

187

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD83, EPOCH 2008.00 AS DETERMINED FROM SMART PRIMARY CONTROL POINTS ESTABLISHED BY R1 AND SHOWN HEREON.

**REFERENCES**

- R1 RECORD OF SURVEY, 2010 MAPS 96
- R2 RIGHT OF WAY AND TRACK MAP FOR N.W.P.R.R. MAIN LINE, IGNACIO TO WILLITS (V-2) FROM STATION 1250+46.5 TO STATION 1448+0
- D1 GRANT DEED, X DEEDS 378

**GENERAL NOTES**

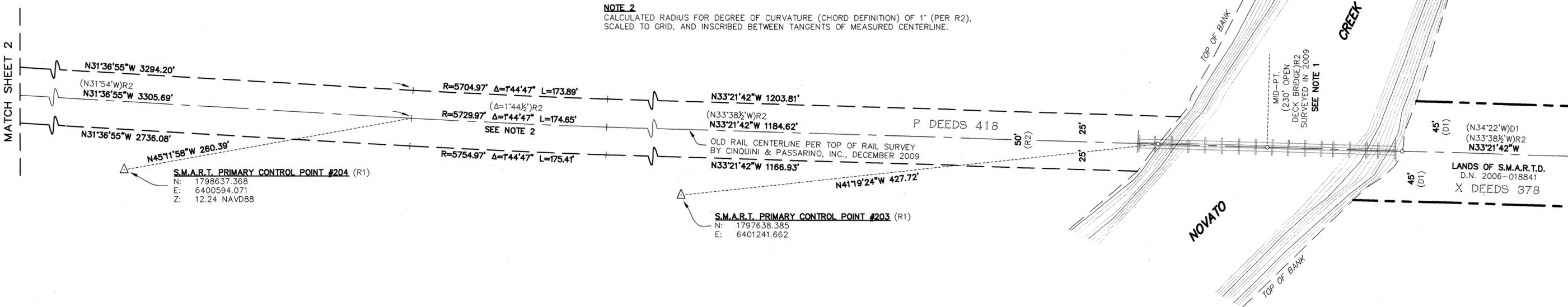
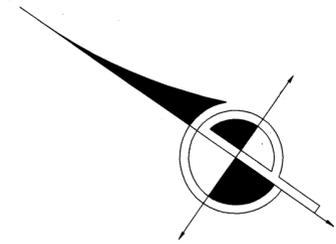
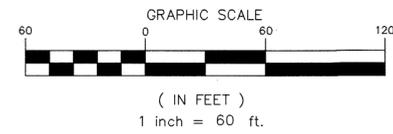
- ALL DISTANCES, DIMENSIONS, AND COORDINATES ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- DISTANCES SHOWN ARE GRID (CCS83, ZONE 2). TO OBTAIN GROUND DISTANCES ON THIS SHEET DIVIDE BY A COMBINATION FACTOR OF 1.0000655677, TAKEN AT S.M.A.R.T. PRIMARY CONTROL POINT #204.
- RECORD DISTANCES AND DIMENSIONS ARE SHOWN IN THEIR NATIVE FORMAT.
- TIE LINES ARE PERPENDICULAR IF NOT NOTED OTHERWISE.

**SURVEYOR'S NOTE**

RIGHT-OF-WAY CENTERLINE TANGENTS HAVE BEEN ESTABLISHED FROM THE PHYSICAL LOCATION OF THE OLD (NOW DEMOLISHED) RAIL CENTERLINE SHOWN HEREON, BASED ON A TOP OF RAIL SURVEY BY CINQUINI & PASSARINO, INC., IN DECEMBER 2009, ON FILE IN THIS OFFICE.

**LEGEND**

- BOUNDARY LINE, LANDS OF S.M.A.R.T.D.
- RIGHT-OF-WAY LINE (SEE NOTE 3, THIS SHEET)
- RIGHT-OF-WAY CENTERLINE
- ADJOINER BOUNDARY LINE
- HISTORIC BOUNDARY LINE
- SURVEY TIE LINE
- CD#/CR# CALCULATED FROM DEED DATA
- D.N. DOCUMENT NUMBER, MARIN COUNTY RECORDS
- O.R. OFFICIAL RECORDS OF MARIN COUNTY
- DEEDS BOOK OF DEEDS, MARIN COUNTY RECORDS
- SNF SEARCHED NOT FOUND
- o DIMENSION POINT, NOTHING FOUND OR SET



**NOTE 2**  
CALCULATED RADIUS FOR DEGREE OF CURVATURE (CHORD DEFINITION) OF 1° (PER R2), SCALED TO GRID, AND INSCRIBED BETWEEN TANGENTS OF MEASURED CENTERLINE.

**NOTE 3**

P DEEDS 416 & 418 DESCRIBE AGREEMENTS BETWEEN THE SONOMA AND MARIN RAILROAD (S.&M.R.R.) AND ATHERTON, SWEETZER, AND DELONG, DRAFTED IN NOVEMBER OF 1874, RECORDED MAY OF 1877. (S.&M.R.R. WAS CONSOLIDATED WITH SAN FRANCISCO & NORTH PACIFIC RAILROAD IN JUNE 1877.) SAID AGREEMENTS ARE FOR A "RIGHT OF WAY NOT TO EXCEED EIGHTY FEET IN WIDTH EXCEPT OVER FAST LAND AND OVER THAT FIFTY FEET IN WIDTH BY A GOOD AND SUFFICIENT DEED THEREFOR...TO BE EXECUTED AND DELIVERED WITHIN TEN DAYS AFTER THE FINAL SURVEY AND LOCATION OF SAID ROAD", SAID LOCATION "TO BE DETERMINED AND LOCATED ACCORDING TO AND ALONG THE LINE TO BE ESTABLISHED BY THE ENGINEERS OF SAID CORPORATION UPON THE FINAL SURVEY AND LOCATION OF THE ROAD." THE "GOOD AND SUFFICIENT DEED" FINALIZING AND CONVEYING THE RIGHT-OF-WAY HAS NOT BEEN DISCOVERED.

A MAP OBTAINED FROM THE CALIFORNIA STATE RAILROAD MUSEUM IN SACRAMENTO, TITLED "SONOMA & MARIN RAIL-ROAD MAP" AND DATED MAY 1875 (R3) CONTAINS A CERTIFICATE SIGNED BY THE PRESIDENT, SECRETARY, AND CHIEF ENGINEER OF S.&M.R.R. STATING THAT IT IS "A CORRECT MAP OF THE LOCATED CENTRE LINE OF THE SONOMA AND MARIN COMPANY'S RAILROAD." SAID MAP THEREFORE DEPICTS THE RIGHT-OF-WAY AGREED UPON IN P DEEDS 416, 418, ET AL.

SEVERAL SIGNIFICANT DISCREPANCIES EXIST BETWEEN SAID 1875 MAP AND THE SUBSEQUENT ALIGNMENT SHOWN ON R2 AND SURVEYED BY THIS OFFICE IN 2009, THIS SURVEY ACCEPTS A RIGHT-OF-WAY, 50' WIDE, CENTERED ON THE TANGENTS OF THE OLD RAIL WITH ORIGINAL CENTERLINE CURVES ESTABLISHED AS DESCRIBED HEREON. SAID 50-FOOT WIDTH IS THE SAME AS IS SHOWN ON THE VALUATION MAPS (R2), THE ORIGINAL MAPS OF THE TOWN OF NOVATO (1 MAPS 42, 1888), AND VARIOUS OTHER HISTORICAL RAILROAD MAPS REVIEWED DURING THE COURSE OF THIS SURVEY. THE OWNER OF THE UNDERLYING FEE TITLE TO THESE LANDS IS NOT KNOWN EXCEPT WHERE NOTED.

SAID AGREEMENTS RECORDED IN P DEEDS 416 & 418 ALSO STATE, "IT IS FURTHER MUTUALLY AGREED THAT THE LANDS SO SELECTED AND SURVEYED SHALL BE USED FOR THE ROAD OF SAID RAILROAD COMPANY AND FOR NO OTHER PURPOSE."

**NOTE 1**

THIS PORTION OF THE RAILROAD RIGHT-OF-WAY LIES WITHIN THE BOUNDARIES OF SWAMP & OVERFLOW (S.&O.) LAND SURVEY No. 67 (SURVEYED IN 1860, PATENTED TO GEORGINA VON HOLLEN, 1879). X DEEDS 378 (VON HOLLEN TO S.F.&N.P.R.R., 1881) DESCRIBES "TO NOVATO CREEK" AT ITS NORTHERLY TERMINUS. S.&O. No. 67 MAKES NO MENTION OF NOVATO CREEK BUT IT IS DEPICTED GRAPHICALLY ON THE PLAT THAT ACCOMPANIES THE ORIGINAL LEGAL DESCRIPTION.

S.&O. SURVEY No. 112 & TIDE LAND SURVEY (T.L.S.) No. 144 ADJOIN S.&O. 67 TO THE WEST AND DESCRIBE ALONG THE BANKS OF NOVATO CREEK. THE DESCRIPTION FOR T.L.S. 144 CALLS "TO NOVATO CREEK A NAVIGABLE STREAM." NO DOCUMENT HAS BEEN DISCOVERED WHICH TRANSFERRED OWNERSHIP OF THE BED OF NOVATO CREEK FROM THE STATE OF CALIFORNIA TO PRIVATE HANDS. THE BANKS OF NOVATO CREEK SHOWN HEREON ARE FROM A 2009 SURVEY AND ARE BELIEVED TO REPRESENT ONLY THE GENERAL LOCATION OF THE NATURAL COURSE OF THE CREEK.

**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 SONOMA-MARIN AREA RAIL TRANSIT DISTRICT IN JANUARY, 2023.

*[Signature]*  
 JAMES M. DICKEY, P.L.S. 7935  
 9/25/2023  
 DATE



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 10TH DAY OF OCTOBER, 2023.

TRACY W. PARK, P.L.S. 8176  
 COUNTY SURVEYOR  
 BY: *[Signature]*  
 LIONEL KEITH VINCENT, P.L.S. 8248  
 DEPUTY COUNTY SURVEYOR



**RECORDER'S STATEMENT**

FILED THIS 13TH DAY OF OCTOBER, 2023, AT 8:00 AM.  
 IN BOOK 2023 OF MAPS AT PAGE 187, AT THE  
 REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

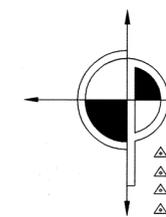
COUNTY RECORDER  
*[Signature]*  
 BY: DEPUTY COUNTY SURVEYOR  
 2023-0026643  
 SERIAL  
 NO FEE PER  
 FEE GC 27383

EXEMPT FROM SB2 FEE PER §27388.1(a)(2)(D)

**RECORD OF SURVEY**

OF A PORTION OF THE RIGHT-OF-WAY OF SONOMA-MARIN AREA RAIL TRANSIT DISTRICT (S.M.A.R.T.D.) AS DESCRIBED BY QUITCLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2004-015943, OFFICIAL RECORDS OF MARIN COUNTY

CITY OF NOVATO  
 COUNTY OF MARIN STATE OF CALIFORNIA  
 FEBRUARY 2023 SCALE: 1"=60'



**CINQUINI & PASSARINO, INC.**  
LAND SURVEYING

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

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD83, EPOCH 2008.00 AS DETERMINED FROM SMART PRIMARY CONTROL POINTS ESTABLISHED BY R1 AND SHOWN HEREON.

**NOTE 9**  
CALCULATED RADIUS FOR DEGREE OF CURVATURE (D<sub>c</sub>, CHORD DEFINITION) OF 3', SCALED TO GRID, AND INSCRIBED BETWEEN TANGENTS OF MEASURED CENTERLINE. R2 SHOWS THIS CURVE AS HAVING A D<sub>c</sub> OF 3'02". A MAP OF THE OLD STATION GROUNDS OBTAINED FROM THE N.W.P.R.R. HISTORICAL SOCIETY LIBRARY IN PETALUMA TITLED "N.W.P.R.R. NOVATO MARIN. CO." (UNDATED) SHOWS BOTH THE ORIGINAL CENTERLINE CURVE OF 3' AND THE RE-ALIGNED CURVE OF 3'02", PRESUMABLY AT THE TIME THAT THE TRACK WAS TAPERED TO ALLOW FOR HIGHER TRAIN SPEEDS.

**GENERAL NOTES**

1. ALL DISTANCES, DIMENSIONS, AND COORDINATES ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. DISTANCES SHOWN ARE GRID (CCS83, ZONE 2). TO OBTAIN GROUND DISTANCES ON THIS SHEET DIVIDE BY A COMBINATION FACTOR OF 1.000632698, TAKEN AT S.M.A.R.T. PRIMARY CONTROL POINT #205.
3. RECORD DISTANCES AND DIMENSIONS ARE SHOWN IN THEIR NATIVE FORMAT.
4. TIE LINES ARE PERPENDICULAR IF NOT NOTED OTHERWISE.

**NOTE 8**  
R4 DEPICTS AN UNRECORDED EASEMENT BETWEEN N.W.P.R.R. AND NOVATO GLASS ENCUMBERING THE AREA WITHIN THE EXISTING CHAIN LINK FENCE. THE DOCUMENT REFERENCED ON R4 FOR SAID EASEMENT HAS NOT BEEN REVIEWED. SAID FENCE IS SHOWN FROM RECORD DATA PER R4, ROTATED 00°54'41" COUNTER-CLOCKWISE ONTO THIS SURVEY.

**LEGEND**

- BOUNDARY LINE, LANDS OF S.M.A.R.T.D.
- - - RIGHT-OF-WAY LINE (SEE NOTE 3, SHEET 1)
- - - RIGHT-OF-WAY CENTERLINE
- - - ADJOINER BOUNDARY LINE
- - - HISTORIC BOUNDARY LINE
- - - SURVEY TIE LINE
- CD#/CR# CALCULATED FROM DEED DATA
- D.N. DOCUMENT NUMBER, MARIN COUNTY RECORDS
- O.R. OFFICIAL RECORDS OF MARIN COUNTY
- DEEDS BOOK OF DEEDS, MARIN COUNTY RECORDS
- SNF SEARCHED NOT FOUND
- DIMENSION POINT, NOTHING FOUND OR SET
- ▨ LANDS OF THE CITY OF NOVATO 2844 O.R. 434 (THIS SHEET ONLY)

**REFERENCES**

- R1 RECORD OF SURVEY, 2010 MAPS 96
- R2 RIGHT OF WAY AND TRACK MAP FOR N.W.P.R.R. MAIN LINE, IGNACIO TO WILLITS (V-2) FROM STATION 1250+46.5 TO STATION 1448+0
- R3 RECORD OF SURVEY, 4 OS 100
- R4 RECORD OF SURVEY, 2006 MAPS 186
- R5 CONDOMINIUM MAP, 2007 MAPS 200
- R6 RECORD OF SURVEY, 2009 MAPS 168
- R8 MAP OF THE TOWN OF NOVATO, 1 RM 42
- R9 MAP OF THE TOWN OF NOVATO, 1 RM 52

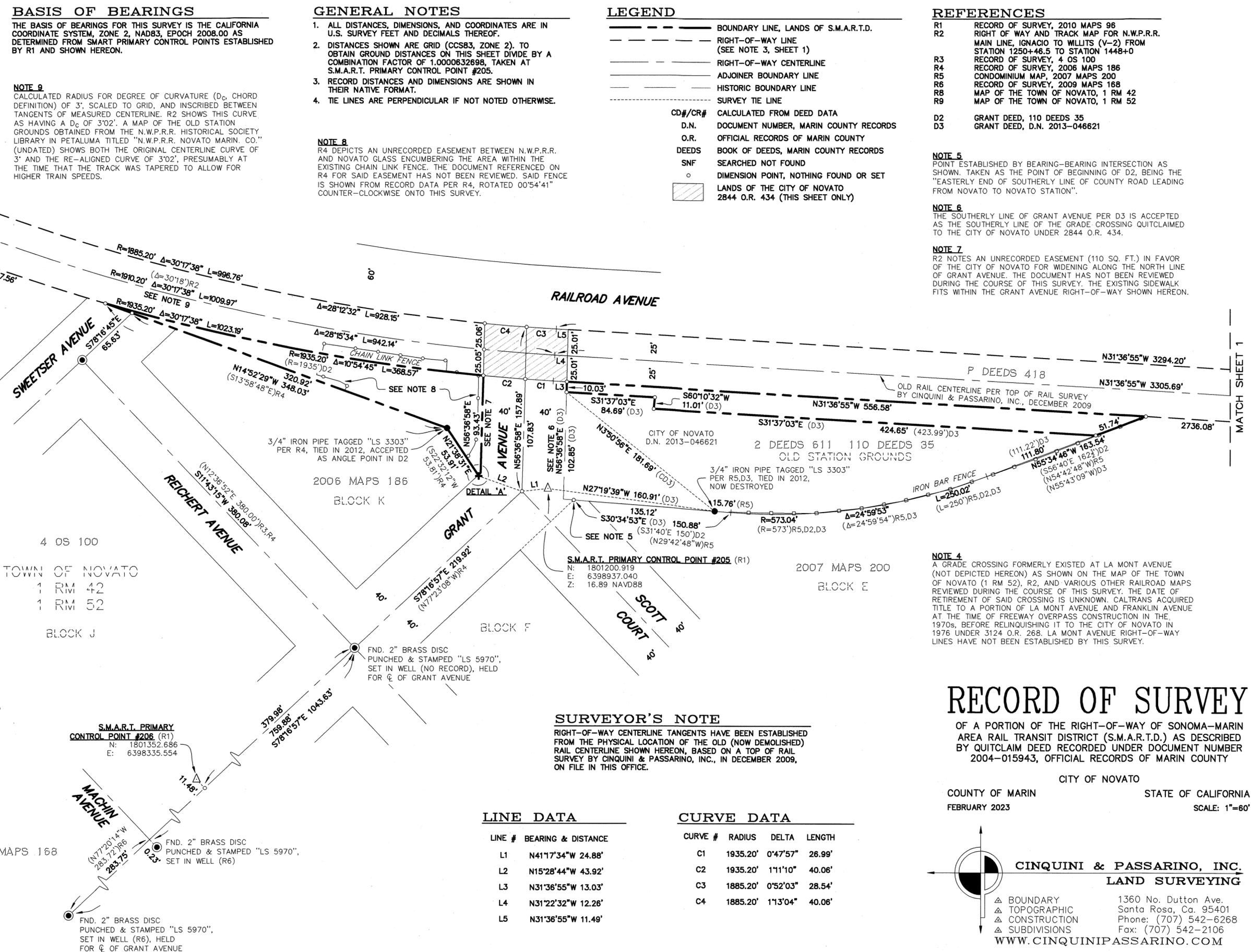
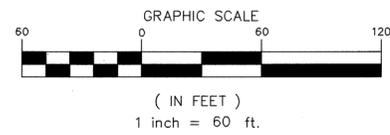
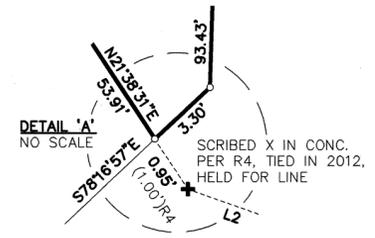
**NOTE 5**  
POINT ESTABLISHED BY BEARING-BEARING INTERSECTION AS SHOWN. TAKEN AS THE POINT OF BEGINNING OF D2, BEING THE "EASTERLY END OF SOUTHERLY LINE OF COUNTY ROAD LEADING FROM NOVATO TO NOVATO STATION".

**NOTE 6**  
THE SOUTHERLY LINE OF GRANT AVENUE PER D3 IS ACCEPTED AS THE SOUTHERLY LINE OF THE GRADE CROSSING QUITCLAIMED TO THE CITY OF NOVATO UNDER 2844 O.R. 434.

**NOTE 7**  
R2 NOTES AN UNRECORDED EASEMENT (110 SQ. FT.) IN FAVOR OF THE CITY OF NOVATO FOR WIDENING ALONG THE NORTH LINE OF GRANT AVENUE. THE DOCUMENT HAS NOT BEEN REVIEWED DURING THE COURSE OF THIS SURVEY. THE EXISTING SIDEWALK FITS WITHIN THE GRANT AVENUE RIGHT-OF-WAY SHOWN HEREON.

MATCH SHEET 3

MATCH SHEET 1



4 OS 100  
TOWN OF NOVATO  
1 RM 42  
1 RM 52

**SURVEYOR'S NOTE**

RIGHT-OF-WAY CENTERLINE TANGENTS HAVE BEEN ESTABLISHED FROM THE PHYSICAL LOCATION OF THE OLD (NOW DEMOLISHED) RAIL CENTERLINE SHOWN HEREON, BASED ON A TOP OF RAIL SURVEY BY CINQUINI & PASSARINO, INC., IN DECEMBER 2009, ON FILE IN THIS OFFICE.

**LINE DATA**

LINE #	BEARING & DISTANCE
L1	N41°17'34"W 24.88'
L2	N15°28'44"W 43.92'
L3	N31°36'55"W 13.03'
L4	N31°22'32"W 12.26'
L5	N31°36'55"W 11.49'

**CURVE DATA**

CURVE #	RADIUS	DELTA	LENGTH
C1	1935.20'	0°47'57"	26.99'
C2	1935.20'	1°11'10"	40.06'
C3	1885.20'	0°52'03"	28.54'
C4	1885.20'	1°13'04"	40.06'

**RECORD OF SURVEY**

OF A PORTION OF THE RIGHT-OF-WAY OF SONOMA-MARIN AREA RAIL TRANSIT DISTRICT (S.M.A.R.T.D.) AS DESCRIBED BY QUITCLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2004-015943, OFFICIAL RECORDS OF MARIN COUNTY

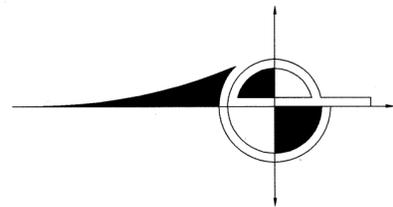
CITY OF NOVATO  
COUNTY OF MARIN STATE OF CALIFORNIA  
FEBRUARY 2023 SCALE: 1"=60'

**CINQUINI & PASSARINO, INC.**  
LAND SURVEYING

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

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD83, EPOCH 2008.00 AS DETERMINED FROM SMART PRIMARY CONTROL POINTS ESTABLISHED BY R1 AND SHOWN HEREON.



**LEGEND**

- — — — — BOUNDARY LINE, LANDS OF S.M.A.R.T.D.
- - - - - RIGHT-OF-WAY LINE (SEE NOTE 3, SHEET 1)
- - - - - RIGHT-OF-WAY CENTERLINE
- — — — — ADJOINER BOUNDARY LINE
- — — — — HISTORIC BOUNDARY LINE
- - - - - SURVEY TIE LINE
- CD#/CR# CALCULATED FROM DEED DATA
- D.N. DOCUMENT NUMBER, MARIN COUNTY RECORDS
- O.R. OFFICIAL RECORDS OF MARIN COUNTY
- DEEDS BOOK OF DEEDS, MARIN COUNTY RECORDS
- SNF SEARCHED NOT FOUND
- o DIMENSION POINT, NOTHING FOUND OR SET
- ▨ LANDS OF THE CITY OF NOVATO (SEE NOTE 10, THIS SHEET)

**GENERAL NOTES**

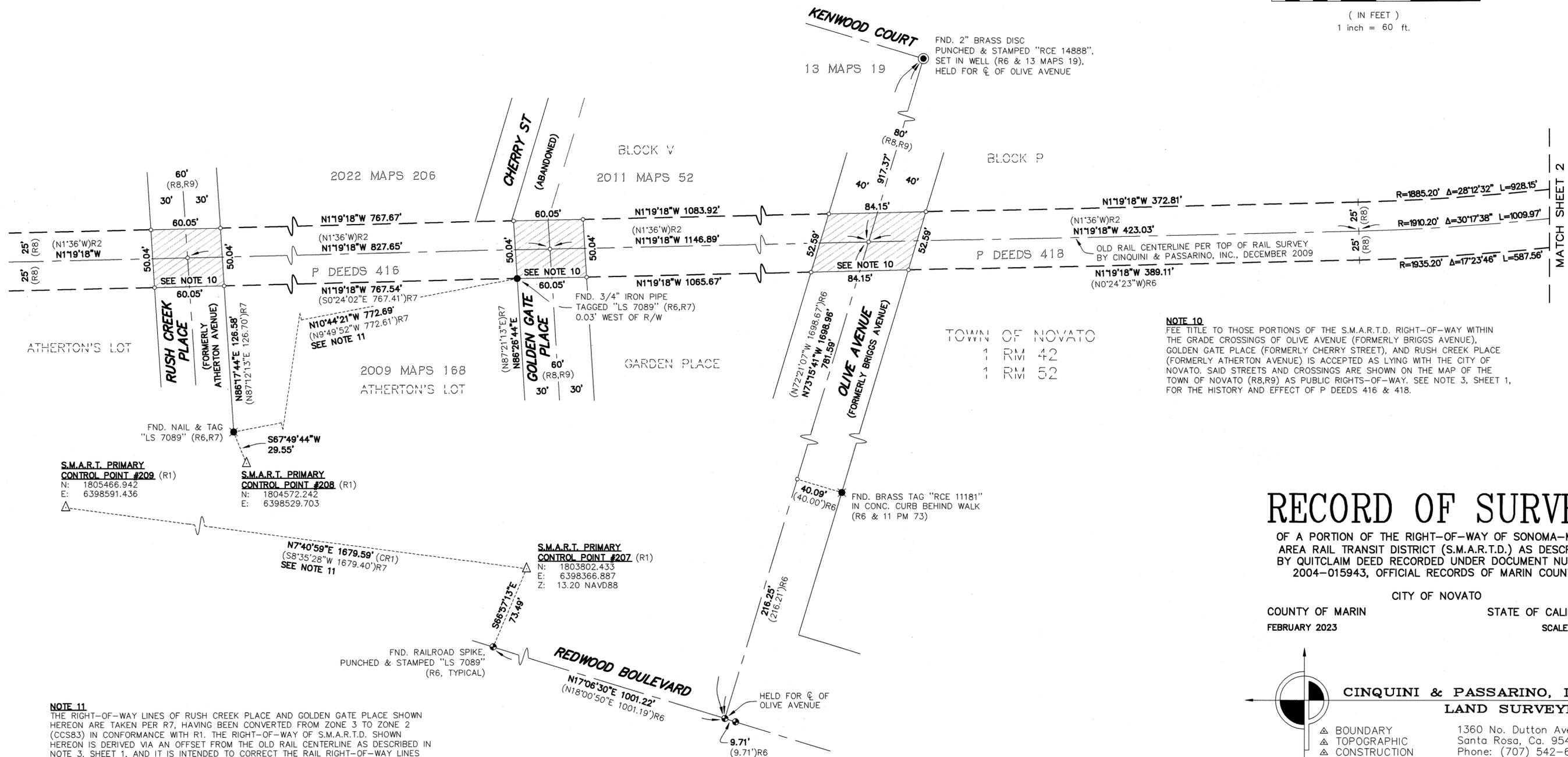
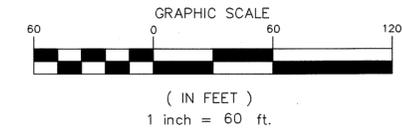
1. ALL DISTANCES, DIMENSIONS, AND COORDINATES ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. DISTANCES SHOWN ARE GRID (CCS83, ZONE 2). TO OBTAIN GROUND DISTANCES ON THIS SHEET DIVIDE BY A COMBINATION FACTOR OF 1.0000613489, TAKEN AT S.M.A.R.T. PRIMARY CONTROL POINT #207.
3. RECORD DISTANCES AND DIMENSIONS ARE SHOWN IN THEIR NATIVE FORMAT.
4. TIE LINES ARE PERPENDICULAR IF NOT NOTED OTHERWISE.

**SURVEYOR'S NOTE**

RIGHT-OF-WAY CENTERLINE TANGENTS HAVE BEEN ESTABLISHED FROM THE PHYSICAL LOCATION OF THE OLD (NOW DEMOLISHED) RAIL CENTERLINE SHOWN HEREON, BASED ON A TOP OF RAIL SURVEY BY CINQUINI & PASSARINO, INC., IN DECEMBER 2009, ON FILE IN THIS OFFICE.

**REFERENCES**

- R1 RECORD OF SURVEY, 2010 MAPS 98
- R2 RIGHT OF WAY AND TRACK MAP FOR N.W.P.R.R. MAIN LINE, IGNACIO TO WILLITS (V-2) FROM STATION 1250+46.5 TO STATION 1448+0
- R6 RECORD OF SURVEY, 2009 MAPS 168
- R7 RECORD OF SURVEY, 2022 MAPS 206
- R8 MAP OF THE TOWN OF NOVATO, 1 RM 42
- R9 MAP OF THE TOWN OF NOVATO, 1 RM 52
- D2 GRANT DEED, 110 DEEDS 35
- D3 GRANT DEED, D.N. 2013-046621



**NOTE 10**  
 FEE TITLE TO THOSE PORTIONS OF THE S.M.A.R.T.D. RIGHT-OF-WAY WITHIN THE GRADE CROSSINGS OF OLIVE AVENUE (FORMERLY BRIGGS AVENUE), GOLDEN GATE PLACE (FORMERLY CHERRY STREET), AND RUSH CREEK PLACE (FORMERLY ATHERTON AVENUE) IS ACCEPTED AS LYING WITH THE CITY OF NOVATO. SAID STREETS AND CROSSINGS ARE SHOWN ON THE MAP OF THE TOWN OF NOVATO (R8,R9) AS PUBLIC RIGHTS-OF-WAY. SEE NOTE 3, SHEET 1, FOR THE HISTORY AND EFFECT OF P DEEDS 416 & 418.

**S.M.A.R.T. PRIMARY CONTROL POINT #209 (R1)**  
 N: 1805466.942  
 E: 6398591.436

**S.M.A.R.T. PRIMARY CONTROL POINT #208 (R1)**  
 N: 1804572.242  
 E: 6398529.703

**S.M.A.R.T. PRIMARY CONTROL POINT #207 (R1)**  
 N: 1803802.433  
 E: 6398366.887  
 Z: 13.20 NAVD88

**NOTE 11**  
 THE RIGHT-OF-WAY LINES OF RUSH CREEK PLACE AND GOLDEN GATE PLACE SHOWN HEREON ARE TAKEN PER R7, HAVING BEEN CONVERTED FROM ZONE 3 TO ZONE 2 (CCS83) IN CONFORMANCE WITH R1. THE RIGHT-OF-WAY OF S.M.A.R.T.D. SHOWN HEREON IS DERIVED VIA AN OFFSET FROM THE OLD RAIL CENTERLINE AS DESCRIBED IN NOTE 3, SHEET 1, AND IT IS INTENDED TO CORRECT THE RAIL RIGHT-OF-WAY LINES SHOWN ON R7.

**RECORD OF SURVEY**

OF A PORTION OF THE RIGHT-OF-WAY OF SONOMA-MARIN AREA RAIL TRANSIT DISTRICT (S.M.A.R.T.D.) AS DESCRIBED BY QUITCLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2004-015943, OFFICIAL RECORDS OF MARIN COUNTY

CITY OF NOVATO  
 COUNTY OF MARIN STATE OF CALIFORNIA  
 FEBRUARY 2023 SCALE: 1"=60'

**CINQUINI & PASSARINO, INC.**  
**LAND SURVEYING**

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