

BASIS OF BEARINGS:
 THE CALCULATED COURSE OF S61°00'49"E BETWEEN FOUND SURVEY MONUMENTS ALONG THE NORTHERLY RIGHT OF WAY OF CHILENO VALLEY ROAD PER RECORD OF SURVEY "LANDS OF REID" FILED IN BOOK 35 OF SURVEYS AT PAGE 69 WAS USED AS THE BASIS OF BEARINGS OF THIS MAP.

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- THIS MAP IS BEING FILED IN ACCORDANCE WITH SECTION 8762(b)(4)(5) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
- THE 50-FT R/W SEEMS TO FIT WITH THE FOUND MONUMENTS WHEN COMPARED TO THE RECORD DIMENSIONS. THE RIGHT OF WAY OF CHILENO VALLEY ROAD AND MARSHALL-PETALUMA ROAD ARE NOT DIMENSIONED ON ANY OF THE RECORD MAPS RESEARCHED NOR ARE THEY DIMENSIONED ON THE TAX ASSESSOR'S MAPS. THE 50-FT WIDTH IS BEING USED FOR SHOWING THE RELATIVE DIMENSIONS BETWEEN RECORD AND MEASURED REGARDING CHILENO VALLEY ROAD SPECIFICALLY COMPARED TO R2 AND BOTH ROADS' R/W WIDTHS ARE UNKNOWN.
- THE HISTORIC MAP ENTITLED "MAP OF THE WALKER VILLA TRACT" REFERENCED ON THIS MAP AS R4, DOES NOT DIMENSION THE LOTS AS SHOWN HEREON. THE LOTS ARE LABELED AND ACREAGE IS SHOWN ONLY. THEREFORE THE ONLY DIMENSIONS AVAILABLE TO SHOW RECORD COMES FROM THE VESTING DEED DOC. 2012-0061072 REFERENCED AS R2 ON THIS MAP.
- THE R/W AS SHOWN WAS DETERMINED BY HOLDING THE EXISTING FENCE LINE. AS STATED ABOVE IN #3 & #4, RESEARCHED MAPS AND DOCUMENTS ALONG WITH ADDITIONAL SUPPORT FROM THE COUNTY HAS NOT GARNERED DIMENSIONED DATA THAT MAY BE USED TO ASSIST IN THE RE-ESTABLISHMENT OF THE R/W WIDTH. THEREFORE, THE LINES OF OCCUPATION (EXISTING FENCE LINE) HAVE BEEN USED AND SHOWN ON THIS MAP AS BEING THE R/W AND PL.
- R2 REFERENCES TWO SEPARATE HISTORIC SUBDIVISION MAPS ENTITLED "MAP OF WALKER VILLA TRACT". ONE IS RECORDED IN BOOK 1-MAPS-56, DATED MAY 13, 1890 AND THE 2ND MAP RECORDED IN BOOK 1-MAPS-92, DATED NOVEMBER 21, 1896. LOTS 3-5 COINCIDE WITH EACH OTHER. LOTS 1 & 2 DIFFER IN THAT THE PRECEDING MAP DID NOT SHOW LOTS 1 & 2 EXTENDING TO MARSHALL-PETALUMA RD. THE VESTING DEED OF THE SUBJECT PROPERTY (R3) REFERENCES THE 1896 MAP WHICH COINCIDES WITH THE LINES OF OCCUPATION AND WAS HELD PER THIS BOUNDARY RESOLUTION.

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 KELLY HERING IN DECEMBER 2022.

10-10-23
 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 OCTOBER, 2023.

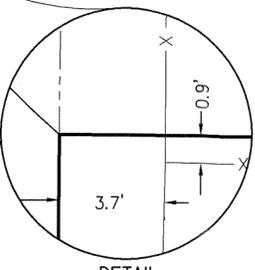
TRACY W. PARK, PLS 8176
 COUNTY SURVEYOR

LIONEL KEITH VINCENT, PLS 8248
 DEPUTY COUNTY SURVEYOR

LANDS OF BERETTA FAMILY TR.
 DOC. 2012-0061072
 APN: 106-160-06 & 07

LINE TABLE

LINE #	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
L1	N21°58'02"W	46.31'	(N23°30'00"W)(R5)	(48.85')(R5)
L2	N00°00'00"W	44.13'	(N23°30'00"W)(R5)	(28.85')(R5)
L3	N67°28'08"E	195.18'	(N65°56'10"E)(R5)	(195.00')(R5)
L4	S21°58'02"E	22.63'	(S23°30'00"E)(R5)	(195.00')(R5)



- REFERENCES:**
- R1 RECORD OF SURVEY (35-RS-69)
 - R2 DEED, DOC. 2012-0061072
 - R3 DEED, DOC. 2021-0065302
 - R4 MAP OF THE "WALKER VILLA TRACT" (1-MAPS-92)
 - R5 RECORD OF SURVEY (6-RS-24)

LEGEND

- TIE-LINE
- EDGE OF PAVEMENT
- FENCE LINE
- SUBJECT BOUNDARY LINE
- ORIGINAL LOT LINE PER R4
- ADJACENT LOT LINE
- SET 3/4" I.P. WITH PLASTIC CAP STAMPED "P.L.S. 9671"
- FOUND 1/2" I.P. OPEN PER R2, OR AS NOTED
- CF CALCULATED FROM ASSESSORS PARCEL NUMBER
- FND FOUND
- I.P. IRON PIPE
- R/W RIGHT OF WAY
- DOC DOCUMENT
- MON MONUMENT
- PL PROPERTY LINE
- FOL FENCE ON LINE
- SFNF SEARCHED FOR NOT FOUND

RECORDER'S STATEMENT

FILED THIS 27TH DAY OF OCTOBER, 2023, AT 8:00AM. IN BOOK 2023 OF MAPS AT PAGE 302 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

COUNTY RECORDER
 DEPUTY COUNTY RECORDER
 FEE \$84 -
 SERIAL NO. 2023-28645

RECORD OF SURVEY

LANDS OF HERING & MEEHAN
 BEING DESCRIBED IN DOCUMENT 2021-0065302,
 MARIN COUNTY RECORDS, CALIFORNIA.

VICINITY OF PETALUMA CALIFORNIA
 MARIN COUNTY APRIL 2023

CLARK CIVIL ENGINEERING
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