

DOCUMENT REFERENCES

THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THIS FIELD SURVEY AND BOUNDARY ANALYSIS FOR THE SUBJECT PROPERTY. THEY ARE CITED HEREON FOR CLARITY AND TO PERPETUATE THE FACT THAT THEY WERE CONSIDERED. DOCUMENTS AND MAPS ULTIMATELY UTILIZED IN THIS RESOLUTION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN PARENTHESIS ( ).

- R1 SUBJECT GRANT DEED TO DANA R. CAPPIELLO LIVING TRUST, RECORDED UNDER DN 2022-003174, MCR
R2 RECORD OF SURVEY, LANDS OF REX, FILED IN BOOK 2009 OF MAPS, AT PAGE 174, MCR
R3 RECORD OF SURVEY, LANDS OF SCHWANKE FILED IN BOOK 30 OF SURVEYS, AT PAGE 41, MCR
R4 RECORD OF SURVEY, MILLER PARK AT TOMALES BAY FILED IN BOOK 11 OF SURVEYS, AT PAGE 79, MCR
R5 TIDE LANDS SURVEY NO. 157 FIELD NOTES, PATENT ISSUED JULY 12, 1875, BOOK "A" OF PATENTS, AT PAGE 380, ON FILE AT THE OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION AND THIS OFFICE
R6 CALTRANS RIGHT OF WAY RECORD MAP, R-118.11 AVAILABLE FROM DISTRICT 4 OFFICE, AND THIS OFFICE
R7 RECORD OF SURVEY, LANDS OF HARRIS FILED IN BOOK 2010 OF MAPS, AT PAGE 15, MCR
R8 PARCEL MAP, BLAKE LAND DIVISION FILED IN BOOK 13 PARCEL MAPS, AT PAGE 70, MCR
R9 PARCEL MAP FILED IN BOOK 1 PARCEL MAPS, AT PAGE 35, MCR
R10 RECORD OF SURVEY FILED IN BOOK 6 OF SURVEYS, AT PAGE 19, MCR
R11 GRANT DEED TO STRAUS-SMITHFIELD REVOCABLE TRUST, RECORDED UNDER DN 2010-0068365, MCR
R12 RECORD OF SURVEY, "LANDS OF CAPPIELLO LIVING TRUST", FILED IN BOOK 2017 OF MAPS, AT PAGE 82, MCR
R13 RECORD OF SURVEY, "LANDS OF SCHWANKE FAMILY 1991 TRUST", FILED IN BOOK 2023 OF MAPS, AT PAGE 52, MCR
R14 CORNER RECORD, DPW #21-049, APN 104-170-14, FILED OCTOBER 6, 2021

MONUMENT DESIGNATIONS

- A FOUND CONCRETE MONUMENT WITH NAIL & TAG STAMPED AS NOTED, PER R6 R2 (TBAR PER R6)
B FOUND NAIL & BRASS TAG IN TREE TRUNK, ILLEGIBLE, UNKNOWN SOURCE
C FOUND 1/2" DOME-HEAD BOLT IN GRAVEL ROAD, NO TAG, PER R3
D FOUND SURVEY NAIL IN DRIVEWAY, NO TAG, PER R3
E FOUND 1 INCH IRON PIPE WITH CAP, STAMPED UNKNOWN SOURCE (HUB PER R2 NOT FOUND)
F FOUND 1/2" IRON ROD
G FOUND 1/2" IRON PIPE & YELLOW PLASTIC PLUG, STAMPED "PLS 6368", PER R12, U.N.O.
H FOUND 3/4" IRON PIPE & YELLOW PLASTIC PLUG, STAMPED "DANSKIN 4794", PER R13
I FOUND 3/4" IRON PIPE, BURIED 0.9', NO TAG, PER R3,R13
J FOUND 1/2" IRON PIPE, BURIED 1.4', NO TAG, PER R3,R13

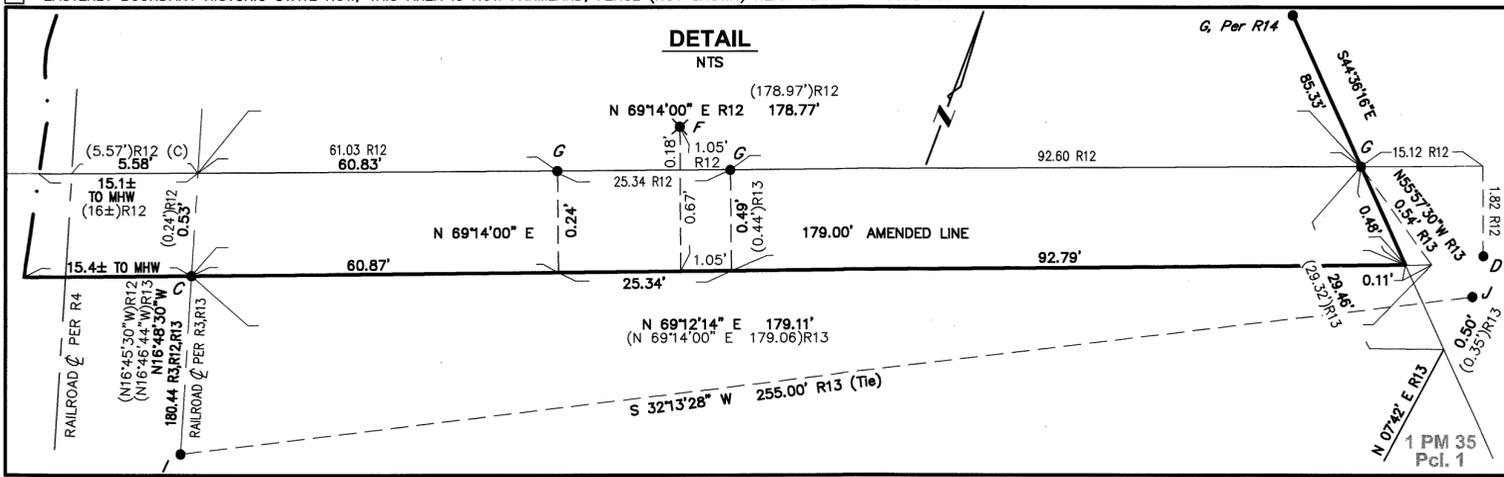
NOTES

- 1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF; DISTANCES ARE GROUND.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. EASEMENTS ARE NOT SHOWN.
5. MEAN HIGH WATER IS MEASURED ON NAVD88 VERTICAL DATUM BY UTILIZING TIDAL BENCHMARKS: 941 5320 & 941 5320 77 FMK.

BOUNDARY NOTES

THE PURPOSE OF THIS RECORD OF SURVEY IS TO AMEND RECORD OF SURVEY 2017 MAPS 82 (R12) TO REVISE THE RESOLUTION OF THE SOUTHERLY LINE OF THE LANDS OF CAPPIELLO TRUST TO REFLECT THE ADDITIONAL SURVEY EVIDENCE FOUND IN THE FIELD, PER 2023 MAPS 52 (R13).

- 1 HELD HIGHWAY MONUMENTS PER R6 TO RE-ESTABLISH R2 AND THE POINT OF BEGINNING FOR R1-PARCEL TWO; MONUMENTS ARE OF DIFFERENT CHARACTER THAN SHOWN ON ALL OTHER RECORD MAPS
2 POINT OF BEGINNING PARCEL 1 PER R1
3 DEED CALLS TO, AND ALONG HIGHWAY RIGHT OF WAY; THIS MAP SHOWS THE CURRENT POSITION AND A PORTION OF THE OLD RIGHT OF WAY; THE AREA BETWEEN THE TWO IS CONSIDERED STATE RIGHT OF WAY
4 DEED CALL TO, AND ALONG WESTERLY LINE OF TIDE LAND MAP; RECORD POSITION OF LOW WATER PER R1
5 POINT OF BEGINNING PARCEL 2 PER R1; BECAUSE THE IRON PIPE (R2,R3) WAS FOUND PULLED OUT THIS POINT HAS BEEN REESTABLISHED BY THE CALCULATED POSITION PER DEEDS & R2; STATE RIGHT OF WAY LINE IS SLIGHTLY DIFFERENT AND DOES NOT CONTROL THE POINT OF BEGINNING
6 DEED CALLS TO LOW WATER LINE, RECORD POSITION PER R1 SHOWN
7 R3 ILLUSTRATES TWO SEPARATE LINES AS DIMENSIONED, AND SHOWN IN DETAIL
8 EASTERLY BOUNDARY HISTORIC STATE ROW, THIS AREA IS NOW FARMLAND, FENCE (NOT SHOWN) NEAR NEW ROW BOUNDARY



RECORDER'S STATEMENT

FILED THIS 2ND DAY OF FEB. 2024, AT 9:00 A.M.
IN BOOK 2024 OF MAPS AT PAGE 023 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.
SERIAL NO. 2024-003149 FEE \$64-

COUNTY RECORDER
BY DEPUTY COUNTY RECORDER

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT
THIS 26TH DAY OF JANUARY 2024.

TRACY W. PARK, COUNTY SURVEYOR, PLS 8176

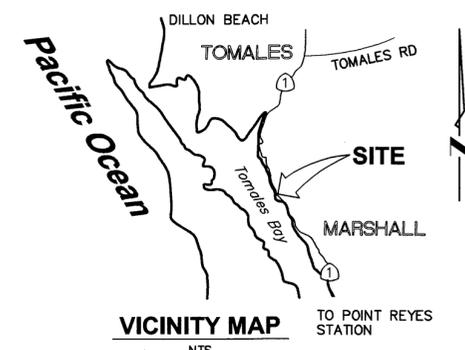
BY: LIONEL KEITH VINCENT, DEPUTY COUNTY SURVEYOR, PLS 8248

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 DANA CAPPIELLO, IN OCTOBER OF 2023.

STEVEN J. LAFRANCHI, PLS 6368

DATE 1-23-2024



COURSE DATA

- C1 R=180.00 R1 Δ=4°40' R1 L=14.70 (L=14.696 R1,R4)
L1 S 44°36'16" E R12 28.49' R12 (S 43°41'00" E R1) (28.77R1) (N 45°35'16" W R3 R6) (28.979R3)

BASIS OF BEARINGS

THE BEARING NORTH 47°51'04" WEST AS MEASURED BETWEEN FOUND STATE HIGHWAY MONUMENTS AS SHOWN ON RECORD OF SURVEYS (R2,R13) AND AS CALCULATED FROM STATE RIGHT-OF-WAY RECORD MAP (R4). BEARINGS WERE ROTATED CLOCKWISE 01°00'34" TO MATCH SUBJECT DEED BEARINGS, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO

LEGEND

- FOUND MONUMENTS, SEE MONUMENT DESIGNATION KEY
A MONUMENT DESIGNATION
( ) RECORD DATA
R1 DOCUMENT REFERENCE
DN DOCUMENT NUMBER
MCR MARIN COUNTY RECORDS
NTS NOT TO SCALE
SNF SEARCHED FOR, NOT FOUND
B-86 CALTRANS MONUMENT NUMBER
(C) CALCULATED
(D) DEED
BOUNDARY OF THE LANDS SURVEYED, PER R12

OF THE SOUTHERLY LINE OF THE LANDS OF THE DANA R. CAPPIELLO LIVING TRUST, AS DESCRIBED IN GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2022-003174, MARIN COUNTY RECORDS, ALSO BEING A PORTION OF TIDE LAND SURVEY NO. 157, BEING IN SECTION 13, TOWNSHIP 4 NORTH, RANGE 10 WEST, MOUNT DIABLO BASE & MERIDIAN

COUNTY OF MARIN MARSHALL STATE OF CALIFORNIA
DECEMBER 2023
APN 104-170-14

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS- LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
707-762-3122 FAX 707-762-3239

PLOT DATE: 2024.01.17
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