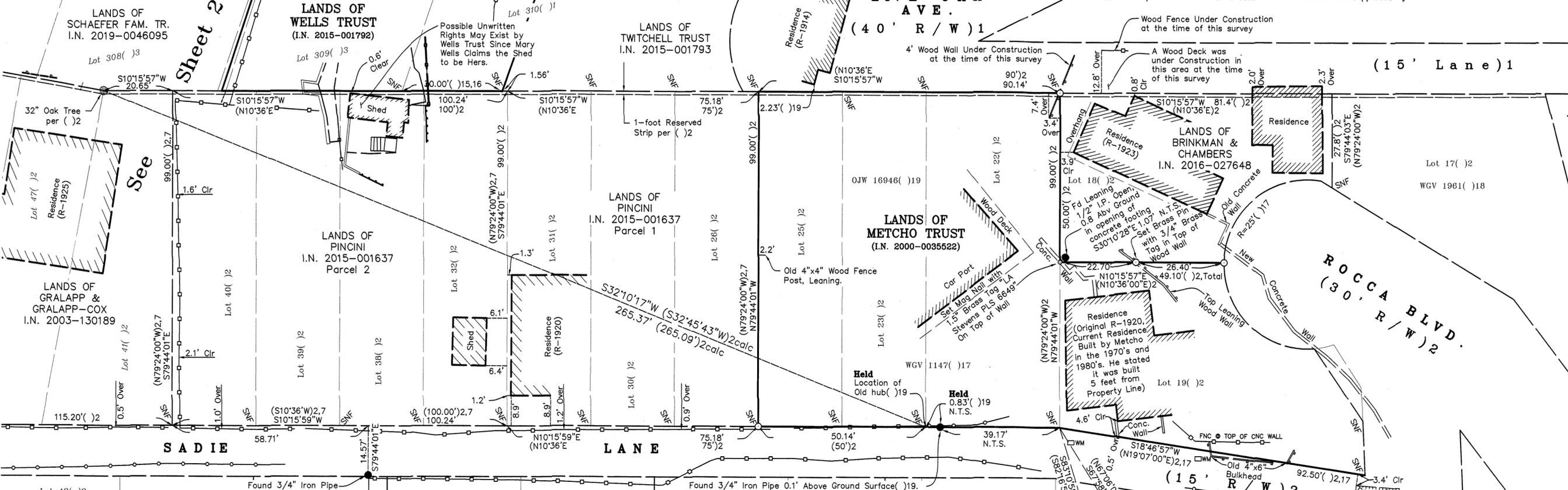


All distances are in feet and decimals thereof.

All dashed lines shall be considered dimension lines and not opinion of Boundary Line locations. My Boundary location opinion is shown as a solid thick continuous line supported by the evidence shown hereon.

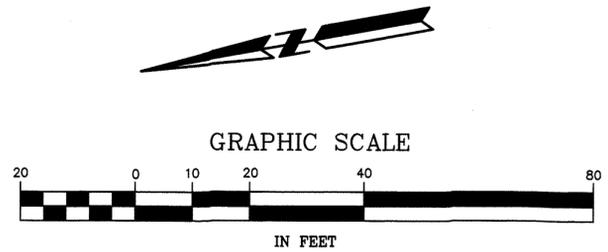


REFERENCES

- ( ) 1 2 RM 80, by Paul E. Lepoids, Filed 3/30/1904
- ( ) 2 4 RM 28, by George M. Dodge, Filed 8/6/1912
- ( ) 3 2 RS 42, by C.H. Towle, Filed 10/17/1923
- ( ) 4 Unfiled Survey Titled, "Survey of Lots in Fairfax Heights and Ridgeway Park, Surveyed for Mr. De Barbarie", by J.C. Oglesby, Job # 3556, Dated 6/1938
- ( ) 5 Unfiled Survey Titled, "Survey of Lots 98 and 99 Ridgeway Park for A. Nicolaisson", by J.C. Oglesby, Job # 9024, Dated 12/1948
- ( ) 6 2 RS 219, by Oglesby, Jacobs, & Wickham, Filed 4/3/1961
- ( ) 7 5 RS 27, by Engineering Field Services, Filed 4/22/1966
- ( ) 8 Unfiled Survey Sheet Titled, "Located Buildings - Reference # 19593", by Engineering Field Services, Job # 340, Dated 7/23/1968
- ( ) 9 9 RS 97, by Eugene Lockton, Filed 12/4/1970
- ( ) 10 35 RS 21, by William Schroeder & Associates, Filed 9/12/1996
- ( ) 11 Corner Record 001-231-01, by Helmut R. Korstick, Filed 3/4/2014
- ( ) 12 Instrument Number 2015-001792, Grantor: Mary Pincini Wells, Grantee: Mary Pincini Wells Trust, Executed: 1/5/2015, Recorded: 1/15/2015
- ( ) 13 Field Book 235, Page 71, Oglesby Job # 3189
- ( ) 14 Unfiled Survey Titled "Survey of Lot 105 & Portion of Lot 104 Ridgeway Park" by W.G. Voorhies, Job # 4285, Dated 7/1955
- ( ) 15 Book 303 of Official Records Page 444, Marin County Records, Grantor: Pellegrini, Grantee: Williams, Executed: 8/19/1937, Recorded: 8/20/1937
- ( ) 16 Book 533 of Official Records Page 336, Marin County Records, Grantor: Pellegrini, Grantee: Pepe, Executed: 10/30/1946, Recorded: 11/13/1946
- ( ) 17 Unfiled Survey Titled, "Survey of Lots 19, 22, 23 and 25 Fairfax Heights", Surveyed for B.P. Baumbaugn, by W.G. Voorhies, Job # 1147, Dated 8/1945, Field Book 166 Page 3
- ( ) 18 Unfiled Survey Titled, "Survey of Lot 17", Surveyed for Paul A. Bresson, by W.G. Voorhies, Job # 1961, Dated 7/1948, Field Book 182 Page 39
- ( ) 19 Unfiled Survey Titled, "Survey of Portion Lots 19, 22, 23 and 25 Fairfax Heights" for R.J. Jacobs, by Oglesby, Jacobs & Wickham, Job # 16946, Dated 3/1960, Field Book 182 Page 57
- ( ) 20 Unfiled Survey Titled, "Lots 15 and 16 Fairfax Heights", Surveyed for Louis Ferrando, by J.C. Oglesby, Job # 2956, Dated 1/1937
- ( ) 21 Book 139 of Deeds Page 277, Marin County Records, Grantor: Rosalie Bresson et al., Grantee: Rocca Land Co., Executed 10/25/1911, Recorded: 11/11/1911

LEGEND

- Found 3/4" Iron Pipe & Yellow Plastic Plug Stamped "LS 5814" ( )10, U.N.O.
- ✱ Found 1/2" ⌀ Headed Spike Set in a 32" Diameter Oak 3.5' Above the Ground. N.D.R. U.N.O.
- Found 3/4" Iron Pipe with Yellow Plastic Plug Stamped "LS 7739" ( )11
- Set 5/8" Rebar & 1 1/2" Aluminum Cap with Punch, Stamped "L.A. Stevens, PLS 6649" at Ground Surface U.N.O.
- WM Water Meter
- Calc Calculated per Record Map
- NDR No Discovered Record
- NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- (R-####) Year Residence was Constructed per Assessors Records
- Wood Fence
- Wire Fence
- Abv Above
- RM Major Subdivision Map - Filed in Book of Maps
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter



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 Mary Pincini Wells in November 2017 and Rodney Metcho in April 2018.

*Lawrence A. Stevens*  
Lawrence A. Stevens, PLS 6649



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 1st day of June, 2022.

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

By Deputy County Surveyor



RECORDER'S STATEMENT

Filed this 3 day of JUNE, 2022 at 2:40 A.M. in Book 2022 of Maps at Page 91 at the request of the Marin County Department of Public Works.

Serial No. 2022-0022045 Fee: \$86

*Shelly Scott*  
County Recorder

*K. Deaton*  
Deputy County Recorder

AP 001-231-19 & 001-226-50

RECORD OF SURVEY

LANDS OF WELLS TRUST & METCHO TRUST

(IN 2015-001792) (Portion of IN 2000-035522)

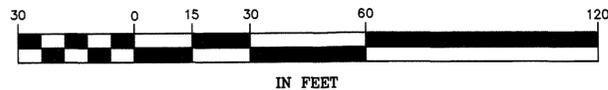
TOWN OF FAIRFAX  
COUNTY OF MARIN STATE OF CALIFORNIA  
FEBRUARY 2022 SCALE: 1" = 20'

L.A. Stevens & Associates, Inc.  
Professional Land Surveyors \* (415) 382-7713  
7 Commercial Blvd. Suite 1 \* Novato, California 94949

Drawing No. 171864fld.DWG

All distances are in feet and decimals thereof.

GRAPHIC SCALE



NOTE

Boundary evidence collected between 1/18/2018 & 2/20/2018.

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 archives of Hiram Austin, George Dodge, J.C. Oglesby, George Wickham, Engineering Field Services, and Gordon Voorhies are available for review at the Anne T. Kent California Room, part of the Marin County Free Library.

The Condition of Title Guarantee for Wells Trust reviewed during the course of this survey was provided by Stewart Title Co., dated 8/24/2017, Guarantee Number G-2921-00000928.

The Title Insurance Policy for Metcho Trust reviewed during the course of this survey was provided by California Land Title Company of Marin, dated 9/8/1972, Policy Number Y237990-28161.

The current deed ( )12 for Wells Trust describes Lot 309 per 2 RM 80( )1. However, a title search reveals that the property was originally described as Lot 309 per 2 RS 42( )3. See 324 OR 240, Do Wall Investment Co. to Pellegrini, recorded 08/17/1937, and earlier deeds. The current description first appeared in 533 OR 336( )16, from Pellegrini to Pepe, in 1946. We retraced Lot 309 per ( )3, believing that to be the property intended to be conveyed by Pellegrini to Pepe, and by subsequent grantors in the Wells chain of title.

All dashed lines shall be considered dimension lines and not opinion of Boundary Line locations. My Boundary location opinion is shown as a solid thick continuous line supported by the evidence shown hereon.

BASIS OF BEARINGS

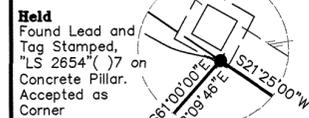
The Basis of Bearings of this survey is S61°00'00"E between a Found Railroad Spike ( )5 at the most westerly corner of Lot 98( )1 and a Found Railroad Spike ( )14 at the most southerly corner of Lot 104( )1,3.

Held for R/W Found Railroad Spike ( )14 0.5' Below AC

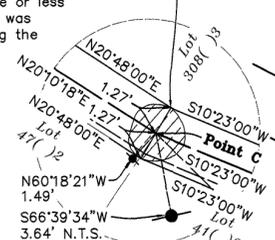
LEGEND

- Found 3/4" Iron Pipe & Yellow Plastic Plug Stamped "LS 5814"( )10, U.N.O.
Found 1/2" # Headed Spike Set in a 32" Diameter Oak 3.5' Above the Ground. N.D.R. U.N.O.
Found 3/4" Iron Pipe with Yellow Plastic Plug Stamped "LS 7739" ( )11
Set 5/8" Rebar & Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
Set 5/8" Mag Spike & 1-1/2" Brass Washer Stamped "L.A. STEVENS PLS 6649" in Tree
Calculated per Record Map
NDR No Discovered Record
NTS Not to Scale
SNF Searched Area Nothing Found
UNO Unless Noted Otherwise
(R-####) Year Residence was Constructed per Assessor's Records
Edge of Asphalt Concrete Pavement
Wood Fence
Wire Fence

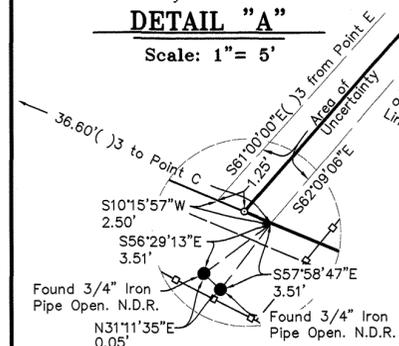
Located 32" oak tree and held. 4 RM 28 shows an oak tree on the easterly exterior line of the subdivision. Reference ( )21, the deed to the tract subdivided by 4 RM 28, calls "South 21' West 385 feet to an Oak Tree Sixteen Inches in Diameter. Thence continuing along said Easterly Line as Fenced Southerly in a Straight line 430.8 feet more or less to the Point of Beginning." The center of the tree was derived per holding the record bearings, determining the points of tangency for each side of the tree, and taking the midpoint.



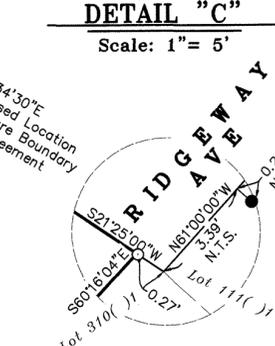
DETAIL "A" Scale: 1" = 5'



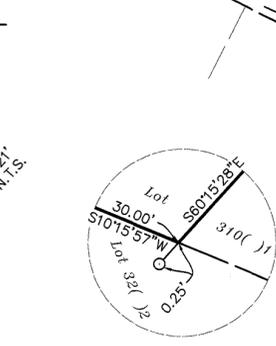
DETAIL "C" Scale: 1" = 5'



DETAIL "B" Scale: N.T.S.



DETAIL "D" Scale: N.T.S.



DETAIL "E" Scale: N.T.S.

LIVE OAK AVE. (40' R/W)1

RECORD OF SURVEY
LANDS OF WELLS TRUST & METCHO TRUST
(IN 2015-001792) (Portion of IN 2000-035522)
TOWN OF FAIRFAX
COUNTY OF MARIN STATE OF CALIFORNIA
FEBRUARY 2022 SCALE: 1" = 30'

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