

Line Table

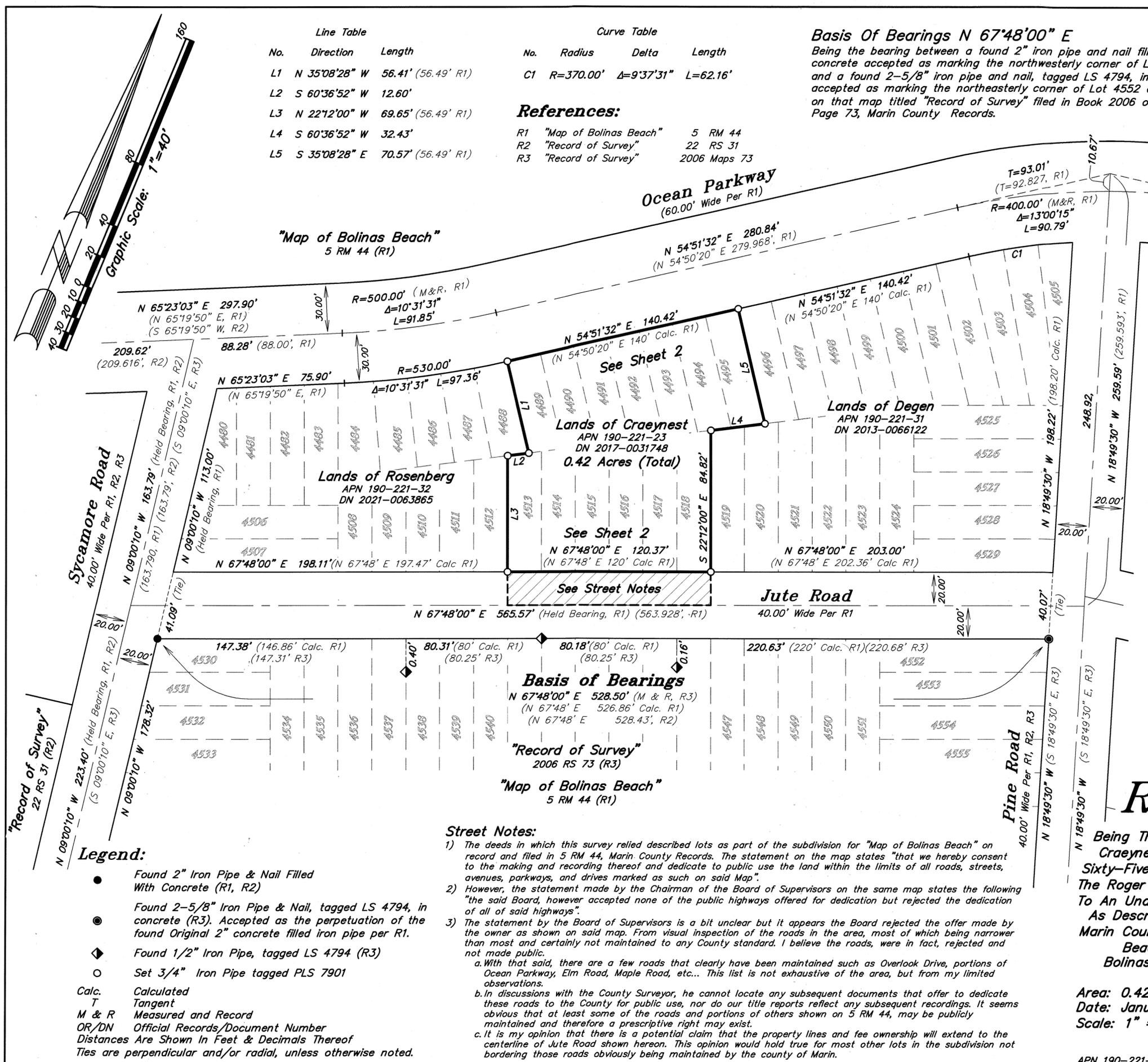
No.	Direction	Length
L1	N 35°08'28" W	56.41' (56.49' R1)
L2	S 60°36'52" W	12.60'
L3	N 22°12'00" W	69.65' (56.49' R1)
L4	S 60°36'52" W	32.43'
L5	S 35°08'28" E	70.57' (56.49' R1)

Curve Table

No.	Radius	Delta	Length
C1	R=370.00'	Δ=9°37'31"	L=62.16'

Basis Of Bearings N 67°48'00" E
 Being the bearing between a found 2" iron pipe and nail filled with concrete accepted as marking the northwesterly corner of Lot 4530 and a found 2-5/8" iron pipe and nail, tagged LS 4794, in concrete, accepted as marking the northeasterly corner of Lot 4552 as shown on that map titled "Record of Survey" filed in Book 2006 of Maps at Page 73, Marin County Records.

References:
 R1 "Map of Bolinas Beach" 5 RM 44
 R2 "Record of Survey" 22 RS 31
 R3 "Record of Survey" 2006 Maps 73



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 Roger Van Craeynest in December, 2021.

Dated: October 10, 2022

Aaron R. Smith
Aaron R. Smith, PLS 7901



County Surveyor's Statement:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 14th day of NOVEMBER 2022.

Tracy W. Park
Tracy W. Park, PLS 8176
County Surveyor, Marin County



Deputy County Surveyor, Marin County

Recorder's Statement:

Filed this 18th day of November 2022 at 8:57 A.M. in Book 2022 of Maps at Page(s) 218, at the request of the Marin County Department of Pubic Works.

SHELLY SCOTT
Recorder
Fee Paid \$86

SC
Deputy
Doc. No. 2022-0038125

Record of Survey

Being The Lands Of Roger P. Van Craeynest, Trustee Of The Roger Van Craeynest Trust, U/D/T Dated October 25, 2006, As To An Undivided Sixty-Five (65%) Percent Interest And Roger P. Van Craeynest, Trustee Of The Roger Van Craeynest Bypass Trust, U/D/T Dated October 25, 2006, As To An Undivided Thirty-Five (35%) Percent Interest, As Tenants In Common, As Described By Deed Recorded Under Document Number 2017-0031748, Marin County Records; Also Shown And Delineated On That "Map of Bolinas Beach" In Book 5 Of Maps, At Page 44, Marin County Records, Bolinas County of Marin, State of California

Area: 0.42 Acres (Total)
Date: January 2022
Scale: 1" = 40'

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

Street Notes:

- The deeds in which this survey relied described lots as part of the subdivision for "Map of Bolinas Beach" on record and filed in 5 RM 44, Marin County Records. The statement on the map states "that we hereby consent to the making and recording thereof and dedicate to public use the land within the limits of all roads, streets, avenues, parkways, and drives marked as such on said Map".
- However, the statement made by the Chairman of the Board of Supervisors on the same map states the following "the said Board, however accepted none of the public highways offered for dedication but rejected the dedication of all of said highways".
- The statement by the Board of Supervisors is a bit unclear but it appears the Board rejected the offer made by the owner as shown on said map. From visual inspection of the roads in the area, most of which being narrower than most and certainly not maintained to any County standard. I believe the roads, were in fact, rejected and not made public.
 - With that said, there are a few roads that clearly have been maintained such as Overlook Drive, portions of Ocean Parkway, Elm Road, Maple Road, etc... This list is not exhaustive of the area, but from my limited observations.
 - In discussions with the County Surveyor, he cannot locate any subsequent documents that offer to dedicate these roads to the County for public use, nor do our title reports reflect any subsequent recordings. It seems obvious that at least some of the roads and portions of others shown on 5 RM 44, may be publicly maintained and therefore a prescriptive right may exist.
 - It is my opinion that there is a potential claim that the property lines and fee ownership will extend to the centerline of Jute Road shown hereon. This opinion would hold true for most other lots in the subdivision not bordering those roads obviously being maintained by the county of Marin.

Legend:

- Found 2" Iron Pipe & Nail Filled With Concrete (R1, R2)
- Found 2-5/8" Iron Pipe & Nail, tagged LS 4794, in concrete (R3). Accepted as the perpetuation of the found Original 2" concrete filled iron pipe per R1.
- Found 1/2" Iron Pipe, tagged LS 4794 (R3)
- Set 3/4" Iron Pipe tagged PLS 7901
- Calc. Calculated
- T Tangent
- M & R Measured and Record
- OR/DN Official Records/Document Number
- Distances Are Shown In Feet & Decimals Thereof
- Ties are perpendicular and/or radial, unless otherwise noted.

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"Map of Bolinas Beach"
5 RM 44 (R1)

Ocean Parkway
(60.00' Wide Per R1)

Street Notes:

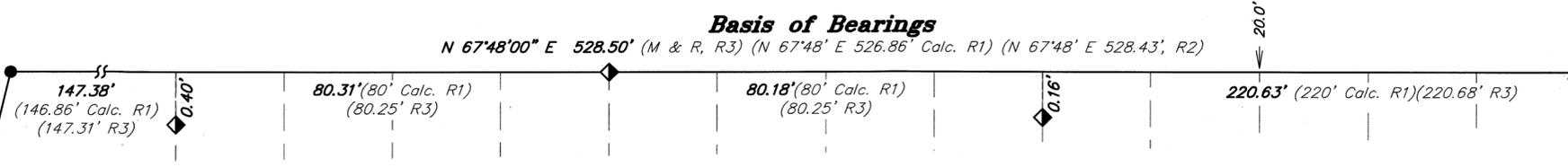
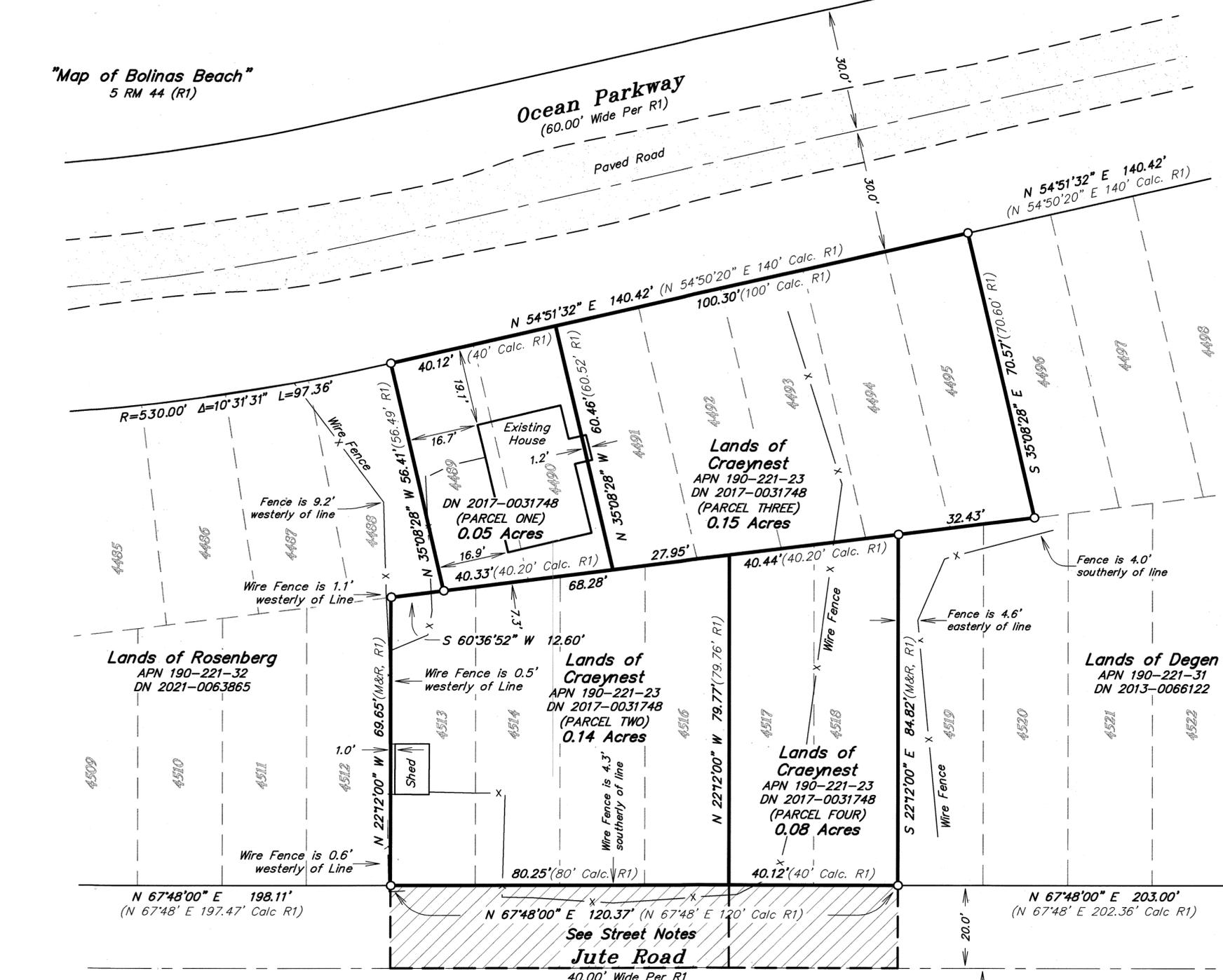
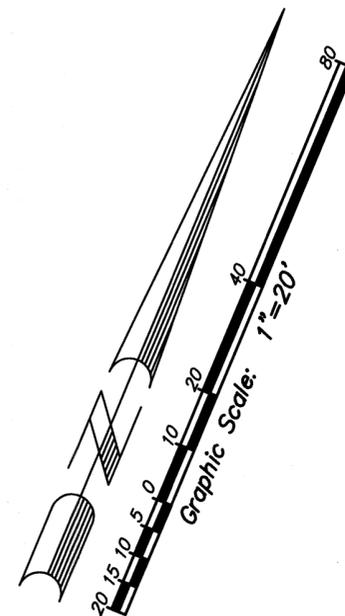
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