING PER R1 WAS HELD IN AGREEMENT WITH R8
- 4 ANGLE POINT IN THE RANCHO LINE WAS ESTABLISHED AT THE CORNER OF R6 BY TIES AND COURSES FROM R7
- 5 RIGHT OF WAY RADIUS (640.02) PER R1 WAS HELD IN AGREEMENT WITH R5 AND R8; THE RADIUS OF 745.01 PER R3 IS ALSO FOUND IN THE DEED PER R9 BUT DOES NOT AGREE WITH OCCUPATION NOR MATHEMATICAL CLOSURES OF R1 OR R9
- 6 R1 STATES THE DESCRIPTION TO BE THE SAME PARCEL DESCRIBED IN R9 WHICH IS IDENTICAL TO THE SECOND PARCEL DESCRIBED BY R3; A PORTION OF THE COURSES ARE SHOWN HEREON TO REFLECT THE DISCREPANCY IN THE TWO BOUNDARIES
- 7 THE POB FOR R9 CALLS TO THE BLOCK CORNER AT AGRESTE AVENUE & MAR EAST, YET CALLS A DISTANCE THAT DOES NOT CREATE A 40 FOOT RIGHT OF WAY; THIS SURVEY EXTENDS THE TIE TO MEET THE RIGHT OF WAY AS SHOWN

DOCUMENT REFERENCES

- R1 SUBJECT GRANT DEED TO IX8, LLC RECORDED UNDER DN 2017-0026081, MCR
- R2 DEED TO SANITARY DISTRICT NUMBER FIVE, RECORDED IN BOOK 594, OFFICIAL RECORDS, PAGE 94, MCR
- R3 INDENTURE GRANT TO DAVERKOSEN RECORDED IN BOOK 74, OFFICIAL RECORD, PAGE 239, MCR
- R4 LYFORD'S HYGEIA MAP NO. 3 DATED 1894 ON FILE AT MARIN COUNTY AND THIS OFFICE
- R5 PARCEL MAP, FILED IN BOOK 10 OF PARCEL MAPS, AT PAGE 34, MCR
- R6 RECORD OF SURVEY FILED IN BOOK 9 OF SURVEYS, AT PAGE 99, MCR
- R7 RECORD OF SURVEY FILED IN BOOK 22 OF SURVEYS, AT PAGE 88, MCR
- R8 GRANT DEED TO MILLER, RECORDED AS DN 2015-0049379, MCR
- R9 DEED TO KISTLER, RECORDED IN BOOK 261, PAGE 166, MCR (CITED IN R1)

BOUNDARY NOTES

1. THIS SURVEY HOLDS THE RANCHO BOUNDARY IN AGREEMENT WITH COURSES FROM R1 AND MAPPING FROM R7; IT IS NOT THE INTENT OF THIS SURVEY TO RESOLVE THE RANCHO BOUNDARY.
2. THE SUBJECT DEED (R1) STATES THAT THE LEGAL DESCRIPTION IS THE SAME PARCEL AS CONVEYED BY 261 OR 166, MCR (R9), YET THE DESCRIPTION DOES NOT MATCH R1 BY A SIGNIFICANT DIFFERENCE AS SHOWN HEREON. SEE KEYNOTE 6.
3. NO MONUMENTS REMAIN FROM R6 THUS RECORD INFORMATION FROM R7 WAS HELD TO ESTABLISH THE RANCHO LINE AS SHOWN.
4. THE EASTERLY PORTION OF THIS BOUNDARY IS SUBMERGED IN RACCOON STRAIT. ESTABLISHING THE WATERLINE BOUNDARY WAS NOT A PART OF THIS SCOPE.
5. STORM DRAINS EXIST ON EACH SIDE OF THE SUBJECT PROPERTY (NOT SHOWN) THAT COLLECT STREET DRAINAGE AND OUTFALL INTO THE BAY; NO RECORD EASEMENTS WERE FOUND IN THE PUBLIC RECORD FOR EITHER STORM DRAIN.

LEGEND

- ✕ SET BRASS NAIL & TAG, PLS 7950 IN RAILING
- SET 5/8-INCH REBAR, YELLOW CAP, PLS 7950
- ✚ FOUND CHISELED X IN TOP BRICK WALL, PER R5
- FOUND 1/2-INCH REBAR, NO TAG PER R5
- () RECORD DATA
- (Rad) RADIAL
- R1 DOCUMENT REFERENCE
- DN DOCUMENT NUMBER
- MCR MARIN COUNTY RECORDS
- NTS NOT TO SCALE
- SNF SEARCHED FOR, NOT FOUND
- CHAIN-LINK FENCE

NOTES

1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.

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 HUDSON HARR, IN AUGUST OF 2020.

GJ HARMINA III
GJ HARMINA III, PLS 7950

JANUARY 25, 2021
DATE



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
DAVID O. KNELL, PLS 5301
DEPUTY COUNTY SURVEYOR



COUNTY RECORDER'S CERTIFICATE

FILED THIS 2ND DAY APRIL 2021, AT 10:02 A.M.

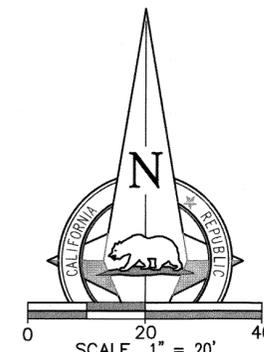
IN BOOK 2021 OF MAPS AT PAGE 57 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

DOC. NO. 2021-0022520 FEE PAID \$84-

Shelby Scott
SHELBY SCOTT
COUNTY RECORDER
DEPUTY

BASIS OF BEARINGS

THE BEARING NORTH 10°12'27" WEST AS MEASURED BETWEEN FOUND MONUMENTS AS SHOWN ON THAT PARCEL MAP R5, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO



RECORD OF SURVEY

OF THE LANDS OF IX8, LLC, AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2017-0026081, MARIN COUNTY RECORDS

TIBURON UNINCORPORATED COUNTY OF MARIN STATE OF CALIFORNIA

SEPTEMBER 2020
APN 059-204-02

1031Survey, Inc.
High Definition Surveying

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DPW# 20-145 DATE: 2021.01.18 FILE: 20256RS PAGE: 1 OF 1

VICINITY MAP
NTS