

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 57°52'00" WEST BETWEEN FOUND MONUMENTS IN THE CENTERLINE OF RAILROAD AVENUE, PER BOOK 14 OF SURVEYS, PAGE 57, AS SHOWN HEREON.

SURVEYOR'S NOTES

1. THE CENTERLINE OF PARK ROAD SOUTH OF CORNER F WAS ESTABLISHED BY SCALING RECORD DATA PER R1 BETWEEN CORNERS D & F.
2. THE CENTERLINE OF PARK ROAD BETWEEN CORNER F & REDWOOD DRIVE WAS ESTABLISHED BY HOLDING A 10-FOOT OFFSET FROM CORNER G.
3. THIS SURVEY ACCEPTS THE MONUMENTATION IN BLOCK 22 PER R4 ALONG WITH THE CONCRETE MONUMENT AT CORNER F AS THE BEST EVIDENCE OF THE LOCATION OF PARK ROAD. THE PARK ROAD ANGLE POINTS SHOWN HEREON WERE SEARCHED TO A DEPTH OF 1.5', WITHIN A 0.5' RADIUS, FOR THE TWO REMAINING CONCRETE MONUMENTS. FOUND NOTHING.
4. THE DERIVED POSITION OF THE HUB AT FENCE CORNER PER R6 (CORNER I) CANNOT BE RECONCILED WITH THE RIGHT-OF-WAY SHOWN HEREON, RESULTING IN A DEFICIENCY OF APPROXIMATELY 2.0' IN THE EAST-WEST DIMENSIONS OF THE NORTHERLY PORTION OF BLOCK 25.
5. THIS SURVEY DOES NOT ACCEPT THE JACOBS (LS 5296) SURVEY IN BLOCK 25 (2012 MAPS 19, R8). SAID MAP CONTAINS ERRORS OF CLOSURE, FOUND AND REJECTED MULTIPLE ORIGINAL LOT STAKES, AND DOES NOT GIVE ANY INDICATION THAT JACOBS SEARCHED FOR THE CONCRETE MONUMENTS IN PARK ROAD.
6. THIS SURVEY DOES NOT ACCEPT THE STEVENS (LS 6649) SURVEY IN BLOCK 22 (2017 MAPS 99, R9). SAID MAP DID NOT CONSIDER THE HOOL & LOCKETT EVIDENCE AND ACCEPTED ONE OF THE JACOBS (R8) POINTS ON THE WEST SIDE OF PARK ROAD AS A CHECK ON THE RIGHT-OF-WAY LOCATION.
7. PARK ROAD IS A 20-FOOT PRIVATE ROAD CREATED BY BOOK 4 OF MAPS, PAGE 50 (R1). SAID MAP CONTAINS THE NOTE "NO LANDS SHOWN ON THIS MAP ARE DEDICATED TO PUBLIC USE BUT ANY PURCHASER OF ANY LOT DESIGNATED HEREON SHALL HAVE SUCH RIGHT OF WAY OVER THE ROADS, STREETS, AVENUES AND DRIVEWAYS DELINEATED HEREON AS MAY BE NECESSARY FOR THE FULL ENJOYMENT OF THE LOT PURCHASED." THE COUNTY CLERK'S CERTIFICATE ON R3 ALSO STATES THE BOARD OF SUPERVISORS APPROVED SAID MAP "AND DID NOT ACCEPT ON BEHALF OF THE PUBLIC ANY OF THE STREETS, AVENUES, OR DRIVES, AS OFFERED ON SAID MAP, FOR PUBLIC USE." THE UNDERLYING OWNERSHIP OF PARK ROAD HAS NOT BEEN DETERMINED BY THIS SURVEY.
8. THE OWNER OF THE HOOL & LOCKETT RECORDS REFERENCED HEREON HAS ASSERTED COPYRIGHT AND REQUIRED THIS OFFICE TO AGREE NOT TO DISSEMINATE COPIES TO ANYONE. THE RELEVANT DATA FROM SAID RECORDS HAS BEEN TRANSCRIBED ONTO THIS RECORD OF SURVEY FOR CONSIDERATION BY OTHERS.
9. DATA PER R1,R2,R3 AGREE EXCEPT WHERE NEW LOTS WERE CREATED, E.G., LOTS 45 & 45A, BLOCK 22 (R3), AND WHERE NOTED OTHERWISE.

CORNER NOTES

- A FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 4788", PER R7, 1.0' BELOW GRADE.
- B FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 4788", PER R7, FLUSH W/ GROUND SURFACE AT SOUTH END OF WOOD FENCE.
- C FOUND 1/2" IRON BAR PER R4, 0.5' BELOW ASPHALT ROAD SURFACE
- D SEARCHED FOR IRON BAR AT MOST SOUTHERLY CORNER OF LOT 1 PER R4, NOT FOUND. PRESUMED DESTROYED BY CULVERT REPLACEMENT. POSITION ESTABLISHED THIS SURVEY BY HOLDING DISTANCE 11.1' FROM CORNER C AND INTERSECTING 50' RIGHT-OF-WAY FROM CORNER J. SET PUNCHED 100d SPIKE W/ 1-1/2" ALUMINUM WASHER STAMPED "PLS 9672".
- E DERIVED POSITION OF "2"x2" "STAKE PAINTED WHITE" FOUND BY R4 (CALLED "OLD ORIGINAL 2x3 PAINTED WHITE" IN NOTES OF R4), "STAKE BASE" FOUND BY R7 (NOT FOUND BY THIS SURVEY). ACCEPTED AS ORIGINAL WESTERLY LOT CORNER COMMON TO 45 & 45A PER R3. AN OLD 2"x2" WOOD STAKE (CALLED "REDWOOD HUB REMNANTS" ON R9) W/ THREADED 3/4" IRON PIPE ADJACENT BEARS N52°37'41"W 4.52'.
- F FOUND 6"x6" CONCRETE BLOCK W/ ROUNDED CORNERS AND NO VISIBLE MARKINGS, 10" BELOW PAVED SURFACE OF PARK ROAD. ACCEPTED AS ORIGINAL CONCRETE MONUMENT PER R2,R3. TIED CENTER AND HELD FOR ANGLE POINT IN CENTERLINE OF PARK ROAD. SEE SURVEYOR'S NOTES 1, 2 & 3.
- G FOUND 3/4" IRON PIPE W/ WOOD PLUG & TACK, NO DISCOVERED RECORD. ACCEPTED AS SOUTHWESTERLY CORNER OF D.N. 2015-044050 (D1) AND POINT ON EASTERLY LINE OF PARK ROAD. SEE SURVEYOR'S NOTE 2.
- H MOST NORTHERLY CORNER OF LOT 5 PER R7, HELD BY THIS SURVEY, FROM WHICH A FOUND 5/8" REBAR W/ 2-1/2" ALUMINUM CAP, PUNCHED & STAMPED "LA STEVENS PLS 6649", PER R9, BEARS S44°40'16"E 1.48'.
- I DERIVED POSITION OF 2x2 HUB AT FENCE CORNER FOUND BY R6, BEING THE SOUTHEAST CORNER OF LOT 9A OF R3. NOT FOUND BY THIS SURVEY. SEE SURVEYOR'S NOTE 4.
- J FOUND 3/4" IRON PIPE W/ WOOD PLUG & TACK, NO TAG, FORMERLY TAGGED "RCE 15945" PER 22 OS 53 & R8. ACCEPTED AS POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF 50-FOOT WIDE CONIFER WAY.

GENERAL NOTES

DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. SURVEY TIE LINES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

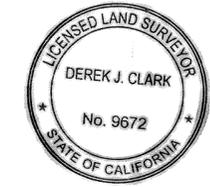
LEGEND

- SUBJECT RIGHT-OF-WAY LINE
- SUBJECT RIGHT-OF-WAY CENTERLINE
- ADJOINER BOUNDARY LINE
- SUBDIVISION LOT LINE
- SURVEY TIE LINE
- EDGE OF BROKEN PAVED/GRAVEL ROAD
- AND ● DESCRIBED IN CORNER NOTES
- FOUND 3/4" IRON PIPE TAGGED "LS 5087" PER R6
- FOUND 3/4" IRON PIPE TAGGED "PLS 5296" PER R8 NOT ACCEPTED BY THIS SURVEY (SEE SURVEYOR'S NOTE 5)
- FOUND 3" BRASS DISC, PUNCHED & STAMPED "MARIN COUNTY", IN MONUMENT WELL, PER R5
- SET 1/2" IRON PIPE W/ GREEN PLASTIC PLUG STAMPED "PLS 9672"
- ⊗ SET MAG NAIL W/ 1-1/2" ALUMINUM WASHER STAMPED "PLS 9672", OR AS NOTED
- D.N. DOCUMENT NUMBER, MARIN COUNTY RECORDS
- SNF SEARCHED NOT FOUND
- CR# CALCULATED FROM RECORD DATA
- Ⓐ SEE CORNER NOTES

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 MARIN MUNICIPAL WATER DISTRICT IN NOVEMBER, 2022.

D Clark
DEREK J. CLARK, P.L.S. 9672
1-12-2023
DATE



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 18TH DAY OF JANUARY, 2023.

TRACY W. PARK, P.L.S. 8176
COUNTY SURVEYOR
BY: *Lionel Keith Vincent*
LIONEL KEITH VINCENT, P.L.S. 8248
DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT

FILED THIS 20th DAY OF January, 2023, AT 9:00 A.M. IN BOOK 2023 OF MAPS AT PAGE 10. AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SHELLY SCOTT, COUNTY RECORDER, 2023-0001118 SERIAL No. #84 FEE

RECORD OF SURVEY

OF THE RIGHT-OF-WAY OF PARK ROAD (FORMERLY GLEN ROAD) IN MAP NUMBER FIVE OF WOODACRE FILED IN BOOK 5 OF MAPS, PAGE 15

COUNTY OF MARIN, STATE OF CALIFORNIA, NOVEMBER 2022, SCALE: 1"=50'

CINQUINI & PASSARINO, INC. LAND SURVEYING

1360 No. Dutton Ave. Santa Rosa, Ca. 95401 Phone: (707) 542-6268 Fax: (707) 542-2106 WWW.CINQUINIPASSARINO.COM

LINE #	BEARING & DISTANCE	(RECORD)
L1	N9°35'05"W 186.39'	(S9°28'E 186.36')R3
L2	N12°49'05"W 81.08'	(S12°42'E 81.07')R3
L3	N5°46'05"W 113.47'	(S5°39'E 113.45')R3
L4	N16°09'55"E 97.49'	(S16°17'W 97.47')R3
L5	N20°49'20"E 90.69'	(S20°46'W 90.69')R3
L6	N9°35'05"W 194.08'	(S9°28'E 194.02')R3
L7	N12°49'05"W 81.75'	(S12°42'E 81.73')R3
L8	N5°46'05"W 118.58'	(S5°39'E 118.55')R3
L9	N16°09'55"E 102.17'	(S16°17'W 102.13')R3
L10	N20°49'20"E 104.59'	(S20°46'W 104.59')R3
L11	N9°35'05"W 192.22'	
L12	N12°49'05"W 81.42'	
L13	N5°46'05"W 116.02'	
L14	N16°09'55"E 99.83'	
L15	N20°49'20"E 110.99'	
L16	N66°37'43"W 46.72'	(N66°41'W)R1 (46.72')CR3
L17	S87°51'55"W 5.40'	(S87°59'W)CR3

CURVE #	CURVE DATA	(RECORD)
C1	R=18.60' Δ=92°34'00" L=30.05'	(R=18.6' L=30.05')R3
C2	R=7.58' Δ=87°27'20" L=11.57'	(R=7.58' L=11.57')R3

