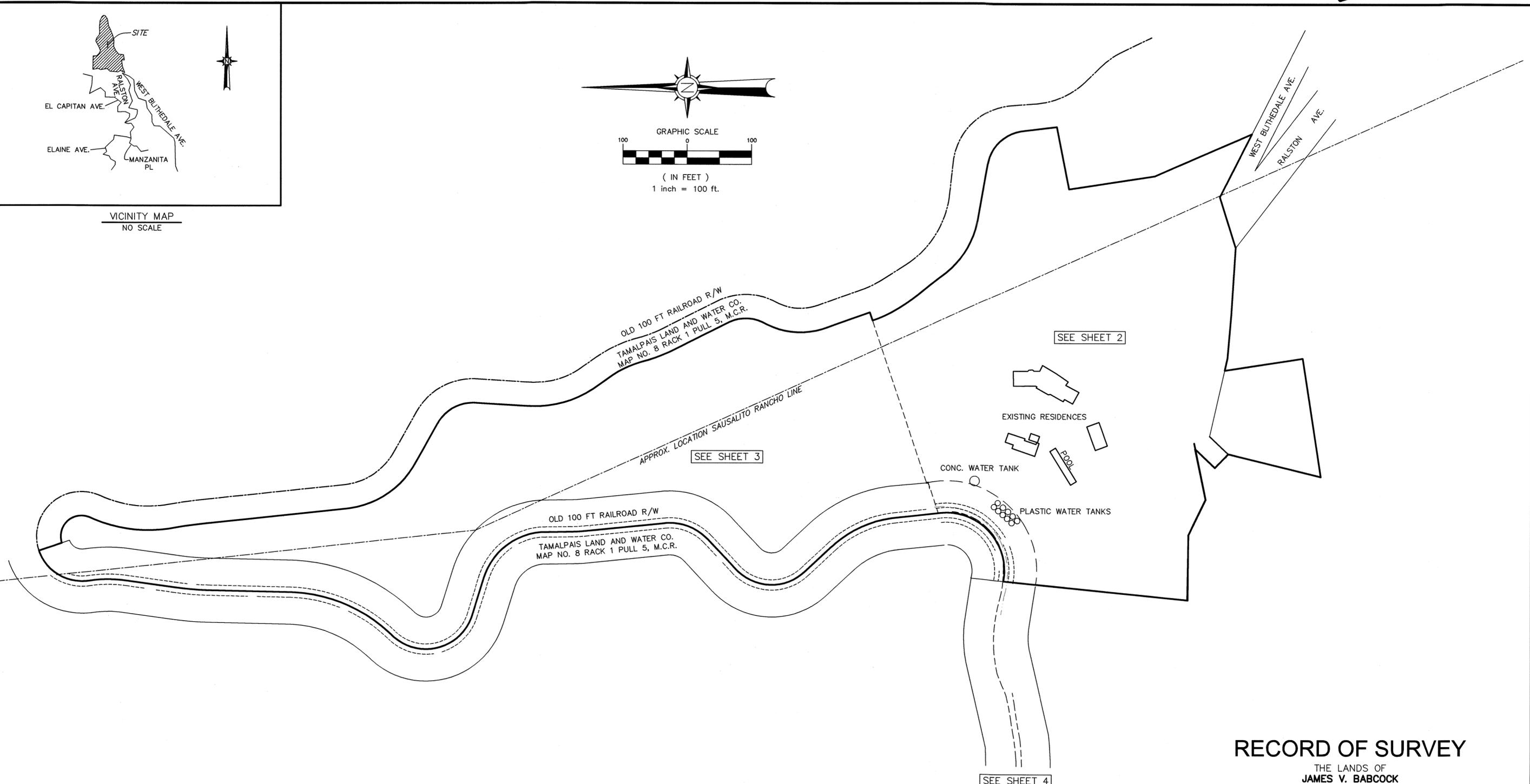
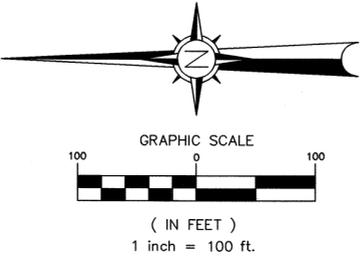


VICINITY MAP
NO SCALE



RECORD OF SURVEY

THE LANDS OF
JAMES V. BABCOCK
AS DESCRIBED BY DEED RECORDED UNDER
DOC. NO. 95-002868, OFFICIAL RECORDS OF MARIN COUNTY,
INCLUDING PARCELS 1-4 SHOWN ON
BOOK 6 OF PARCEL MAPS PAGE 61
MARIN COUNTY RECORDS
JAMES V. BABCOCK fbo SIGOURNEY WALLIS BABCOCK TRUST
DOC. NO. 95-058114, OFFICIAL RECORDS OF MARIN COUNTY
CITY OF MILL VALLEY

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 JAMES BABCOCK IN NOVEMBER, 2020

Michael E. Ford
MICHAEL E. FORD, PLS 7237
1-6-22
DATED



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 21ST DAY OF JANUARY, 2022.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR
David O. Knell
DAVID O. KNELL, PLS 5301
DEPUTY COUNTY SURVEYOR



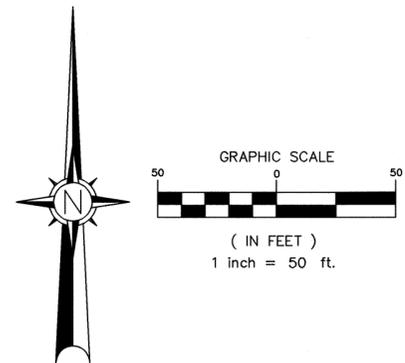
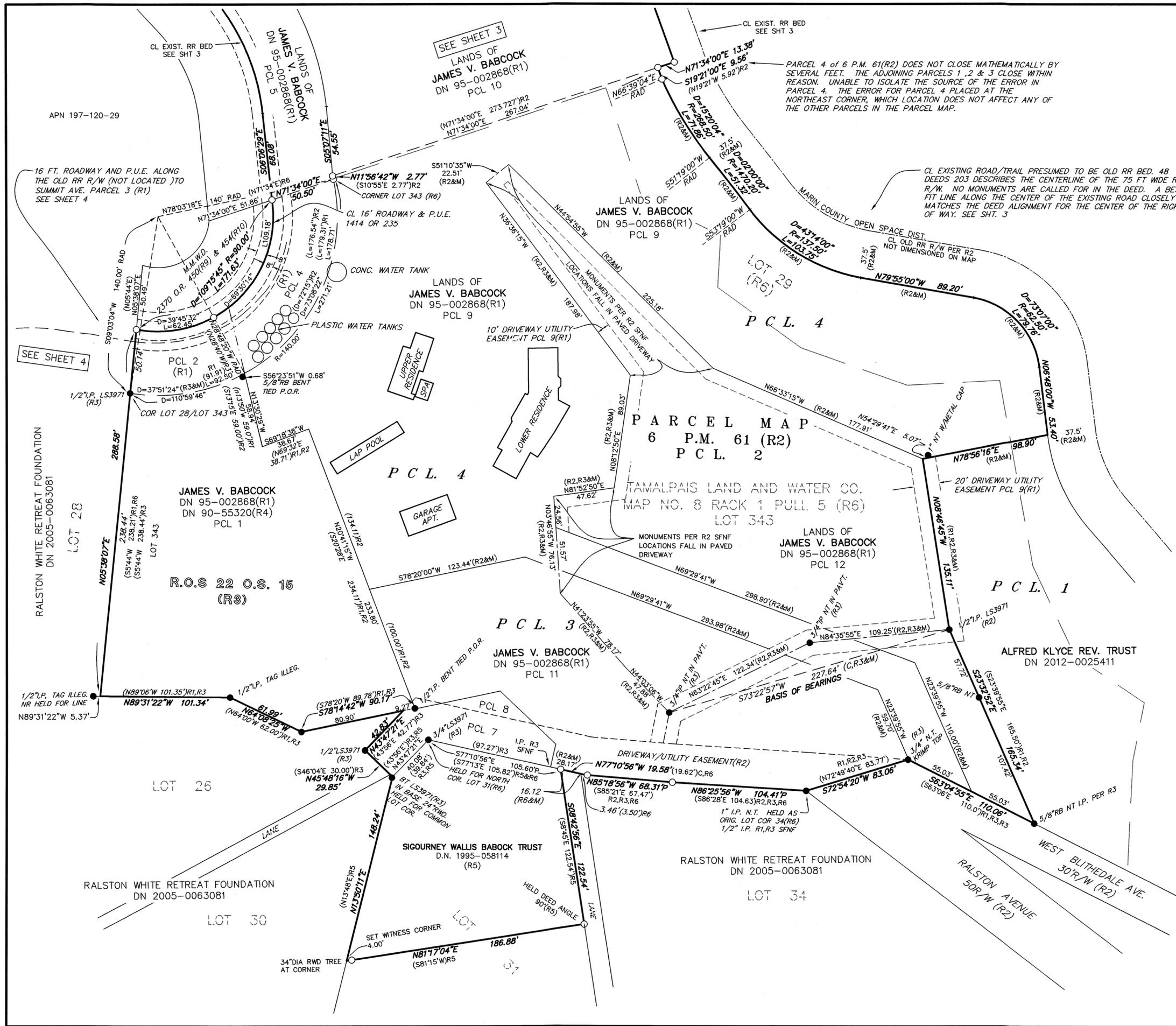
RECORDER'S STATEMENT

FILED THIS 20TH DAY OF JANUARY, 2022. AT 8:10 A.M.
IN BOOK 2022 OF MAPS, AT PAGE 22, AT THE REQUEST
OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

Shelly Scott
SHELLY SCOTT
COUNTY RECORDER
Shelly Scott
DEPUTY COUNTY RECORDER
2022-0003561
DOCUMENT NO.
\$90
FEES

COUNTY OF MARIN STATE OF CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER, 2020





REFERENCES

- R1 QUITCLAIM DEED DN 95-002868
- R2 PARCEL MAP 6 P.M. 61
- R3 RECORD OF SURVEY 22 O.S. 15
- R4 GRANT DEED DN 90-55320
- R5 GRANT DEED 95-058114
- R6 TAMALPAIS LAND AND WATER CO. MAP NO.8 RACK 1 PULL 5
- R7 GRANT DEED 48 DEEDS 203
- R8 GRANT DEED 3094 O.R. 436
- R9 GRANT DEED 2370 O.R. 450
- R10 GRANT DEED 2370 O.R. 454
- R11 GRANT DEED 2370 O.R. 452

LEGEND

- SET 1/2" IRON PIPE, TAGGED LS 7237
- FOUND 1/2" IRON PIPE AS NOTED
- BT BRASS TAG
- () RECORD DATA
- M MEASURED
- (R&M) RECORD & MEASURED
- C CALCULATED
- P PROPORTIONATE MEASURE
- P.O.R. POINT OF ROTATION
- RWD REDWOOD TREE

BASIS OF BEARINGS:

S72°22'57"W CALCULATED BETWEEN FOUND IRON PIPES SHOWN ON PARCEL MAP FILED IN BOOK 6 P.M. 61, MARIN COUNTY RECORDS.

NOTES:

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

RECORD OF SURVEY

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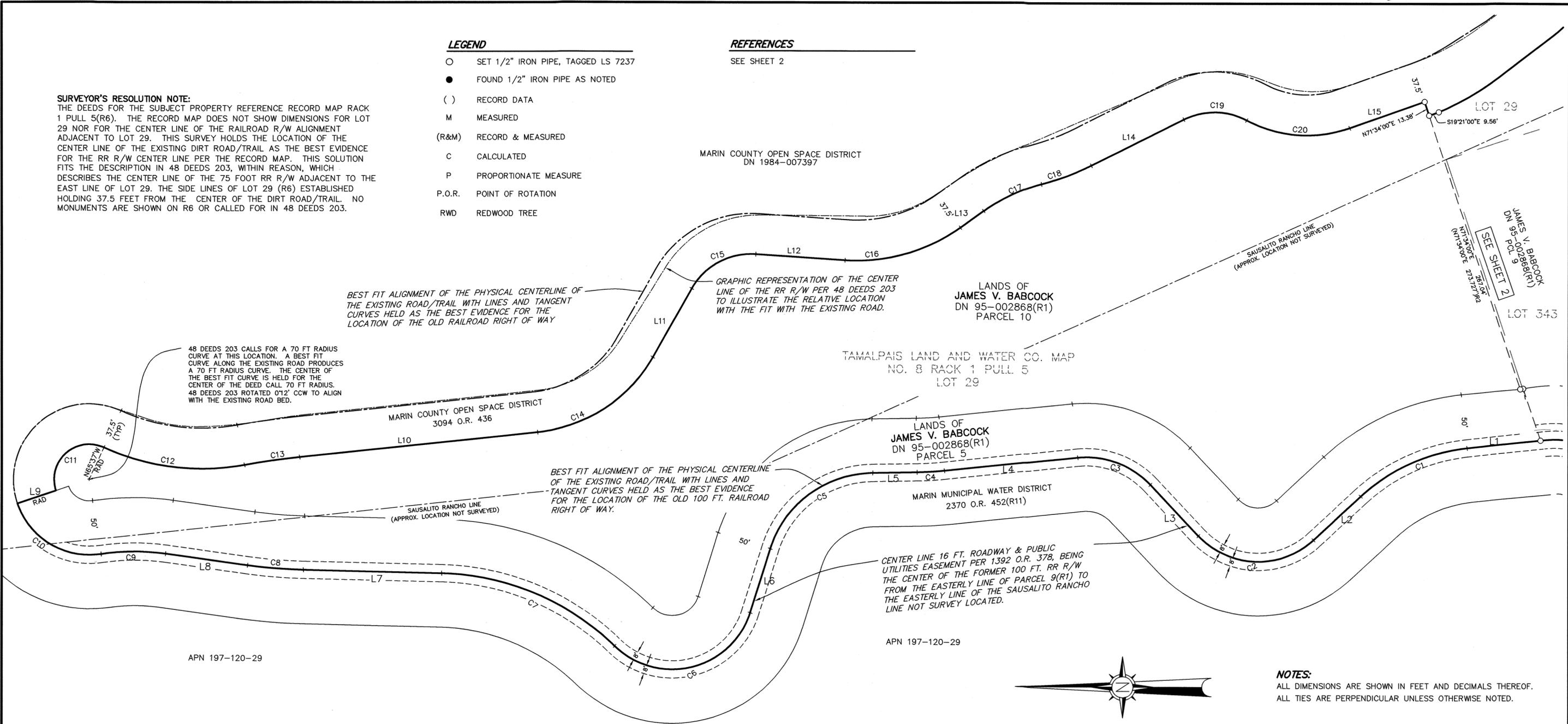
COUNTY OF MARIN STATE OF CALIFORNIA
 SCALE: 1" = 50' DATE: NOVEMBER, 2020

michael ford inc.
land surveying
 2300 bethards drive, suite J
 santa rosa • california 95405
 p 707.542.8513 - f 707.542.1825
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SURVEYOR'S RESOLUTION NOTE:
 THE DEEDS FOR THE SUBJECT PROPERTY REFERENCE RECORD MAP RACK 1 PULL 5(R6). THE RECORD MAP DOES NOT SHOW DIMENSIONS FOR LOT 29 NOR FOR THE CENTER LINE OF THE RAILROAD R/W ALIGNMENT ADJACENT TO LOT 29. THIS SURVEY HOLDS THE LOCATION OF THE CENTER LINE OF THE EXISTING DIRT ROAD/TRAIL AS THE BEST EVIDENCE FOR THE RR R/W CENTER LINE PER THE RECORD MAP. THIS SOLUTION FITS THE DESCRIPTION IN 48 DEEDS 203, WITHIN REASON, WHICH DESCRIBES THE CENTER LINE OF THE 75 FOOT RR R/W ADJACENT TO THE EAST LINE OF LOT 29. THE SIDE LINES OF LOT 29 (R6) ESTABLISHED HOLDING 37.5 FEET FROM THE CENTER OF THE DIRT ROAD/TRAIL. NO MONUMENTS ARE SHOWN ON R6 OR CALLED FOR IN 48 DEEDS 203.

- LEGEND**
- SET 1/2" IRON PIPE, TAGGED LS 7237
 - FOUND 1/2" IRON PIPE AS NOTED
 - () RECORD DATA
 - M MEASURED
 - (R&M) RECORD & MEASURED
 - C CALCULATED
 - P PROPORTIONATE MEASURE
 - P.O.R. POINT OF ROTATION
 - RWD REDWOOD TREE

REFERENCES
 SEE SHEET 2



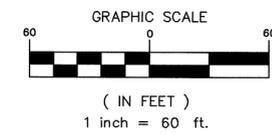
48 DEEDS 203 CALLS FOR A 70 FT RADIUS CURVE AT THIS LOCATION. A BEST FIT CURVE ALONG THE EXISTING ROAD PRODUCES A 70 FT RADIUS CURVE. THE CENTER OF THE BEST FIT CURVE IS HELD FOR THE CENTER OF THE DEED CALL 70 FT RADIUS. 48 DEEDS 203 ROTATED 012' CCW TO ALIGN WITH THE EXISTING ROAD BED.

BEST FIT ALIGNMENT OF THE PHYSICAL CENTERLINE OF THE EXISTING ROAD/TRAIL WITH LINES AND TANGENT CURVES HELD AS THE BEST EVIDENCE FOR THE LOCATION OF THE OLD RAILROAD RIGHT OF WAY

GRAPHIC REPRESENTATION OF THE CENTER LINE OF THE RR R/W PER 48 DEEDS 203 TO ILLUSTRATE THE RELATIVE LOCATION WITH THE FIT WITH THE EXISTING ROAD.

BEST FIT ALIGNMENT OF THE PHYSICAL CENTERLINE OF THE EXISTING ROAD/TRAIL WITH LINES AND TANGENT CURVES HELD AS THE BEST EVIDENCE FOR THE LOCATION OF THE OLD 100 FT. RAILROAD RIGHT OF WAY.

CENTER LINE 16 FT. ROADWAY & PUBLIC UTILITIES EASEMENT PER 1392 O.R. 378, BEING THE CENTER OF THE FORMER 100 FT. RR R/W FROM THE EASTERLY LINE OF PARCEL 9(R1) TO THE EASTERLY LINE OF THE SAUSALITO RANCHO LINE NOT SURVEY LOCATED.



NOTES:
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

Line #	Length	Direction
L1	68.08'	S06°06'29"E
L2	59.43'	S42°58'53"E
L3	64.75'	S46°58'22"W
L4	122.61'	N05°56'05"W
L5	40.72'	S00°53'08"E
L6	62.15'	N72°47'50"W
L7	126.87'	N01°23'49"E
L8	76.25'	S07°58'55"W
L9	37.50'	N18°38'09"W

Line #	Length	Direction
L10	219.97'	N05°59'10"W
L11	72.94'	S60°50'09"E
L12	82.12'	N03°47'30"E
L13	26.31'	N35°45'52"W
L14	95.09'	N26°48'35"W
L15	72.96'	N19°35'41"W

Curve #	Radius	Delta	Length
C1	170.00'	036°52'24"	109.41'
C2	75.00'	089°57'15"	117.75'
C3	80.00'	052°54'27"	73.87'
C4	285.00'	005°02'57"	25.12'
C5	100.00'	071°54'43"	125.51'
C6	75.00'	117°19'50"	153.59'
C7	235.02'	043°08'08"	176.94'
C8	450.00'	006°35'06"	51.72'
C9	200.00'	016°56'52"	59.16'
C10	70.00'	080°19'48"	98.14'

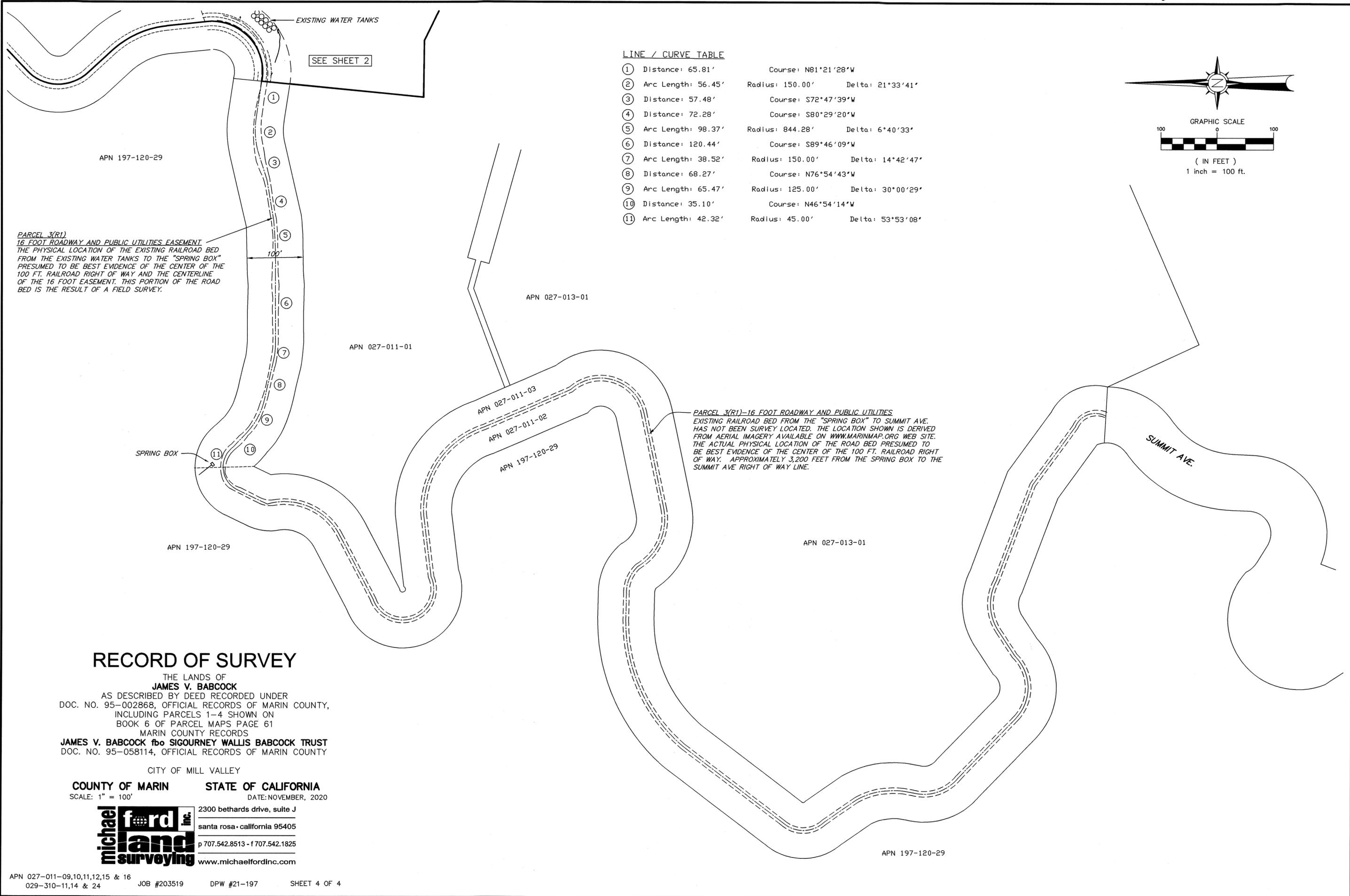
Curve #	Radius	Delta	Length
C11	32.50'	133°01'09"	75.46'
C12	217.50'	034°47'55"	132.10'
C13	662.50'	004°25'45"	51.21'
C14	137.50'	054°51'00"	131.63'
C15	62.50'	064°37'39"	70.50'
C16	162.50'	039°33'22"	112.19'
C17	162.50'	020°45'29"	58.87'
C18	237.50'	011°48'12"	48.93'
C19	62.50'	054°58'52"	59.98'
C20	117.50'	047°45'58"	97.96'

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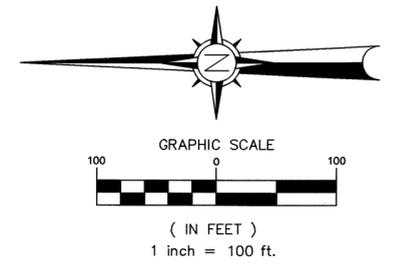
COUNTY OF MARIN STATE OF CALIFORNIA
 SCALE: 1" = 60' DATE: NOVEMBER, 2020

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LINE / CURVE TABLE

①	Distance: 65.81'	Course: N81°21'28"W
②	Arc Length: 56.45'	Radius: 150.00' Delta: 21°33'41"
③	Distance: 57.48'	Course: S72°47'39"W
④	Distance: 72.28'	Course: S80°29'20"W
⑤	Arc Length: 98.37'	Radius: 844.28' Delta: 6°40'33"
⑥	Distance: 120.44'	Course: S89°46'09"W
⑦	Arc Length: 38.52'	Radius: 150.00' Delta: 14°42'47"
⑧	Distance: 68.27'	Course: N76°54'43"W
⑨	Arc Length: 65.47'	Radius: 125.00' Delta: 30°00'29"
⑩	Distance: 35.10'	Course: N46°54'14"W
⑪	Arc Length: 42.32'	Radius: 45.00' Delta: 53°53'08"



PARCEL 3(R1)
 16 FOOT ROADWAY AND PUBLIC UTILITIES EASEMENT
 THE PHYSICAL LOCATION OF THE EXISTING RAILROAD BED FROM THE EXISTING WATER TANKS TO THE "SPRING BOX" PRESUMED TO BE BEST EVIDENCE OF THE CENTER OF THE 100 FT. RAILROAD RIGHT OF WAY AND THE CENTERLINE OF THE 16 FOOT EASEMENT. THIS PORTION OF THE ROAD BED IS THE RESULT OF A FIELD SURVEY.

PARCEL 3(R1)-16 FOOT ROADWAY AND PUBLIC UTILITIES
 EXISTING RAILROAD BED FROM THE "SPRING BOX" TO SUMMIT AVE. HAS NOT BEEN SURVEY LOCATED. THE LOCATION SHOWN IS DERIVED FROM AERIAL IMAGERY AVAILABLE ON WWW.MARINMAP.ORG WEB SITE. THE ACTUAL PHYSICAL LOCATION OF THE ROAD BED PRESUMED TO BE BEST EVIDENCE OF THE CENTER OF THE 100 FT. RAILROAD RIGHT OF WAY. APPROXIMATELY 3,200 FEET FROM THE SPRING BOX TO THE SUMMIT AVE RIGHT OF WAY LINE.

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