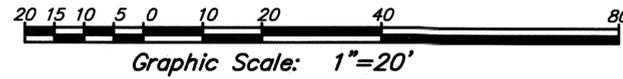
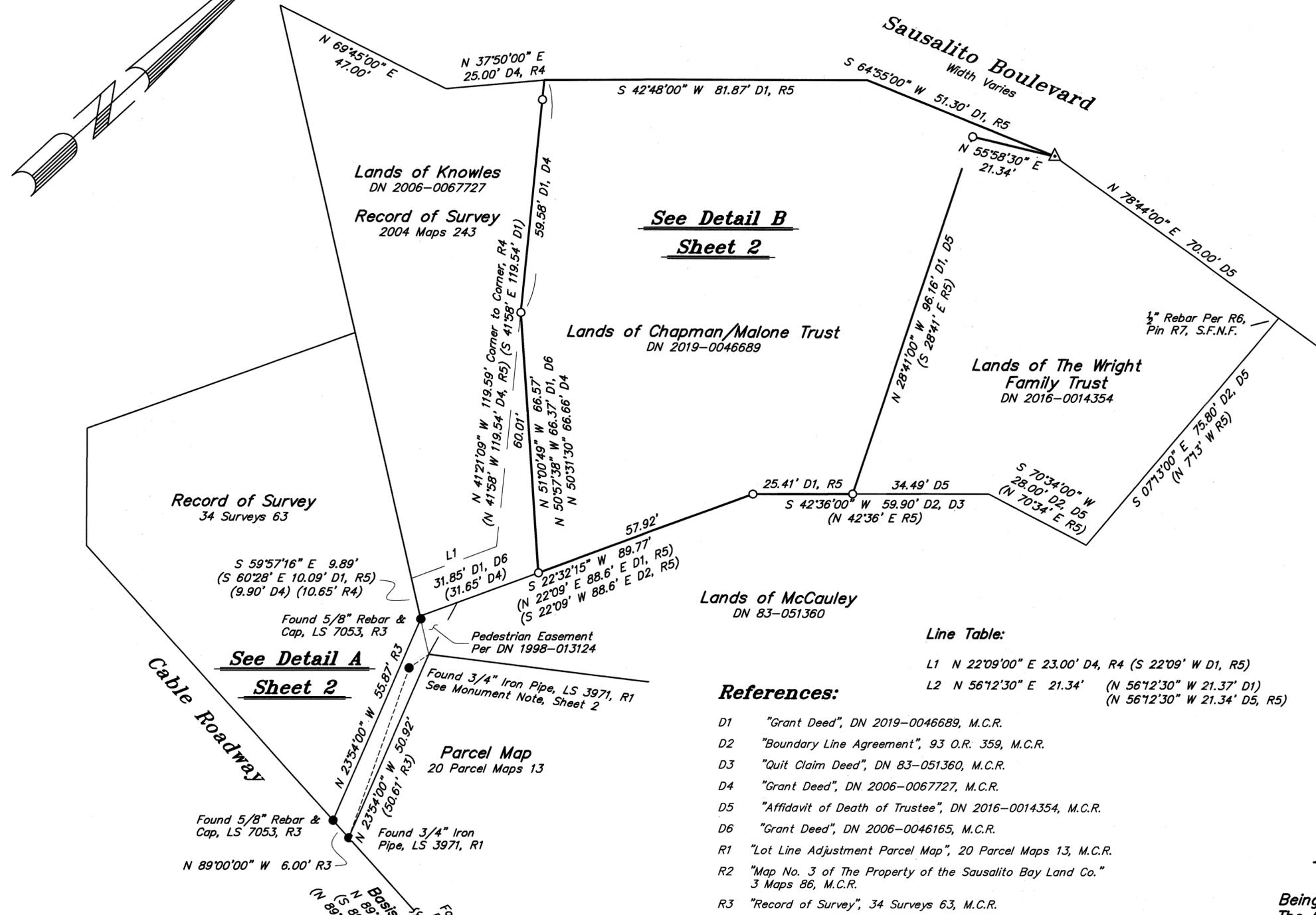
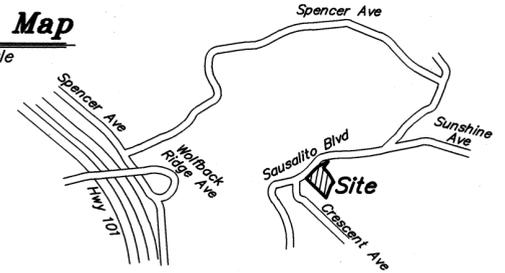


Basis Of Bearings S 89°00'00" E
Being the bearing between found 3/4" Iron Pipes, LS 3971 marking the southerly line of Parcel "B" as shown on that certain map titled "Lot Line Adjustment Parcel Map" filed in Book 20 of Parcel Maps at Page 13, Marin County Records.



Location Map

not to scale



See Detail B
Sheet 2

See Detail A
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 Colin Chapman in November, 2020.

Dated: 4/7/2023

Daniel P. Langley, PLS 9380



County Surveyor's Statement:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 17th day of April, 2023.

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



Recorder's Statement:

Filed this 21st day of APRIL, 2023 at 9:05 A.M. in Book 2023 of Maps at Page(s) 76, at the request of the Marin County Department of Public Works.

SHELLY SCOTT
Recorder Fee Paid \$86 Doc. No. 2023-0009996

Deputy

Record of Survey

Being The Lands Of Kirsten Malone And Colin Chapman, Trustees Of The Colin Chapman And Kirsten Malone Trust As Described By Deed Recorded Under Document Number 2019-0046689, Marin County Records; Being A Portion Of Lot 6 And Lot 7 As Shown On That Map Titled Map No. 3 Of The Property Of The Sausalito Bay Land Co. Recorded In Book 3 Of Maps, Page 86, Marin County Records. City Of Sausalito, County Of Marin, State Of California

Area: 0.25 Acres
Date: August 30, 2021
Scale: 1"=20'

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Legend:

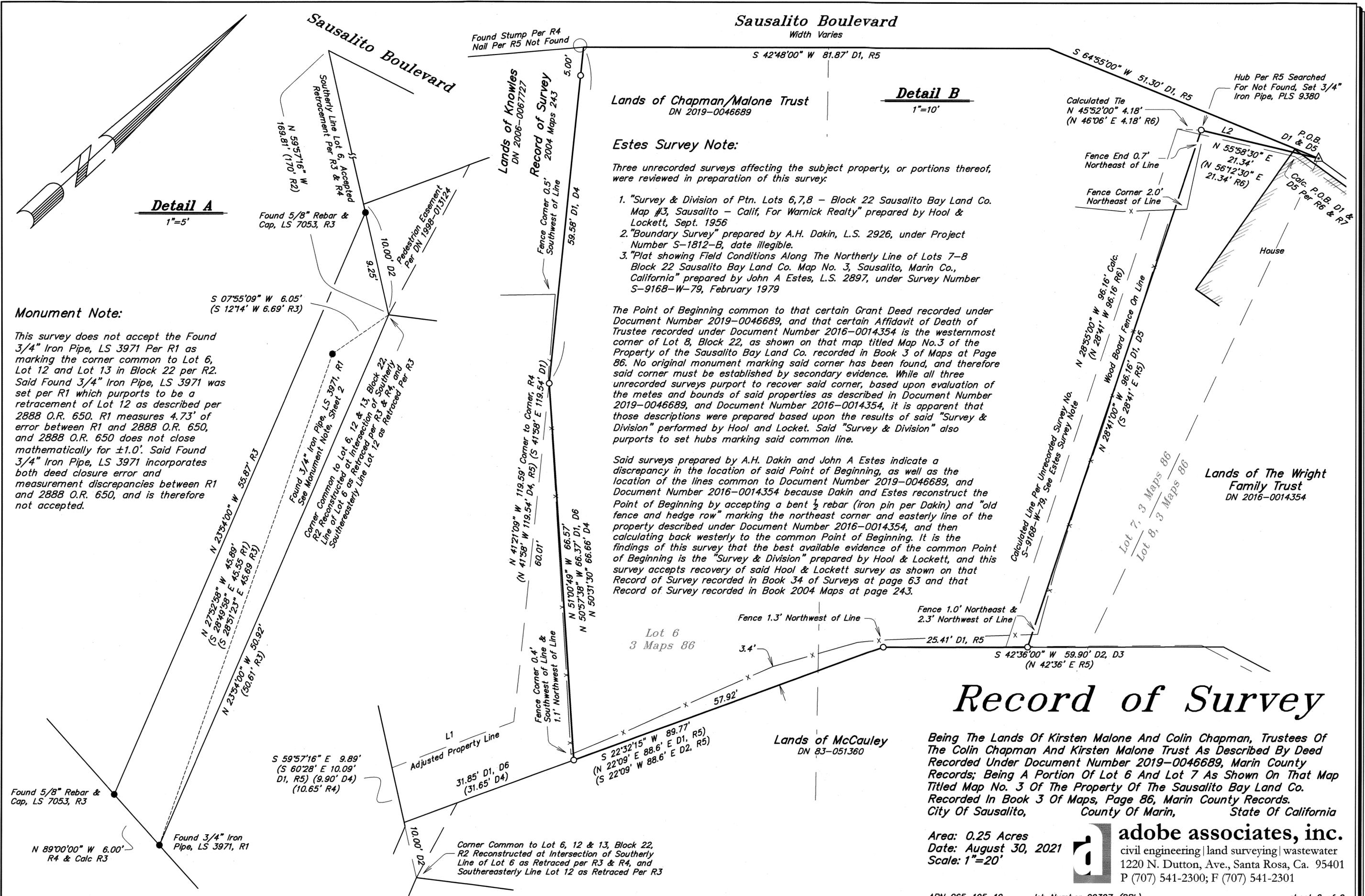
- Found Monument As Shown
- Set 3/4" Iron Pipe tagged PLS 9380
- Set Rivet and 3/4" Bras Tag stamped PLS 9380
- Calc Calculated
- M & R Measured and Record
- OR/DN Official Records/Document Number
- Distances Are Shown In Feet & Decimals Thereof
- Ties are perpendicular and/or radial, unless otherwise noted.

References:

- D1 "Grant Deed", DN 2019-0046689, M.C.R.
- D2 "Boundary Line Agreement", 93 O.R. 359, M.C.R.
- D3 "Quit Claim Deed", DN 83-051360, M.C.R.
- D4 "Grant Deed", DN 2006-0067727, M.C.R.
- D5 "Affidavit of Death of Trustee", DN 2016-0014354, M.C.R.
- D6 "Grant Deed", DN 2006-0046165, M.C.R.
- R1 "Lot Line Adjustment Parcel Map", 20 Parcel Maps 13, M.C.R.
- R2 "Map No. 3 of The Property of the Sausalito Bay Land Co." 3 Maps 86, M.C.R.
- R3 "Record of Survey", 34 Surveys 63, M.C.R.
- R4 "Record of Survey", 2004 Maps 243, M.C.R.
- R5 Unrecorded Map Titled "Survey & Division of Ptn. Lots 6, 7, & 8 Block 22 Sausalito Bay Land Co. Map #3" Prepared by Hool & Lockett, September 1956, On File In This Office
- R6 Unrecorded Map Titled "Plat Showing Field Conditions Along The Northerly Line of Lots 7-8 Block 22 Sausalito, Marin Co., California, Prepared By John A. Estes, L.S. 2897, Survey Number S-9168-W-79 Dated February 1979, On File In This Office
- R7 Unrecorded Map Titled "Boundary Survey" Prepared By A.H. Dakin, L.S. 2926, Date Illegible, On File In This Office

Line Table:

- L1 N 22°09'00" E 23.00' D4, R4 (S 22°09' W D1, R5)
- L2 N 56°12'30" E 21.34' (N 56°12'30" W 21.37' D1) (N 56°12'30" W 21.34' D5, R5)



Detail A
1"=5'

Detail B
1"=10'

Monument Note:

This survey does not accept the Found 3/4" Iron Pipe, LS 3971 Per R1 as marking the corner common to Lot 6, Lot 12 and Lot 13 in Block 22 per R2. Said Found 3/4" Iron Pipe, LS 3971 was set per R1 which purports to be a retracement of Lot 12 as described per 2888 O.R. 650. R1 measures 4.73' of error between R1 and 2888 O.R. 650, and 2888 O.R. 650 does not close mathematically for ±1.0'. Said Found 3/4" Iron Pipe, LS 3971 incorporates both deed closure error and measurement discrepancies between R1 and 2888 O.R. 650, and is therefore not accepted.

Estes Survey Note:

Three unrecorded surveys affecting the subject property, or portions thereof, were reviewed in preparation of this survey:

1. "Survey & Division of Ptn. Lots 6,7,8 - Block 22 Sausalito Bay Land Co. Map #3, Sausalito - Calif, For Warnick Realty" prepared by Hool & Lockett, Sept. 1956
2. "Boundary Survey" prepared by A.H. Dakin, L.S. 2926, under Project Number S-1812-B, date illegible.
3. "Plat showing Field Conditions Along The Northerly Line of Lots 7-8 Block 22 Sausalito Bay Land Co. Map No. 3, Sausalito, Marin Co., California" prepared by John A Estes, L.S. 2897, under Survey Number S-9168-W-79, February 1979

The Point of Beginning common to that certain Grant Deed recorded under Document Number 2019-0046689, and that certain Affidavit of Death of Trustee recorded under Document Number 2016-0014354 is the westernmost corner of Lot 8, Block 22, as shown on that map titled Map No.3 of the Property of the Sausalito Bay Land Co. recorded in Book 3 of Maps at Page 86. No original monument marking said corner has been found, and therefore said corner must be established by secondary evidence. While all three unrecorded surveys purport to recover said corner, based upon evaluation of the metes and bounds of said properties as described in Document Number 2019-0046689, and Document Number 2016-0014354, it is apparent that those descriptions were prepared based upon the results of said "Survey & Division" performed by Hool and Lockett. Said "Survey & Division" also purports to set hubs marking said common line.

Said surveys prepared by A.H. Dakin and John A Estes indicate a discrepancy in the location of said Point of Beginning, as well as the location of the lines common to Document Number 2019-0046689, and Document Number 2016-0014354 because Dakin and Estes reconstruct the Point of Beginning by accepting a bent 1/2 rebar (iron pin per Dakin) and "old fence and hedge row" marking the northeast corner and easterly line of the property described under Document Number 2016-0014354, and then calculating back westerly to the common Point of Beginning. It is the findings of this survey that the best available evidence of the common Point of Beginning is the "Survey & Division" prepared by Hool & Lockett, and this survey accepts recovery of said Hool & Lockett survey as shown on that Record of Survey recorded in Book 34 of Surveys at page 63 and that Record of Survey recorded in Book 2004 Maps at page 243.

Record of Survey

Being The Lands Of Kirsten Malone And Colin Chapman, Trustees Of The Colin Chapman And Kirsten Malone Trust As Described By Deed Recorded Under Document Number 2019-0046689, Marin County Records; Being A Portion Of Lot 6 And Lot 7 As Shown On That Map Titled Map No. 3 Of The Property Of The Sausalito Bay Land Co. Recorded In Book 3 Of Maps, Page 86, Marin County Records. City Of Sausalito, County Of Marin, State Of California

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