

All measured distances are in scaled feet and decimals thereof. Multiply measured distances by 1.00008263 to obtain ground distances.

All distances shown in () are record dimensions as stated in said reference document.

LEGEND

- Found 3/4" Iron Pipe & Yellow Plastic Plug Stamped "LS 3791"()11, U.N.O.
Found 1/2" Rebar, No Cap, N.D.R.
Found Brass Pin & 3/4" Brass Tag Stamped "RE 8724" set in Conc. Cylinder in Monument Well()5,8, Depth as Noted
Found Steel T-Bar
Derived location of old hub()9, SNF
Found 6" Conc. Cylinder with 1 3/8" Brass Disk with Punch Stamped "PROP CR"(6" Conc. Test Cylinder with Lead Plug & Tag RE 3230)11
Set Mag Nail & 1 1/2" Brass Washer, Stamped "LA STEVENS PLS 6649" in Top of Conc. Curb
Set 5/8" Rebar & 1 1/2" Punched Aluminum Cap, Stamped "LA STEVENS PLS 6649"
Calculated per Record Map
NDR No Discovered Record
NTS Not to Scale
SNF Searched Area Nothing Found
UNO Unless Noted Otherwise
Wood Fence
Old Wood Post & Barbed/Hog Wire 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
See "Monument Tie" List on Sheet 2
Specific Monument as Described herein

BASIS OF BEARINGS

The Basis of Bearings of this survey is N51°32'33"E (N51°32'30"E)5 along the 5 foot offset monument line of Pacheco Avenue. Rotated clockwise 0°00'03" from the record bearing shown per 10 RM 59()5 and rotated clockwise 01°02'33" from record bearing per the "Official Map of the Lands of Sausalito Land and Ferry Company"()1.

BOUNDARY NOTES

The southeast line of the JEL Development property is described as a southwesterly extension of the northwesterly line of Pescadero Street per Rack 1 Pull 9()1. Pacheco Street, shown on 10 RM 59()5, was formerly Pescadero Street as shown on Rack 1, Pull 9()1 although the R/W width has since changed. To derive the northwesterly line of Pescadero Avenue, we held the record R/W distance of 30' as shown per Reference()1 from the found street monuments on Pacheco Street. We believe that the northwesterly R/W line of Pacheco Street is the same as the northwesterly line of Pescadero Street()1 based on evidence found on the northwesterly and southeasterly lines of Block 130()1.

REFERENCES

- ()1 Rack 1, Pull 9, "Official Map of Lands of the Sausalito Land & Ferry Company, by L.B. Shortt, filed 04/26/1869.
()2 Unfiled survey, Map of Condemnations to USA, not dated.
()3 2 RS 58, by J.C. Oglesby, filed 03/17/1927
()4 Unfiled survey by J.C. Oglesby Engineering Company, titled "Property Line and Topographic Map of Low Rent Public Housing Project Housing Authority of the County of Marin", Project Number CAL-52-1, revised date 07/10/1958. Anne Kent Identifier T0528.
()5 10 RM 59, "Marin City Redevelopment Project Unit One", by Wilsey & Ham, filed 05/24/1960.
()6 Unfiled survey by Oglesby, Jacobs, & Wickham, untitled, not dated, Job # 17188
()7 Unfiled survey by Oglesby, Jacobs, & Wickham, titled "Plat of Rice Property", for Mary Rice, Job # 17188, dated 09/1960.
()8 10 RM 113, "Marin City Redevelopment Project Unit Three" by Wilsey, Ham & Blair, filed 07/13/1961.
()9 9 PM 25, by Hool & Lockett, filed 11/14/1973
()10 17 RS 48, by M & M Consultants, filed 10/29/1981
()11 31 RS 40, by Rhodes & Gardner, filed 02/05/1993
()12 2000 RS 106, by Matteson Engineering & Surveying, filed 06/26/2000
()13 2015 RS 47, by Oberkamper & Associates, filed 04/17/2015.
()14 I.N. 2018-0023037, Grantor: Stone Family Trust et al, Grantee: JEL Development, LLC, recorded 06/27/2018
()15 2018-0023317, Grantor: ResCom Development & Investments LLC, Grantee: JEL Development, LLC, recorded 06/28/2018
()16 475 OR 36, Grantor: The German Recreation and Old Peoples Home Society, a corporation, Grantee: Emilie Fendler, recorded 10/5/1944.
()17 I.N. 2018-0023322, Grantor: Polk, Grantee: Casey, recorded 6/28/2018
()18 I.N. 2022-0031379, Grantor: Marina R. Mirzoyeva, Grantee: Mirzoyev Family Trust, recorded 9/2/2022.
()19 1901 OR 273, Grantor: Housing Authority of the County of Marin, Grantee: Estate of Mary Joan Lutz, recorded 1/12/1965
()20 I.N. 2001-0015728, Grantor: The Trust for Public Land, Grantee: the United States of America, recorded 3/30/2001

NOTES

Boundary evidence collected between 09/15/2022 & 10/3/2022.
The owners of the unfiled historical archives referenced hereon have asserted copyright and have required me to agree not to disseminate copies to anyone. The relevant data used from those historical documents has been transcribed onto this Record of Survey for other surveyors' consideration. The archives of J.C. Oglesby and Oglesby, Jacobs, & Wickham are available for review at the Anne T. Kent California Room, part of the Marin County Free Library.
The historical archives of Hool & Lockett are in the files of David Contreras, retired PLS. The historical archives of Eugene Lockton are owned by Phillip Danskin, PLS 4794. Please contact the owner of the archives to obtain access to these documents.
The Title Insurance Policy reviewed during the course of this survey was provided by Stewart Title Co., dated 06/27/2018, Policy Number O-9281-451005
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 JEL Development, LLC.

All distances are perpendicular, U.N.O.

LINE TABLE

Table with 5 columns: Line #, Direction, Length, Direction, Length. Rows D1-D11.

Table with 6 columns: Line #, Direction, Length, Direction, Length, Controlling Call. Rows D12-D14.

*SEE ADDITIONAL DIMENSIONS D15-D22 ON SHEET 2

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 Jeanette De Luna in September, 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 15th day of FEBRUARY, 2023.

Tracy W. Park, PLS 8176, County Surveyor

By: Lionel Keith Vincent, PLS 8248 Deputy County Surveyor



RECORDER'S STATEMENT

Filed this 17th day of FEBRUARY, 2023 at 8:15 A.M. in Book 2023 of Maps at Page 41, at the request of the Marin County Department of Public Works.

Serial No. 2023-0003180 Fee: \$86-

Shelly Scott By: County Recorder
By: Deputy County Recorder

RECORD OF SURVEY
LANDS OF
JEL DEVELOPMENT, LLC
(IN 18-23037 & 18-23317)

MARIN CITY STATE OF CALIFORNIA
COUNTY OF MARIN
SEPTEMBER 2022 SCALE: 1" = 100'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

All measured distances are in scaled feet and decimals thereof. Multiply measured distances by 1.00008263 to obtain ground distances.

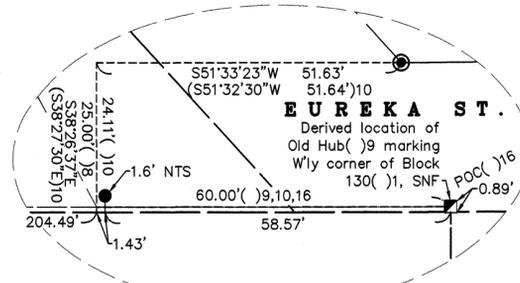
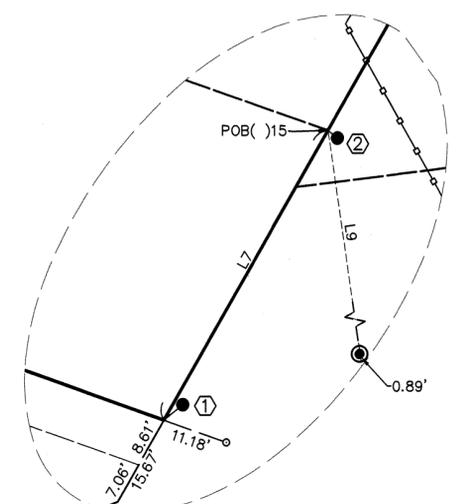
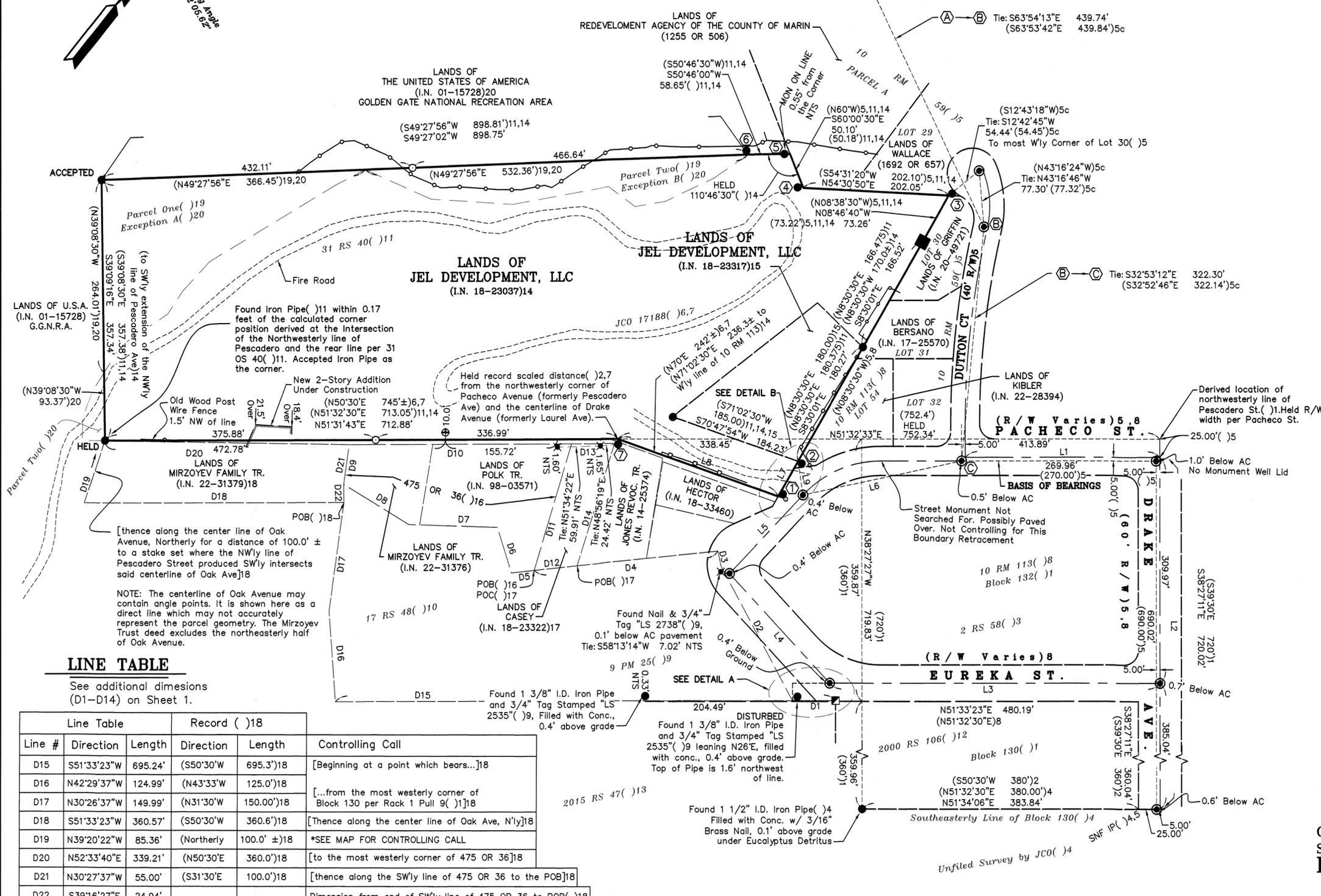
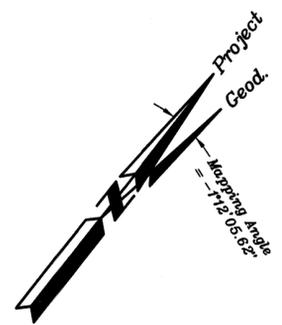
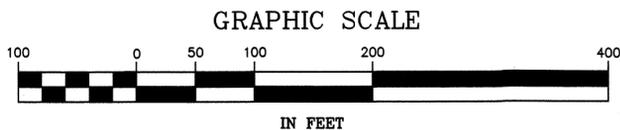
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MONUMENT TIES

Note: Ties are from the monument to the Boundary Corner and monument location is Not to Scale (NTS) to said corner.

- ① Tie: S10°12'55"W 1.38'
- ② Tie: N76°14'24"W 0.23'
- ③ Tie: S35°30'38"W 0.43'
- ④ Tie: N44°46'54"E 0.40'
- ⑤ Tie: S50°46'00"W 0.55'
- ⑥ Tie: S76°47'18"E 0.32'
- ⑦ Tie: N31°18'21"W 0.55'

Line Table		Record ()		
Line #	Direction	Length	Direction	Length
L1	N51°32'33"E	269.95'	(N51°32'30"E	270.00')5
L2	S38°27'11"E	695.02'	(S38°27'30"E	695.00')5
L3	S51°33'23"W	458.54'	(S51°32'30"W	458.64')8
L4	N81°10'32"W	204.76'	(N81°09'25"W	204.79')8
L5	N05°02'15"E	148.39'	(N05°00"E	148.32')8
L6	N39°33'38"E	225.30'	(N39°33'07"E	225.41')5,8
L7	S08°30'27"E	55.79'	(N08°30'30"W	55.662')11
L8	N71°02'33"E	235.99'	(N71°02'30"E	235.981')11
L9	N46°39'28"W	46.81'	(N46°39'31"W	46.812')11,14



LINE TABLE

See additional dimensions (D1-D14) on Sheet 1.

Line #	Direction	Length	Direction	Length	Controlling Call
D15	S51°33'23"W	695.24'	(S50°30'W	695.3')18	[Beginning at a point which bears...]18
D16	N42°29'37"W	124.99'	(N43°33'W	125.0')18	[...from the most westerly corner of Block 130 per Rack 1 Pull 9()]18
D17	N30°26'37"W	149.99'	(N31°30'W	150.00')18	
D18	S51°33'23"W	360.57'	(S50°30'W	360.6')18	[Thence along the center line of Oak Ave, N'lly]18
D19	N39°20'22"W	85.36'	(Northerly	100.0' ±)18	*SEE MAP FOR CONTROLLING CALL
D20	N52°33'40"E	339.21'	(N50°30'E	360.0')18	[to the most westerly corner of 475 OR 36]18
D21	N30°27'37"W	55.00'	(S31°30'E	100.0')18	[thence along the SW'ly line of 475 OR 36 to the POB]18
D22	S39°16'27"E	24.94'			Dimension from end of SW'ly line of 475 OR 36 to POB()18

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