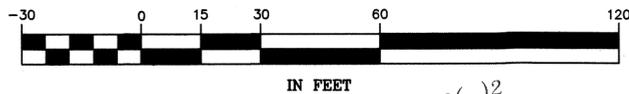


All distances are in feet and decimals thereof.

GRAPHIC SCALE



RC-1()2 at Intersection of Lagunitas Rd. & Sir Francis Drake Blvd.

(S29°36'32"E 561.72')2c
(S29°42'46"E 561.66')

R-2()2 on Shoulder of Sir Francis Drake Blvd., 0.2' Below Gravel Surface

R-1()2 in Foot Path Adjacent to Sir Francis Drake Blvd., 0.1' Below Dirt Surface

CE-3()2 in Conc. Sidewalk, Stamped "MARIN CO. PUB WORKS DEPT. RESET"

LANDS OF TOWN OF ROSS 3109 OR 576

LEGEND

- Found 2-1/2" Brass Disc in Concrete Stamped "COUNTY OF MARIN SURVEY MON"()2, U.N.O.
Found Mag Nail & 1-1/2" Brass Tag Stamped "LA STEVENS PLS 6649"()4, U.N.O.
Found 2" Brass Disc Stamped "RC-1" with Punch Mark, 0.7' Below AC in Monument Well
Set Mag Nail & Brass Washer, Stamped "LA STEVENS PLS 6649", in Top of Curb U.N.O.
Set 5/8" Rebar & 2-1/2" Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
Calculated per Record Map
NTS Not to Scale
UNO Unless Noted Otherwise
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

BASIS OF BEARINGS

The Basis of Bearings of this survey is S26°58'20"E()4 between a building corner accepted as W'ly corner of Lot 20()4 and a found rivet and tag()3,4

NOTES

Boundary evidence collected on 4/1/2022
The Title Insurance Policy reviewed during the course of this survey was provided by First American Title Co., dated 4/5/2021, Policy Number 6516222
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 CURRIE PROPERTIES, LLC.

BOUNDARY RESOLUTION NOTE

Held location of W'ly right-of-way of Ross Common (formerly Poplar Ave.) as determined by 2020 RS 152()4. Held 50' right-of-way width per 1 RM 106()1 to establish E'ly right-of-way of Ross Common. Held record dimensions per ()1 to establish most S'ly corner of Lot 22()1. Held dimensions per deed()5 to establish NW'ly line of Lands of Currie Properties, LLC. See 2020 RS 152()4 for additional boundary evidence.

REFERENCES

- ()1 1 RM 106, "Map of Cole Tract", by R.B. Symington, filed 10/13/1899
()2 10 RS 60, "Corte Madera Creek Area in the Town of Ross", by Marin County Flood Control and Water Conservation District, filed 9/16/1971
()3 2015 RS 90, "Lands of Massara Trust", by D.J. Scranton, filed 6/5/2015
()4 2020 RS 152, "Northerly Line of Lot 1, 1 RM 106 & Lands of Ghilotti", by L.A. Stevens & Associates, Inc., filed 6/15/2020
()5 I.N. 21-022779, Grantor: The Vito Badalamenti Exemption Trust, Grantee: Currie Properties, LLC, Executed: 4/2/2021, Recorded: 4/5/2021

RECORD OF SURVEY
LANDS OF CURRIE PROPERTIES, LLC
(IN 2021-022779)

TOWN OF ROSS
COUNTY OF MARIN STATE OF CALIFORNIA
JANUARY 2022 SCALE: 1" = 30'
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 Greg DeRango in March, 2022.

Lawrence A. Stevens, PLS 6649



7-25-2022

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 3rd day of August, 2022.

Tracy W. Park, PLS 8176, County Surveyor

By: Deputy County Surveyor



RECORDER'S STATEMENT

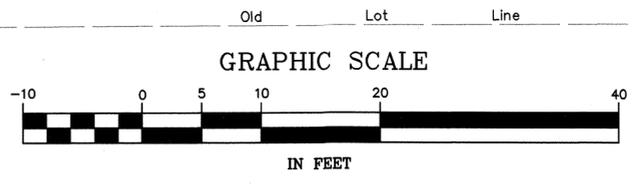
Filed this 5 day of AUGUST, 2022 at 11 A.M. in Book 22 of Maps, at Page 144, at the request of the Marin County Department of Public Works.

Serial No. 2022-0028789 Fee: \$86

Shaw Scott County Recorder, Deputy County Recorder

AP 073-273-09

All distances are in feet and decimals thereof.



LANDS OF
PETER A. MAGUIRE
FAMILY REVOC. TR.
I.N. 16-020446

LEGEND

See Sheet 1

BASIS OF BEARINGS

See Sheet 1

NOTES

See Sheet 1

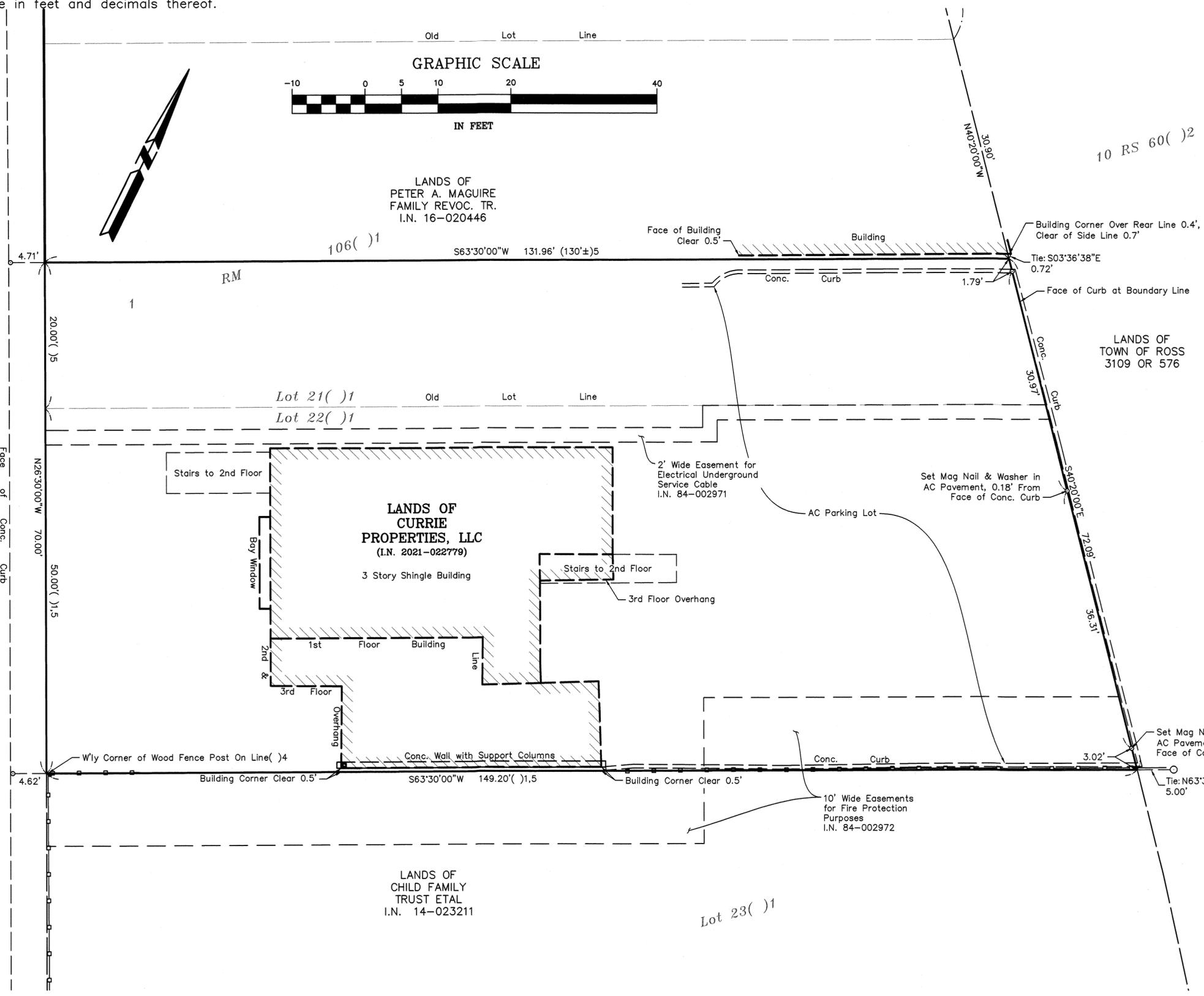
BOUNDARY RESOLUTION NOTE

See Sheet 1

REFERENCES

See Sheet 1

ROSS COMMON (Formerly Poplar Ave.)
(50' R/W) 1



RECORD OF SURVEY
LANDS OF
CURRIE PROPERTIES, LLC
(IN 2021-022779)

TOWN OF ROSS
COUNTY OF MARIN STATE OF CALIFORNIA
JANUARY 2022 SCALE: 1" = 10'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949