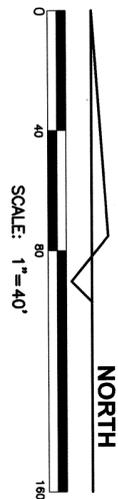


**BASIS OF BEARINGS**

THE BEARING NORTH 80°52'30" EAST AS MEASURED BETWEEN FOUND 2" BRASS DISCS & PUNCHES IN MONUMENT WELLS IN THE CENTERLINE OF OCEANA DRIVE AS SHOWN ON SUBDIVISION MAP ENTITLED "OCEANA MARIN, UNIT 5", FILED IN BOOK 15 OF MAPS AT PAGE 11, MARIN COUNTY RECORDS. ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO.



**BASIS OF BEARINGS**  
N 80°52'30" W R1 424.23'  
(424.33')R1 C

Curve Table			
Curve #	Radius	Delta	Length
C1	20.00'	84°03'35" (84°05'54")R1	29.34' (29.36')R1

**BOUNDARY NOTES**

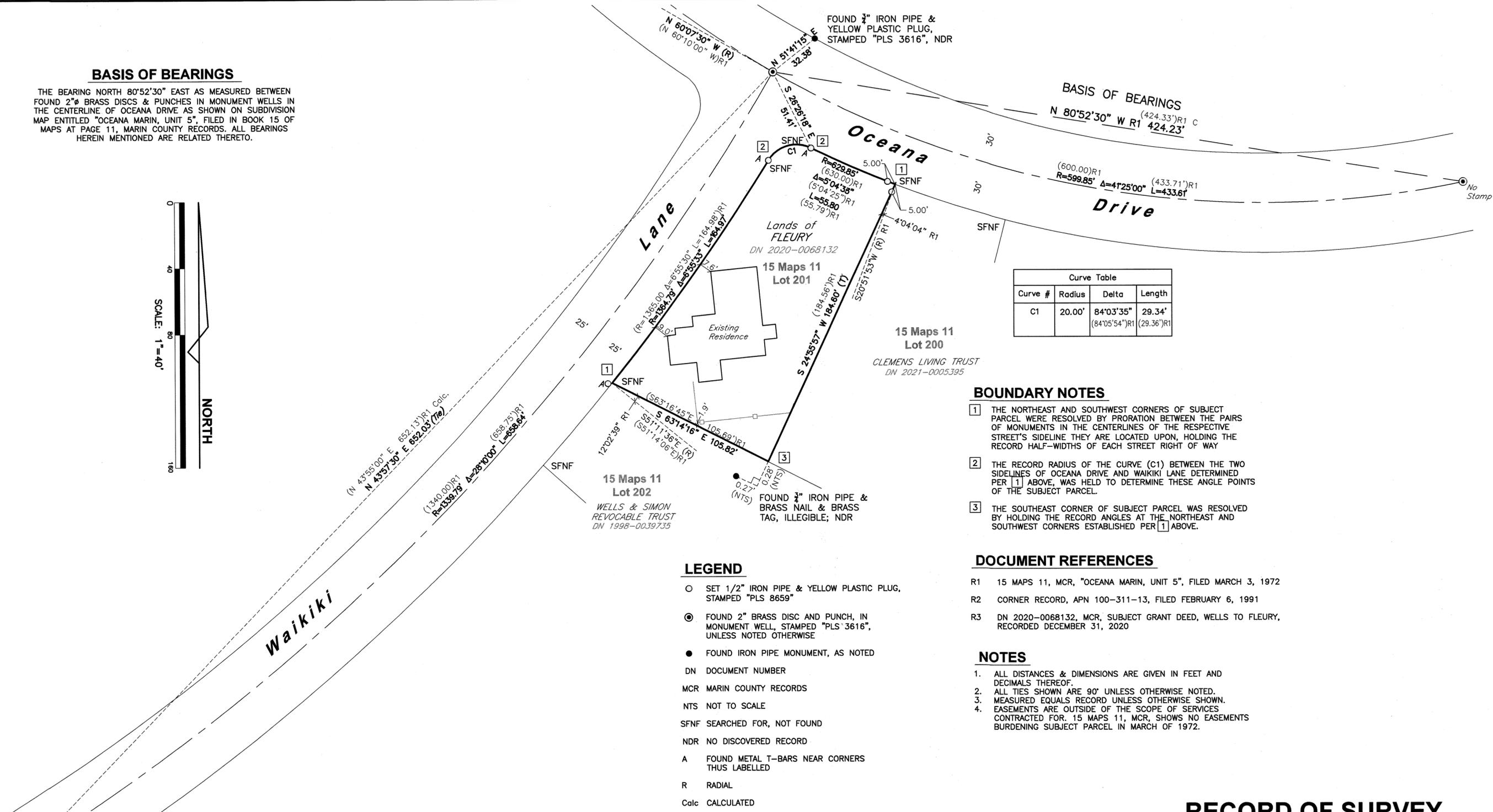
- 1 THE NORTHEAST AND SOUTHWEST CORNERS OF SUBJECT PARCEL WERE RESOLVED BY PRORATION BETWEEN THE PAIRS OF MONUMENTS IN THE CENTERLINES OF THE RESPECTIVE STREET'S SIDELINE THEY ARE LOCATED UPON, HOLDING THE RECORD HALF-WIDTHS OF EACH STREET RIGHT OF WAY
- 2 THE RECORD RADIUS OF THE CURVE (C1) BETWEEN THE TWO SIDELINES OF OCEANA DRIVE AND WAIKIKI LANE DETERMINED PER 1 ABOVE, WAS HELD TO DETERMINE THESE ANGLE POINTS OF THE SUBJECT PARCEL.
- 3 THE SOUTHEAST CORNER OF SUBJECT PARCEL WAS RESOLVED BY HOLDING THE RECORD ANGLES AT THE NORTHEAST AND SOUTHWEST CORNERS ESTABLISHED PER 1 ABOVE.

**DOCUMENT REFERENCES**

- R1 15 MAPS 11, MCR, "OCEANA MARIN, UNIT 5", FILED MARCH 3, 1972
- R2 CORNER RECORD, APN 100-311-13, FILED FEBRUARY 6, 1991
- R3 DN 2020-0068132, MCR, SUBJECT GRANT DEED, WELLS TO FLEURY, RECORDED DECEMBER 31, 2020

**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 OUTSIDE OF THE SCOPE OF SERVICES CONTRACTED FOR. 15 MAPS 11, MCR, SHOWS NO EASEMENTS BURDENING SUBJECT PARCEL IN MARCH OF 1972.



**LEGEND**

- SET 1/2" IRON PIPE & YELLOW PLASTIC PLUG, STAMPED "PLS 8659"
- ⊙ FOUND 2" BRASS DISC AND PUNCH, IN MONUMENT WELL, STAMPED "PLS 3616", UNLESS NOTED OTHERWISE
- FOUND IRON PIPE MONUMENT, AS NOTED
- DN DOCUMENT NUMBER
- MCR MARIN COUNTY RECORDS
- NTS NOT TO SCALE
- SFNF SEARCHED FOR, NOT FOUND
- NDR NO DISCOVERED RECORD
- A FOUND METAL T-BARS NEAR CORNERS THUS LABELLED
- R RADIAL
- Calc CALCULATED
- T TOTAL

**RECORD OF SURVEY**

OF THE LANDS OF FLEURY AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2020-0068132, MARIN COUNTY RECORDS, ALSO BEING LOT 201 AS SHOWN ON THAT CERTAIN MAP ENTITLED "OCEANA MARIN UNIT 5" FILED IN BOOK 15 OF MAPS AT PAGE 11, MARIN COUNTY RECORDS

COUNTY OF MARIN      DILLON BEACH      STATE OF CALIFORNIA  
APN 100-311-06

**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
PETALUMA THEATRE SQUARE  
140 SECOND STREET, SUITE 312  
PETALUMA, CALIFORNIA 94952  
707-762-3122 FAX 707-762-3239

**RECORDER'S STATEMENT**

FILED THIS 16 DAY OF SEPTEMBER 2022, AT 8:23 A.M.

IN BOOK 2022 OF MAPS AT PAGE 166 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2022-0032567 FEE \$ 84

SHELLY SCOTT  
COUNTY RECORDER  
BY DEPUTY COUNTY RECORDER

PLOT DATE: 2022.08.17  
J/FLEURY/DWG/222293ROS

**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 BRAIN FLEURY IN MARCH OF 2022.

Dean J. Barberio  
DEAN J. BARBERIO PLS 8659

9-07-2022

DATE



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT

THIS 14TH DAY OF SEPTEMBER 2022.

TRACY W. PARK, COUNTY SURVEYOR. PLS 8176

BY: LIONEL KEITH VINCENT, DEPUTY COUNTY SURVEYOR, PLS 8248

