

The Fred L. Berensmeier & Barbara J. Berensmeier Revocable Trust
DN 95-0039893
APN 168-240-30

Lili Weckler & David Weckler
DN 2020-0048403
APN 168-071-15

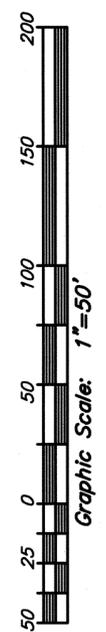
Table of Courses:

- 1 S 10°26'27" E 33.95'
(S 11°00' E 33.94', R-3)
- 2 S 72°30'47" E 69.41'
(69.42', R-3)
- 3 N 29°19'22" E 30.72'
(S 29°15'25" W 30.71', R-3)
- 4 S 73°05'37" E 80.00'
(N 73°03'45" W 80.0', R-3)
- 5 S 05°07'01" W 57.05'
(S 05°09' W 57.0', R-3)
- 6 N 11°29'36" W 7.09'
(N 11°40' W 8.20', D-5)
- 7 N 44°35'49" W 43.15'
(N 44°46'13" W 41.36', D-5)
- 8 R=63.10' Δ=34°19'56" L=37.81'
(R=63.10' Δ=34°19'56" L=37.81', D-3, D-5)
- 9 N 40°06'29" E 65.65'
(S 39°32' W 65.65', R-4)
(S 39°32' W 71.8', plus 10' Alley, R-1)
- 10 S 63°41'09" W 93.26'
(S 64°48' W 93.51', R-4)
(S 64°48' W 93.3', R-1)
- 11 N 25°42'32" W 56.21'
(S 25°09' E 56.20', R-6)

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- Legend:
- Parcel Surveyed
 - Adjacent Boundaries
 - Former Lot Boundary
 - Easement Line
 - Tie Line
 - Found Monument As Shown
 - Set 3/4" Iron Pipe & plastic plug PLS 5087
 - Set Rivet & 1/2" Brass Disc stamped PLS 5087

OR/DN Official Records/Document Number
Distances Are Shown In Feet & Decimals Thereof
Ties are perpendicular and/or radial, unless otherwise noted.



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 David H. Lovett in June, 2023.

Paul M. Brown, PLS 5087
Dated: 10/24/23



COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 30th day of October, 2023.

Tracy W. Park, PLS 8176
County Surveyor

Lionel K. Vincent, PLS 8248
Deputy County Surveyor



RECORDER'S STATEMENT:

Filed this 2nd day of November, 2023 at 8:00 A.M. in Book 2023 of Maps at Page 205 of the Marin County Department of Public Works, Serial Number 2023-29533 Fee: \$26

County Recorder
Deputy County Recorder

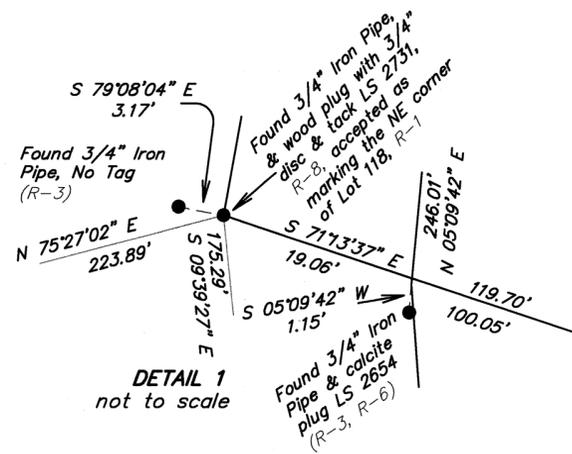
Exempt from SB2 Fee per Section 27388.1 (a)(2)(D)

Record of Survey

The Lands Of David H. Lovett & Marilyn Smith Lovett As Described By Quitclaim Deed Recorded Under Official Records Document Number 2010-0059664, Marin County Records; Being Lot 118 As Shown On The "Map Of The Lagunitas Tract, Subdivision Number Four" Filed, August 7, 1907 In Book 2 Of Maps, At Page 95, Marin County Records, Being A Portion Of Rancho San Geronimo
County of Marin, State of California

Area: 0.68 Acres
Date: October 2023
Scale: 1"=50'

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DETAIL 1
not to scale



REFERENCE DOCUMENTS:

- R-1 "Map of the Lagunitas Tract, Subdivision Four" recorded August 7, 1907 in Volume 2 of Maps at Page 95, Marin County Records
- R-2 "Map of Subdivision Number Ten of Lagunitas Tract" recorded June 7, 1916 in Volume 4 of Maps at Page 101, Marin County Records
- R-3 "Record of Survey" recorded September 24, 1975 in Book 12 of Surveys at Page 92, Marin County Records
- R-4 "Record of Survey" recorded October 12, 1977 in Book 14 of Surveys at Page 40, Marin County Records
- R-5 "Record of Survey" recorded November 12, 1998 in Book 1998 of Maps at Page 151, Marin County Records
- R-6 "Record of Survey" recorded March 29, 1999 in Book 1999 of Maps at Page 60, Marin County Records
- R-7 Unrecorded Map: "Survey of Lots 117, 118, And 119, Lagunitas Tract Subd. 4" prepared for Weckele-Kassinor-Lowe By: J. C. Ogelsby Engineering Co. Inc. dated September 1958 - a copy of which is available in the office of Adobe Associates, Inc.
- R-8 Unrecorded Map: "Amended Survey of Assessor's Parcels 168-071-10 & 11, Forest Knolls-Marin County, CA. for Walter Scott dated Nov. 1975, Hool & Lockett Survey #3632 (records currently reside with David Contreras, PLS 5065 (retired), reproduction hereon not authorized.

CR-1 Corner Record 21-095, prepared by Phil Danskin dated July 7, 2021, APN 168-091-05

- D-1 Grant Deed to Juan Calmell recorded September 9, 1994 under Official Records Document 94-0066683, Marin County Records
- D-2 Easement Grant Deed to Ernest H. & Mary Lou Schnorf recorded March 23, 1999 under Official Records Document Number 1999-0023187, Marin County Records
- D-3 Quitclaim Deed to David H. & Marilyn Smith Lovett recorded November 22, 2010 under Official Records Document Number 2010-0059664, Marin County Records
- D-4 Interspousal Transfer Deed to Juan Calmell, Jr. recorded June 5, 2020 under Official Records Document Number 2020-0022657, Marin County Records
- D-5 Grant Deed to Lili Weckler (55%) & David Weckler (45%) recorded October 8, 2020 under Official Records Document Number 2020-0048403, Marin County Records

Legend:

- Parcel Surveyed
- Adjacent Boundaries
- Former Lot Boundary
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GENERAL NOTES:

- 1) Lots 116, 117, 118 & 119 as shown on the "Map of The Lagunitas Tract, Subdivision Four" recorded August 7, 1907 in Book 2 of Record Maps at Page 95, Marin County Records do not mathematically close. Lot 116 mis-closes by 23.5 feet, Lot 117 mis-closes by 16.2 feet, Lot 118 mis-closes by 22.7 feet and Lot 119 mis-closes by 18.2 feet. This mathematical inconsistency has created difficulty in re-constructing these lots.
- 2) In September 1958 J.C. Ogelsby prepared an un-recorded "Survey of Lots 117, 118 & 119, Lagunitas Tract Subd. 4". His map shows the following: "NOTES: This map is based upon original field notes of George M. Dodge who prepared this recorded map. Using George M. Dodge's notes the front line of Lot 117 would have to be 65.65' instead of 71.8'. In accordance with field notes and recorded map Lot 118 except Northwest Line computed. Lot 119 staked according to recorded map except northeast line had to be computed to close lot." This "computed" closure added a fifth line to the lot's boundary which on the recorded map only had four courses. This forced closure is rejected as it mis-closes the rear line of Lot 117 by some 10 feet and mis-locates the "10' Lane" between Lot 117 and Lot 118.
- 3) The "Iron Pipe, Base 24" Oak Tree" (which is now a 3/4 inch untagged iron pipe at the SW base of a 30" Oak stump), marking the Northeasterly corner of Lot 119, and the "Iron Bolt" marking the common southerly corner of Lots 118 & 119, as shown on said Ogelsby survey, seemed reasonable to hold from that survey, and have been shown by other recorded surveys as marking those corners (R-4, R-6 hereon).
- 4) An unrecorded "Hool & Lockett Survey #3632 "Amended Survey of Assessor's Parcels 168-071-10 & 11" dated November 1975, was obtained from David Contreras, PLS 5065 (retired), currently in control of the Hool & Lockett records). That map was a survey of Lot 118 and a two parcel property to the north. While two of the three tagged iron pipe monuments shown on that map at corners of Lot 118, have been destroyed, the remaining 3/4" iron pipe with plastic plug LS 2731 marking the northeasterly corner of Lot 118 is found and accepted as marking that corner (see Detail to the left), also being the common northerly corner of Lot 118 & Lot 119.
- 5) The deed for the adjacent property to the east (APN 168-091-018), the lands of Juan Calmell, including a portion of Lot 119 and a portion of lands to the east, begins at "the southeasterly corner of Lot 118" and progresses on the bearing of "North 4°05' West 166.8 feet" (does not qualify along the line of either Lot 119 or 118). This bearing and distance (confirmed by survey of R-6 hereon) misses the original bearing of the line between Lots 118 & 119 by almost 6 degrees and the distance by some 10 feet. This description is confirmed and monumentation shown on Records of Surveys R-3 & R-6 hereon. The conclusion is that a "Gap" between original Lot 118 and the lands of Calmell, as shown and detailed on sheet 1 of this Record of Survey, and that a portion of former Lot 119 was not conveyed in the deed to Calmell. This "Gap" is of unknown ownership. Resolution of this "Gap" in ownership is outside the scope of this survey and no attempt has been made to resolve that ownership.
- 6) The roads, streets, alleys were offered for dedication on the "Map of the Lagunitas Tract, Subdivision Four" recorded August 7, 1907 in Volume 2 of Record Maps at Page 95, Marin County Records (R-1 hereon) and were rejected by the Marin County Supervisors, on the map.
- 7) No lands shown on the "Map of Subdivision Number 10 of Lagunitas Tract" recorded June 7, 1916 in Volume 4 of Record Maps at Page 101 (R-2 hereon) were offered for dedication to the public.

Exempt from SB2 Fee per Section 27388.1 (a)(2)(D)

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