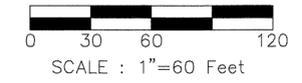


SUBJECT PARCEL OWNER

LANDS OF BOZEMAN
 DOC. 2021-073671
 APN: 172-221-46 & 172-212-10
 AREA (NORTH) = 8,312 SQ. FT. +/-
 AREA (SOUTH) = 30,348 SQ. FT. +/-

BASIS OF BEARINGS:

THE MONUMENT LINE RE-ESTABLISHED BETWEEN FOUND CONCRETE MONUMENTS WITHIN REDWOOD DRIVE WAS TAKEN AS NORTH 16°50'00" WEST AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "MAP NUMBER FIVE OF WOODACRE" FILED IN BOOK 5 OF MAPS AT PAGE 15 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



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 PATRICK BOZEMAN IN DECEMBER 2022.



10-10-23
William C. Clark
 WILLIAM C. CLARK, P.L.S. 9671

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 18TH DAY OF OCT., 2023.

TRACY W. PARK, PLS 8176
 COUNTY SURVEYOR

LIONEL KEITH VINCENT, PLS 8248
 DEPUTY COUNTY SURVEYOR

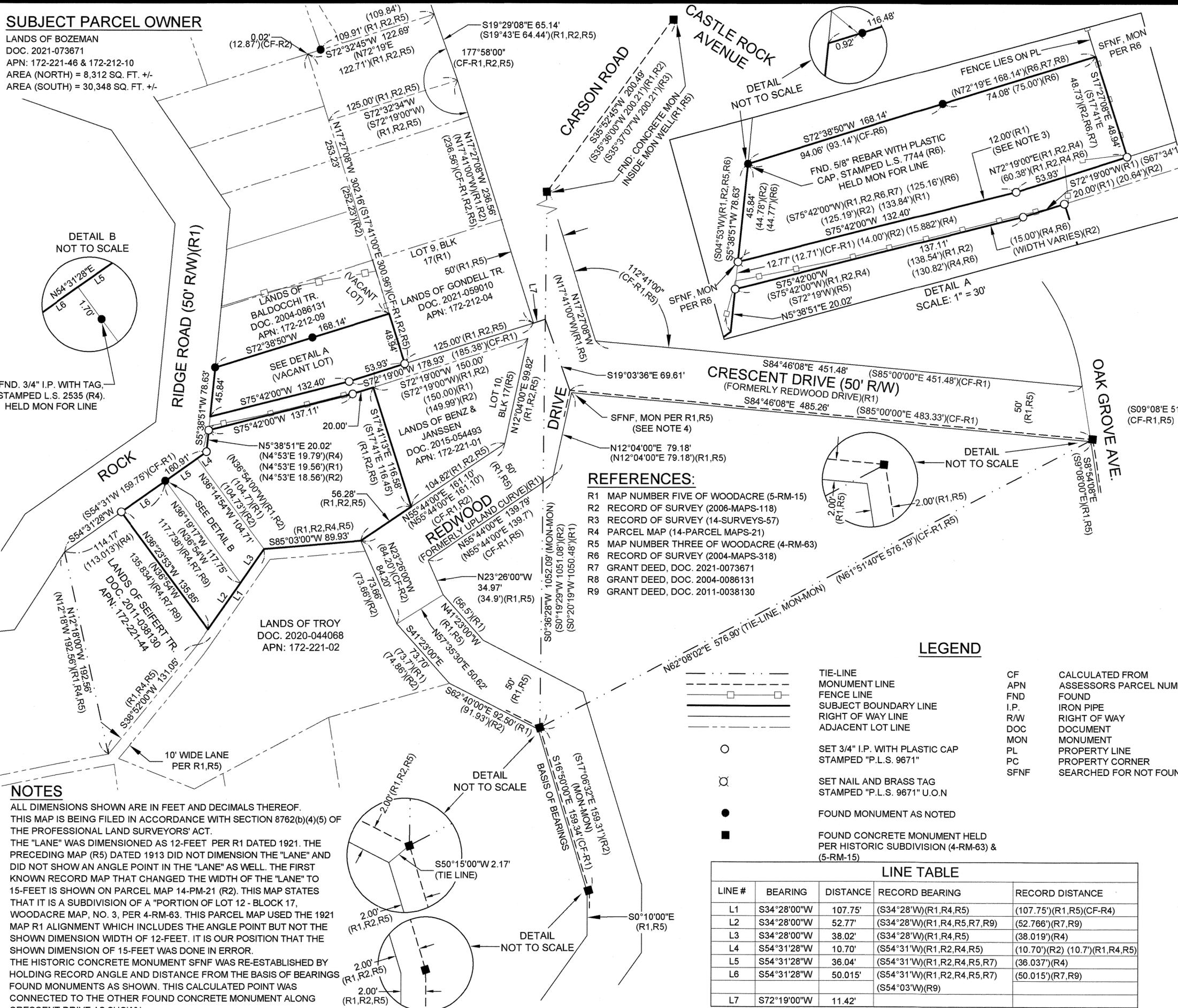


RECORDER'S STATEMENT

FILED THIS 27 DAY OF OCT., 2023
 AT P.M. IN BOOK 203 OF MAPS AT PAGE 201
 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

COUNTY RECORDER
[Signature]
 DEPUTY COUNTY RECORDER

FEE \$84
 2023-28644
 SERIAL NO.



REFERENCES:

- R1 MAP NUMBER FIVE OF WOODACRE (5-RM-15)
- R2 RECORD OF SURVEY (2006-MAPS-118)
- R3 RECORD OF SURVEY (14-SURVEYS-57)
- R4 PARCEL MAP (14-PARCEL MAPS-21)
- R5 MAP NUMBER THREE OF WOODACRE (4-RM-63)
- R6 RECORD OF SURVEY (2004-MAPS-318)
- R7 GRANT DEED, DOC. 2021-0073671
- R8 GRANT DEED, DOC. 2004-0086131
- R9 GRANT DEED, DOC. 2011-0038130

LEGEND

- TIE-LINE
- MONUMENT LINE
- FENCE LINE
- SUBJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- ADJACENT LOT LINE
- SET 3/4" I.P. WITH PLASTIC CAP STAMPED "P.L.S. 9671"
- SET NAIL AND BRASS TAG STAMPED "P.L.S. 9671" U.O.N.
- FOUND MONUMENT AS NOTED
- FOUND CONCRETE MONUMENT HELD PER HISTORIC SUBDIVISION (4-RM-63) & (5-RM-15)
- CF CALCULATED FROM ASSESSORS PARCEL NUMBER
- APN APN
- FND FOUND
- I.P. IRON PIPE
- R/W RIGHT OF WAY
- DOC DOCUMENT
- MON MONUMENT
- PL PROPERTY LINE
- PC PROPERTY CORNER
- SFNF SEARCHED FOR NOT FOUND

LINE #	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
L1	S34°28'00"W	107.75'	(S34°28'W)(R1,R4,R5)	(107.75')(R1,R5)(CF-R4)
L2	S34°28'00"W	52.77'	(S34°28'W)(R1,R4,R5,R7,R9)	(52.766')(R7,R9)
L3	S34°28'00"W	38.02'	(S34°28'W)(R1,R4,R5)	(38.019')(R4)
L4	S54°31'28"W	10.70'	(S54°31'W)(R1,R2,R4,R5)	(10.70')(R2) (10.7')(R1,R4,R5)
L5	S54°31'28"W	36.04'	(S54°31'W)(R1,R2,R4,R5,R7)	(36.037')(R4)
L6	S54°31'28"W	50.015'	(S54°31'W)(R1,R2,R4,R5,R7)	(50.015')(R7,R9)
L7	S72°19'00"W	11.42'	(S54°03'W)(R9)	

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THIS MAP IS BEING FILED IN ACCORDANCE WITH SECTION 8762(b)(4)(5) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
3. THE "LANE" WAS DIMENSIONED AS 12- FEET PER R1 DATED 1921. THE PRECEDING MAP (R5) DATED 1913 DID NOT DIMENSION THE "LANE" AND DID NOT SHOW AN ANGLE POINT IN THE "LANE" AS WELL. THE FIRST KNOWN RECORD MAP THAT CHANGED THE WIDTH OF THE "LANE" TO 15- FEET IS SHOWN ON PARCEL MAP 14-PM-21 (R2). THIS MAP STATES THAT IT IS A SUBDIVISION OF A "PORTION OF LOT 12- BLOCK 17, WOODACRE MAP, NO. 3, PER 4-RM-63. THIS PARCEL MAP USED THE 1921 MAP R1 ALIGNMENT WHICH INCLUDES THE ANGLE POINT BUT NOT THE SHOWN DIMENSION WIDTH OF 12- FEET. IT IS OUR POSITION THAT THE SHOWN DIMENSION OF 15- FEET WAS DONE IN ERROR.
4. THE HISTORIC CONCRETE MONUMENT SFNF WAS RE-ESTABLISHED BY HOLDING RECORD ANGLE AND DISTANCE FROM THE BASIS OF BEARINGS FOUND MONUMENTS AS SHOWN. THIS CALCULATED POINT WAS CONNECTED TO THE OTHER FOUND CONCRETE MONUMENT ALONG CRESCENT DRIVE AS SHOWN.

RECORD OF SURVEY

LANDS OF BOZEMAN
 BEING DESCRIBED IN DOCUMENT 2021-0073671, MARIN COUNTY RECORDS, CALIFORNIA.
 UNINCORPORATED WOODACRE CALIFORNIA
 MARIN COUNTY CLARK CIVIL ENGINEERING JANUARY 2023
 P.O. BOX 143, NICASIO CA 94946
 415-295-4450