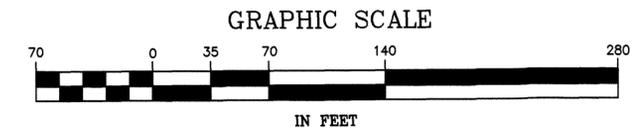
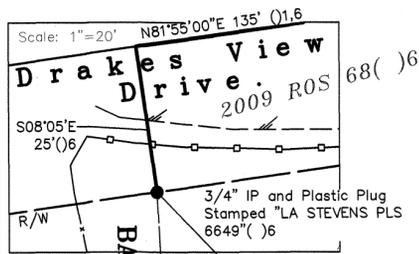


All distances are in feet and decimals thereof.



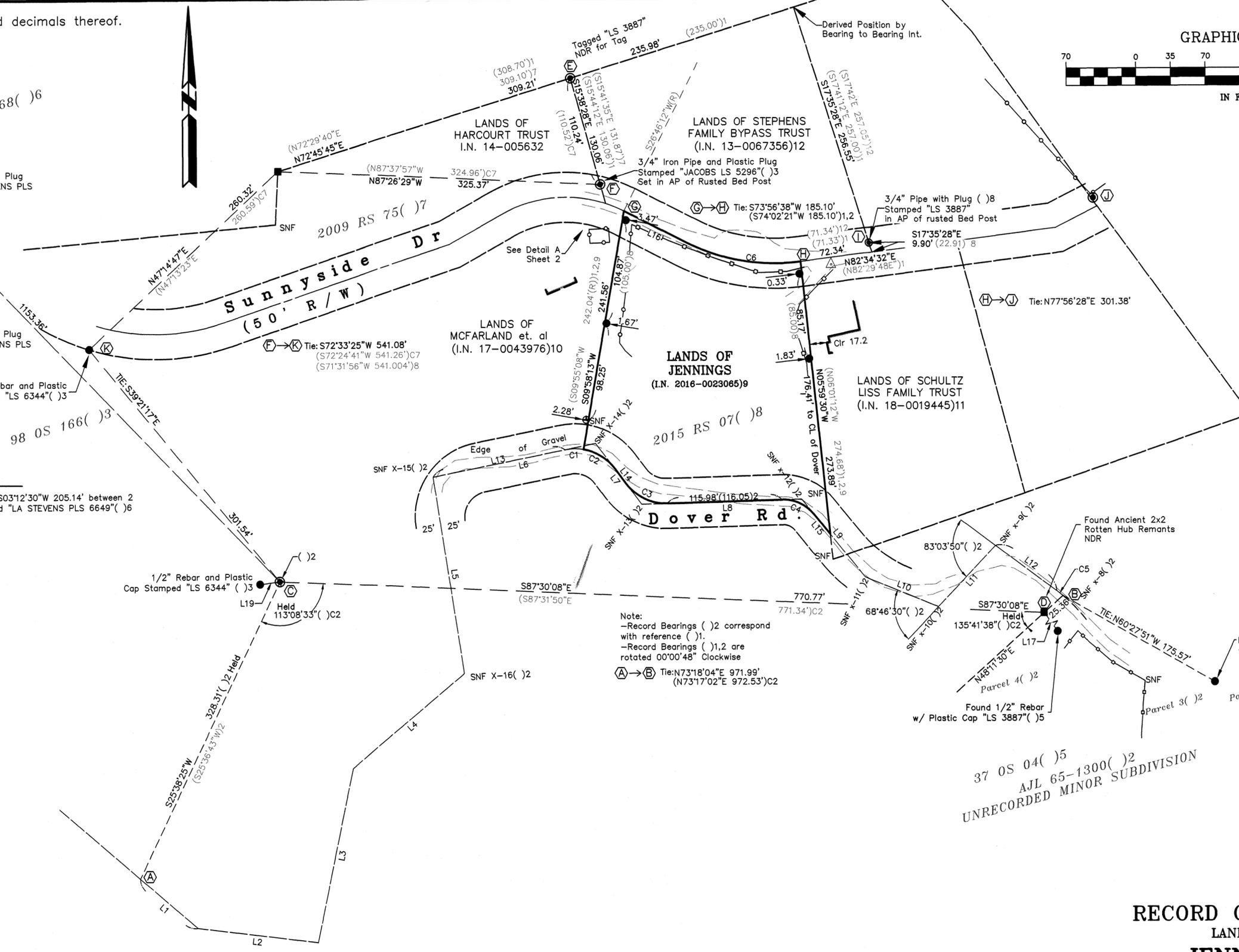
BASIS OF BEARINGS

BASIS OF BEARINGS

The Basis of Bearings of this survey is S03°12'30"W 205.14' between 2 3/4" Iron Pipes w/ Plastic Plug Stamped "LA STEVENS PLS 6649" ( )6

LEGEND

See Legend on Sheet 2



Note: -Record Bearings ( )2 correspond with reference ( )1. -Record Bearings ( )1,2 are rotated 00°00'48" Clockwise

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 Christopher Jennings in January, 2020.

Lawrence A. Stevens, PLS 6649



5-27-2021

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 2ND day of JUNE, 2021.

Tracy W. Park, PLS 8176, County Surveyor

By Deputy



RECORDER'S STATEMENT

Filed this 4TH day of JUNE, 2021 at 8:10 A.M. in Book 2021 of Maps, Page 98, at the request of Marin County Department of Public Works.

Serial No. 0021-0036798 Fee: \$86- SHELLY SCOTT County Recorder Deputy Recorder

AP 114-120-55

RECORD OF SURVEY LANDS OF JENNINGS

(IN 2016-0023065)

INVERNESS STATE OF CALIFORNIA SEPTEMBER 2020 SCALE: 1" = 70'

L.A. Stevens & Associates, Inc. Professional Land Surveyors \* (415) 382-7713 7 Commercial Blvd. Suite 1 \* Novato, California 94949

Drawing No. 202020fd.dwg

Sheet 1 Of 2

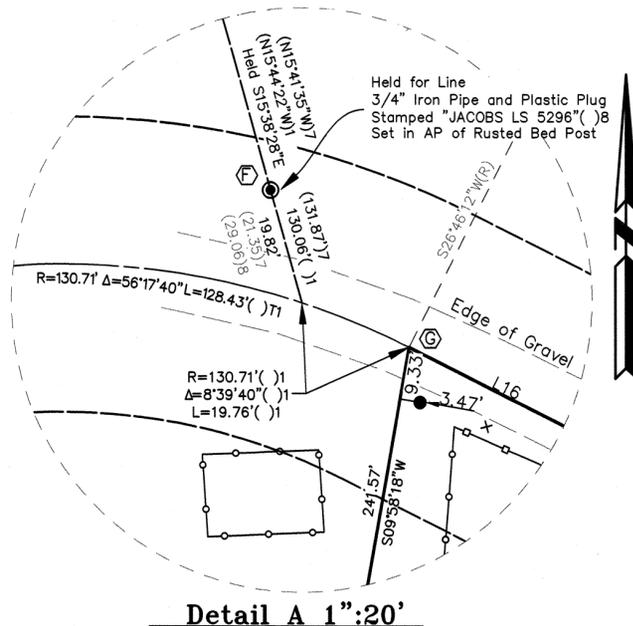
All distances are in feet and decimals thereof.

**REFERENCES**

- ( )1 Unfiled Hardcopy titled, "Paradise Ranch Estates Permanent Road Division"
- ( )2 Arthur J. Lang, RCE 12247, Job #65-1300, entitled "Ptn. Paradise Ranch Estates", Plats & Field Notes (Dated March 1965)
- ( )3 98 OS 166, "Lot Line Adjustment, Lands of Anderson & Buckley", by William Anrig & Associates, filed Dec. 4, 1998
- ( )4 35 OS 25 "Lands Conveyed to Karen L. Ward" by Phillip A. Danskin & Associates, filed Sept. 25, 1996
- ( )5 37 OS 04 "Lands of Snyder", by Jerrico Associates, filed Nov. 3, 1997
- ( )6 2009 ROS 68 "Lands of Walsh & Benson", by L.A. Stevens and Associates Inc, filed April 24, 2009
- ( )7 2009 ROS 75 "Lands of Gallagher", by William Schroeder & Assoc., L.L.C., filed May 22, 2009
- ( )8 2015 ROS 07 "Lands of Elaine", by Jacobs Land Surveying, filed January 9, 2015.
- ( )9 I.N. 2016-0023065; Grantor: Theresa Elaine Prince Revocable Living Trust, Grantee: Christopher Jennings, Executed: May 19, 2016, Recorded: May 25, 2016
- ( )10 I.N. 2017-0043976; Grantor: Luella S. McFarland Family Trust, Keith H. McFarland Spousal Trust Grantee: K. McFarland/D.A. McFarland/D.M. McFarland/K. Bozorgi/S. McFarland, Executed: Oct. 17, 2017, Recorded: Nov. 03, 2017
- ( )11 I.N. 2018-0019445; Grantor: Community Land Trust Assoc. of West Marin, Grantee: Schultz Liss Family Trust, Executed: May 30, 2018, Recorded: May 31, 2018
- ( )12 I.N. 2013-0067356; Grantor: Robert and Suzanne Stephens, Grantee: Stephens Family Bypass Trust, Executed: Oct. 24, 2013 Recorded: Oct. 28, 2013

Line Table			Record Line Table ( )2	
Line #	Length	Direction	Length	Direction
L1	76.13	N49°19'10"W	76.17	N49°20'12"W
L2(T)	122.23	N82°53'20"W	122.30	N82°54'22"W
L3(T)	177.27	S11°43'50"W	177.37	S11°42'48"W
L4(T)	147.07	S50°05'00"W	147.15	S50°03'58"W
L5(T)	198.69	S08°53'00"E	198.80	S08°54'02"E
L6(T)	167.26	S78°30'20"W	167.35	S78°29'18"W
L7(T)	76.43	N37°04'10"W	76.47	N37°05'12"W
L8(T)	161.33	S88°26'50"W	161.42	S88°25'48"W
L9(T)	100.29	N39°16'10"W	100.35	N39°17'12"W
L10(T)	79.56	N67°53'24"W	79.61	N67°54'32"W
L11(T)	83.82	N43°20'00"E	83.86	N43°18'58"E
L12	76.61	S53°36'14"E	76.65	S53°37'12"E
L13	135.78	S78°30'20"W	135.85	S78°29'18"W
L14	19.22	N37°04'10"W	19.23	N37°05'12"W
L15	25.69	N39°16'00"W	25.70	N39°17'12"W
L16	70.00'	S63°13'48"E	70.00'	S63°19'32"E
L17	1.74'	S35°56'38"E		
L18	0.64'	N84°57'41"E		
L19	20.18	N82°58'16"E		

Curve Table				Record Curve Table ( )2		
Curve #	Length	Radius	Delta	Length	Radius	Delta
C1	18.69	49.97	021°25'50"	18.70	50.00	021°25'50"
C2	37.50	49.97	042°59'40"	37.52	50.00	042°59'40"
C3	47.52	49.97	054°29'00"	47.55	50.00	054°29'00"
C4	36.48	39.98	052°17'00"	36.50	40.00	052°17'00"
C5	7.86	149.92	003°00'10"	7.86	150.00	3°00'10" < C2
C6	118.80'	199.06'	034°11'40"	118.80	199.06	034°11'40"



**LEGEND**

- Found 2 x 2 Redwood Hub, Tag Illegible ( )7 U.N.O.
- Found 3/4" Iron Pipe and Plastic Plug, Stamped "JACOBS LS 5296" ( )8 Location Relative to Boundary Line N.T.S. for clarity. U.N.O.
- ⊙ Found Rusted Steel Bed Post, No Tag U.N.O.
- ⊕ Found Steel T-Bar NDR
- Calc Calculated per Record Map
- NDR No Discovered Record
- NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- Wood Fence
- Wire Fence
- RM Major Subdivision Map - Filed in Book of Maps
- OS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter.
- ROS Record of Survey
- (T) Distance noted is PI of Curve to PI of Curve.
- AP Interior Angle Point
- AJL A.J. Lang, RCE 11247

**NOTE**

Boundary evidence collected on/between 04/01/2020-08/21/2020

The identification and location of easements burdening this parcel is outside the scope of services contracted for.

The historical archives of A.J. Lang are owned by L.A. Stevens.

The Title Insurance Policy reviewed during the course of this survey was provided by Fidelity National Title Company Title Co., dated 06-02-2016, Policy Number FMNA-6011600868

Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Jennings.

This Area was burned by the "Mount Vision Fire" in 1995

Record Information ( )2,8,9,10 correspond with record bearings ( )1 unless otherwise noted. Record Bearings ( )1 & ( )2 are rotated 00°00'48"

**Boundary Resolution**

Dover Road: Reference ( )2 was aligned to Points (C) and (D) Record angle and distances were held to derive points (A) and (B) along the centerline of Dover Road. The centerline geometry of Dover Road ( )2 was then aligned/scaled between points (A) and (B) and used to determine the location of the southwesterly and southeasterly corners of the Jennings parcel.

Sunnyside Drive: Record distance ( )1 was held from (E) through (F) to the centerline of Sunnyside Ave. Record geometry ( )1 was held to derive points (G) and (H)

**RECORD OF SURVEY**  
 LANDS OF  
**JENNINGS**  
 (IN 2016-0023065)

INVERNESS STATE OF CALIFORNIA  
 September 2020 SCALE: 1"=70'  
**L.A. Stevens & Associates, Inc.**  
 Professional Land Surveyors \* (415) 382-7713  
 7 Commercial Blvd. Suite 1 \* Novato, California 94949