

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 24th DAY OF April, 2023



T.W. Park
TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

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 AARON O'BRIEN IN SEPTEMBER OF 2022.

Josh Woelbing
JOSH WOELBING, PLS 9387
4/20/23



COUNTY RECORDER'S STATEMENT

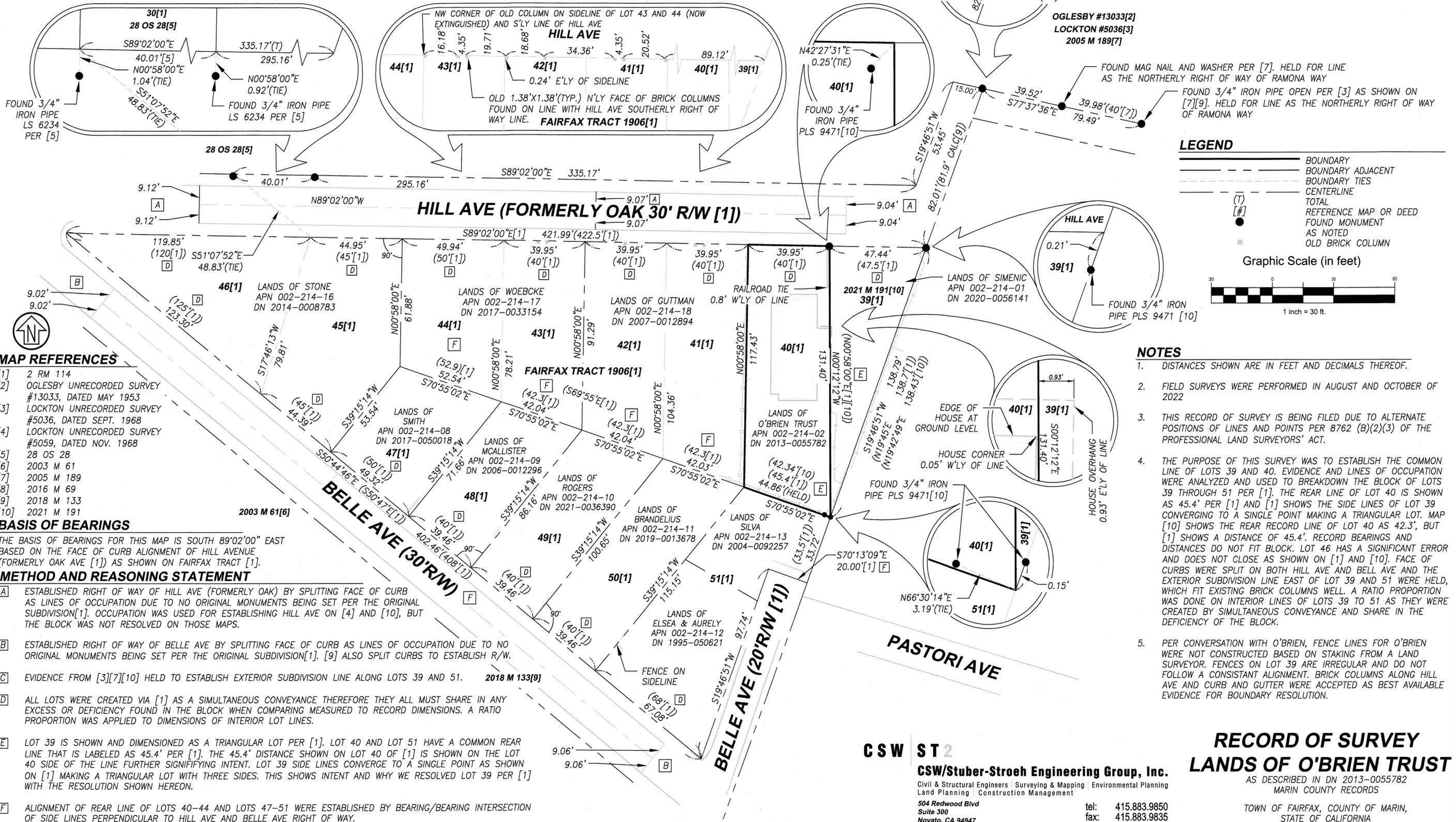
FILED THIS 28th DAY OF APRIL, 2023 AT 11:00 AM

IN BOOK 2023 OF MAPS AT PAGE 85 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2023-0010791 FEE \$84

Sitely Scott
COUNTY RECORDER

Deputy



LEGEND
BOUNDARY
BOUNDARY ADJACENT
BOUNDARY TIES
CENTERLINE
TOTAL
REFERENCE MAP OR DEED
FOUND MONUMENT
AS NOTED
OLD BRICK COLUMN
Graphic Scale (in feet)
1 inch = 30 ft.

MAP REFERENCES

- [1] 2 RM 114
- [2] OGLESBY UNRECORDED SURVEY #13033, DATED MAY 1953
- [3] LOCKTON UNRECORDED SURVEY #5036, DATED SEPT. 1968
- [4] LOCKTON UNRECORDED SURVEY #5059, DATED NOV. 1968
- [5] 28 OS 28
- [6] 2003 M 61
- [7] 2005 M 189
- [8] 2016 M 69
- [9] 2018 M 133
- [10] 2021 M 191

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS SOUTH 89°02'00" EAST BASED ON THE FACE OF CURB ALIGNMENT OF HILL AVENUE (FORMERLY OAK AVE [1]) AS SHOWN ON FAIRFAX TRACT [1].

METHOD AND REASONING STATEMENT

- [A] ESTABLISHED RIGHT OF WAY OF HILL AVE (FORMERLY OAK) BY SPLITTING FACE OF CURB AS LINES OF OCCUPATION DUE TO NO ORIGINAL MONUMENTS BEING SET PER THE ORIGINAL SUBDIVISION [1]. OCCUPATION WAS USED FOR ESTABLISHING HILL AVE ON [4] AND [10], BUT THE BLOCK WAS NOT RESOLVED ON THOSE MAPS.
- [B] ESTABLISHED RIGHT OF WAY OF BELLE AVE BY SPLITTING FACE OF CURB AS LINES OF OCCUPATION DUE TO NO ORIGINAL MONUMENTS BEING SET PER THE ORIGINAL SUBDIVISION [1]. [9] ALSO SPLIT CURBS TO ESTABLISH R/W.
- [C] EVIDENCE FROM [3][7][10] HELD TO ESTABLISH EXTERIOR SUBDIVISION LINE ALONG LOTS 39 AND 51. 2018 M 133[9]
- [D] ALL LOTS WERE CREATED VIA [1] AS A SIMULTANEOUS CONVEYANCE THEREFORE THEY ALL MUST SHARE IN ANY EXCESS OR DEFICIENCY FOUND IN THE BLOCK WHEN COMPARING MEASURED TO RECORD DIMENSIONS. A RATIO PROPORTION WAS APPLIED TO DIMENSIONS OF INTERIOR LOT LINES.
- [E] LOT 39 IS SHOWN AND DIMENSIONED AS A TRIANGULAR LOT PER [1]. LOT 40 AND LOT 51 HAVE A COMMON REAR LINE THAT IS LABELED AS 45.4' PER [1]. THE 45.4' DISTANCE SHOWN ON LOT 40 OF [1] IS SHOWN ON THE LOT 40 SIDE OF THE LINE FURTHER SIGNIFYING INTENT. LOT 39 SIDE LINES CONVERGE TO A SINGLE POINT AS SHOWN ON [1] MAKING A TRIANGULAR LOT WITH THREE SIDES. THIS SHOWS INTENT AND WHY WE RESOLVED LOT 39 PER [1] WITH THE RESOLUTION SHOWN HEREON.
- [F] ALIGNMENT OF REAR LINE OF LOTS 40-44 AND LOTS 47-51 WERE ESTABLISHED BY BEARING/BEARING INTERSECTION OF SIDE LINES PERPENDICULAR TO HILL AVE AND BELLE AVE RIGHT OF WAY.

NOTES

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2. FIELD SURVEYS WERE PERFORMED IN AUGUST AND OCTOBER OF 2022
- 3. THIS RECORD OF SURVEY IS BEING FILED DUE TO ALTERNATE POSITIONS OF LINES AND POINTS PER 8762 (B)(2)(3) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
- 4. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE COMMON LINE OF LOTS 39 AND 40. EVIDENCE AND LINES OF OCCUPATION WERE ANALYZED AND USED TO BREAKDOWN THE BLOCK OF LOTS 39 THROUGH 51 PER [1]. THE REAR LINE OF LOT 40 IS SHOWN AS 45.4' PER [1] AND [1] SHOWS THE SIDE LINES OF LOT 39 CONVERGING TO A SINGLE POINT MAKING A TRIANGULAR LOT. MAP [10] SHOWS THE REAR RECORD LINE OF LOT 40 AS 42.3', BUT [1] SHOWS A DISTANCE OF 45.4'. RECORD BEARINGS AND DISTANCES DO NOT FIT BLOCK. LOT 46 HAS A SIGNIFICANT ERROR AND DOES NOT CLOSE AS SHOWN ON [1] AND [10]. FACE OF CURBS WERE SPLIT ON BOTH HILL AVE AND BELLE AVE AND THE EXTERIOR SUBDIVISION LINE EAST OF LOT 39 AND 51 WERE HELD, WHICH FIT EXISTING BRICK COLUMNS WELL. A RATIO PROPORTION WAS DONE ON INTERIOR LINES OF LOTS 39 TO 51 AS THEY WERE CREATED BY SIMULTANEOUS CONVEYANCE AND SHARE IN THE DEFICIENCY OF THE BLOCK.
- 5. PER CONVERSATION WITH O'BRIEN, FENCE LINES FOR O'BRIEN WERE NOT CONSTRUCTED BASED ON STAKING FROM A LAND SURVEYOR. FENCES ON LOT 39 ARE IRREGULAR AND DO NOT FOLLOW A CONSISTANT ALIGNMENT. BRICK COLUMNS ALONG HILL AVE AND CURB AND GUTTER WERE ACCEPTED AS BEST AVAILABLE EVIDENCE FOR BOUNDARY RESOLUTION.

CSW ST 2

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RECORD OF SURVEY
LANDS OF O'BRIEN TRUST

AS DESCRIBED IN DN 2013-0055782
MARIN COUNTY RECORDS
TOWN OF FAIRFAX, COUNTY OF MARIN,
STATE OF CALIFORNIA
NOVEMBER 2022
JOB #2200107.50 SHEET 1 OF 1

A.P.N. 002-214-02