

All distances are in feet and decimals thereof.

NOTE

Boundary evidence collected on 11-06-2020

Boundary monuments set on 7-09-2021

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

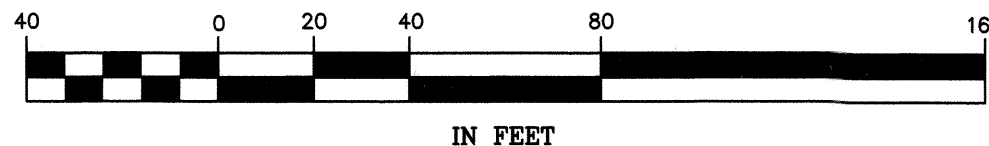
The owners of the unfiled historical archives referenced hereon have asserted copyright and have required me to agree not to disseminate copies to anyone. The relevant data used from those historical documents has been transcribed onto this Record of Survey for other surveyors' consideration. The archives of Roemer & Estes are owned by L. Doyle, LS 4694 & Copies can be obtained from him.

The Commitment for Title Insurance reviewed during the course of this survey was provided by WESTCOR Title Co., dated June 25, 2020, Policy Number CE2006-CA-3694894. Only documents within said Policy were reviewed for this work.

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 KAPALUA REAL ESTATE INVESTMENTS INC..

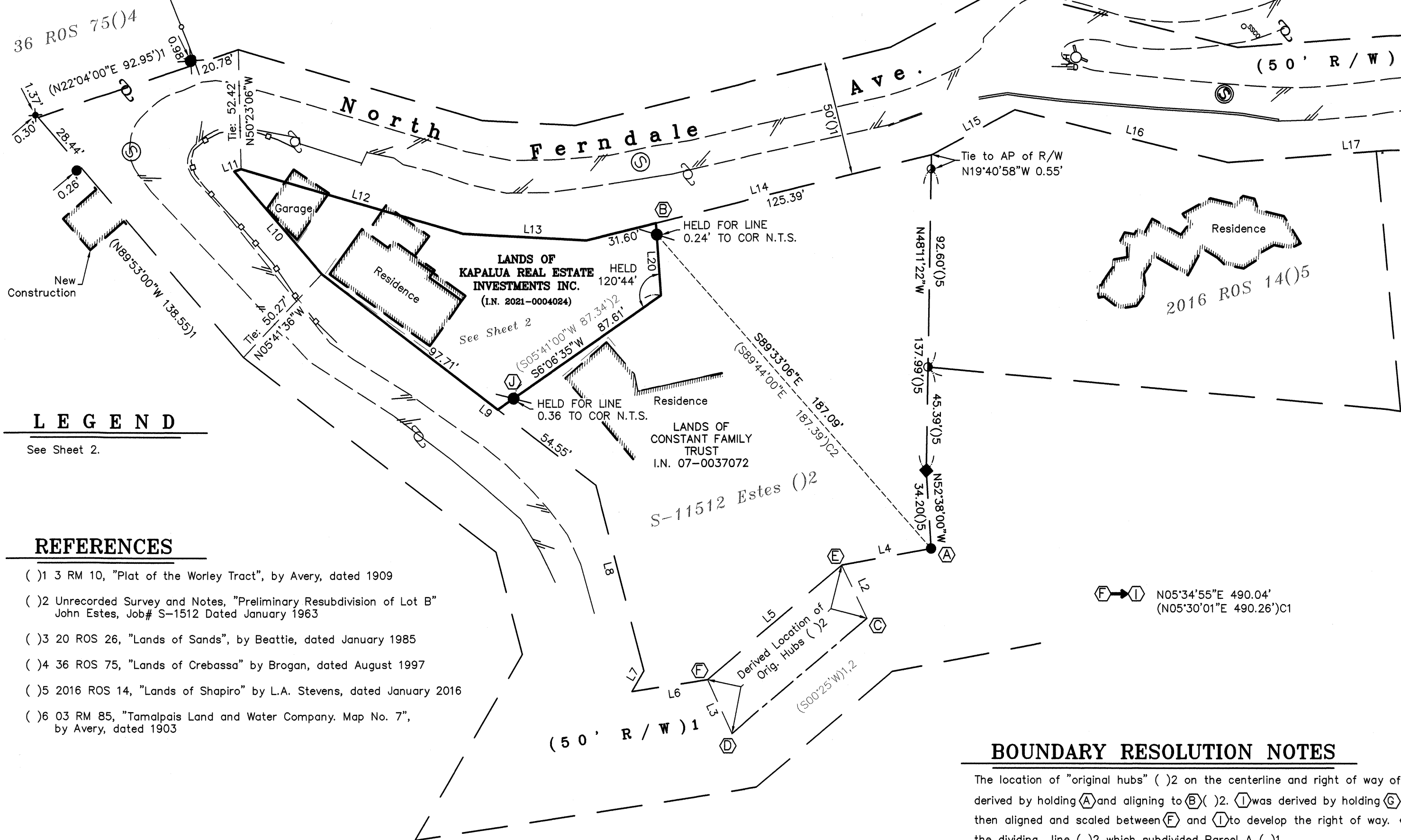
Occupation may exist contrary to existing boundary lines such that unwritten rights may exist.

GRAPHIC SCALE



BASIS OF BEARINGS

(N34°13'E)1
(N34°16'22"E)3
N34°13'00"E 72.90' ()5



LEGEND

See Sheet 2.

REFERENCES

- ()1 3 RM 10, "Plat of the Worley Tract", by Avery, dated 1909
- ()2 Unrecorded Survey and Notes, "Preliminary Resubdivision of Lot B" John Estes, Job# S-1512 Dated January 1963
- ()3 20 ROS 26, "Lands of Sands", by Beattie, dated January 1985
- ()4 36 ROS 75, "Lands of Crebasso" by Brogan, dated August 1997
- ()5 2016 ROS 14, "Lands of Shapiro" by L.A. Stevens, dated January 2016
- ()6 03 RM 85, "Tamapais Land and Water Company. Map No. 7", by Avery, dated 1903

Line Table			()1 U.N.O	
Line #	Length	Direction	Length	Direction
L1	51.58	S70°00'30"E	51.58	(S70°00'30"E)C1
L2	25.86	N74°35'06"W	25.86	S74°46'E
L3	25.99	S73°33'06"E	25.99	S73°44'E
L4	40.00	S30°13'54"W	(40.00)2	S30°03'W
L5	77.60	S00°35'54"W	77.60	N00°25'E
L6	33.75	S32°11'54"W	33.76	N32°07'E
L7	10.49	N19°02'06"W	10.49	S19°07'E
L8	84.08	N63°44'06"W	84.12	N63°49'W
L9	152.26	S78°24'54"W	152.33	S78°20'W
L10	59.30	N89°48'06"W	59.33	N89°53'W
L11	3.15	N22°08'54"E	3.15	N22°04'E
L12	101.92	N57°04'54"E	101.96	N57°00'E
L13	54.43	N44°01'54"E	54.45	N43°57'E
L14	156.99	N27°03'54"E	157.06	N26°59'E
L15	41.51	N12°41'54"E	(41.53)1,5	(N12°37'E)1,5
L16	96.79	N54°39'54"E	(96.83)1 (96.84)5	(N54°35'E)1,5
L17	100.87	N36°36'54"E	100.91	N36°32'E
L18	85.30	N05°50'54"E	85.34	N05°46'E
L19	126.99	N34°13'00"E	126.99	N34°13'E
L20	31.75	S53°09'25"E	(31.54)2	(S53°35'E)2

BOUNDARY RESOLUTION NOTES

The location of "original hubs" ()2 on the centerline and right of way of N. Ferndale (()6 through ()E) were derived by holding ()A and aligning to ()E ()2. ()1 was derived by holding ()G and ()H ()1. The geometry ()1 was then aligned and scaled between ()E and ()I to develop the right of way. ()B and ()J were then held for points on the dividing line ()2 which subdivided Parcel A ()1.

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 Syed Khan on November 2nd, 2020.

Lawrence A. Stevens, PLS 6649



8-12-2021

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 18TH day of AUGUST, 2021

T. W. Park
Tracy W. Park, PLS 8176, County Surveyor



RECORDER'S STATEMENT

Filed this 20TH day of AUGUST, 2021 at 8:00 A.m. in Book 2021 of Maps, Page 152 at the request of Marin County Department of Public Works.

Serial No. 2021-0052667 Fee: \$86-

SHELLEY SCOTT County Recorder
W.D. Deputy Recorder

AP 048-025-09

RECORD OF SURVEY

LANDS OF
KAPALUA REAL ESTATE
INVESTMENTS INC.
(IN 2021-0004024)

MILL VALLEY

COUNTY OF MARIN STATE OF CALIFORNIA
NOVEMBER 2020 SCALE: 1"=40'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

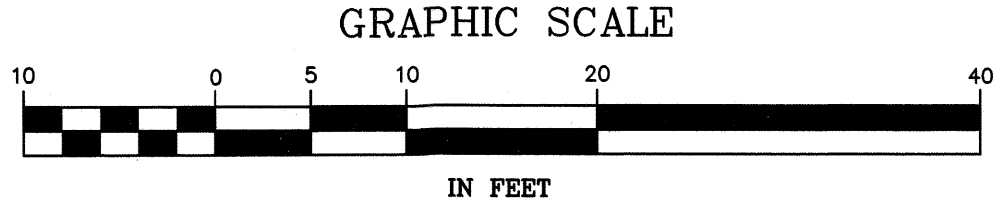
Drawing No. 202061fld.dwg

Sheet 1 Of 2

All distances are in feet and decimals thereof.

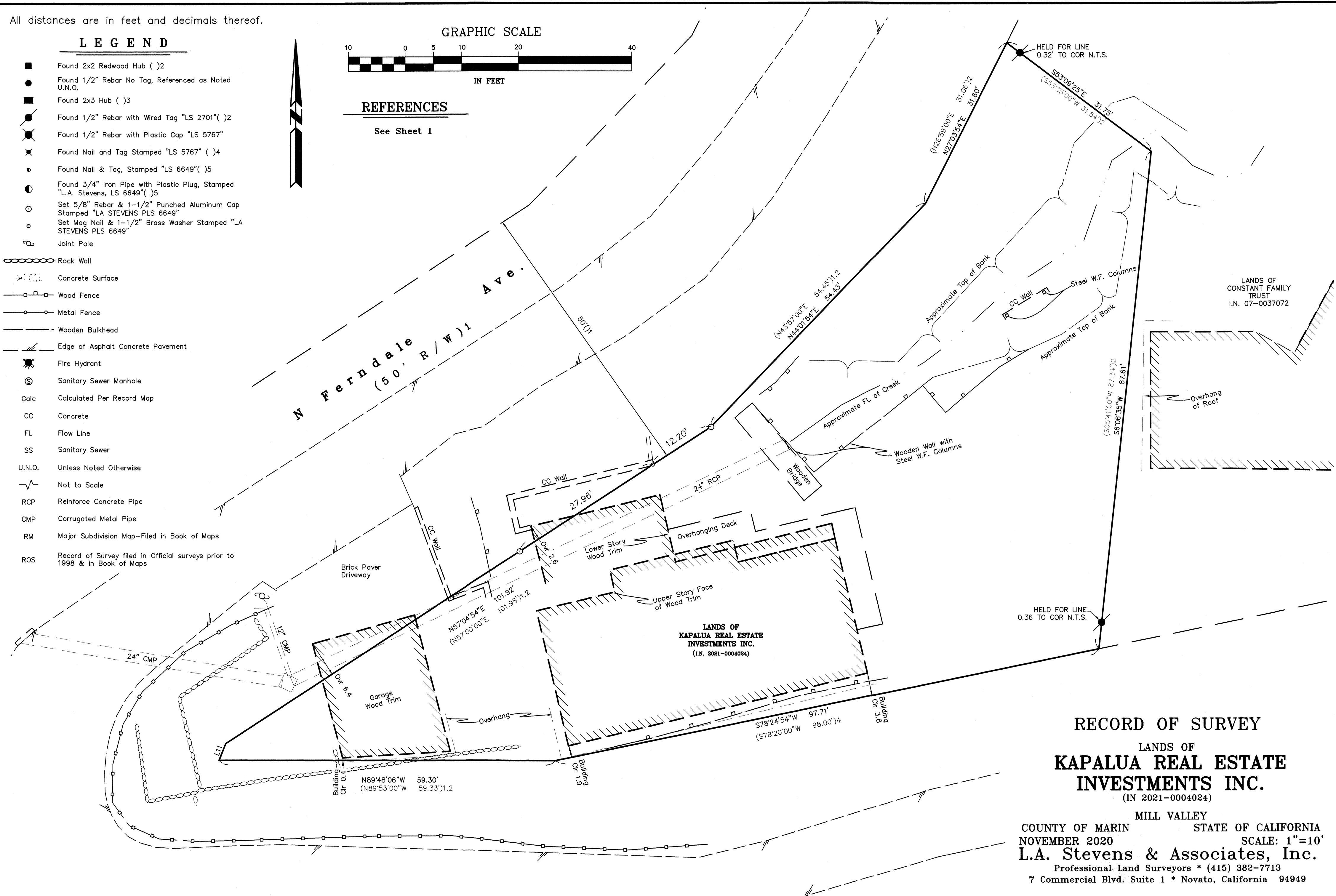
LEGEND

- Found 2x2 Redwood Hub ()2
- Found 1/2" Rebar No Tag, Referenced as Noted U.N.O.
- Found 2x3 Hub ()3
- Found 1/2" Rebar with Wired Tag "LS 2701"()2
- Found 1/2" Rebar with Plastic Cap "LS 5767"
- Found Nail and Tag Stamped "LS 5767" ()4
- Found Nail & Tag, Stamped "LS 6649"()5
- Found 3/4" Iron Pipe with Plastic Plug, Stamped "L.A. Stevens, LS 6649"()5
- Set 5/8" Rebar & 1-1/2" Punched Aluminum Cap Stamped "LA STEVENS PLS 6649"
- Set Mag Nail & 1-1/2" Brass Washer Stamped "LA STEVENS PLS 6649"
- Joint Pole
- Rock Wall
- Concrete Surface
- Wood Fence
- Metal Fence
- Wooden Bulkhead
- Edge of Asphalt Concrete Pavement
- Fire Hydrant
- Sanitary Sewer Manhole
- Calc Calculated Per Record Map
- CC Concrete
- FL Flow Line
- SS Sanitary Sewer
- U.N.O. Unless Noted Otherwise
- Not to Scale
- RCP Reinforce Concrete Pipe
- CMP Corrugated Metal Pipe
- RM Major Subdivision Map-Filed in Book of Maps
- ROS Record of Survey filed in Official surveys prior to 1998 & in Book of Maps



REFERENCES

See Sheet 1



RECORD OF SURVEY
LANDS OF
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INVESTMENTS INC.
(IN 2021-0004024)

MILL VALLEY
COUNTY OF MARIN STATE OF CALIFORNIA
NOVEMBER 2020 SCALE: 1"=10'
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