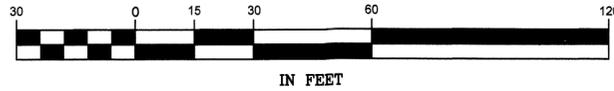


All distances are in feet and decimals thereof.

GRAPHIC SCALE



LEGEND

- Found 5/8" Rebar & Plastic Cap LS7744()3, U.N.O.
Found Cross Cut in Top of Curb, (0.82') from property line ()4, U.N.O.
Set Mag Nail & Brass Washer, Stamped "LA STEVENS PLS 6649", Offset Distance NTS
Set 5/8" Rebar & Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649", Offset Distance NTS
Set 2"x2" Redwood Hub with Nail & Tag Stamped "LS 6649", Offset Distance NTS
BSW Back of Sidewalk
Calc Calculated per Record Map
NTS Not to Scale
UNO Unless Noted Otherwise
Clr Clear of Boundary Line
Ovr Over Boundary Line
YPP Yellow Plastic Plug
(R) Radial Bearing
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
Utility Pole
Water Meter

BASIS OF BEARINGS

The Basis of Bearings of this survey is S50°47'00"E ()1,2,3,4Calc 338.87'(338.40')1,2Calc between found curb cuts (A) and (B) on Lansdale Ave.

NOTE

Boundary evidence collected between 3/09/2022 - 10/21/2022. Monuments set per 2022 RS 178()11 were located on 10/21/2022. Monuments stamped with license number "6649" were set on 4/07/2022. The archives of Gordon Voorhies are available for review at the Anne T. Kent California Room, part of the Marin County Free Library. The Title Insurance Policy reviewed during the course of this survey was provided by Stewart Title Co., dated 5/23/2008, Policy Number O-9578-000658522-00271238. 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 HOLLEY SHAFER.

BOUNDARY RESOLUTION NOTE

- 1. The right-of-way of Lansdale Ave. was determined by aligning record geometry per ()1,2 holding the found curb cut at (A) and the dimension to the N'ly corner of Lot 7()6, and rotating per ()1,2 to the found curb cut at (B), offset from the right-of-way per ()4. Lot corners along Lansdale were proportioned by scaling record geometry per ()1,2 between the centerline of Baywood Ct. as determined by the split of curbs located 3/11/22, and the N'ly corner of Lot 7()2 as determined by holding record angle and distance per ()6 from the curb cut at (A). Held record right-of-way widths of Alder Ct. and Baywood Ct.
2. The NE'ly line of Lands of Holley Shafer, I.N. 2008-024499()7, was determined by locating the E'ly corner of the Shafer residence, and the S'ly corner of the Peters residence, I.N. 2014-010260()9, being 15' apart. I.N. 2008-024499()7 simultaneously created two non-exclusive easements for driveway ingress and egress, one appurtenant to Lands of Shafer 6' in width NE'ly of and contiguous with the SW'ly line of I.N. 2005-035795()8, and another appurtenant to Lands of Peters 9' in width SW'ly of and contiguous with the SW'ly line of I.N. 2005-035795()8. Created a point 6' from S'ly corner of Peter residence and 9' from E'ly corner of Shafer residence, held the record bearing calculated per ()5, and extended to the right-of-way of Alder Ct. and the NW'ly line of Lot 26()1. The E'ly corner derived from Shafer in this manner checked with the record dimension to Lansdale Ave. by 0.08' in 130'. NW'ly and SE'ly lines of Lands of Holley Shafer were determined by holding record geometry from the most E'ly and most N'ly corners.
3. The ancient fence corners found at the most E'ly corner of Lot 27()1 and the most S'ly corner of said lot also fit with our resolve of Alder Ct. being clear 0.2' of the NE'ly and SW'ly lines of Lot 27()1.
4. The NE'ly side of Peter's house also agrees with our derivation of her NE'ly property being parallel with the boundary line as shown on sheet 2.

RECORD OF SURVEY

LANDS OF HOLLEY SHAFER (IN 08-024499)

TOWN OF FAIRFAX

COUNTY OF MARIN STATE OF CALIFORNIA JANUARY 2023 SCALE: 1" = 30' L.A. Stevens & Associates, Inc. Professional Land Surveyors * (415) 382-7713 7 Commercial Blvd. Suite 1 * Novato, California 94949

REFERENCES

- ()1 4 RM 40, "Bush Tract Annex", by unknown, filed 5/6/1913
()2 4 RM 37, "Subdivision No. 1 Hinkel Tract", filed unknown
()3 2005 RS 85, "Lands of Scherotter", by Stephen Flatland, filed 4/5/2005
()4 7 PM 109, "Lots 17 & 18, Bush Tract Annex", by Arthur J. Lang, filed 12/4/1972 & field notes dated 6/2/1972
()5 566 OR 452, Grantor: Rose Peters, Grantee: Thomas Cuthbert et. ux., Executed: 12/19/1947, Recorded: 12/22/1947
()6 Unfiled Survey Titled "Lot 7 & W'ly 1/2-8 Hinkle Tract", by W.G. Voorhies, #1808, dated October 1947
()7 I.N. 2008-024499, Grantor: Alfred C. Cuthbert & Sharon L. Cuthbert, Grantee: Holley Shafer, Executed: 3/27/2008, Recorded: 5/23/2008
()8 I.N. 2005-035795, Grantor: Alfred C. Cuthbert & Sharon L. Cuthbert, Grantee: Cuthbert Family Trust, Executed: 5/16/2005, Recorded: 5/16/2005
()9 I.N. 2014-010260, Grantor: Cuthbert Family Tr., Grantee: Katie Diane Peter, Executed: 3/19/2014, Recorded: 3/21/2014
()10 I.N. 2022-005839, Grantor: Maureen P. Baker Family Tr., Grantee: Alexander Ireland & Nora Grant, Executed: 2/10/2022, Recorded: 2/14/2022
()11 2022 RS 178, "Lands of Peter", by Milani & Associates, filed 9/30/2022

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 Morgan Daly, attorney for Holley Shafer, in February, 2022.

Lawrence A. Stevens, PLS 6649



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 1st day of February, 2023.

Tracy W. Park, PLS 8176, County Surveyor

By Deputy County Surveyor



RECORDER'S STATEMENT

Filed this 3rd day of February, 2023 at 9:10 A.m. in Book 20223 of Maps at Page 37, at the request of the Marin County Department of Public Works.

Serial No. 2023-0002007 Fee: \$86

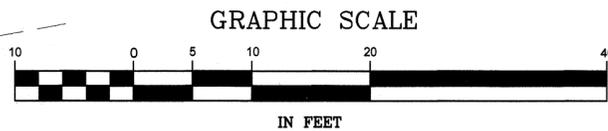
Shelly Scott County Recorder By Deputy Recorder

AP 002-201-12

Drawing No. 222188fld.dwg

Sheet 1 Of 2

All distances are in feet and decimals thereof.



LEGEND

See Sheet 1

REFERENCES

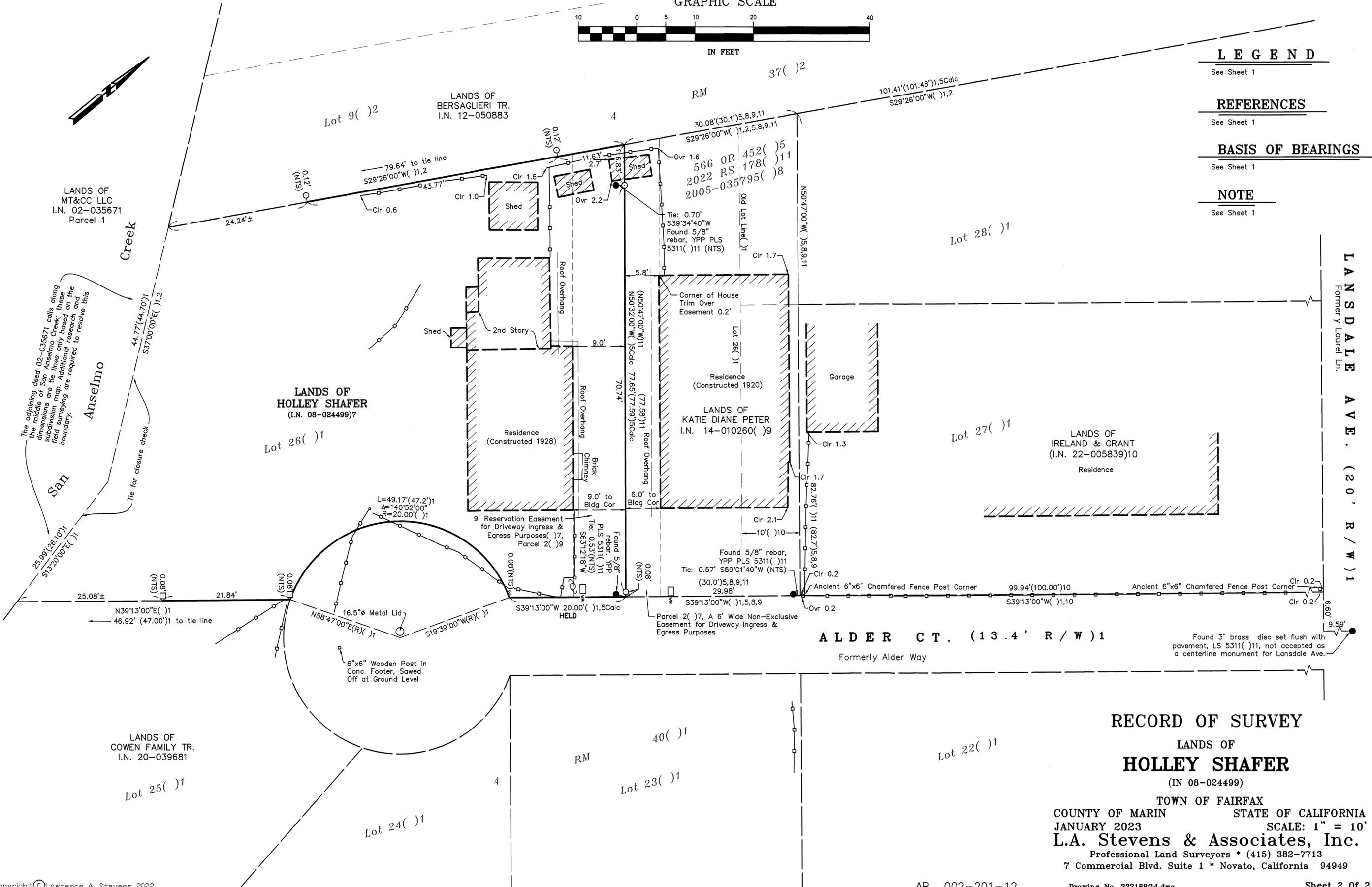
See Sheet 1

BASIS OF BEARINGS

See Sheet 1

NOTE

See Sheet 1



LANSDALE AVE. (20' R/W) 1
Formerly Laurel Ln.

ALDER CT. (13.4' R/W) 1
Formerly Alder Way

RECORD OF SURVEY

LANDS OF
HOLLEY SHAFER

(IN 08-024499)

TOWN OF FAIRFAX

COUNTY OF MARIN STATE OF CALIFORNIA
JANUARY 2023 SCALE: 1" = 10'

L.A. Stevens & Associates, Inc.

Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949