

DOCUMENT REFERENCES

- R1 SUBJECT GRANT DEED TO CHALMERS TRUST RECORDED UNDER DN 2019-0044785, MCR
R2 SUBJECT GRANT DEED TO SHIPP RECORDED UNDER DN 2005-0051644, MCR
R3 SUBJECT GRANT DEED TO BRIDGEWAY VISTA L.P. RECORDED UNDER DN 2019-0028965, MCR
R4 MAP NO.3 OF LYFORD'S HYGEIA, ON FILE AT THE COUNTY RECORDERS OFFICE, NO BOOK/PAGE ON RECORD FILED AUGUST 23, 1894
R5 UNRECORDED TOPOGRAPHIC MAP, BY ENGINEERING FIELD SERVICES, JOB#593 DATED MAY 1971 BY GEORGE COLSON, LS 2654 (SET MONUMENTS PER MAP)
R6 PARCEL MAP RECORDED IN BOOK 10 OF PARCEL MAPS, AT PAGE 34, MCR
R7 RECORD OF SURVEY, FILED IN BOOK 18 OF SURVEYS, AT PAGE 25, MCR
R8 INDENTURE FROM CREIGHTON TO GROWNEY RECORDED IN BOOK 224 OF DEEDS, AT PAGE 240, MCR
R9 INDENTURE FROM GROWNEY TO AMELIA LARSEN RECORDED IN BOOK 55 OF OFFICIAL RECORDS, AT PAGE 246, MCR
R10 INDENTURE FROM GROWNEY TO KAORLINE LARSEN RECORDED IN BOOK 96, PAGE 472, MCR
R11 JUDGEMENT FOR ADELE McPARTLAND FILED IN BOOK 1573, PAGE 617, MCR
R12 GRANT DEED FROM THOMPSON TO MARIN TITLE GUARANTEE, RECORDED IN BOOK 1573, PAGE 621, MCR
R13 GRANT DEED FROM METZ TO MARIN TITLE GUARANTEE, RECORDED IN BOOK 1573, PAGE 622, MCR
R14 GRANT DEED FROM McPARTLAND TO MARIN TITLE GUARANTEE, RECORDED IN BOOK 1573, PAGE 623, MCR
R15 GRANT DEED FROM MARIN TITLE GUARANTY TO THOMPSON, PER BOOK 1573, PAGE 624, MCR
R16 GRANT DEED FROM MARIN TITLE GUARANTY TO METZ, RECORDED IN BOOK 1573, PAGE 625, MCR
R17 GRANT DEED FROM MARIN TITLE GUARANTY TO McPARTLAND, RECORDED IN BOOK 1573, PAGE 627, MCR
R18 UNRECORDED SURVEY BY JC OGLESBY JOB#1201, PORTION LOT 9, SECTION 6, DATED SEPT 3, 1927

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 DOROTHEA CHALMERS IN AUGUST OF 2020.

Signature of GJ HARMINA, III, PLS 7950
DATE December 14, 2021



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 20TH DAY OF DECEMBER 2021.

Signature of Tracy W. Park, PLS 8176
COUNTY SURVEYOR



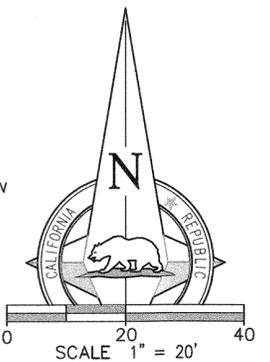
COUNTY RECORDER'S CERTIFICATE

FILED THIS 23RD DAY DEC. 2021, AT 8:20AM.
IN BOOK 2021 OF MAPS AT PAGE 229 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS
DOC. NO. 2021-74624 FEE PAID \$84

Signature of Shelly Scott, County Recorder
DEPUTY

BASIS OF BEARINGS

THE BEARING NORTH 10°12'27" WEST AS MEASURED BETWEEN A FOUND 1/2-INCH REBAR AND A SCRIBED X IN TOP OF BRICK WALL PER R6, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO



RECORD OF SURVEY

OF THE LANDS OF CHALMERS TRUST, AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2019-0044785, ALSO BEING A PORTION OF LOT 9, SECTION 6 OF THAT "MAP NO. 3 OF LYFORD'S HYGEIA" MARIN COUNTY RECORDS

TIBURON COUNTY OF MARIN STATE OF CALIFORNIA
AUGUST 2020
APN 059-203-24

1031Survey, Inc.
High Definition Surveying
1857 Rainier Circle, Petaluma, California 94954
415-827-6370

BOUNDARY HISTORY NOTES

- 1921 THE ORIGINAL LOT 9 OF LYFORD'S HYGEIA (R4) WAS OWNED BY CREIGHTON; IN 1921 A LARGE PORTION OF THE LOT WAS DEEDED TO GROWNEY PER R8; THERE WERE TWO REMAINDER PARCELS, ONE AT THE SOUTHEAST CORNER OF LOT 9 (RP1) AND ONE AT THE NORTHEAST CORNER (RP2); THE SOUTH LINE OF RP1 ESTABLISHES THE LENGTH OF THIS BOUNDARY AS SHOWN HEREON PER R8;
1924 A PORTION OF GROWNEY'S PARCEL WAS DIVIDED BY DEED TO A.LARSON PER R9 WHICH IS THE NORTHERLY PARCEL OF SHIPP (R2);
1926 THE FIRST DEED FOR THE SUBJECT PARCEL WAS GRANTED TO K.LARSON PER R10;
1962 A PETITION WAS FILED (R11) IN THE SUPERIOR COURT OF CALIFORNIA FOR GUARDIANSHIP PURPOSES BY ADELE E. McPARTLAND. IN THAT DOCUMENT THE PETITIONER CLAIMS THERE WAS AN ERRONEOUS SURVEY ON THE SUBJECT LANDS (R14) AND CLAIMS THE STARTING POINT TO BE EIGHT FEET WEST OF THE STAKES. THE DOCUMENT THEN DECLARES A "TRUE AND CORRECT" LEGAL DESCRIPTION. MOST NOTABLE IS THE CHANGE ALONG THE SOUTHERLY LINE OF LOT 9 FROM A DISTANCE OF 90.5 FEET TO 98.5 FEET;
1962 ALL THREE DEEDS (R12,R13,R14) WERE CONVEYED TO MARIN TITLE GUARANTEE AND RE-WRITTEN WITH THE ADDED 8 FEET PLUS OTHER CHANGES. THEN CONVEYED BACK TO THE OWNERS AT THAT TIME (R15,R16,R17); THESE NEW DEEDS INTRODUCED SECONDARY CALLS TO THE TWO CONCRETE WALLS AS REFERENCED IN R1,R2,R3,R15,R16,R17;
1971 A SURVEY WAS COMMISSIONED (R5) TO ESTABLISH THE BOUNDARY AS DESCRIBED IN R17 BUT A RECORD OF SURVEY WAS NOT FILED IN THE PUBLIC RECORDS; THE SURVEY ESTABLISHED THE CORNERS WHICH WERE USED TO CONSTRUCT A FENCE ON THE BOUNDARY LINE; THE FENCE (NOW REMOVED) EXISTED NEARLY 50 YEARS AND THE OPEN OCCUPATION OF THE LANDS EASTERLY OF THE FENCE WERE NOTORIOUS AND DEFENDED.

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.
4. EASEMENTS ARE NOT SHOWN.
5. UNRECORDED SURVEYS ARE AVAILABLE AT THE ANNE T. KENT CALIFORNIA ROOM, MARIN COUNTY FREE LIBRARY.

LEGEND

- SET 5/8" REBAR, YELLOW CAP PLS 7950
● FOUND 1/2-INCH REBAR, NO TAG PER R6, HELD
⚡ FOUND 3/4-INCH IRON PIPE, WHITE CAP, LS 2654 PER R5
✖ FOUND NAIL & BRASS TAG IN CONCRETE STEPS, LS 2654 PER R5, OR AS NOTED
✖ FOUND SCRIBED X IN TOP OF BRICK WALL PER R6, HELD
() RECORD DATA
(R) RADIAL BEARING
DOCUMENT REFERENCE
DN DOCUMENT NUMBER
MCR MARIN COUNTY RECORDS
M/L MORE OR LESS, PER DEED
NTS NOT TO SCALE
NR NO RECORD
RP# REMAINDER PARCEL #
SNF SEARCHED FOR, NOT FOUND
WFLCW WESTERN FACE OF A LOW CONCRETE WALL

BOUNDARY LINE KEY NOTES

THE POSITION OF THE WESTERLY LINE OF THE SUBJECT PROPERTY HAS THREE LOCATIONS ON RECORD PLUS ANOTHER POSITION BASED ON A SURVEY. THE FOLLOWING ARE THE REFERENCES FOR EACH POSITION:

- 1 BASED ON R10 DEED LANGUAGE (BEGINNING AT CORNER R9)
2 BASED ON THE LOCATION OF THE WESTERN FACE OF THE LOW CONCRETE WALL AS DESCRIBED BY SUPPORTING STATEMENT PER R1, R3, R16 & R17 LANGUAGE
3 BASED ON HOLDING DISTANCE OF 115.44 FROM MAR WEST, PER R3 & R1 EASEMENT DESCRIPTION (UNCLEAR IF EASEMENT WAS TO MEET BOUNDARY CORNER OR OTHER POINT)
4 BASED ON A FOUND NAIL & TAG IN CONCRETE STAIRS AND FOUND 3/4-INCH IRON PIPE AS SHOWN ON R5

ALL OF LOT 9 WAS ORIGINALLY OWNED BY CREIGHTON, IN 1921 MOST OF THE LOT WAS DEEDED TO GROWNEY (R8) THIS IS ONE OF THE REMAINDER PARCELS (RP1) FOR CREIGHTON WHICH ESTABLISHES THE SOUTHERLY LINE TO BE 90.18 FEET

10 PM 34 Parcel B
MUELLER TRUST
DN 2016-0025332

10 PM 34 Parcel A
HALL FAMILY TRUST
DN 2002-0062759

Map No. 3 of Lyford's Hygeia
Lot 8A
Section 6