

SCALE: 1" = 30'

GRAPHIC SCALE (IN FEET)

MARIN MUNICIPAL WATER DISTRICT TANK LOT (SURVEYED PER R3)

N27°54'45"E, 150.00, MEAS. (N29°12'32"E, 150.00, R3 & R9)

90°00'00" MEAS. (90°00'00" CALC. MAP ANGLE OF R3 & R9)

1/4 INCH IRON PIPE WITH BRASS DISK STAMPED MMWD LS 2771 SET PER R3

LANDS OF THE MEADOW CLUB
D.N. 2017-0038867

14 OS 2

PARCEL B LOT LINE LENGTH
138.00', R1 & MEAS.

BASIS OF BEARINGS
S62°05'15"E, 24.00', R1 & MEAS.
(S60°47'28"E, 162.00', R3 & R9)
(S62°51'58"E, R6)
(N63°45'00"W, R10)
(S63°46'00"E, 4 RM 23)

PT. "B" DESCRIPTION:
1/2 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 5379 SET PER R7 (NOTE: THIS REBAR PERPETUATES THE LOCATION OF THE LOT CORNER FOUND PER R4 CITED AS A HUB & NAIL & LATER FOUND PER R1 (NOTE: CITED ON R1 AS A HUB, NO TAG). THIS SURVEY ACCEPTS PT. "B" AS THE SOUTHEASTERLY CORNER OF PARCEL B OF 21 PM 60 & ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL 4 OF 10 PM 74.

NOTE: FOR THE PRECISE LOCATION OF FOUND SURVEY MARKERS THAT ARE SHOWN GRAPHICALLY ON THIS SHEET IN THE VICINITY OF A CORNER POINT AS DETERMINED BY THIS SURVEY, SEE THE CORRESPONDING DETAIL ON SHEET TWO FOR DETAILS OF THE POINTS AS FOUND.

SEE SHEET TWO OF TWO FOR ALL DETAILS SHOWN & FOR SURVEYOR'S NOTES REGARDING THIS SURVEY

NO EASEMENTS OF ANY KIND ARE SHOWN EXCEPT FOR THE 40' WIDE ACCESS ROAD & UTILITY EASEMENT ACROSS PARCEL B APPURTENANT TO PARCEL C AS SHOWN UPON 21 PM 60.

- LEGEND**
- FOUND EXISTING SURVEY MARKER AS NOTED
 - SET ONE HALF INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "SCRANTON PLS 5379", SAID CAP IS AFFIXED TO THE TOP OF THE REBAR & DRIVEN FLUSH TO THE SURROUNDING GROUND GRADE
 - LOT LINE DETERMINED PER THIS SURVEY
 - ADJOINER LINE
 - ESMT — EASEMENT LINE OF R1
 - DENOTES A LINE NOT DRAWN TO SCALE
 - SURVEY TIE LINE

CALC.	CALCULATED	R1	21 PM 60
SFNF	SEARCHED FOR NOT FOUND	R2	7 PM 15
N.T.S.	NOT TO SCALE	R3	14 OS 2
MEAS.	MEASURED	R4	10 PM 74
()	RECORD DIMENSION	R5	16 OS 89
		R6	18 OS 49
		R7	MARIN COUNTY CORNER RECORD APN 197-041-10 (A), FILED 04/17/2007
		R8	MARIN COUNTY CORNER RECORD APN 197-041-10 (B), FILED 06/13/2007
		R9	D.N. 2017-0038867
		R10	D.N. 2003-0054926
		R11	D.N. 2013-0075210

REFERENCES

R1 21 PM 60

R2 7 PM 15

R3 14 OS 2

R4 10 PM 74

R5 16 OS 89

R6 18 OS 49

R7 MARIN COUNTY CORNER RECORD APN 197-041-10 (A), FILED 04/17/2007

R8 MARIN COUNTY CORNER RECORD APN 197-041-10 (B), FILED 06/13/2007

R9 D.N. 2017-0038867

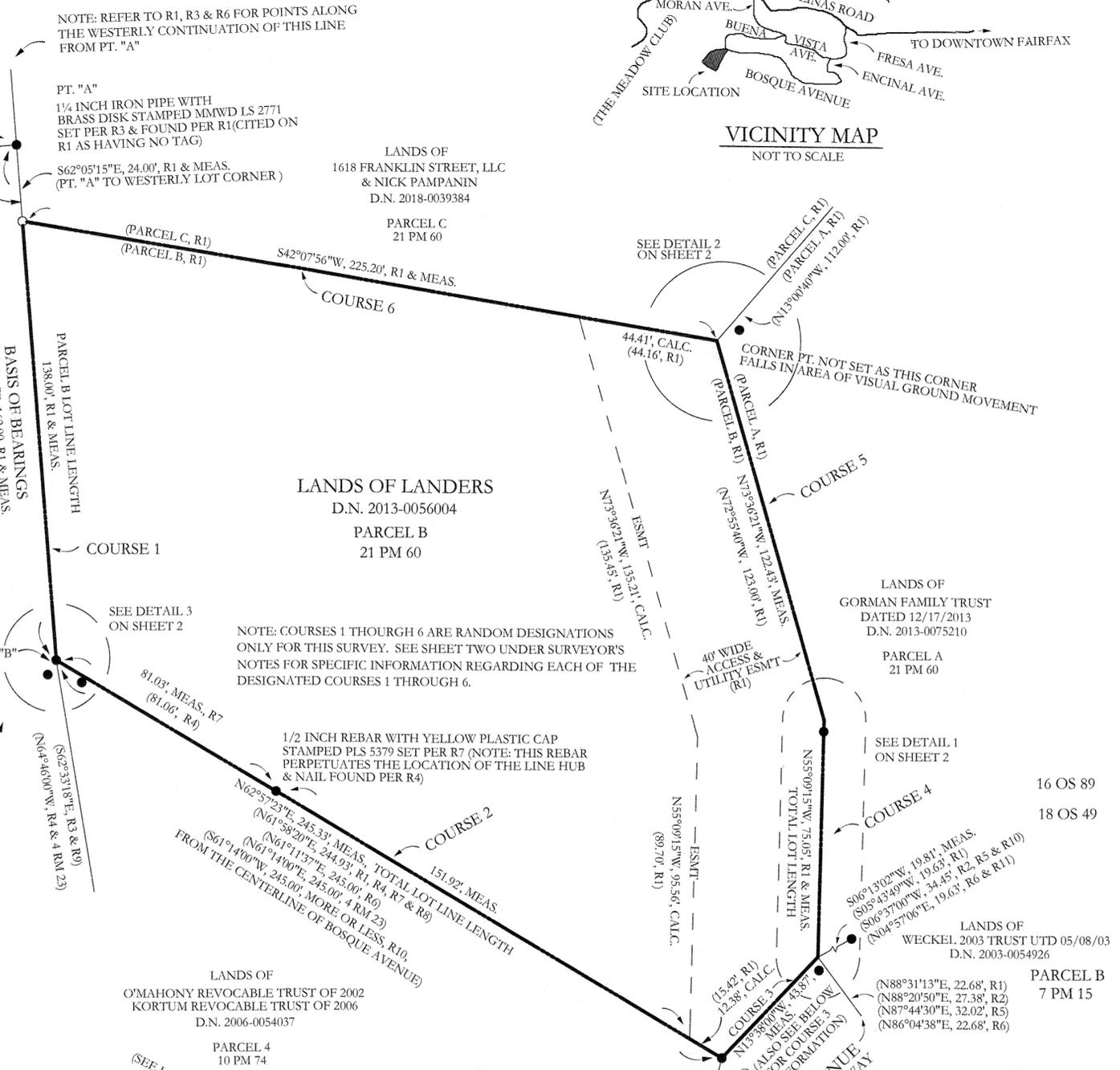
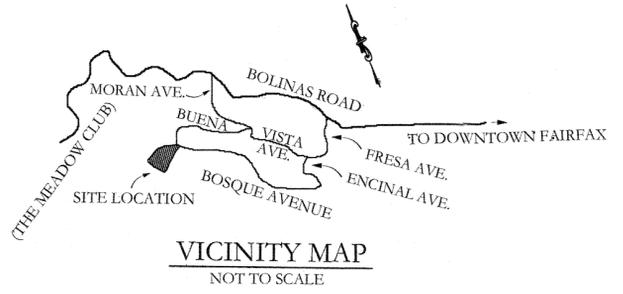
R10 D.N. 2003-0054926

R11 D.N. 2013-0075210

BASIS OF BEARINGS

TAKEN AS S62°05'15"E AS SHOWN HEREON BETWEEN FOUND PT. "A" TO FOUND PT. "B" & AS SAID POINTS "A" & "B" ARE SHOWN UPON 21 PM 60. NOTE: THE 1/2 INCH REBAR TAGGED LS 5379 AT PT. "B" IS A PERPETUATION OF THE HUB WITH NO TAG IDENTIFIED ON 21 PM 60. THIS HUB LOCATION WAS PREVIOUSLY SHOWN AS A FOUND HUB & NAIL ON 10 PM 74.

ALL DISTANCES GIVEN IN FEET & DECIMALS THEREOF



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 KARINE LANDERS IN MAY 2021.

Douglas J. Scranton

DOUGLAS J. SCRANTON PLS 5379
DATED: 9/14/2021



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 4th DAY OF OCT., 2021.

TRACY W. PARK PLS 8176
MARIN COUNTY SURVEYOR



David O. Knell

DAVID O. KNELL PLS 5301
DEPUTY COUNTY SURVEYOR

COUNTY RECORDER'S STATEMENT

FILED THIS 8th DAY OF OCT. 2021 AT 8:05 AM, IN BOOK 2021 OF MAPS, AT PAGE 177 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

FEE: \$86- SERIAL NO. 2021-0061830

Sherry Scott
MARIN COUNTY RECORDER

BY: *[Signature]*
DEPUTY

RECORD OF SURVEY
LANDS OF LANDERS
AS DESCRIBED IN D.N. 2013-0056004
BEING PARCEL B OF 21 PM 60
FILED OCTOBER 4, 1983, M.C.R.
FAIRFAX MARIN COUNTY CALIFORNIA
SCALE 1"=30 FEET JUNE 2021

SHEET ONE OF TWO SHEETS

PREPARED BY
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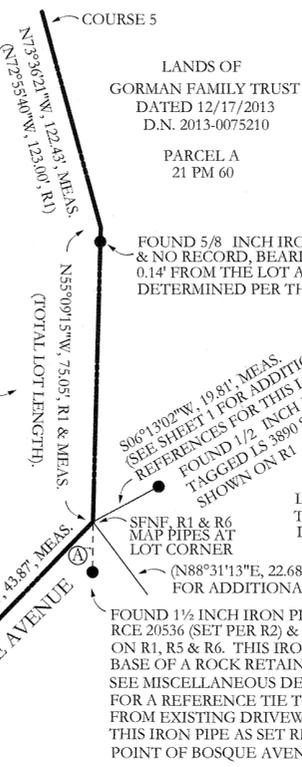
APN 197-022-22 JN 12103

INFORMATIONAL NOTE:
THE NORTHERLY 231.10 FEET OF BOSQUE AVENUE AS DEPICTED UPON 4 RM 23 WAS ABANDONED BY THE MARIN COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 7258 , PASSED & ADOPTED ON JULY 17TH, 1962. THIS RESOLUTION IS AVAILABLE FOR VIEWING ON LINE AT THE COUNTY OF MARIN WEBSITE UNDER BOARD RECORDS. BOTH R5 & R6 SHOW AN OPINION AS TO THE LOCATION OF THIS PORTION OF BOSQUE AVENUE THAT WAS ABANDONED UNDER SAID RESOLUTION.

LANDS OF LANDERS
D.N. 2017-0056004
PARCEL B
21 PM 60

DETAIL 1
N.T.S.

SURVEY TIE:
RCE 20536 TO LOT CORNER
N65°41'37"W, 3.88', R1 & MEAS.
(ALSO SEE DETAIL "A" OF R1)
(N66°25'57"W, 3.88', R6, MAP CALC.)

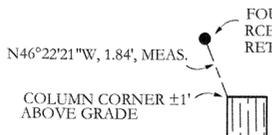


FOUND 5/8 INCH IRON ROD, NO TAG & NO RECORD, BEARING S55°09'15"E, 0.14' FROM THE LOT ANGLE POINT DETERMINED PER THIS SURVEY.

FOUND 1 1/2 INCH IRON PIPE TAGGED RCE 20536 (SET PER R2) & SHOWN AS FOUND ON R1, R5 & R6. THIS IRON PIPE FALLS AT THE BASE OF A ROCK RETAINING WALL. SEE MISCELLANEOUS DETAIL BELOW FOR A REFERENCE TIE TO THIS IRON PIPE FROM EXISTING DRIVEWAY COLUMN. PER R2, THIS IRON PIPE AS SET REPRESENTS THE ANGLE POINT OF BOSQUE AVENUE.

LANDS OF WECKEL 2003 TRUST UTD 05/08/03 D.N. 2003-0054926

FOUND 1 1/2 INCH IRON PIPE TAGGED RCE 20536 (SET PER R2) AT BASE OF STONE RETAINING WALL (SEE DETAIL 1 ABOVE)



MISCELLANEOUS DETAIL
N.T.S.

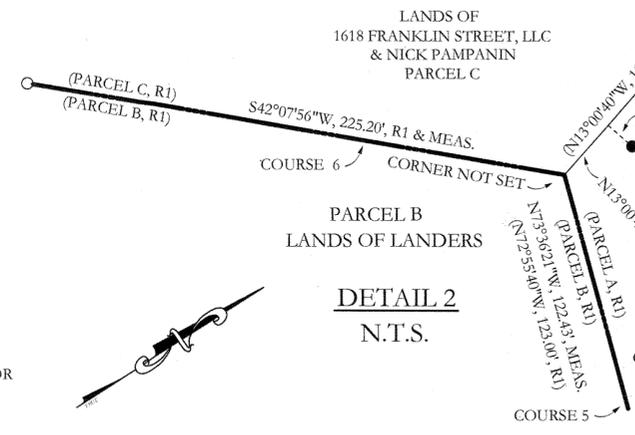
ALL DISTANCES GIVEN IN FEET & DECIMALS THEREOF

LEGEND

- FOUND EXISTING SURVEY MARKER AS NOTED
- SET ONE HALF INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "SCRANTON PLS 5379", SAID CAP IS AFFIXED TO THE TOP OF THE REBAR & DRIVEN FLUSH TO THE SURROUNDING GROUND GRADE
- LOT LINE DETERMINED PER THIS SURVEY.
- ADJOINER LINE
- ESMT - EASEMENT LINE
- ~ DENOTES A LINE NOT DRAWN TO SCALE
- SURVEY TIE LINE
- CALC. CALCULATED
- SNFN SEARCHED FOR NOT FOUND
- N.T.S. NOT TO SCALE
- MEAS. MEASURED
- () RECORD DIMENSION

REFERENCES

- R1 21 PM 60
- R2 7 PM 15
- R3 14 OS 2
- R4 10 PM 74
- R5 16 OS 89
- R6 18 OS 49
- R7 MARIN COUNTY CORNER RECORD APN 197-041-10 (A), FILED 04/17/2007
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- R9 D.N. 2017-0038867
- R10 D.N. 2003-0054926
- R11 D.N. 2013-0075210



DETAIL 2
N.T.S.

EXISTING METAL FENCE STAKE, ± 2 FEET ABOVE GRADE. A SEARCH WAS MADE IN THE VICINITY OF THIS FENCE STAKE FOR SURVEY MARKERS OF ANY KIND & NONE WERE FOUND. IN THE OPINION OF THIS SURVEYOR, THE METAL FENCE STAKE SERVED AS A GUARD STAKE ONLY & CONFORMS MORE OR LESS TO A CORNER LOCATION BASED ON THE POSITION OF THE TWO 5/8 INCH IRON RODS SHOWN IN DETAIL 1 & DETAIL 2 (ORIGIN OF IRON RODS NOT KNOWN).

NOTE: SFNF THE R1 MAP PIPE AT THE NORTHERLY TERMINUS OF THIS MAP COURSE FROM THE LOT ANGLE POINT AS DETERMINED BY THIS SURVEY. AN EXISTING FENCE LINE BETWEEN PARCEL A & PARCEL C IS BUILT ON A LINE WITH ITS SOUTHERLY TERMINUS POINT AT THE 5/8 INCH IRON ROD SHOWN IN DETAIL 2 & FOLLOWS MORE OR LESS A BEARING OF ±N13°W FOR A DISTANCE OF ±100'. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE LOCATION OF THE COMMON LOT LINE BETWEEN PARCEL A AND PARCEL C OF 21 PM 60.

FOUND 5/8 INCH IRON ROD, NO TAG & NO RECORD (NOTE: THIS IRON ROD IS LEANING & FALLS IN AN AREA OF VISUAL DOWNHILL GROUND MOVEMENT). MEASUREMENT TAKEN AT CENTER OF ROD AT GROUND LEVEL. (SEE SURVEYOR'S NOTE 5 BELOW)

EXISTING 6X6 FENCE POST, ± 2 INCHES ABOVE GRADE MEASUREMENT TAKEN AT CENTER OF POST

SURVEYOR'S NOTES

- 1) THIS SURVEY WAS FIRST BEGUN BY THIS OFFICE IN 2007 FOR THE PREVIOUS OWNER OF THE PROPERTY, KATHLEEN BOWMAN. THE INITIAL PROJECT OF REBUILDING THE FIRE BURNED RESIDENCE WAS ABANDONED. AFTER HAVING BEEN CONTACTED BY THE CURRENT OWNERS OF THE PROPERTY AND SUBSEQUENTLY REVIEWING THE 2007 JOB FILE, A RECORD OF SURVEY FOR THE PROPERTY IS REQUIRED TO BE FILED IN ORDER TO CONFORM WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT IN ORDER TO DISCLOSE CERTAIN MATERIAL DISCREPANCIES IN FIELD MEASUREMENTS AS SHOWN UPON 21 PM 60. THIS SURVEY REPRESENTS AN OPINION FOR THE RETRACEMENT OF PARCEL B OF 21 PM 60 (R1). THE DATES OF THE 2007 FIELD WORK WERE AS FOLLOWS: 2/23, 2/24, 2/27, 2/28 & 3/1. THE DATES OF THE 2021 FIELD WORK WERE AS FOLLOWS: 5/3, 5/14, 5/17 & 5/28.
- 2) SEE SHEET ONE FOR THE NUMBER DESIGNATION FOR EACH OF THE COURSES RANDOMLY DESIGNATED FOR THIS SURVEY ONLY AS COURSE 1 THROUGH COURSE 6. THE COMMENT FOR EACH RESPECTIVE COURSE IS AS FOLLOWS:
COURSE 1: HELD RECORD BEARING & DISTANCE OF R1 FROM EXISTING FOUND POINTS OF R1. (SEE SHEET 1 FOR SPECIFIC DETAIL)
COURSE 2: HELD THE FOUND POSITION OF THE SURVEY MARKERS AT THE TWO RESPECTIVE TERMINUS POINTS OF COURSE 2. REFER TO SHEET ONE FOR THEIR DESCRIPTIONS. EACH FOUND POINT REPRESENTS THE POSITION OF THE CORNER AS SURVEYED BY BOTH R1 & R4. THE BEARINGS & DISTANCES AS SHOWN UPON R1 & R4 DO NOT CONFORM TO THE BEARING & DISTANCE AS MEASURED PER THIS SURVEY. R6 SHOWS A DIFFERENT OPINION AS TO THE LOCATION OF THE NORTHEASTERLY TERMINUS POINT OF COURSE 2 (REFER TO R6 FOR SPECIFIC DETAILS OF THIS VARIATION). AS THE LANDS OF O'MAHONY & KORTUM RECORDED UNDER D.N. 2006-0054037 SPECIFICALLY CALLS TO PARCEL 4 OF 10 PM 74 (R4), THIS SURVEY ALSO ACCEPTS THE LINE AS SURVEYED PER R4 & THEN LATER HELD PER R1 AS THE EASTERLY LINE OF PARCEL B OF 21 PM 60.
COURSE 3: HELD THE FOUND POSITION OF THE SURVEY MARKER AT THE SOUTHERLY TERMINUS OF COURSE THREE & HELD THE RE-ESTABLISHED POSITION OF THE R1 MAP PIPE SHOWN UPON R1 AT THE NORTHERLY TERMINUS OF COURSE 3 (REFER TO DETAIL 1 ABOVE). THE MAP BEARINGS & DISTANCES DETERMINED BY THIS SURVEY FOR COURSE 3 DOES NOT CONFORM WITH THE MAP BEARING & DISTANCE WITH THAT AS SHOWN ON R1 ALTHOUGH THIS SURVEY IS HOLDING TO THE SAME TWO POINTS AT ITS NORTHERLY & SOUTHERLY TERMINUS POINTS FOR COURSE THREE AS THEY ARE DEPICTED UPON R1.
COURSE 4: HELD THE RECORD MAP BEARING & DISTANCE OF R1 FROM THE RE-ESTABLISHED POSITION OF THE NORTHERLY TERMINUS OF COURSE 3 AS DESCRIBED ABOVE. (ALSO SEE DETAIL 1 ABOVE)
COURSE 5: HELD LINE FROM THE WESTERLY TERMINUS OF COURSE 4 TO THE NORTHERLY TERMINUS OF COURSE 6. ALTHOUGH PARCEL B OF R1 CLOSES MATHEMATICALLY AS REPRESENTED ON THE MAP ITSELF, DUE TO ERRORS IN MEASUREMENTS THAT OCCURRED IN THE FIELD, THIS SURVEY PLACED THE ERROR IN COURSE 5. THE BEARING & DISTANCE OF COURSE 5 DOES NOT CONFORM TO THE BEARING & DISTANCE WITH THAT OF R1. (ALSO SEE NOTE 5 BELOW)
COURSE 6: HELD THE RECORD MAP BEARING & DISTANCE OF R1 FROM THE NOW ESTABLISHED 1/2 INCH REBAR WITH PLS CAP STAMPED "SCRANTON, PLS 5379" AT THE SOUTHWESTERLY CORNER OF PARCEL B OF R1. ALSO SEE COURSE 1 ABOVE AS SAID SOUTHWESTERLY CORNER WAS SET AT THE R1 MAP BEARING & DISTANCE FROM THE 1/4 INCH IRON PIPE, LS 2771 AT THE NORTHEASTLY CORNER OF THE MMWD TANK LOT THAT WAS SET PER R3 & IS SHOWN UPON R1.
- 3) IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE LOT LINE OF R1 BETWEEN PARCEL A & PARCEL C. THE NORTHERLY TERMINUS OF COURSE 6 IS THE CORNER COMMON TO PARCEL A, PARCEL B & PARCEL C OF R1. AS SHOWN IN DETAIL 2 ABOVE, THIS SURVEY SEARCHED FOR BUT DID NOT FIND THE R1 MAP PIPE AT THE NORTHERLY TERMINUS TO THE LOT LINE COMMON TO PARCEL A & PARCEL C.
- 4) NONE OF THE R1 MAP POINTS SHOWN AS BEING SET WERE FOUND.
- 5) THE MEASURED DISTANCE BETWEEN THE 5/8 INCH IRON ROD SHOWN IN DETAIL 1 TO THE 5/8 INCH IRON ROD SHOWN IN DETAIL 2 WAS TAKEN AS N72°59'32"W, 123.00'. THE PLACEMENT OF THESE TWO MARKERS (SOURCE NOT KNOWN) SUGGESTS AN ALTERNATE LOCATION FOR COURSE FIVE DETERMINED BY THIS SURVEY. AS THIS SURVEY FOUND CONSISTENT MEASUREMENTS ALONG THE SOUTHERLY LINE OF PARCEL B AS SHOWN UPON R1 WITH THOSE SHOWN UPON R3 & R6, HOLDING THE RECORD BEARINGS & DISTANCES OF R1 FROM THE 1/4 INCH IRON PIPE WITH LS TAG 2771 (NOTE: NO TAG PER R1) TO THE NORTHERLY TERMINUS OF THE OF THE LOT LINE COMMON TO PARCEL B & PARCEL C OF R1 (COURSE 6 OF THIS SURVEY) REPRESENTS IN THE OPINION OF THIS SURVEYOR, THE BEST ORIGINAL CORNER LOCATION OF R1 & NOT THE 5/8 INCH IRON ROD (SOURCE NOT KNOWN) THAT IS SHOWN IN DETAIL 2 ABOVE. FURTHERMORE, THIS SURVEY REVIEWED THE MEASUREMENTS OF R1 ALONG THE SOUTHERLY & WESTERLY LOT LINE OF PARCEL C & COMPARED THEM WITH MEASUREMENTS ALONG THE SAME TWO LINES AS SHOWN UPON R6 (NOTE: ON R6 THESE TWO LINES OF PARCEL C OF R1 WERE EXTERIOR LINES ONLY ON THE YET UNSUBDIVIDED LANDS OF 21 PM 60). BOTH R1 & R6 HAVE EXTREMELY SIMILAR MEASUREMENTS TO THESE TWO SAME LINES. IF THESE MEASUREMENTS PROVE TO BE CONFIRMED BY A FUTURE SURVEY, A CALCULATED BEARING & DISTANCE FROM THE NORTHERLY TERMINUS POINT OF COURSE 6 AS DETERMINED BY THIS SURVEY TO THE NORTHERLY TERMINUS POINT OF THE COURSE SHOWN UPON R1 BETWEEN PARCEL A & PARCEL C SHOULD YIELD A SIMILAR RESULT TO THE R1 RECORD MAP BEARING & DISTANCE FOR THIS COURSE. AS STATED PREVIOUSLY, IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE LOCATION OF THE LOT LINE BETWEEN SAID PARCEL A & PARCEL C OF R1. IT SHOULD BE NOTED THAT THE OTHER 5/8 INCH IRON ROD THAT WAS LOCATED PER THIS SURVEY & IS CITED ABOVE & SHOWN IN DETAIL 1 IS CLOSELY SITUATED TO THE ANGLE POINT FORMED AT THE INTERSECTION OF COURSE 4 & COURSE 5 OF THIS SURVEY. THE VARIATION FROM THE RECORD BEARING & DISTANCE OF R1 FROM THAT OF COURSE 5 AS DETERMINED BY THIS SURVEY IS THE RESULT OF HOLDING TO THE NORTHERLY TERMINUS OF COURSE 6 AS PREVIOUSLY OUTLINED ABOVE TO THE ANGLE POINT FORMED AT THE INTERSECTION OF COURSE 4 & 5 OF THIS SURVEY. THE ANGLE POINT FORMED AT THE INTERSECTION OF COURSE 3 & COURSE 4 AS DEPICTED IN DETAIL 1 ABOVE IS NEARLY THE IDENTICAL CORNER LOCATION OF R6 (SEE SURVEY TIE "A" IN DETAIL 1 ABOVE). PER THIS SURVEY, THE CORNER LOCATION FOR THIS ANGLE POINT WAS HELD PER THE RECORD BEARING & DISTANCE OF R1 FROM THE FOUND 1 1/2 INCH IRON PIPE TAGGED RCE 20536. AS PREVIOUSLY STATED ABOVE IN THE NOTE ABOVE FOR COURSE 4, THE RECORD BEARING & DISTANCE OF R1 WAS HELD HELD FROM THIS R1 RE-ESTABLISHED MAP ANGLE POINT FOR THE DETERMINATION OF COURSE 4 OF THIS SURVEY.

RECORD OF SURVEY
LANDS OF LANDERS
AS DESCRIBED IN D.N. 2013-0056004
BEING PARCEL B OF 21 PM 60
FILED OCTOBER 4, 1983 M.C.R.
FAIRFAX MARIN COUNTY CALIFORNIA
DETAILS ARE NOT TO SCALE MAY 2021
SHEET TWO OF TWO SHEETS

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