

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 Catherine & Brett DeSchepper in February, 2022.

Dated: 12/20/2023

Daniel P. Langley, PLS 9380



References:

- R1 "Record of Survey" 26 Maps 87, M.C.R.
R2 "Map of Bolinas Beach" 5 Maps 44, M.C.R.
R3 "Record of Survey" 10 Maps 81, M.C.R.

County Surveyor's Statement:

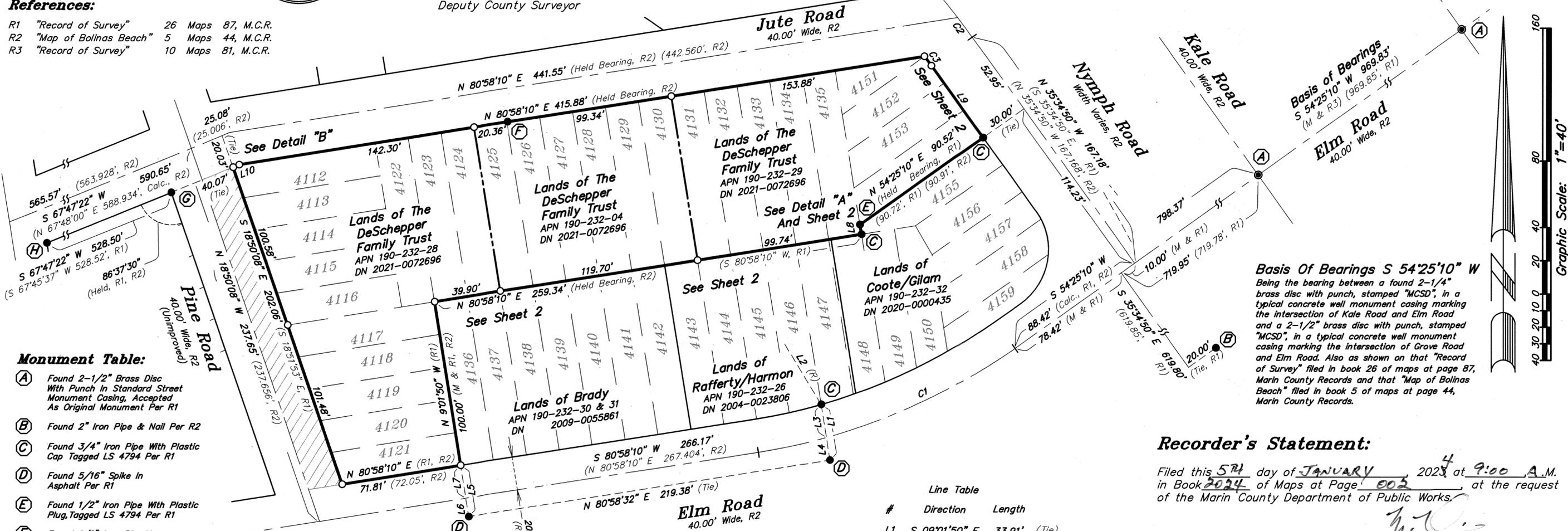
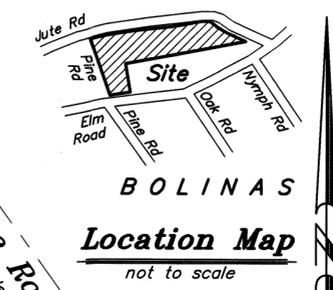
This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 3rd day of January 2023, 2024.

Tracy W. Park, PLS 8176 County Surveyor



By: Lionel Keith Vincent, PLS 8248 Deputy County Surveyor

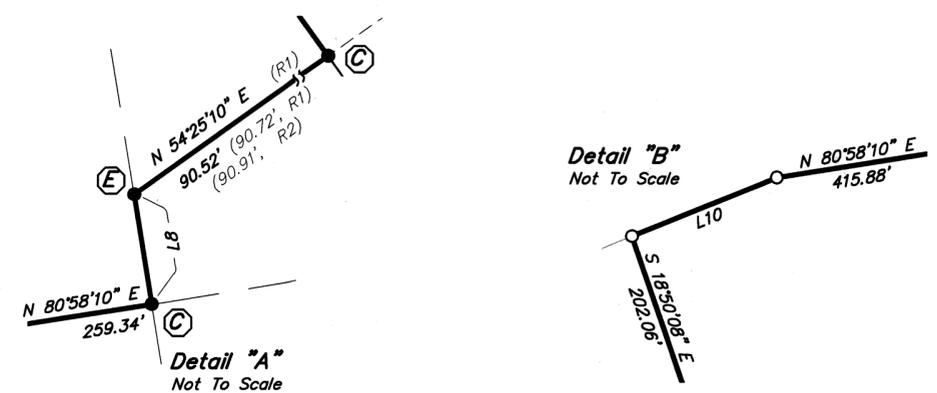
Curve Table with columns: #, Radius, Delta, Length. Includes entries C1, C2, C3 with specific measurements.



Monument Table:

- (A) Found 2-1/2" Brass Disc With Punch In Standard Street Monument Casing...
(B) Found 2" Iron Pipe & Nail Per R2
(C) Found 3/4" Iron Pipe With Plastic Cap Tagged LS 4794 Per R1
(D) Found 5/16" Spike In Asphalt Per R1
(E) Found 1/2" Iron Pipe With Plastic Plug, Tagged LS 4794 Per R1
(F) Found 1/2" Iron Pin, No Tag, No Record Found
(G) Found 2-5/8" Iron Pipe And Nail With Brass Tag, LS 4794 In Concrete, Accepted As Monument Per R1
(H) Found 2" Iron Pipe And Nail Filled With Concrete Per R1

- Legend: Found Monument As Shown, Set 3/4" Iron Pipe Tagged PLS 9380, Asphalt Road, See "Street Notes", Sheet 2, Fence, Calc. Calculated, M & R Measured and Record, M.C.R. Marin County Records, OR/DN Official Records/Document Number, Distances Are Shown In Feet & Decimals Thereof, Ties are perpendicular and/or radial, unless otherwise noted.



Line Table with columns: #, Direction, Length. Lists lines L1 through L10 with their respective bearings and distances.

Basis Of Bearings S 54°25'10" W Being the bearing between a found 2-1/4" brass disc with punch, stamped "MCS D", in a typical concrete well monument casing marking the intersection of Kale Road and Elm Road...

Recorder's Statement:

Filed this 5th day of JANUARY, 2024 at 9:00 A.M. in Book 2024 of Maps at Page 602, at the request of the Marin County Department of Public Works.

County Recorder Fee \$86- Deputy County Surveyor Serial No. 2034-0000391

Record of Survey

Being The Lands Of Brett Gerald DeSchepper And Catherine Bronnert DeSchepper, Trustees Of The Deschepper Family Trust Dated February 5, 2009 As Described In Document Number 2021-0072696, Marin County Records; Also Shown And Delineated On That "Map Of Bolinas Beach" Filed May 4, 1927 In Book 5 Of Maps, At Page 44, Marin County Records

Area: 1.13 Acres Date: December, 2023 Scale: 1" = 40'

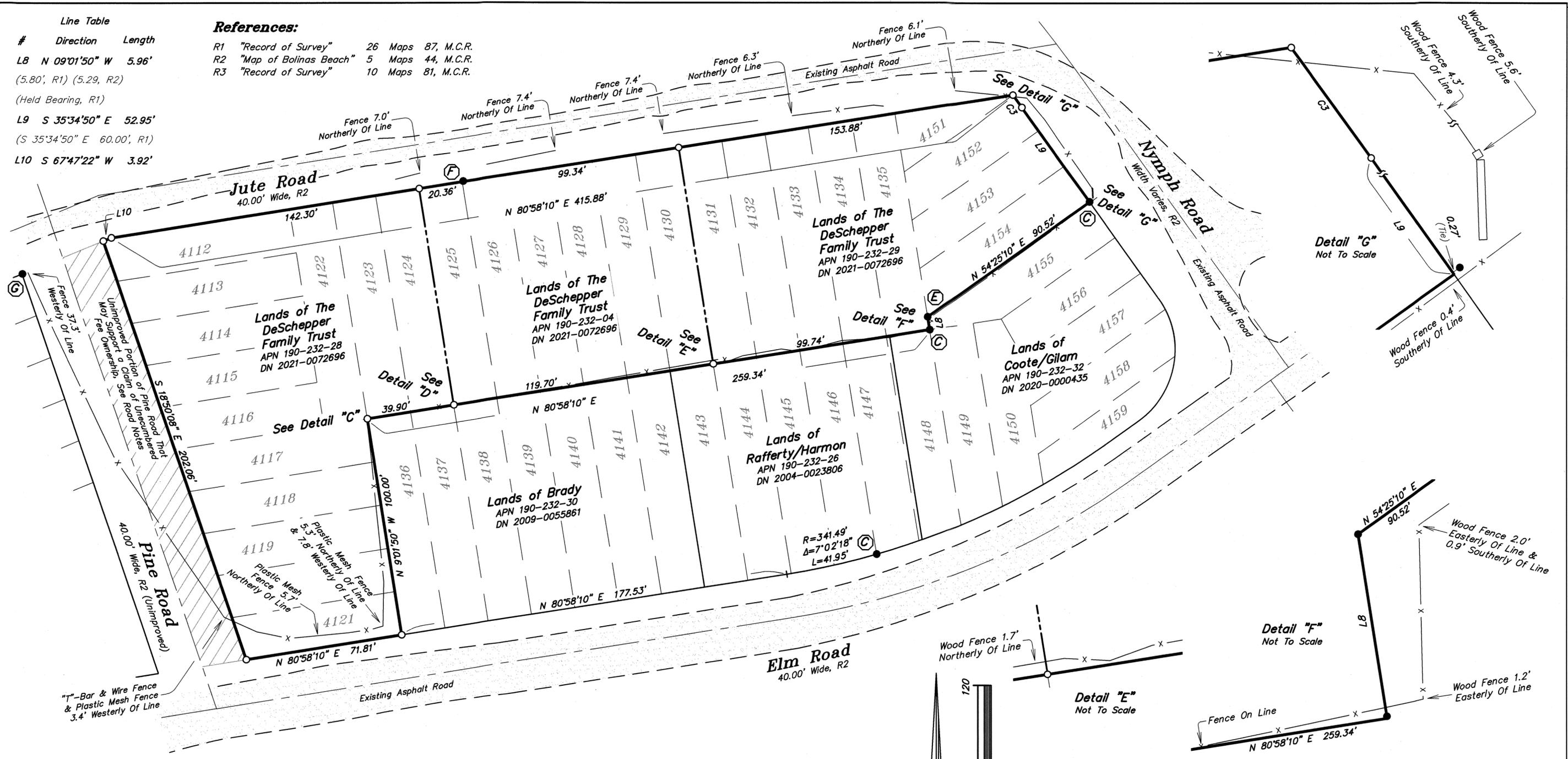
adobe associates, inc. civil engineering | land surveying | wastewater 1220 N. Dutton, Ave., Santa Rosa, Ca. 95401 P (707) 541-2300; F (707) 541-2301

Line Table

| # | Direction | Length |
|----------------------------|---------------|--------|
| L8 | N 09°01'50" W | 5.96' |
| (5.80', R1) (5.29, R2) | | |
| (Held Bearing, R1) | | |
| L9 | S 35°34'50" E | 52.95' |
| (S 35°34'50" E 60.00', R1) | | |
| L10 | S 67°47'22" W | 3.92' |

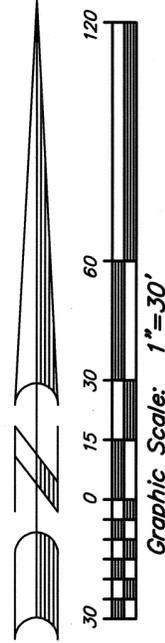
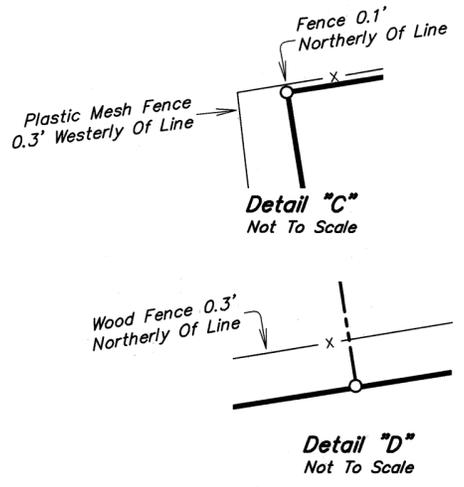
References:

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|----|------------------------|----|-----------------|
| R1 | "Record of Survey" | 26 | Maps 87, M.C.R. |
| R2 | "Map of Bolinas Beach" | 5 | Maps 44, M.C.R. |
| R3 | "Record of Survey" | 10 | Maps 81, M.C.R. |



Road Notes:

- 1) The deeds in which this survey relied described lots as part of the subdivision for "Map of Bolinas Beach" on record and filed in 5 RM 44, Marin County Records. The statement on the map states "that we hereby consent to the making and recording thereof and dedicate to public use the land within the limits of all roads, streets, avenues, parkways, and drives marked as such on said Map."
- 2) However, the statement made by the Chairman of the Board of Supervisors on the same map states the following "the said Board, however accepted none of the public highways offered for dedication but rejected the dedication of all of said highways."
- 3) The statement by the Board of Supervisors appears to reject the offer made by the owner as shown on said map, and following discussions with the County Surveyor, subsequent documents that offer to dedicate roads to the County for public use was not found. Therefore, this survey finds that a potential claim that fee ownership of parcels shown on 5 RM 44 could extend to road centerline. However, physical roads composed of dirt, gravel and asphalt that provide continuous unobstructed access to multiple parcels exist in the area indicating that a prescriptive public right may affect some of, or portions thereof, roads, streets, avenues, parkways, and drives shown on 5 RM 44. The portions of Jute Road, Nymph Road, and Elm Street adjacent to the subject property are physically improved asphalt roads that provide access to adjacent parcels, and a prescriptive public right may affect said areas. Pine Road, adjacent to the subject parcel, is unimproved and does not provide unobstructed access to adjacent parcels, and therefore a claim of unencumbered fee ownership to road centerline may exist, pursuant to a quiet title action or other means.



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Area: 1.13 Acres
Date: December, 2023
Scale: 1" = 30'

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