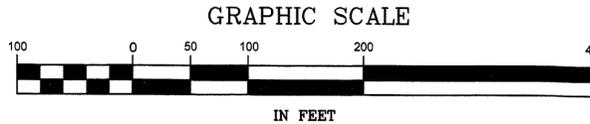


All distances are in feet and decimals thereof.

LEGEND

See Sheet 2



BASIS OF BEARINGS

The Basis of Bearings of this survey is N16°08'34"W 851.79' (851.83')1,12 between street monuments B & F at the centerline of Olema-Bolinas Road as shown hereon. The Basis of Bearings is rotated 0°0'20" Counter-Clockwise from record per ()1.

REFERENCES

- ()1 14 RS 38, "Portion of Bolinas Lagoon & Olema-Bolinas County Road", by Marin County Department of Public Works, filed 10/12/1977
()2 27 RS 44, "Lot Line Adjustment Between the Lands of Cannon and the Lands of Voets/Hill", by Philip A. Danskin, filed 5/30/1990
()3 1999 PM 226, "Lands of Thomas Allen", by D.J. Scranton, filed 11/30/1999
()4 2020 RS 297, "Lands Richards and Magargee", by White & Prescott, filed 12/11/2020
()5 I.N. 2012-0011893, Grantor: Gretchen C. Hillenbrand, Grantee:Horseshoe Hill Partners, LLC, executed: 2/3/2012 recorded: 2/27/2012
()6 I.N. 2013-0033345, Grantor: J. Pierre Tehrany & Willard S. MacDonald Grantee: Lawrence T. Richards & Ashley Magargee, executed: 5/9/2013, recorded: 5/14/2013
()7 6 PM 4, "Division of Charles Koch Property", by Hool & Lockett, filed 6/8/1971
()8 11 PM 45, "Division of Parcel A Portion of Martinelli Ranch", by Hool & Lockett, filed 4/29/1975
()9 1118 OR 156, Grantor: Marin Title Guaranty Co., Grantee: Wilson P. Goddard et ux, Executed: 5/31/1957, Recorded: 5/31/1957
()10 2 PM 67, "Land Division of the Lands of McDaniel, Lying Northerly of Map of Horseshoe Hill", by Roemer and Estes, filed 3/26/1968
()11 6 PM 51, "Land Division of Parcel A of Land Division of Lands of McDaniel Lying Northerly of Map of Horseshoe Hill", by Roemer and Estes, filed 10/8/1971
()12 2015 RS 104, "Of The Relationship of Selected Eucalyptus Trees to the Westerly Line of Olema-Bolinas Road as Established by the County of Marin Department of Public Works Recorded in Book 14 of Surveys, at Page 38 of That Portion of Lands Conveyed to Icarus Trust as Described in Official Records Instrument No. 2014-023009 Marin County Records", by Phillip A Danskin & Associates, filed 7/17/2015
()13 CR 188-150-74, by L.A. Stevens & Associates Inc., filed 11/16/2009
()14 I.N. 1999-0053496, Grantor: David A. Vaughan & Helen E. Gunthorpe, Grantee: Vaughan Family Trust UID, Executed: 6/14/1999 Recorded: 7/19/1999

NOTE

Boundary evidence collected between 8/12/21-9/24/21

The Title Insurance Policies reviewed during the course of this survey were provided by Old Republic Title Co., dated 2/8/2021, Policy Number 0457019751-RB & Chicago Title Co., dated 12/22/1994, Policy Number 05005806704498-207393.

Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Horseshoe Hill Partners, LLC and Vaughan & Gunthorpe.

BOUNDARY RESOLUTION NOTES

Held point(A) and rotated geometry per 27 RS 44()2 to street monument(B) on Olema-Bolinas Rd. to derive location of point(C).

Held point(C) and rotated geometry per 1118 OR 156()9 to point(D) for NWly line of Lands of Horseshoe Hill Partners LLC.

Aligned and scaled geometry per Deed()5 between points(D) and(E), then held found 1/2" rebar LS4397()4 for line and extended to ROW of Olema-Bolinas Rd. per ()1 for Nly boundary of Lands of Horseshoe Hill Partners LLC.

Held point(G) and rotated geometry per 6 PM 51()11 to 3/4" Iron Pipe at the SEly corner of Parcel A-2()11 to derive positions of 2x2 hubs()11 on the SWly line of Lands of Horseshoe Hill Partners LLC, (H) & (D). Held (I) and rotated geometry per Deed()5 to(H). Held record angle at(H) and extended to previously established NWly line to establish Wly corner. Held record angle per Deed()5 at(I) and extended to ROW of Olema-Bolinas Rd.()1 to establish Sly line of Lands of Horseshoe Hill Partners LLC.

RECORD OF SURVEY
LANDS OF
HORSESHOE HILL PARTNERS, LLC
(IN 2012-011893)
& PORTION OF LANDS OF
VAUGHAN FAMILY TR.
(IN 1999-053496)
BOLINAS

COUNTY OF MARIN STATE OF CALIFORNIA
MARCH 2022 SCALE: 1" = 100'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

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 Scott Weiss & Helen Gunthorpe in July & September, 2021.

Lawrence A. Stevens, PLS 6649



5-20-2022

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.

Tracy W. Park, PLS 8176, County Surveyor

By Deputy County Surveyor



RECORDER'S STATEMENT

Filed this 3 day of JUNE, 2022 at 4:40A.M. in Book 2022 of Maps at Page 94, at the request of Marin County Department of Public Works.

Serial No. 2022-0022048 Fee: \$86

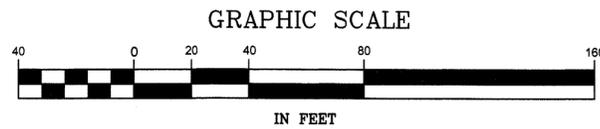
Shelly Scott County Recorder, Kelly Johnson Deputy Recorder

APs 188-150-83 & 188-140-57

Drawing No. 212142fld.dwg

Sheet 1 Of 2

All distances are in feet and decimals thereof.



LEGEND

- Found 1/2" Steel Rod, No Tag()4, Accepted as Property Corner, UNO
- ✕ Found 1/2" Rebar & Plastic Cap, Stamped LS5379()3
- Found 2x2 Hub()11, Rotted, Replaced with 5/8" Rebar & 1-1/2" Aluminum Cap on 2/23/2022
- ⊙ Found 2" Brass Disc with Punch Mark in Standard Street Monument Well()1
- ⊕ Found Steel T-Bar
- Set 5/8" Rebar & 1-1/2" Punched Aluminum Cap, Stamped "L.A. Stevens PLS 6649"
- c Calculated per Record Map
- NDR No Discovered Record
- NTS Not to Scale
- UNO Unless Noted Otherwise
- ** Indicates Illegible Numbers on Tag
- Wood Fence
- 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

REFERENCES

See Sheet 1

BASIS OF BEARINGS

See Sheet 1

NOTE

See Sheet 1

SURVEYOR'S NOTE

Work on Lands of Vaughan & Gunthorpe stopped at request of client. This survey is being filed to document material discrepancies found in the field pursuant to section 8762(b)(2) of the Professional Land Surveyors' Act.

RECORD OF SURVEY
 PORTION OF LANDS OF
HORSESHOE HILL PARTNERS, LLC

(IN 2012-011893)

& PORTION OF LANDS OF

VAUGHAN FAMILY TR.

(IN 1999-053496)

VICINITY OF BOLINAS

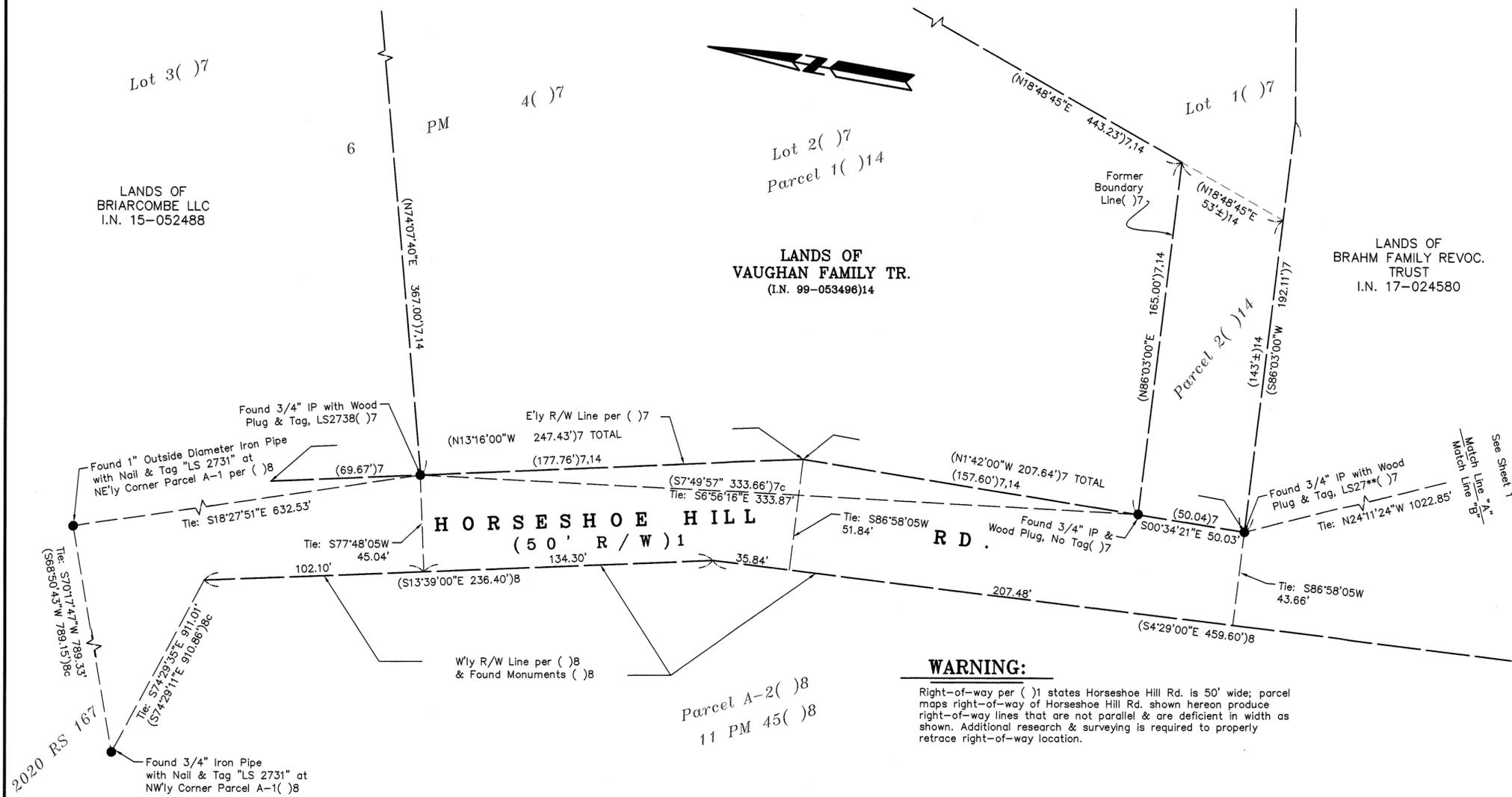
COUNTY OF MARIN STATE OF CALIFORNIA

FEBRUARY 2022 SCALE: 1" = 40'

L.A. Stevens & Associates, Inc.

Professional Land Surveyors * (415) 382-7713

7 Commercial Blvd. Suite 1 * Novato, California 94949



WARNING:

Right-of-way per ()1 states Horseshoe Hill Rd. is 50' wide; parcel maps right-of-way of Horseshoe Hill Rd. shown hereon produce right-of-way lines that are not parallel & are deficient in width as shown. Additional research & surveying is required to properly retrace right-of-way location.