

**SURVEY NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE LANDS DESCRIBED IN DOC NO 2021-0073005 OFFICIAL RECORDS COUNTY OF MARIN
2. DIMENSIONS SHOWN IN VESTING DEED FOR SUBJECT PARCELS CORRESPOND TO R1 UNLESS NOTED OTHERWISE - SEE LINE TABLE L2 ON SHEET 2
3. THIS SURVEY RELIED ON DATA FROM PRELIMINARY TITLE REPORT NUMBER 01180-182435 BY STEWART TITLE COMPANY EFFECTIVE JANUARY 22, 2016
4. EXTENSIVE RESEARCH OF UNFILED RECORDS INDICATES THAT HISTORIC ESTABLISHMENT OF LOTS IN BLOCK P OF FAIRFAX MANOR SUBDIVISION NO. 2 MAY HAVE RELIED ON SUBSEQUENT RETRACEMENT BY JOHN OGLESBY, FRANK AITKEN, BILL LOCKETT, JOE GRIPPI, JERRY BRUNNER, EUGENE LOCKTON AND LARRY DOYLE. SEVERAL OF THESE PRIVATE RECORDS ARE COLLECTED IN FILE NO. 2110 AT MARIN LAND SERVICES. WHILE RECONCILIATION OF THESE SURVEYS IS BEYOND THE SCOPE OF THIS SURVEY, ATTEMPTS WERE MADE TO IDENTIFY AND PRESERVE IDENTIFIABLE EVIDENCE FOR FUTURE REFERENCE. DEFERENCE WAS GIVEN TO PHYSICAL OCCUPATION AND IMPROVEMENTS AS SHOWN HEREON AS WELL AS EVIDENCE OF PRIOR SURVEYS SHOWN ON FILED MAPS. NO ORIGINAL ESTABLISHMENT PER R1 WAS RECOVERED BY THIS SURVEY. SEE SURVEY NOTE 7.
5. VESTING DEEDS FOR BLOCK P OF FAIRFAX MANOR REFERENCE FAIRFAX MANOR SUBDIVISION NO 2 FILED IN BOOK 4 OF MAPS AT PAGE 53 AND AMENDED MAP OF FAIRFAX MANOR FILED IN BOOK 5 OF MAPS AT PAGE 4. DISCREPANCIES IN THE RECORD ARE SHOWN HEREON AS THEY APPLY TO RELEVANT LINES ADJOINING THIS SURVEY. RECONCILIATION OF SAID DISCREPANCIES IS BEYOND THE SCOPE OF THIS SURVEY AND LIKELY ATTRIBUTABLE TO CLERICAL ERROR. SEE SOUTH LINE OF LOTS 30 AND 31 BLOCK P
6. NO DEDICATION IS FOUND FOR THE RIGHT OF WAY SHOWN AS BAY ROAD. PUBLIC UTILITIES AND IMPROVEMENTS ARE NOTED BY THIS SURVEY TO FALL WITHIN SAID RIGHT OF WAY. NO INQUIRY WAS MADE TO THE TOWN OF FAIRFAX OR COUNTY OF MARIN REGARDING OWNERSHIP OR MAINTENANCE OF BAY ROAD.
7. WOOD HUBS AND STAKES NOTED AS ORIGINAL ARE INDICATED IN SEVERAL UNFILED RECORDS WHICH ARE DISCLOSED IN THE COURSE OF THE RESEARCH FOR THIS SURVEY. NO ORIGINAL STAKES OR HUBS ARE NOTED IN THE ORIGINAL SUBDIVISION RECORDS OR DEEDS. NONE ARE RECOVERED IN THE COURSE OF THIS SURVEY. TELEPHONE INTERVIEW WITH LARRY DOYLE INDICATES THAT THE PRECISION AND PEDIGREE OF ORIGINAL HUBS AND STAKES ARE SUSPECT AND SHOULD BE CONSIDERED CAREFULLY. AS THERE IS NO EXISTING EVIDENCE FOUND TO SUPPORT THE LOCATIONS OF ORIGINAL STAKES WITHIN FAIRFAX MANOR SUBDIVISION A DECISION IS MADE BY THIS SURVEY TO HOLD THE BEST AVAILABLE EVIDENCE OF EXISTING HISTORIC PHYSICAL OCCUPATION AND TO ATTEMPT RECONCILIATION WITH ORIGINAL RECORD DIMENSIONS PER R1. SEE CORNER NOTE A ON SHEET 2
8. INTERVIEW WITH PATRICIA SILVA IN AUGUST 2021 INDICATES THAT THE COMMON CHAIN LINK FENCE LINE BETWEEN LOTS 31 AND 32 OF BLOCK P OF FAIRFIELD MANOR SUBDIVISION NO. 2 HAS BEEN IN PLACE LONGER THAN 35 YEARS AND FURTHERMORE THAT SHE HAS NO OBJECTION TO THE LOCATION OF SAID FENCE AS IT RELATES TO HER PROPERTY BOUNDARY LINE. THE LINE INDICATED BY THIS FENCE IS SUBSTANTIALLY HELD FOR THE LOCATION OF SAID COMMON PARCEL BOUNDARY AS SHOWN HEREON. SEE CORNER NOTE C SHEET 2
9. CLIENT CORRESPONDENCE FROM BOB NORWOOD DATED APRIL 1978 FOUND IN GRIPPI FILE NO. 578 INDICATES THAT THE IRON PIPE FOUND BY THIS SURVEY AT THE SOUTHEAST CORNER OF LOT 28 OF BLOCK P WAS USED BY NEIGHBORS AS A REFERENCE. POOR AGREEMENT REGARDING THE RECORD DIMENSIONS PER R1 AS THEY PERTAIN TO LOTS 30 AND 31 OF BLOCK P IS FOUND BETWEEN THE OGLESBY SURVEY PER R2 AND THIS SURVEY. SAID MONUMENT IS SHOWN HEREON TO PROVIDE A PUBLIC RECORD FOR THE PREVIOUSLY UNFILED SURVEY AND TO DEMONSTRATE DUE DILIGENCE FOR THIS SURVEY THROUGH THE ADJOINER MEASUREMENTS. ESTABLISHMENT OF SAID LOTS 30 AND 31 IS BEYOND THE SCOPE OF THIS SURVEY.
10. SEVERAL OF THE UNFILED RECORDS PREVIOUSLY MENTIONED WERE RECOVERED SUBSEQUENT TO THE FINAL BOUNDARY ESTABLISHMENT BY THIS SURVEY INCLUDING THE OGLESBY AND DOYLE RECORDS. WHILE THIS EVIDENCE WAS DETERMINED TO BE RELEVANT AND HISTORIC PRIOR ESTABLISHMENT IN LOTS 29 AND 30 OF BLOCK P OF FAIRFAX MANOR, THE DECISION WAS MADE NOT TO HOLD THEM AS DIRECT EVIDENCE TO SUPPORT THE ESTABLISHMENT OF LOT 32; THE GREATEST WEIGHT FOR THE ESTABLISHMENT OF LOT 32 WAS PLACED ON THE OCCUPIED COMMON LINE BETWEEN LOTS 31 AND 32 (SEE SURVEY NOTE 8). MISCLOSURE OF 2-3 FEET IN THE RECORD DIMENSIONS OF LOTS 28-31 PER R1 FURTHER COMPLICATES STRICT ADHERENCE TO RECORD MAP DIMENSIONS. RECONCILIATION OF THESE AMBIGUITIES IS BEYOND THE SCOPE OF THIS SURVEY
11. NORTHEASTERLY RECORD FRONTAGE DIMENSIONS OF LOTS 26, 27, 29, AND 30-32 PER R1 WERE HELD BY THIS SURVEY. SEE CORNER NOTE B SHEET 2. ALL OF THE HOUSES ON SAID LOTS ARE RELATIVE TO THIS LINE AND GENERAL HARMONY IS NOTED BY THIS SURVEY BETWEEN THE LOCATION OF SAID HOUSES AND THE CALCULATED LOT CORNERS AS SHOWN HEREON. NO ESTABLISHMENT OF THESE CALCULATED CORNERS IS INTENDED BY THIS SURVEY BEYOND THOSE NOTED BY CORNER NOTES B, C AND D ON SHEET 2
12. NO BOUNDARY ESTABLISHMENT IS INTENDED BY THIS SURVEY BEYOND THE SUBJECT PARCEL. ADJOINER TIES AND DIMENSIONS ARE FOR REFERENCE TO FOUND MONUMENTS ONLY AND DO NOT CONSTITUTE ACCEPTANCE OR ENDORSEMENT OF MONUMENTS SHOWN

REFERENCES

- R1 FAIRFAX MANOR SUBDIVISION NO. 2 - BOOK 4 MAPS PAGE 53
- R2 PORTION OF LOT 30 BLOCK P - UNFILED SURVEY NO. 15975 BY JC OGLESBY AND ASSOCIATED FIELD NOTES BOOK 858 PAGES 38-39 DATED MAR 1958 ON FILE IN ANNE KENT ROOM OF MARIN CO LIBRARY
- R3 RECORD OF SURVEY - BOOK 14 SURVEYS PAGE 39
- R4 RECORD OF SURVEY - BOOK 19 SURVEYS PAGE 99
- R5 RECORD OF SURVEY - BOOK 2000 MAPS PAGE 94
- R6 DOC NO 2021-0073005

SEE ALSO BOOK 3 MAPS PAGE 75, BOOK 4 MAPS PAGE 85 AND BOOK 5 MAPS 4

**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 MATT ADAMS ON AUGUST 5, 2021.

*D. Kor*  
 DAVID KENDALL LS 9405  
 DATE: 9.9.2022



**COUNTY SURVEYOR'S STATEMENT**

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

14<sup>TH</sup> DAY OF SEPTEMBER, 2022.

TRACY W. PARK PLS 8176  
COUNTY SURVEYOR

*L. Vincent*  
 LIONEL KEITH VINCENT PLS 8248  
 BY: DEPUTY COUNTY SURVEYOR



**RECORDER'S STATEMENT**

FILED THIS 16 DAY OF ~~SEPTEMBER~~ 2022 AT 8:23 A.M. IN BOOK 2022 OF MAPS, AT PAGE 167, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

*Shelley Scott*  
COUNTY RECORDER

BY: *[Signature]*  
DEPUTY COUNTY RECORDER

FEES: \$86 SERIAL NO. 2022-0032568

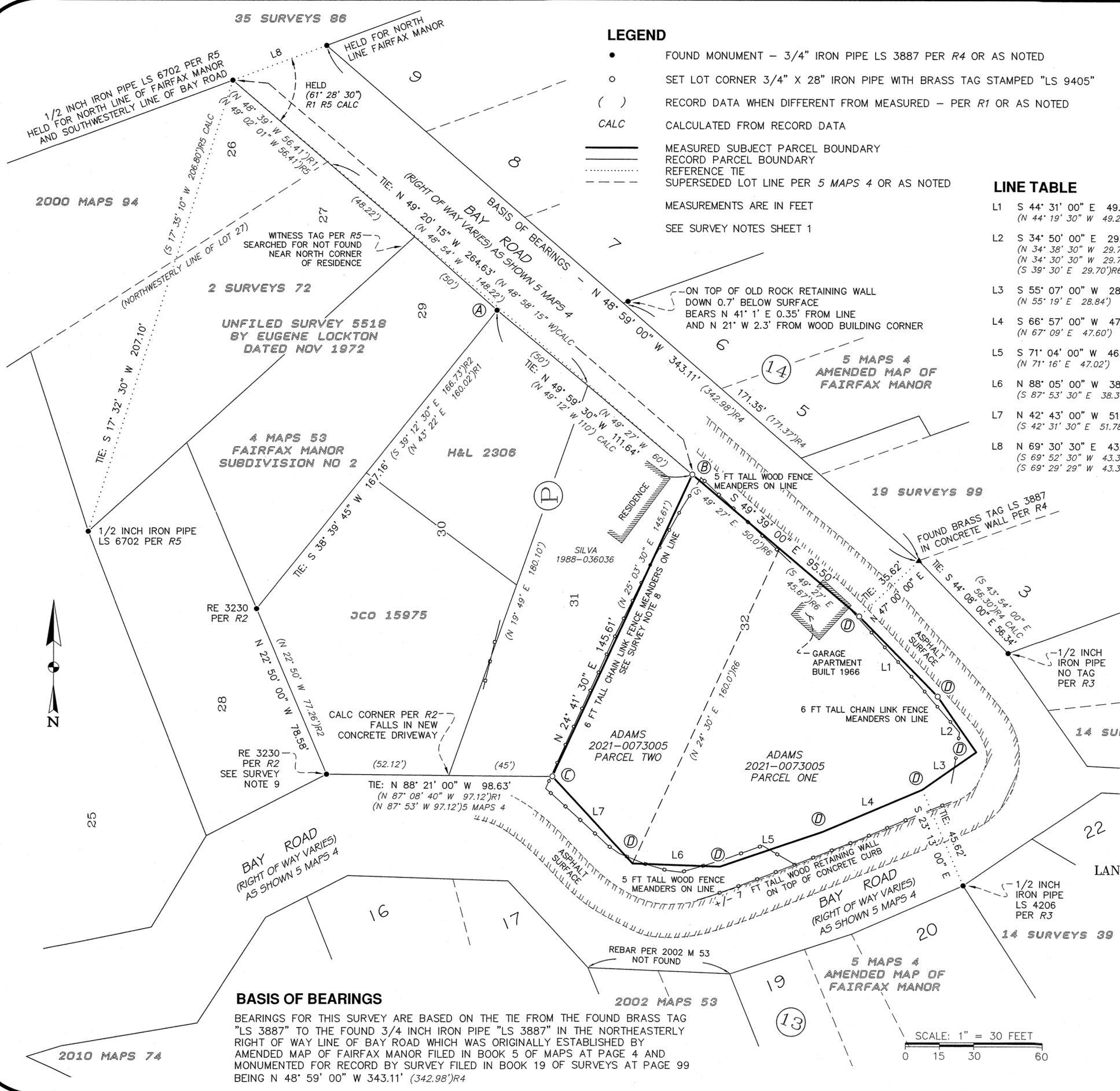
**RECORD OF SURVEY**

**FOR MATT AND ELLA ADAMS**

LANDS DESCRIBED IN DOC NO. 2021-0073005, BEING PORTIONS OF LOT 32 OF FAIRFAX MANOR SUBDIVISION NO. 2 AS FILED IN BOOK 4 MAPS PAGE 53 TOWN OF FAIRFAX IN COUNTY OF MARIN STATE OF CALIFORNIA

DATE OF SURVEY:  
MARCH 2022

MARIN LAND SERVICES  
(415) 250-1760  
marinls9405@gmail.com



**LEGEND**

- FOUND MONUMENT - 3/4" IRON PIPE LS 3887 PER R4 OR AS NOTED
- SET LOT CORNER 3/4" X 28" IRON PIPE WITH BRASS TAG STAMPED "LS 9405"
- ( ) RECORD DATA WHEN DIFFERENT FROM MEASURED - PER R1 OR AS NOTED
- CALC CALCULATED FROM RECORD DATA
- MEASURED SUBJECT PARCEL BOUNDARY
- RECORD PARCEL BOUNDARY
- REFERENCE TIE
- - - SUPERSEDED LOT LINE PER 5 MAPS 4 OR AS NOTED

MEASUREMENTS ARE IN FEET  
SEE SURVEY NOTES SHEET 1

**LINE TABLE**

L1	S 44° 31' 00" E 49.20' (N 44° 19' 30" W 49.28')
L2	S 34° 50' 00" E 29.65' (N 34° 38' 30" W 29.70')R1 (N 34° 30' 30" W 29.70')5 MAPS 4 (S 39° 30' E 29.70')R6
L3	S 55° 07' 00" W 28.80' (N 55° 19' E 28.84')
L4	S 66° 57' 00" W 47.50' (N 67° 09' E 47.60')
L5	S 71° 04' 00" W 46.95' (N 71° 16' E 47.02')
L6	N 88° 05' 00" W 38.25' (S 87° 53' 30" E 38.31')
L7	N 42° 43' 00" W 51.69' (S 42° 31' 30" E 51.78')
L8	N 69° 30' 30" E 43.43' (S 69° 52' 30" W 43.33')R1 CALC (S 69° 29' 29" W 43.33')R5 CALC

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 R3 RECORD OF SURVEY - BOOK 14 SURVEYS PAGE 39  
 R4 RECORD OF SURVEY - BOOK 19 SURVEYS PAGE 99  
 R5 RECORD OF SURVEY - BOOK 2000 MAPS PAGE 94  
 R6 DOC NO 2021-0073005

SEE ALSO BOOK 3 MAPS PAGE 75, BOOK 4 MAPS PAGE 85 AND BOOK 5 MAPS 4

**CORNER NOTES**

④ FOUND 1/2 INCH REBAR LS 4694 WITH 1/2 INCH IRON PIPE WITNESS UNDER WOOD DECK; TELEPHONE INTERVIEW WITH LARRY DOYLE IN AUG 2022 INDICATES THAT HE SET THIS MONUMENT IN THE COURSE OF AN UNFILED 1982 SURVEY AS A MEMORIAL FOR A FOUND WOOD HUB WITH NAIL. THIS IS PRESUMABLY THE SAME HUB AND IRON PIPE AS SHOWN R2 R3 NEAR THE NORTH CORNER OF LOT 30. SEE ALSO R2 (1958); HOOL AND LOCKETT SURVEY NO 2306; EUGENE LOCKTON SURVEY NO. 5518 (1972) R3 (1977); AND DOYLE SURVEY NO. 82-935 FOR MRS DUGGAN (1982); SEE SURVEY NOTE 7 ON SHEET 1 OF THIS SURVEY;

⑤ SET 3/4 INCH DIAMETER x 28 INCH LONG IRON PIPE FOR NORTH CORNER OF LOT 32 ESTABLISHED AS FOLLOWS: TURNED RECORD ANGLE 61° 28' 30" PER R1 AS SHOWN R5 FROM FOUND RECORD MONUMENTS AS SHOWN R5 AND ACCEPTED AS BEST AVAILABLE EVIDENCE OF NORTH LINE OF FAIRFAX MANOR; TRAVERSE THE THREE COURSES ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAY ROAD AS CALCULATED PER R1:  
 1) S 49° 01' 00" E 56.41' (N 48° 39' W 56.41')  
 2) S 49° 16' 00" E 148.22 (N 48° 54' W 148.22')  
 3) S 49° 49' 00" E 60.00' (N 49° 27' W 60.00')  
 EAST CORNER OF SILVA RESIDENCE BEARS S 80° W 9.8'

⑥ SET 3/4 INCH DIAMETER x 28 INCH LONG IRON PIPE FOR WEST CORNER OF LOT 32 AT RECORD TURNED ANGLE 105° 29' 30" AND RECORD DISTANCE FROM CALCULATED RECORD FRONTAGE (NORTHEASTERLY) OF LOT 31 (SEE COURSE 3 IN CORNER NOTE B HEREON); NORTHWESTERLY LINE OF LOT 32 FOLLOWS HISTORIC CHAIN LINK FENCE LINE >35 YEARS OLD (SEE SURVEY NOTE 8 ON SHEET 1); STEEL POST AT END OF SAID FENCE LINE BEARS S 26° W 6.2' AND 42 INCH DIAMETER BAY TREE BEARS N 5° W 8.1' TO CALCULATED CENTER OF TREE

⑦ THESE ARE CALCULATED POINTS (NOTHING SET) UNLESS NOTED OTHERWISE BY SET MONUMENT SYMBOL. COURSES OF LOT 32 ALONG BAY ROAD RIGHT OF WAY ARE ADJUSTED USING GRANT BOUNDARY METHOD TO RESOLVE A RECORD LOT MISCLOSURE OF 0.5'; RESULTANT BEARINGS AND DISTANCES SHOWN HEREON ARE FOUND TO BE IN HARMONY WITH THE EXISTING PUBLIC IMPROVEMENTS AND THE EXISTING FENCE LINES OF SAID LOT 32 AS SHOWN; NO ENCROACHMENTS OR BOUNDARY CONFLICTS ARE NOTED BY THIS SURVEY BEYOND THE GARAGE ON LOT 32. SEVERAL OTHER RESIDENCES IN THE NEIGHBORHOOD ARE NOTED BY THIS SURVEY TO HAVE GARAGES AND OTHER PARKING STRUCTURES WHICH APPEAR TO FALL PARTIALLY IN THE BAY ROAD RIGHT OF WAY.

**BASIS OF BEARINGS**

BEARINGS FOR THIS SURVEY ARE BASED ON THE TIE FROM THE FOUND BRASS TAG "LS 3887" TO THE FOUND 3/4 INCH IRON PIPE "LS 3887" IN THE NORTHEASTERLY RIGHT OF WAY LINE OF BAY ROAD WHICH WAS ORIGINALLY ESTABLISHED BY AMENDED MAP OF FAIRFAX MANOR FILED IN BOOK 5 OF MAPS AT PAGE 4 AND MONUMENTED FOR RECORD BY SURVEY FILED IN BOOK 19 OF SURVEYS AT PAGE 99 BEING N 48° 59' 00" W 343.11' (342.98')R4

**RECORD OF SURVEY  
FOR  
MATT AND ELLA ADAMS**

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DATE OF SURVEY: MARCH 2022  
SCALE: 1 INCH = 30 FEET

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