

**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 SUE DURYEE IN JUNE 2023.



*Steven J. Weiss*

JAN. 23, 2024

STEVEN J. WEISS  
PLS 8429

DATE

**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT ON THIS 25<sup>TH</sup> DAY OF JANUARY, 2024

TRACY W. PARK PLS 8176  
COUNTY SURVEYOR



BY: *L. Vincent*

LIONEL KEITH VINCENT PLS 8248  
DEPUTY COUNTY SURVEYOR

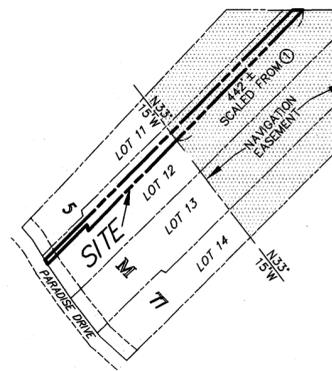
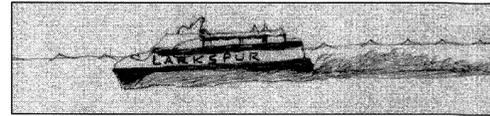
**RECORDER'S STATEMENT**

FILED THIS DAY 2<sup>ND</sup> OF FEBRUARY, 2024 AT 9:00 A.M. IN BOOK 2024 OF MAPS AT PAGE 027, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2024-0003153 FEE \$96-

COUNTY RECORDER

BY: *L. Vincent*  
DEPUTY COUNTY RECORDER



**Navigation Easement Detail**

SCALE: 1" = 300' ±

**REFERENCES**

- R1 MAP OF PARADISE COVE/BOOK 5 MAPS, PAGE 77
- R1A MAP OF ROSS VALLEY REALTY COMPANY/BOOK 2 SURVEYS, PAGE 95
- R2 RECORD OF SURVEY/BOOK 2010 MAPS, PAGE 10
- R3 RECORD OF SURVEY/BOOK 2005 MAPS, PAGE 286
- R4 RECORD OF SURVEY/BOOK 18 SURVEYS, PAGE 52
- R5 RECORD OF SURVEY/BOOK 2000 MAPS, PAGE 232
- R6 PARCEL MAP/BOOK 19 P.M. PAGE 15
- R7 RECORD OF SURVEY/BOOK 20 SURVEYS, PAGE 66
- R8 MAP No. 2 of SALT MARSH AND TIDE LANDS, FILED MAY 18, 1871
- R9 CORNER RECORD/APN 38-021-10 FILED OCT. 10, 2000
- R10 UNRECORDED SURVEY OF LOT 11/J.C.OGLESBY JOB#15833/Dated OCT.1957/  
INK DRAWING IN THE LARGE MAP FILES AT THE MARIN COUNTY  
FREE LIBRARY, ANNE T. KENT ROOM
- R11 UNRECORDED FIELD NOTES FOR J.C.OGLESBY JOB#15833/HARDBOUND BOOK  
ON FILE AT THE MARIN COUNTY FREE LIBRARY, ANNE T. KENT ROOM
- R12 GEO. E. RING to MARIN COUNTY R.O.W. DEED/RECORDED DEC. 2, 1898  
IN BOOK 55 DEEDS, PAGE 249
- R13 DURYEE TRUST DEED, D.N. 2019-033539
- R14 ALO DEED, D.N. 2007-032040
- R15 STACY CAHILL et al DEED, D.N. 2019-020988
- R16 ROSENTHAL DEED, D.N. 2012-071596
- R17 M2 PARADISE TRUST DEED, D.N. 2021-040538
- R18 FRICK TRUST DEED, D.N. 2011-057303
- R19 HARTLEY/GRAVELY TRUST DEED, D.N. 2014-008312
- R20 HARTMANN TRUST DEED, D.N. 1998-034020
- R21 TAGOL/NAJAFI TRUST DEED, D.N. 2018-002460
- R22 MURILLO DEED, D.N. 2019-035064
- R23 MAP OF HEXAN SUBDIVISION/BOOK 19 MAPS 34

**BASIS OF BEARINGS** (SEE MAP VIEW & DETAIL D, SHT. 2)

S 41°41'38" E BETWEEN A FOUND 1/2" REBAR & PLASTIC CAP EMBOSSED "LS 5065" AND A FOUND 3/4" IRON PIPE & PLASTIC CAP EMBOSSED "LS 8394". A MEASURED DISTANCE OF 200.302' EXISTS BETWEEN MONUMENTS. BEARING IS CALCULATED FROM THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 2010 OF MAPS AT PAGE 10, MARIN COUNTY RECORDS.

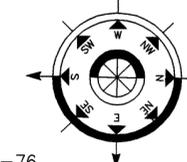
**NOTES**

1. ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. ALL DEED & MAP REFERENCES SHOWN ARE FROM OFFICIAL MARIN COUNTY RECORDS. RECORD DATA FROM SAID REFERENCES MATCHES MEASURED DATA UNLESS NOTED ON THIS MAP.
3. LOT AND OTHER DIMENSIONS PER R1 ARE SHOWN TO 3 DECIMAL PLACES. SOME MEASURED DIMENSIONS DIFFER FROM RECORD BY JUST ±0.001'. THE RECORD DIMENSION IS NOT SHOWN UNLESS THE DISCREPANCY IS GREATER THAN 0.001'.
4. THE FOUND BRASS TAG 'RE 3230' & NAIL SHOWN IN DETAIL A, SHT. 2 IS SET ON A 'CUTOFF' LINE (SOME SORT OF OFFSET OR CONSTRUCTION LINE) ACCORDING TO R11. THE WALL IS PART OF THE FOUNDATION REMAINS OF A DISMANTLED STUCCO HOME (SHOWN ON R10) AND IS LABELED AS AN 'L.P.' WALL IN THE NOTES. THE 38.14' RECORD DIMENSION ALONG THE LINE FROM CORNER IS THE BEST INTERPRETATION OF THE SKETCH STYLE NOTES AS POSSIBLE.
5. THE FOUND NAIL/FLAGGING ON BAY LIMB SHOWN IN DETAIL B, SHT. 2 HAS SINCE BEEN DESTROYED BY CUTTING DOWN THE BAY TREE TO A STUMP. THE SIMILAR SHIFT OF THIS NAIL AND THE FOUND 1/2" IRON PIPE SHOWN IN DETAIL C, SHT. 2 (1.7'±) LEADS TO SPECULATION THAT THESE POINTS MAY HAVE BEEN SET BY THE SAME PERSON IN AN ATTEMPT TO LOCATE THE BOUNDARY.
6. THE ORDINARY HIGH TIDE LINE SHOWN FROM R1 IS ALSO THE 'Meanders at ordinary high tide' SHOWN ON R8, COURSES LISTED AND NUMBERED IN 'TABLE I' IN 1/4 DEGREES/CHAINS. THIS LINE IS ALSO THE BOUNDARY LINE BETWEEN THE 'RANCHO CORTE DE MADERA DEL PRESIDIO' AND 'TIDE LOT 20' AS SHOWN ON R8 (1870). APPARENTLY AFTER THE PARADISE COVE MAP WAS CREATED (1939) AND THE LOTS BEGAN TO DEVELOPE FILL WAS ADDED ON TOP OF THE SHALLOW TIDE LAND FOR HOUSE SITES AND PUSHED THE ORDINARY HIGH TIDE LINE OUT TO THE TOE OF FILL OR BULKHEAD.
7. OWNERSHIP OF THESE PORTIONS OF THE PARADISE DRIVE R.O.W. INTEREST WAS QUESTIONED AND HENCE FORTH, THIS MAP SHOWS THE OWNERSHIP REMAINING WITH THE ORIGINAL LOT CONFIGURATIONS AS ADJUSTED BY 19 PM 15. THE PORTIONS OF PARADISE DR. OPPOSITE PARCELS-1 & -2 ON SAID MAP, ALSO BEING THE PORTION OPPOSITE LOT 13 AS SHOWN ON 2005 M. 286, WERE NEVER DEDICATED OR SPECIFICALLY DESCRIBED IN ANY FUTURE DEEDS AS AN ANALYSIS OF THE REFERENCE DEEDS AND MAPS REVEALED AND REMAIN ONLY AS AN EASEMENT TO THE COUNTY OF MARIN. CORPORATE LIMIT LINES BETWEEN TIBURON, CORTE MADERA AND THE COUNTY OF MARIN MAY ALSO BE AFFECTED AND ARE SHOWN ON THIS MAP FOLLOWING LOT LINES, NOT EASEMENT LINES.

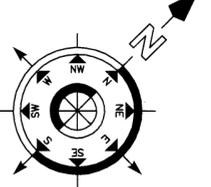
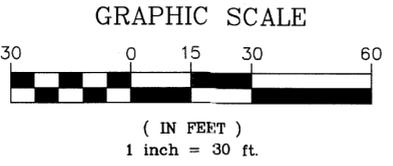
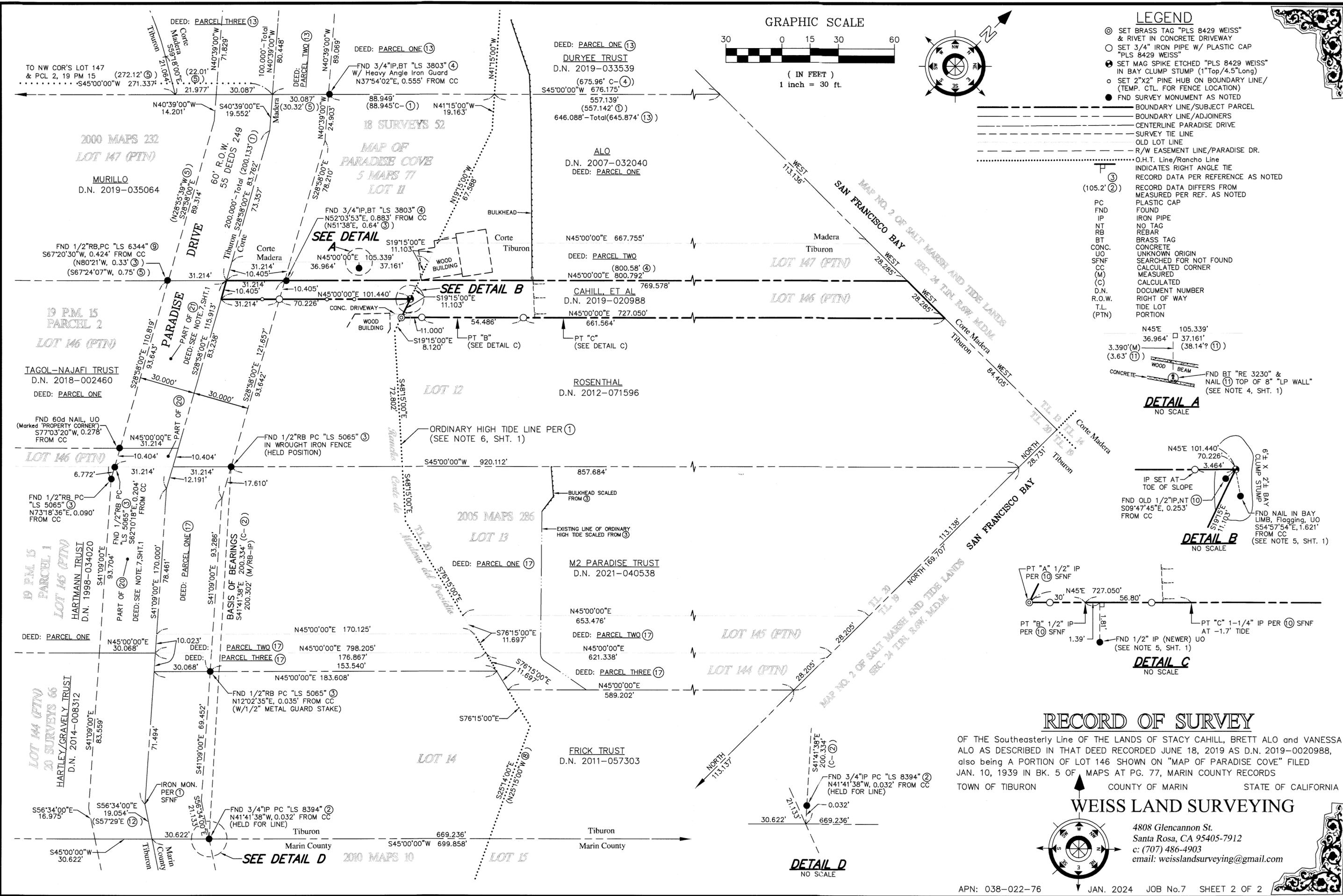
**RECORD OF SURVEY**

OF THE Southeasterly Line OF THE LANDS OF STACY CAHILL, BRETT ALO and VANESSA ALO AS DESCRIBED IN THAT DEED RECORDED JUNE 18, 2019 AS D.N. 2019-0020988, also being A PORTION OF LOT 146 SHOWN ON "MAP OF PARADISE COVE" FILED JAN. 10, 1939 IN BK. 5 OF MAPS AT PG. 77, MARIN COUNTY RECORDS  
TOWN OF TIBURON COUNTY OF MARIN STATE OF CALIFORNIA

**WEISS LAND SURVEYING**

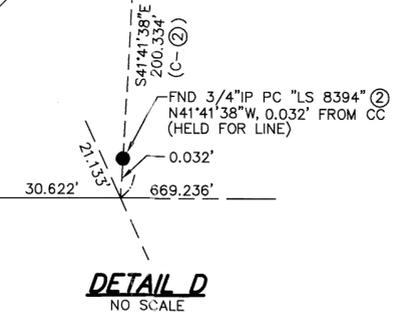
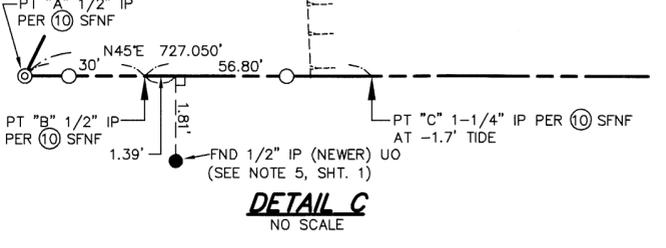
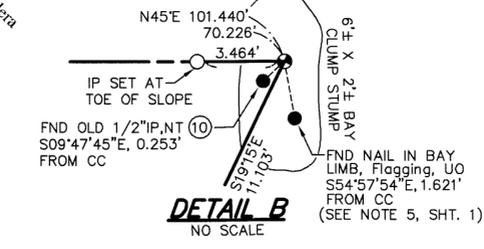
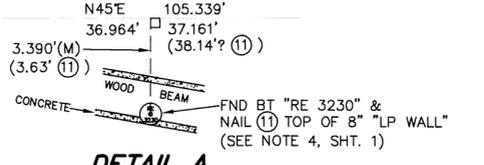


4808 Glencannon St.  
Santa Rosa, CA 95405-7912  
c: (707) 486-4903  
email: weisslandsurveying@gmail.com



LEGEND

- ⊙ SET BRASS TAG "PLS 8429 WEISS" & RIVET IN CONCRETE DRIVEWAY
- SET 3/4" IRON PIPE W/ PLASTIC CAP "PLS 8429 WEISS"
- SET MAG SPIKE ETCHED "PLS 8429 WEISS" IN BAY CLUMP STUMP (1" Top/4.5" Long)
- SET 2"x2" PINE HUB ON BOUNDARY LINE/ (TEMP. CTL. FOR FENCE LOCATION)
- FND SURVEY MONUMENT AS NOTED
- BOUNDARY LINE/SUBJECT PARCEL
- BOUNDARY LINE/ADJOINERS
- CENTERLINE PARADISE DRIVE
- SURVEY TIE LINE
- OLD LOT LINE
- R/W EASEMENT LINE/PARADISE DR.
- O.H.T. Line/Rancho Line
- ⊕ INDICATES RIGHT ANGLE TIE
- ③ RECORD DATA PER REFERENCE AS NOTED
- (105.2' ②) RECORD DATA DIFFERS FROM MEASURED PER REF. AS NOTED
- PC PLASTIC CAP
- FND FOUND
- IP IRON PIPE
- NT NO TAG
- RB REBAR
- BT BRASS TAG
- CONC. CONCRETE
- UO UNKNOWN ORIGIN
- SFNF SEARCHED FOR NOT FOUND
- CC CALCULATED CORNER
- (M) MEASURED
- (C) CALCULATED
- D.N. DOCUMENT NUMBER
- R.O.W. RIGHT OF WAY
- T.L. TIDE LOT
- (PTN) PORTION



RECORD OF SURVEY

OF THE Southeastern Line OF THE LANDS OF STACY CAHILL, BRETT ALO and VANESSA ALO AS DESCRIBED IN THAT DEED RECORDED JUNE 18, 2019 AS D.N. 2019-0020988, also being A PORTION OF LOT 146 SHOWN ON "MAP OF PARADISE COVE" FILED JAN. 10, 1939 IN BK. 5 OF MAPS AT PG. 77, MARIN COUNTY RECORDS TOWN OF TIBURON COUNTY OF MARIN STATE OF CALIFORNIA

WEISS LAND SURVEYING

4808 Glencannon St.  
Santa Rosa, CA 95405-7912  
c: (707) 486-4903  
email: weisslandsurveying@gmail.com

