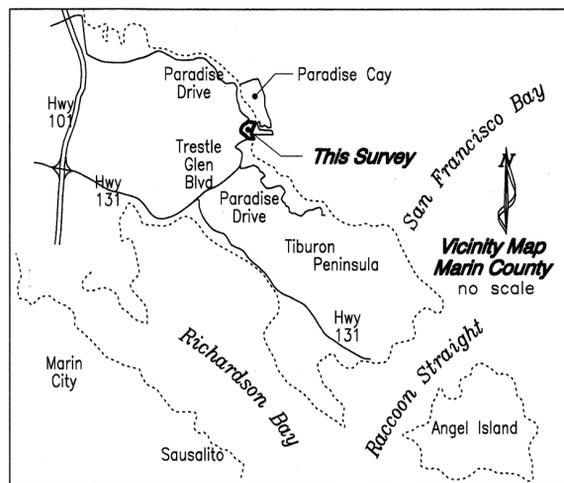


LEGEND

- 1950 OHT boundary, subject parcel (nothing set at solid circles)
- centerlines (nothing set at open circles)
- boundary, subject parcel, right of way
- non-boundary lines
- centerlines

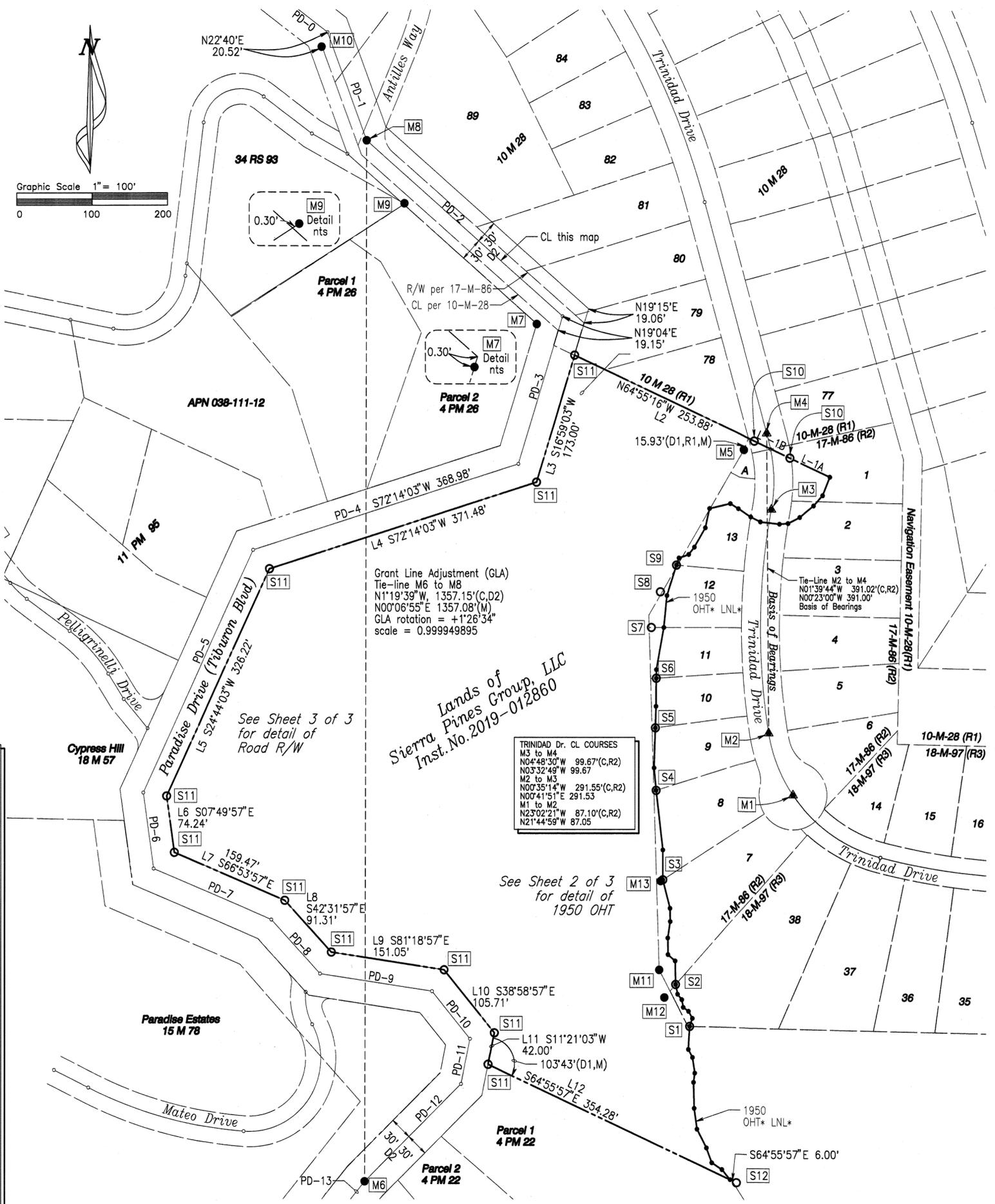
(C) Calc = calculated nts = not to scale
All dimensions are "measured" unless otherwise noted (in feet and decimals thereof)

- M1 found monuments as noted
- S1 set monument as noted



- REFERENCES FOR BOUNDARY RESOLUTION**
- R1 - 10-M-28 - Paradise Cay, Map No. 1 - Soule (1959)
 - R2 - 17-M-86 - Paradise Cay, South Cay Unit 1 - Nute (1979)
 - R3 - 18-M-97 - Paradise Cay, South Cay Unit 2 - Nute (1983)
 - R4 - 2-RS-95 - Oglesby (1940)
 - R5 - J.C.Oglesby 1938 survey FB255-pages 17-19
 - R6 - 4-PM-26 - Beattie (1969)
 - R7 - 2020-M-272 - Stevens (2020)
 - R8 - CR 038-391-14adj - Bekey (filed 2020.09.16)
 - R9 - Plat of the Rancho Corte Madera del Presidio- Allardt (1872)
 - D1 - Inst. No. 2019-012860 ("Subject Parcel")
 - D2 - 58 Deeds 283 - Ring (1898)

- MONUMENT KEY**
- M1 - Found & accepted (R2)- 2-1/2" brass cap monument in well with punchmark, stamped "RCE" [no number]
 - M2 - Found & accepted (R2)- 2-1/2" brass cap monument in well with punchmark, stamped "RCE" [no number]
 - M3 - Found & accepted (R8)- 2" brass cap monument in well with punchmark, stamped "RCE 14786"
 - M4 - Found & accepted (R8)- 2" brass cap monument in well with punchmark, stamped "MARIN CO. DEPT OF PUBLIC WORKS"
 - M5 - Found information only (NR)- 1-1/2" iron pipe, nail & tag stamped "RE3230" down 0.1' at edge of cut slope
 - M6 - Found & accepted (R5) - railroad spike in monument well at angle point in Paradise Drive, centerline
 - M7 - Found information only (R6) - 1" iron bar in monument well at angle point in Paradise Drive sideline
 - M8 - Found & accepted (R5) - railroad spike in monument well at angle point in Paradise Drive centerline
 - M9 - Found information only (R6) - 1/2" iron pipe, open on side of cut slope for roadway, leaning toward road
 - M10 - Not accepted (R1) - railroad spike in monument well, down 1.0' (not accepted as R5 monument)
 - M11 - Found, no record - 3" dia iron pipe 3' high in conc. base
 - M12 - Found information only (R7) - mag nail & washer LS6649
 - M13 - Found information only (R7) - 5/8" rebar & alum cap LS6649
- Monuments noted as "information only" were not used for survey control.
- S1 - Set mag nail & tag LS 6208 on rock at toe of promontory
 - S2 to S6, S9 - Set 2" iron pipe & tag LS6208 along 1950 MHT
 - S7, S8 - Set 2" iron pipe & tag LS6208 on offset to 1950 MHT
- See detail sheet 2/3.
- S10 - Set mag nail & washer LS6208 - point on subject parcel's ne'ly line at back of sidewalks along Trinidad Drive
 - S11 - Set 2" iron pipe & 2" aluminum cap** at angle points in westerly line of subject parcel, along Paradise Drive easterly side line
 - S12 - Set 2" aluminum cap** in rock at base of vertical cliff, 6' from se'ly corner of subject parcel on sw'ly line extended
- ** Aluminum caps stamped "LANDS OF CRANDALL LS6208 2021"



PURPOSE OF SURVEY
The purpose of this survey is to establish the boundary of Instrument No.2019-016862.

BASIS OF BEARINGS
The basis of bearings for this survey is the line between the found monuments on the centerline of Trinidad Drive, M2 & M4, assumed measured course being N0°23'01"W, 390.99' (MEASURED) N1°39'44"W 391.02'(C,R1).

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 Eric Crandall in March, 2021.

Robert J. Reese
Robert J. Reese LS 6208



COUNTY SURVEYOR'S STATEMENT
This map has been examined in accordance with section 8766 of the Professional Land Surveyors' Act

this 3RD day of NOVEMBER, 2021.

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



COUNTY RECORDER'S STATEMENT
Filed this 5TH day of NOVEMBER, 2021, at 8:02 A.M., in BOOK 2021 of MAPS at PAGE 198 at the request of Marin County Department of Public Works.

Document No. 2021-0066914

Fee \$ 88

Shelly Scott
County Recorder

[Signature]
Deputy

Record of Survey

Inst.No. 2019-012860
Including a portion of the
1950 Ordinary High Tide
along the
San Francisco Bay
in Marin County
California
March, 2021

REESE Water & Land SURVEYING SERVICES
900 Los Osos Valley Rd, Ste B
Los Osos, CA 93402
805.439.2741

SURVEY NOTES - OHT* BOUNDARY

The easterly boundary of the subject parcel of this survey is the Ordinary High Tide Line (OHT*) in its Last Natural Location (LNL*) of San Francisco Bay. As well, the westerly boundary of the parcels within the adjoining subdivisions to the east is also the OHT* LNL*, notwithstanding the alternate depiction on the adjoining subdivision maps.

TITLE, SUBJECT PARCEL - The deed at 368-OR-465 (Day to Ross Valley Realty, 1938) describes an area encompassing about 320 acres, the perimeter of which runs, in relevant part, "...along the line of ordinary high tide of the bay [of San Francisco]..." Of this 320 acre parcel, three smaller parcels are excepted, the third of which is the inception of title for the subject parcel. That third exception begins at "...a point on the shore line of San Francisco Bay, at Ordinary High Tide, as surveyed by G.F. Allardt in 1872..." The exception then continues "...along said line of Ordinary High Tide..." and recites the meander courses as noted on the 'Plat of the Rancho Corte Madera del Presidio' surveyed by G.F. Allardt in 1874, (R9) which are also the meander courses shown on the map 'Map No.2 Salt Marsh and Tide Lands Situate in the County of Marin', surveyed in 1870 by Allardt. This third exception is also shown as "Lands of Day" on record of survey 2-S-95 (1940) having its seaward boundary shown as the meander courses consistent with the aforementioned Allardt surveys. That a meander line along a shoreline is not the boundary (unless expressly noted otherwise) is a well-established premise at law, with the actual boundary being the appropriate jurisdictional water line between the littoral (or riparian) and upland owners, presently being the OHT* LNL*.

The subject parcel's (Lands of Day) subsequent transfers of title consistently maintain the OHT* as its easterly boundary (as well as the remaining deed courses and calls) up to and including current subject parcel's deed Instrument 2019-012860, Marin County Records.

TITLE, PARADISE CAY SUBDIVISIONS - The "Parcel One-A" in the deed at 1282-OR-138 (Title Insurance & Trust Co. to Paradise Cay Co., 1959) conveys title to about 80 acres, portions of which would later become several subdivisions: Paradise Cay No.1 (10-M-28, 1959), Paradise Cay South Cay Unit 1 (17-M-86, 1979) and Paradise Cay South Cay Unit 2 (18-M-97, 1983), collectively, "Paradise Cay subdivisions". Some lots or portions thereof in the Paradise Cay subdivisions constitute the adjoining to subject parcel. The exterior description of 1282-OR-138 calls to the subject parcel's easterly line (the third exception in 368-OR-465) as a senior bound, which, as noted above, is the OHT* line of San Francisco Bay.

The described portion of 1282-OR-138 that runs contiguously along the subject parcel is described as "...thence along the easterly line of said parcel..." (referring to Lands of Day) and recites the courses of the meander line along the OHT* line from the Allardt's surveys.

The Paradise Cay subdivisions carry with them the limits of the boundary of the vesting title (1282-OR-138) in common with the subject parcel's easterly line. The common boundary of both is the OHT* line, which has been well established at law, as has the OHT* LNL* being the boundary between the upland and littoral owner where there has been proximate, artificial fill or dredging. The location of the OHT* line on the ground is derived from the intersection of a (horizontal) tidal datum plane at a specific elevation with the shoreline. See California Civil Code Sec.670.

OHT* LOCATION VIS-A-VIS ARTIFICIAL FILL - Development of the three Paradise Cay subdivisions within San Francisco Bay required engineered fills and dredging. It is a well-established premise at law in California that artificial deposition of material from proximate sources does NOT inure to the benefit of the upland or littoral owner, known as the "California Rule of Artificial Accretions". The lines of title and ownership do not change as a result of such artificial change to a natural water boundary. For a comprehensive (but not exhaustive) review of case law regarding artificial fill along the OHT* line, see Carpenter et al. v. City of Santa Monica, 63 Cal.App.2d 772, 1944. The Paradise Cay subdivision maps do NOT note the OHT* LNL* prior to artificial fill/dredging as the boundary but, erroneously, show only the meander line courses per deed as their westerly boundary. Interestingly, tentative map application documentation submitted in 1958 DOES show the a line labeled "MHHW" (Mean Higher High Water) line in the same location as this survey. The development of the parent parcel described in 1282-OR-138 into lots extending past the last natural OHT* line was a mistake on the part of the original subdividers. The task at hand is to define the common boundary of the subject parcel and the Paradise Cay subdivisions (being the location of the OHT* LNL* before artificial accretion) with some degree of certainty.

HISTORICAL OHT* LOCATION & ELEVATION - Oblique aerial photography obtained from a number of sources clearly depict the shoreline in its natural condition up to November 1955. Other photography depicts the filling and dredging well into operation by 1958. By 1958 the OHT* was considerably changed.

Aerial mapping photography covering this area was obtained in from PAS*. The photography was flown at approximately 1100hrs on July 7, 1950, for the purpose of photogrammetric mapping of this very area. The photo scale of the 1950 imagery was 1:6,000, which produced mapping at a scale of 1:1200, or 1 inch = 100 feet. Serendipitously, the sea state on the photography was very calm. NOAA data estimates the elevation of the tide at 1100hrs on July 7, 1950, was 1.8 feet. This was confirmed later by the mapped elevation of the water's edge on the photography.

PHOTOGRAMMETRY CONTROL - Thirty-two well-defined 3D ("Photo ID") points were identified that also appeared on the 1950 photography and were surveyed for photo control. The average 3D residual of the Photo ID points from the analytical control of the 1950 imagery was about 0.3 feet at the 95% confidence level. The surveyed Photo ID points were then used to control mapping of the 1950 photography, which was then used to provide a surface model from which a 1950 OHT* line was derived at an elevation of 5.34 feet. That 5.34 elevation is the current MHHW* tidal datum elevation (NAVD88*) based on NOAA* NTDE*1983 data for Tide Station No. 9414873 POINT SAN QUENTIN.

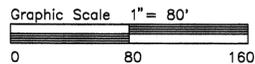
OHT* - TITLE AND OWNERSHIP - The OHT* LNL* line shown on this survey overlaps the mapped westerly boundary of the Paradise Cay subdivisions by varying amounts. This is expected from a meander line that runs closely to, but not at, the OHT* line. Several lots in the Paradise Cay subdivisions have significant encroachments across the subject parcel's title line which is this survey's OHT* LNL* location. Adjudication of ownership of the those overlaps within the boundaries of the subject parcel is beyond the scope or authority of this survey or surveyor.

ADDITIONAL NOTES

1- **MEANDER LINE** - The meander line (R9) run by Allardt in 1874 has not been established by this survey. The monument at M5 has no record. It is possible this monument was set by J.C.Oglesby in 1938 as part of his Survey No. 3389, but was not shown on the plat. It is shown hereon for information only. It falls at the angle point in the westerly boundary of 17-M-86 as determined from record data on that map. The westerly boundary of 17-M-86 duplicates the record courses of the meander line as run by Allardt in 1874 as noted above. Whether this monument at M5 is actually an angle point in Allardt's meander line as set by Oglesby 1938 survey is unknown.

2- **PARADISE CAY SUBDIVISION LINES** - The boundaries for lots on 10-M-28, 17-M-86 and 18-M-97 as shown hereon were calculated based on record data shown on the respective maps, referenced to surveyed monuments M1 through M4, which fit well with calculated positions for R2 monuments. The lots for these maps were not surveyed or observed for other issues that may affect matters between those lots, such as title descriptions, occupation or possession. The lot lines are shown for information only. Field surveys of the individual lots may result in lines and corners in alternate locations from the calculated positions shown on this map.

3- **MONUMENTS SET ALONG 1950 OHT* LNL*** - The monuments S1 through S10 are set on the 1950 OHT* LNL* as determined and noted above. They were set as closely as possible to the intersection with the "record" lot lines of 17-M-86 and 18-M-97, but may not lie exactly on these lot lines if surveyed. The courses shown in the table "1950 OHT* LNL* Boundary Courses" reference the location of OHT* LNL* line, but the courses shown within the Paradise Cay Subdivision lots. The courses are listed with precisions that exceed the accuracy of an OHT* line location derived from 1" = 100' mapping from aerial photogrammetry.



ABBREVIATIONS noted with *

OHT - Ordinary High Tide [line]
 LNL - [in its] Last Natural Location
 MHT - Mean High Tide [line] (= OHT OHW MHW)
 OHW - Ordinary High Water [line]
 MHW - Mean High Water [line]
 PAS - Pacific Aerial Surveys, Berkeley, Calif.
 NTDE - National Tidal Datum Epoch (1983 current)
 NOAA - National Oceanic and Atmospheric Administration
 NAVD88 - North American Vertical Datum 1988

LEGEND

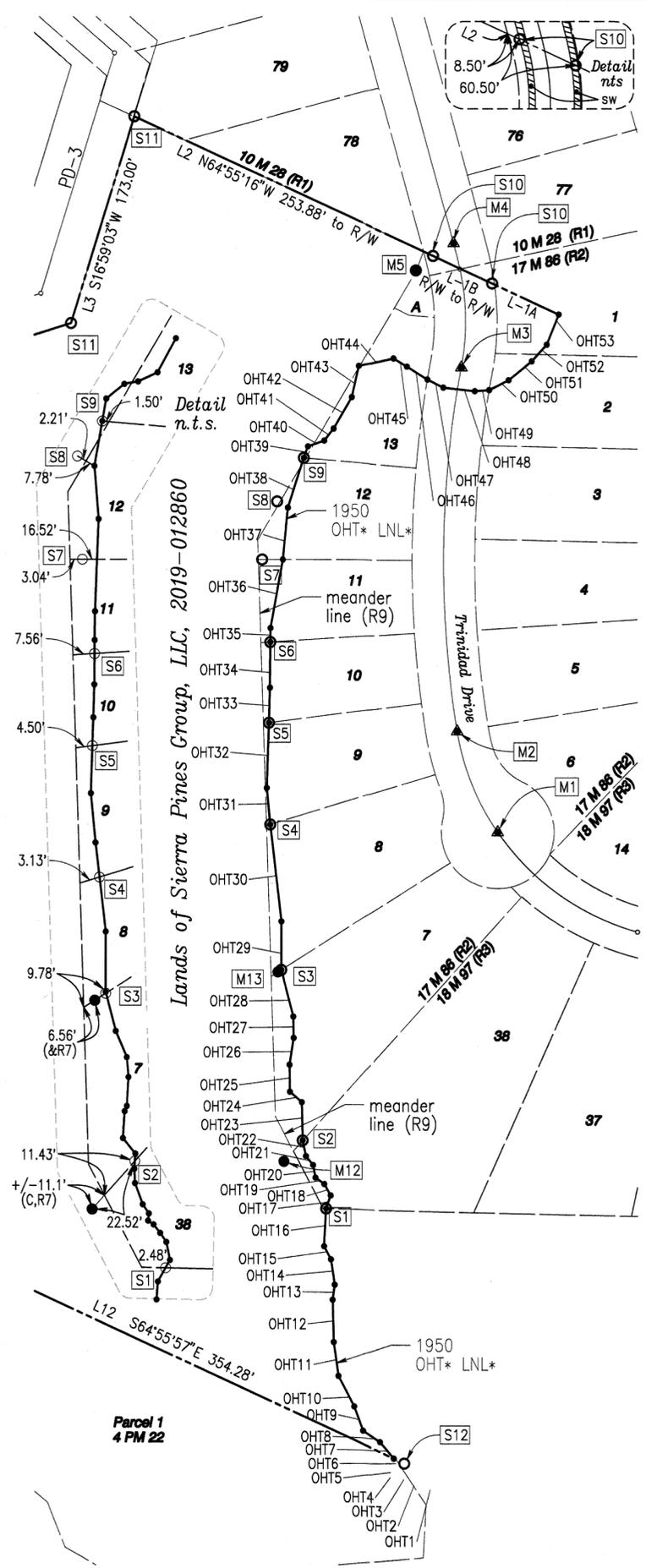
- 1950 OHT boundary, subject parcel (nothing set at solid circles)
- centerlines (nothing set at open circles)
- boundary, subject parcel, right of way
- - - non-boundary lines
- centerlines

(C) Calc = calculated nts = not to scale
 All dimensions are "measured" unless otherwise noted (in feet and decimals thereof)

■ found monuments as noted
 ● set monument as noted

1950 OHT* LNL* Boundary Courses

OHT53	N21°34'23"E	37.98'	
OHT52	N42°02'17"E	17.97'	
OHT51	N50°35'57"E	23.81'	
OHT50	N62°48'13"E	17.35'	
OHT49	N85°53'34"E	11.50'	
OHT48	S83°36'12"E	25.35'	
OHT47	S63°08'30"E	14.16'	
OHT46	S57°37'44"E	19.33'	
OHT45	S58°30'45"E	12.40'	
OHT44	N76°53'14"E	28.19'	
OHT43	N12°38'54"E	25.71'	
OHT42	N29°48'41"E	29.05'	
OHT41	N38°06'31"E	12.14'	
OHT40	N70°17'28"E	13.81'	
OHT39	N19°41'32"E	9.79'	
OHT38	N17°39'16"E	41.78'	to S9
OHT37	N05°36'11"E	41.82'	to offset to S8
OHT36	N10°11'25"E	55.75'	to offset to S7
OHT35	N00°47'15"E	11.21'	
OHT34	N00°30'34"E	36.53'	to S6
OHT33	N01°38'33"E	28.11'	
OHT32	N01°53'50"E	52.32'	to S5
OHT31	N05°19'02"W	29.37'	
OHT30	N06°30'55"W	78.22'	to S4
OHT29	N00°01'01"E	38.85'	
OHT28	N14°19'01"W	38.55'	to S3
OHT27	N01°06'24"W	17.15'	
OHT26	N08°42'50"E	21.68'	
OHT25	N00°44'17"W	21.64'	
OHT24	N48°37'32"W	12.64'	
OHT23	N01°11'40"W	30.64'	
OHT22	N11°49'19"W	12.91'	to S2
OHT21	N38°23'54"W	9.14'	
OHT20	N10°31'52"W	10.24'	
OHT19	N53°46'18"W	8.65'	
OHT18	N29°11'02"W	10.54'	
OHT17	N19°13'04"E	11.08'	
OHT16	N03°06'44"E	30.14'	to S1
OHT15	N27°28'41"W	11.85'	
OHT14	N08°25'41"W	20.55'	
OHT13	N07°37'19"E	12.15'	
OHT12	N01°26'10"W	33.87'	
OHT11	N07°52'38"W	27.43'	
OHT10	N27°05'31"W	27.45'	
OHT9	N20°03'32"W	20.59'	
OHT8	N56°44'43"W	16.07'	
OHT7	N39°33'21"W	17.07'	
OHT6	N21°52'29"W	7.86'	to S12
OHT5	N55°36'20"E	14.78'	
OHT4	S86°50'39"W	13.43'	
OHT3	N63°51'28"W	7.83'	
OHT2	N57°36'25"W	11.33'	
OHT1	N85°41'52"W	14.09'	



REFERENCES FOR BOUNDARY RESOLUTION

R1 - 10-M-28 - Paradise Cay, Map No. 1 - Soule (1959)
 R2 - 17-M-86 - Paradise Cay, South Cay Unit 1 - Nute (1979)
 R3 - 18-M-97 - Paradise Cay, South Cay Unit 2 - Nute (1983)
 R4 - 2-RS-95 - Oglesby (1940)
 R5 - J.C.Oglesby 1938 survey FB255-pages 17-19
 R6 - 4-PM-26 - Beattie (1969)
 R7 - 2020-M-272 - Stevens (2020)
 R8 - CR 038-391-14adj - Bekey (filed 2020.09.16)
 R9 - Plat of the Rancho Corte Madera del Presidio- Allardt (1872)
 D1 - Inst. No. 2019-012860 ("Subject Parcel")
 D2 - 58 Deeds 283 - Ring (1898)

MONUMENT KEY

M1 - Found & accepted (R2) - 2-1/2" brass cap monument in well with punchmark, stamped "RCE" [no number]
 M2 - Found & accepted (R2) - 2-1/2" brass cap monument in well with punchmark, stamped "RCE" [no number]
 M3 - Found & accepted (R8) - 2" brass cap monument in well with punchmark, stamped "RCE 14786"
 M4 - Found & accepted (R8) - 2" brass cap monument in well with punchmark, stamped "MARIN CO.DEPT OF PUBLIC WORKS"
 M5 - Found information only (NR) - 1-1/2" iron pipe, nail & tag stamped "RE3230" down 0.1' at edge of cut slope
 M6 - Found & accepted (R5) - railroad spike in monument well at angle point in Paradise Drive centerline
 M7 - Found information only (R6) - 1" iron bar in monument well at angle point in Paradise Drive sideline
 M8 - Found & accepted (R5) - railroad spike in monument well at angle point in Paradise Drive centerline
 M9 - Found information only (R6) - 1/2" iron pipe, open on side of cut slope for roadway, leaning toward road
 M10 - Not accepted (R1) - railroad spike in monument well, down 1.0' (not accepted as R5 monument)
 M11 - Found, no record - 3" dia iron pipe 3' high in conc. base
 M12 - Found information only (R7) - mag nail & washer LS6649
 M13 - Found information only (R7) - 5/8" rebar & alum cap LS6649

Monuments noted as "information only" were not used for survey control.

S1 - Set mag nail & tag LS 6208 on rock at toe of promontory
 S2 to S6, S9 - Set 2" iron pipe & tag LS6208 along 1950 MHT
 S7, S8 - Set 2" iron pipe & tag LS6208 on offset to 1950 MHT
 See detail sheet 2/3.
 S10 - Set mag nail & washer LS6208 - point on subject parcel's ne'ly line at back of sidewalks along Trinidad Drive
 S11 - Set 2" iron pipe & 2" aluminum cap** at angle points in westerly line of subject parcel, along Paradise Drive easterly side line
 S12 - Set 2" aluminum cap** in rock at base of vertical cliff, 6' from se'ly corner of subject parcel on sw'ly line extended

** Aluminum caps stamped "LANDS OF CRANDALL LS6208 2021"

**MHT Detail
 Record of Survey**

Inst.No. 2019-012860
 Including a portion of the
 1950 Ordinary High Tide
 along the
 San Francisco Bay
 in Marin County
 California
 March, 2021

**REESE
 Water
 & Land
 SURVEYING SERVICES**
 900 Los Osos Valley Rd, Ste B
 Los Osos, CA 93402
 805.439.2741

SURVEY NOTES - RIGHT OF WAY BOUNDARY

The westerly boundary of the subject parcel of this survey is the easterly sideline of Paradise Drive, formerly Tiburon Boulevard.

TIBURON BOULEVARD - In 1898, George Ring of Marin County deeded to the County of Marin a 60-foot wide right of way described in the indenture filed in Book 53, Page 249 of Deeds (53-Dd-249) in Marin County records. The centerline of the right of way (60-foot wide lying 30 feet on each side) was described from north to south. The indenture required several things of the County, including cattle under crossings, construction of a viable road, and fencing. The fencing provision was specific: redwood posts 8 feet apart, three strands of wire and a 1x6 pine board. More on the fencing below. In 1938, Mr. John C Oglesby, RE 3230 & LS 1135, retraced the centerline of Tiburon Boulevard, setting sundry monuments at the angle points, mostly "hubs" or "railroad spikes". Oglesby's Field Book 255, Pages 17 to 19 (FB-255) encompass the portion of the road bounding the subject parcel. FB-255 may be found at the Anne T. Kent California Room at the Marin County Free Library in San Rafael, Marin County. The 1938 survey notes reflect the same courses as 53-Dd-249 along the centerline. This survey relies on the recovered original monuments set in 1938 to establish the centerline of Tiburon Boulevard and its sideline, the westerly boundary of the subject parcel. The railroad spikes at M6 and M8 were recovered and are the basis for a Grant Boundary Adjustment (Manual of Surveying Instructions, 2009, Sec 7.54) of the record 53-Dd-249 centerline geometry from which the right of way sideline (the subject parcel's westerly boundary) was set. Old, moss-covered redwood posts, 8 feet apart, with thread-thin remnants of three strands of steel wire still attached, and remains of nails for a now missing board were found along the right of way. The extant fencing was surveyed in several locations and compares very well (sometimes within one foot) of the re-established sideline of Tiburon Boulevard and is used as supporting evidence for the right of way location determined by this survey. As well, the current fencing was compared with fencing locations derived from the 1950 aerial photography mapping (see notes, sheet 2) which confirmed the fencing is at least 70 years old.

TITLE, SUBJECT PARCEL - The deed at 368-OR-465 (Day to Ross Valley Realty, 1938) describes an area encompassing about 320 acres. Of this 320-acre parcel in 368-OR-465, three smaller parcels are excepted, the third of which is the inception of the title of the subject parcel (Exception#3). That third exception begins on the Ordinary High Tide of San Francisco Bay, then later runs "...to a point on easterly line of Tiburon Boulevard as described in Liber 53 of Deeds at page 249..." The Exception#3 continues "...thence along said Boulevard line ..." and recites the courses that match exactly those derived from the description in 53-Dd-249 up to the point of departure from the sideline of Tiburon Boulevard. The subject parcel's deeds from 1938 through 2019 maintain the same calls to and along the easterly line of Tiburon Boulevard, which are the same courses in 53-Dd-249 in 1898.

TIES TO CALIFORNIA CITY TRACT - Beginning with Exception#3 (1938), deeds for subject parcel include ties from the point of beginning on the OHT of San Francisco Bay to the southwest corner of the California City Tract. These ties were noted as "...North 1678.73 feet, and East 1610.28 feet from the southwest corner of the California City Tract as described in Liber 177 of Deeds at Page 5 [177-Dd-05], Marin County Records..." (brackets added). 177-Dd-05 (1915) described roughly the same 320 acres as 368-OR-465. A survey by Oglesby in 1940, 2-S-95, shows the 320 acres and shows Exception#3, but without ties to the corner of the California City Tract. In 1972, Eugene Locton set a monument for 7-PM-52 that may represent the southwesterly corner of the California City Tract, but is not noted as such on the map. While helpful with general location, the ties for Exception#3 to the southwesterly corner of the California City Tract or the Locton monument are not used by this survey as controlling ties for the point of beginning of the subject parcel or any prior predecessor deeds. Calls to a natural monument are paramount to course and distance when there is a conflict between them. See Calif. Code of Civil Procedure Sec. 2077 for order of superiority. Using the ties to the corner of the California City Tract as noted in Exception#3 and in the subject parcel deed would mislocate the point of beginning, a point on the OHT. Therefore the tie to the southwest corner of the California City Tract (or the Locton monument if it does represent the corner) has been rejected by this survey as a controlling call.

ADDITIONAL NOTES

- 1 - MONUMENT M7 - The railroad spike in a monument well (see M7) accepted by 7M95, 10M28 and subsequent surveys was not set as a railroad spike by John Oglesby in 1938 (FB255). That centerline angle point was noted in the field notes as a set "hub", which hub was not recovered by this survey.
- 2 - NORTHEASTERLY LINE (L-2): 253 FEET VS 235 FEET - Exception #3 in 368-OR-465 (Elma Ring Day to Ross Valley Realty, 1938) describes the northeasterly course as "...running N. 66° 15' W. 253 feet, to a point on the easterly line of Tiburon Boulevard..." The next deed in the chain for subject parcel is 1401-OR-323 (Elma Ring Day to Katherine Day Adams, 1960), which describes the northeasterly course as "...running N. 66° 15' W. 235 feet, to a point on the easterly line of Tiburon Boulevard..." Subsequent deeds all preserve the 235 feet dimension, transposed from the original description. This survey finds the distance from the westerly line of the Paradise Cay Subdivisions (a meander line) to the right of way of Tiburon Boulevard, now Paradise Drive, as 253.77 feet. The same course for "Lands of Day" shown on 10-M-28 computes to be 254.39 feet. The 235 feet dimension in the deed chain from 1960 forward is, for the purposes of this survey, taken to be 253 feet from the original 1938 description.

- REFERENCES FOR BOUNDARY RESOLUTION**
- R1 - 10-M-28 - Paradise Cay, Map No. 1 - Soule (1959)
 - R2 - 17-M-86 - Paradise Cay, South Cay Unit 1 - Nute (1979)
 - R3 - 18-M-97 - Paradise Cay, South Cay Unit 2 - Nute (1983)
 - R4 - 2-RS-95 - Oglesby (1940)
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 - M3 - Found & accepted (R8) - 2" brass cap monument in well with punchmark, stamped "RCE 14786"
 - M4 - Found & accepted (R8) - 2" brass cap monument in well with punchmark, stamped "MARIN CO. DEPT OF PUBLIC WORKS"
 - M5 - Found information only (NR) - 1-1/2" iron pipe, nail & tag stamped "RE3230" down 0.1' at edge of cut slope
 - M6 - Found & accepted (R5) - railroad spike in monument well at angle point in Paradise Drive centerline
 - M7 - Found information only (R6) - 1" iron bar in monument well at angle point in Paradise Drive sideline
 - M8 - Found & accepted (R5) - railroad spike in monument well at angle point in Paradise Drive centerline
 - M9 - Found information only (R6) - 1/2" iron pipe, open on side of cut slope for roadway, leaning toward road
 - M10 - Not accepted (R1) - railroad spike in monument well, down 1.0' (not accepted as R5 monument)
 - M11 - Found, no record - 3" dia iron pipe 3' high in conc. base
 - M12 - Found information only (R7) - magnail & washer LS6649
 - M13 - Found information only (R7) - 5/8" rebar & alum cap LS6649
- Monuments noted as "information only" were not used for survey control.
- S1 - Set mag nail & tag LS 6208 on rock at toe of promontory
 - S2 to S6, S9 - Set 2" iron pipe & tag LS6208 along 1950 MHT
 - S7, S8 - Set 2" iron pipe & tag LS6208 on offset to 1950 MHT See detail sheet 2/3.
 - S10 - Set mag nail & washer LS6208 - point on subject parcel's ne'ly line at back of sidewalks along Trinidad Drive
 - S11 - Set 2" iron pipe & 2" aluminum cap** at angle points in westerly line of subject parcel, along Paradise Drive easterly side line
 - S12 - Set 2" aluminum cap** in rock at base of vertical cliff, 6' from se'ly corner of subject parcel on sw'ly line extended
- ** Aluminum caps stamped "LANDS OF CRANDALL LS6208 2021"

BOUNDARY - Right of Way Courses

L-1A	S64°55'16"E	56.50'		
L-1B	S64°55'16"E	62.58'		
L-2	S64°55'16"E	253.88'	N66°15'W	235.00'(D1)(Note2)
L-3	S16°59'03"W	173.00'	S15°33'W	173.00'(D1)
L-4	S72°14'03"W	371.48'	S70°48'W	371.50'(D1)
L-5	S24°44'03"W	326.22'	S23°18'W	326.24'(D1)
L-6	S07°49'57"E	74.24'	S09°16'E	74.24'(D1)
L-7	S66°53'57"E	159.47'	S68°20'E	159.48'(D1)
L-8	S42°31'57"E	91.31'	S43°58'E	91.32'(D1)
L-9	S81°18'57"E	151.05'	S82°45'E	151.06'(D1)
L-10	S38°58'57"E	105.71'	S40°25'E	105.71'(D1)
L-11	S11°21'03"W	42.00'	S09°55'W	42'(D1)
L-12	S64°55'57"E	354.28'	S66°22'E	356.70'(D1)

PARADISE DRIVE (Tiburon Rd.) - Centerline Courses

PD-0	S52°49'57"E	159.99'	S54°16'00"E	160.00'(D2)
PD-1	S20°11'57"E	149.99'	S21°38'00"E	150.00'(D2)
PD-2	S48°33'57"E	346.28'	S50°00'00"E	346.30'(D2)
PD-3	S16°59'03"W	201.19'	S15°33'00"W	201.20'(D2)
PD-4	S72°14'03"W	368.98'	S70°48'00"W	369.00'(D2)
PD-5	S24°44'03"W	348.18'	S23°18'00"W	348.20'(D2)
PD-6	S07°49'57"E	99.99'	S09°16'00"E	100.00'(D2)
PD-7	S66°53'57"E	169.99'	S68°20'00"E	170.00'(D2)
PD-8	S42°31'57"E	95.40'	S43°58'00"E	95.40'(D2)
PD-9	S81°18'57"E	149.99'	S82°45'00"E	150.00'(D2)
PD-10	S38°58'57"E	80.00'	S40°25'00"E	80.00'(D2)
PD-11	S11°21'03"W	60.00'	S09°55'00"W	60.00'(D2)
PD-12	S45°08'03"W	179.99'	S43°42'00"W	180.00'(D2)
PD-13	S38°49'03"W	179.99'	S37°23'00"W	180.00'(D2)

ABBREVIATIONS noted with *

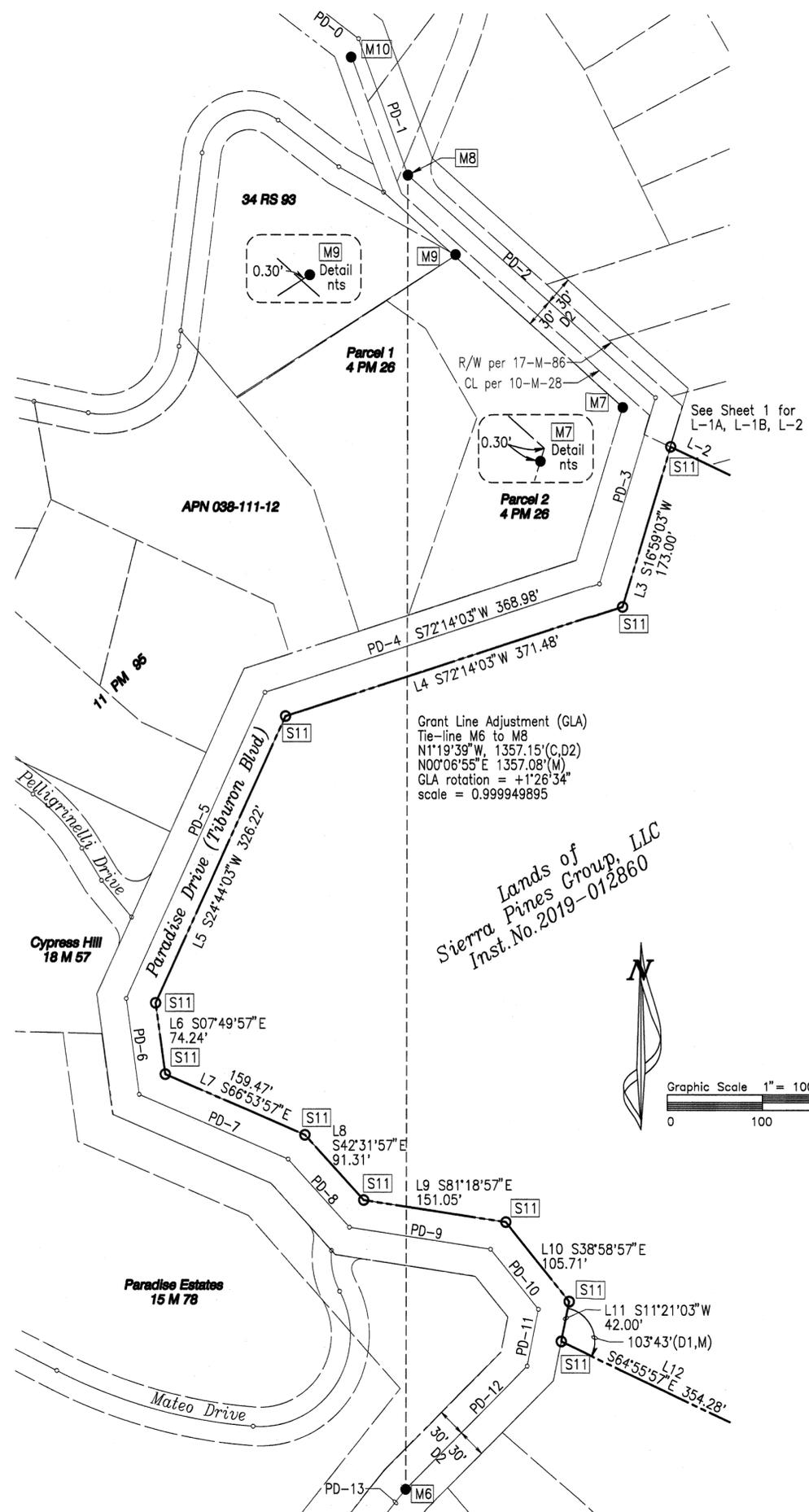
- OHT - Ordinary High Tide [line]
- LNL - [in its] Last Natural Location
- MHT - Mean High Tide [line] (= OHT OHW MHW)
- OHW - Ordinary High Water [line]
- MHW - Mean High Water [line]
- PAS - Pacific Aerial Surveys, Berkeley, Calif.
- NTDE - National Tidal Datum Epoch (1983 current)
- NOAA - National Oceanic and Atmospheric Administration
- NAVD88 - North American Vertical Datum 1988

LEGEND

- 1950 OHT boundary, subject parcel (nothing set at solid circles)
- centerlines (nothing set at open circles)
- boundary, subject parcel, right of way
- - - non-boundary lines
- centerlines

(C) Calc = calculated nts = not to scale
 All dimensions are "measured" unless otherwise noted (in feet and decimals thereof)

- M1 found monuments as noted
- S1 set monument as noted



**Paradise Drive Detail
Record of Survey**

Inst.No. 2019-012860
 Including a portion of the
 1950 Ordinary High Tide
 along the
 San Francisco Bay
 in Marin County
 California
 March, 2021

**REESE
Water
& Land
SURVEYING SERVICES**

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