

References:

- D1 "Certificate of Compliance" DN 2019-0001802, M.C.R.
- D2 "Certificate of Compliance" DN 2019-0001801, M.C.R.
- D3 "Certificate of Compliance" DN 2019-0001803, M.C.R.
- D4 "Grant Deed" DN 2008-0001108, M.C.R.
- D5 "Grant Deed" DN 1990-27960, M.C.R.
- D6 "Grant Deed" DN 2021-0069837, M.C.R.
- D7 "Grant Deed" 2182 O.R. 104, M.C.R.
- D8 "Grant Deed" Book E O.R. 274, M.C.R.
- D9 "Grant Deed" 2029 O.R. 56, M.C.R.
- D10 "Grant Deed" 2029 O.R. 57, M.C.R.

- R1 "Record of Survey" 34 Maps 71, M.C.R.
- R2 "Record of Survey" 8 Maps 31, M.C.R.
- R3 "Parcel Map" 8 Maps 28, M.C.R.
- R4 "Parcel Map" 10 Maps 95, M.C.R.
- R5 "Record Map" R-118.03, CalTrans
- R6 "Record Map" R-118.04, CalTrans
- R7 "Record Map" R-118.05, CalTrans
- R8 "Copy Of A Plat Map Of Gen. Hallecks Northern Part Of The Nicasio Rancho. Surveyed May To June 1862, Matthewson & Allard"
- R9 "Survey of Dec 1899" 3.L.3, Anne T. Kent California Room, Marin County Free Library

No.	Direction	Length
L1	S 06°21'20" E	1768.78'
L2	S 16°58'32" E	646.80'
L3	N 16°58'32" W	1394.51'
L4	S 16°58'32" E	897.12'
L5	S 50°02'28" W	943.80'
L6	S 70°47'28" W	752.40'
L7	N 34°27'32" W	1014.99'
L8	N 51°35'00" E	140.78'

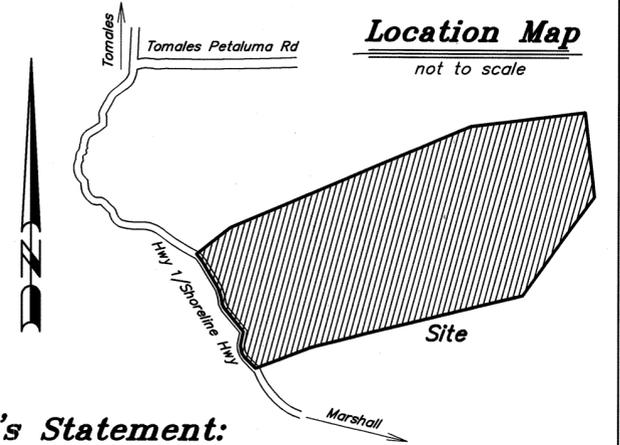
No.	Direction	Length
L9	N 51°35'00" E	905.80'
L16	N 67°26'28" E	1274.05'
L17	N 77°29'56" E	1299.10'

No.	Angle
A1	138°29'16" (144°00'00", D1)
A2	140°24'28" (Held Calc., D1)
A3	105°31'41" (Held, D1)
A4	177°15'00" (Held Calc., R4)
A5	169°56'32" (170°15'00", Calc. R4)
A6	166°11'47" (166°30'00", D1)
A7	112°59'00" (Calc., D2)
A8	97°29'00" (Held Calc., D1)
A9	165°31'00" (Held Calc., D1)

Monument Table:

- (A) Found "T"-Bar, Tagged LS 4206 (R1)
- (B) Found 1/2" Iron Pipe, No Tag, Point Of Rotation, Accepted As That Same Monument In Concrete Per D4, R2
- (C) Found 1/2" Iron Pipe, No Tag (R2)

Location Map



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 Zach Mendes of Marin Agricultural Land Trust in November, 2022.

Dated: 1-26-24
 Aaron R. Smith, PLS 7901



County Surveyor's Statement:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 31st day of JANUARY, 2024.

Tracy W. Park, PLS 8176
 County Surveyor

By: Lionel Keith Vincent, PLS 8248
 Deputy County Surveyor



Recorder's Statement:

Filed this 2nd day of FEBRUARY, 2024 at 9:00 A.M. in Book 3024 of Maps at Page 028 at the request of the Marin County Department of Public Works.

County Recorder

Deputy County Recorder

Fee \$ 88-

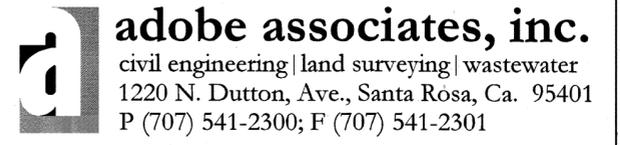
Serial No. 2024-0003154

Record of Survey

Being The Lands Of John W. Taylor And Karen B. Taylor, Trustees Of The John And Karen Taylor 2016 Trust As Described In Document Number 2016-0009483, Marin County Records

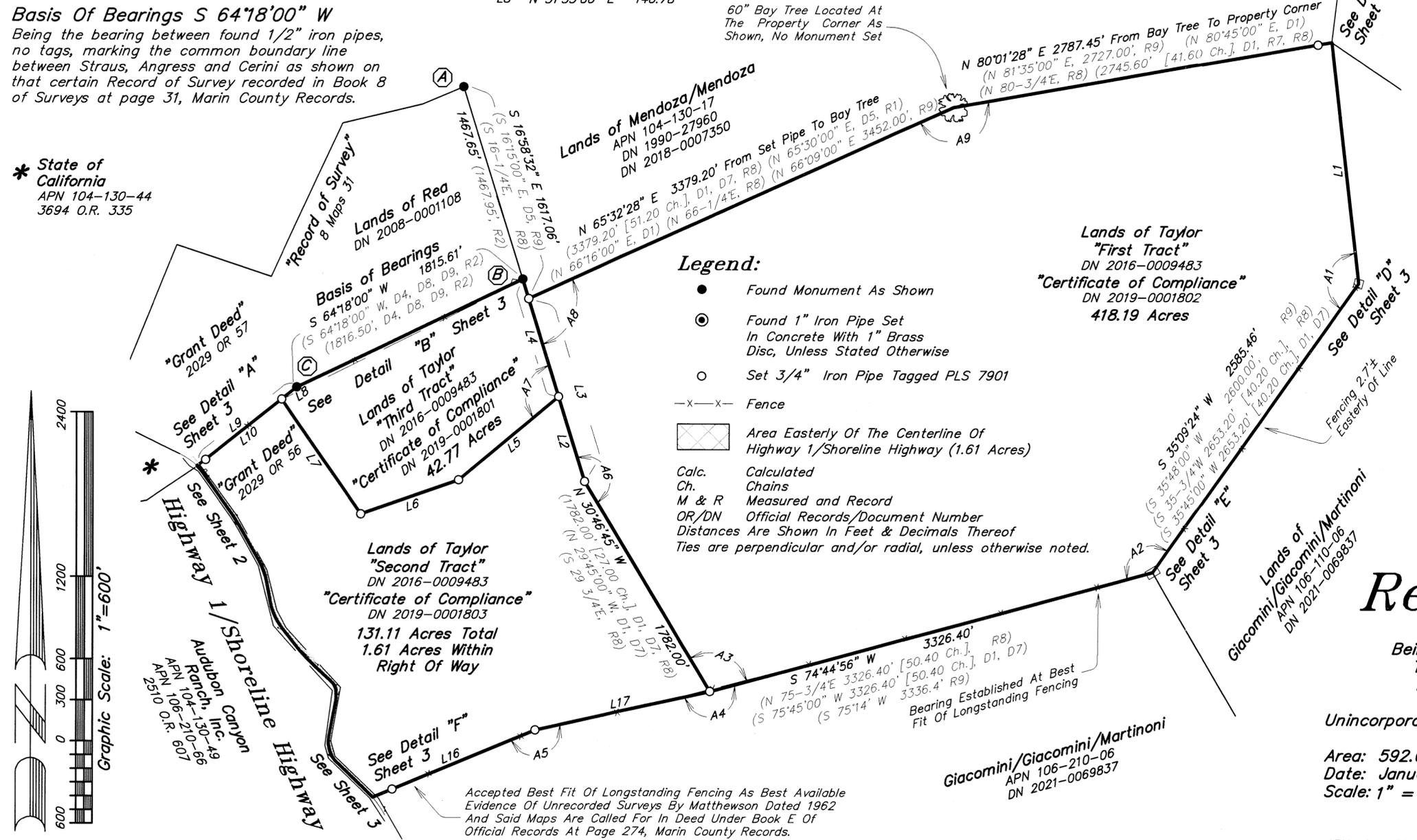
Unincorporated Marshall, County of Marin, State of California

Area: 592.07 Acres Total
 Date: January, 2024
 Scale: 1" = 600'



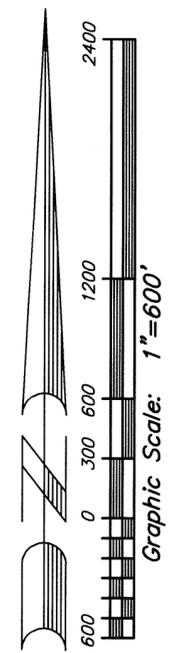
Basis Of Bearings S 64°18'00" W
 Being the bearing between found 1/2" iron pipes, no tags, marking the common boundary line between Straus, Angress and Cerini as shown on that certain Record of Survey recorded in Book 8 of Surveys at page 31, Marin County Records.

* State of California
 APN 104-130-44
 3694 O.R. 335

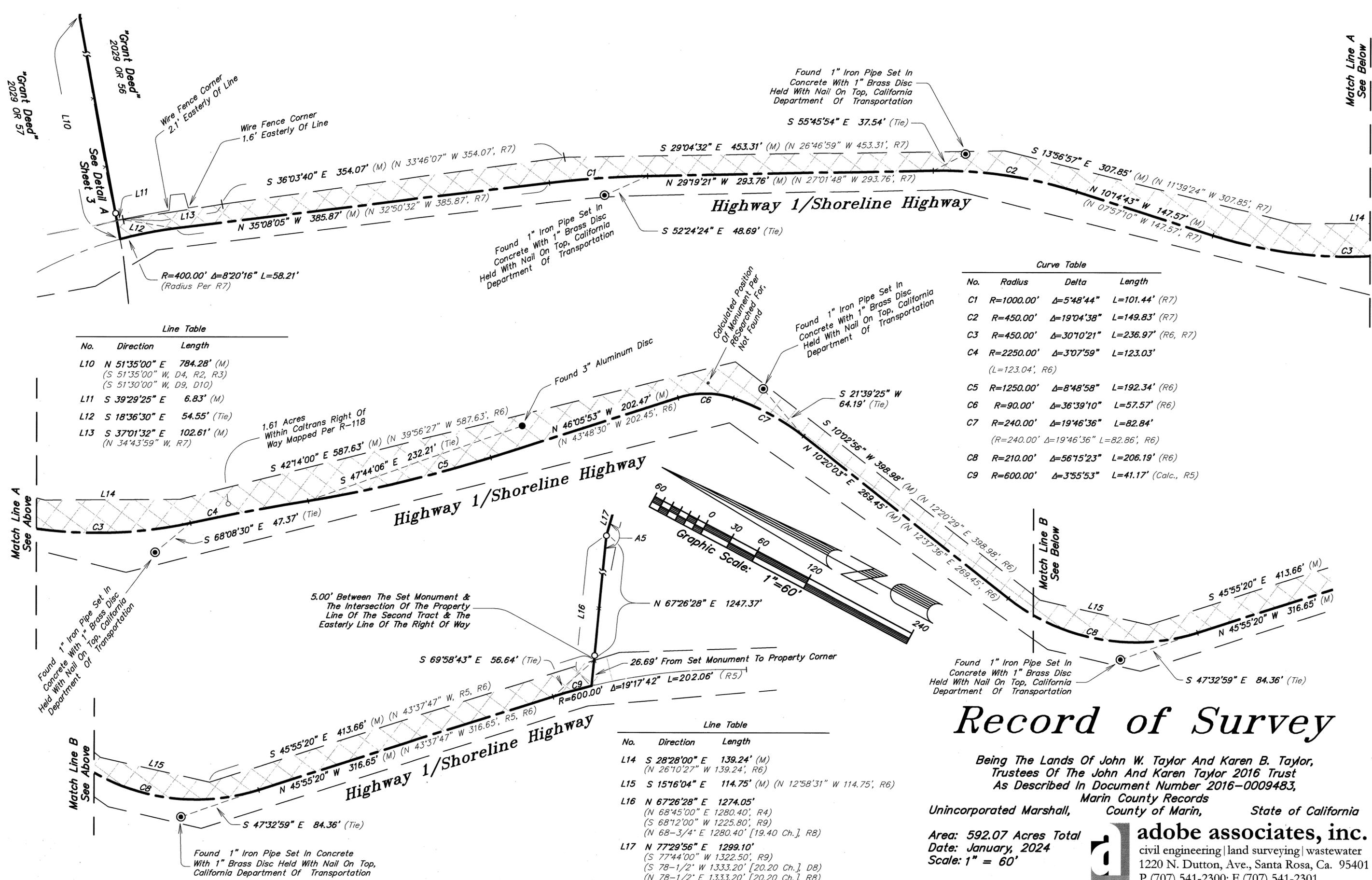


Legend:

- Found Monument As Shown
- ⊙ Found 1" Iron Pipe Set In Concrete With 1" Brass Disc, Unless Stated Otherwise
- Set 3/4" Iron Pipe Tagged PLS 7901
- x-x- Fence
- ▨ Area Easterly Of The Centerline Of Highway 1/Shoreline Highway (1.61 Acres)
- Calc. Calculated
- Ch. Chains
- M & R Measured and Record
- OR/DN Official Records/Document Number
- Distances Are Shown In Feet and Decimals Thereof
- Ties are perpendicular and/or radial, unless otherwise noted.



Accepted Best Fit Of Longstanding Fencing As Best Available Evidence Of Unrecorded Surveys By Matthewson Dated 1962 And Said Maps Are Called For In Deed Under Book E Of Official Records At Page 274, Marin County Records.



Line Table

No.	Direction	Length
L10	N 51°35'00" E	784.28' (M)
	(S 51°35'00" W, D4, R2, R3)	
	(S 51°30'00" W, D9, D10)	
L11	S 39°29'25" E	6.83' (M)
L12	S 18°36'30" E	54.55' (Tie)
L13	S 37°01'32" E	102.61' (M)
	(N 34°43'59" W, R7)	

Curve Table

No.	Radius	Delta	Length
C1	R=1000.00'	Δ=5°48'44"	L=101.44' (R7)
C2	R=450.00'	Δ=19°04'38"	L=149.83' (R7)
C3	R=450.00'	Δ=30°10'21"	L=236.97' (R6, R7)
C4	R=2250.00'	Δ=3°07'59"	L=123.03' (L=123.04', R6)
C5	R=1250.00'	Δ=8°48'58"	L=192.34' (R6)
C6	R=90.00'	Δ=36°39'10"	L=57.57' (R6)
C7	R=240.00'	Δ=19°46'36"	L=82.84' (R=240.00' Δ=19°46'36" L=82.86', R6)
C8	R=210.00'	Δ=56°15'23"	L=206.19' (R6)
C9	R=600.00'	Δ=3°55'53"	L=41.17' (Calc., R5)

Line Table

No.	Direction	Length
L14	S 28°28'00" E	139.24' (M)
	(N 26°10'27" W 139.24', R6)	
L15	S 15°16'04" E	114.75' (M)
	(N 12°58'31" W 114.75', R6)	
L16	N 67°26'28" E	1274.05'
	(N 68°45'00" E 1280.40', R4)	
	(S 68°12'00" W 1225.80', R9)	
	(N 68-3/4° E 1280.40' [19.40 Ch.], R8)	
L17	N 77°29'56" E	1299.10'
	(S 77°44'00" W 1322.50', R9)	
	(S 78-1/2° W 1333.20' [20.20 Ch.], D8)	
	(N 78-1/2° E 1333.20' [20.20 Ch.], R8)	

Record of Survey

Being The Lands Of John W. Taylor And Karen B. Taylor, Trustees Of The John And Karen Taylor 2016 Trust As Described In Document Number 2016-0009483, Marin County Records

Unincorporated Marshall, County of Marin, State of California

Area: 592.07 Acres Total
Date: January, 2024
Scale: 1" = 60'

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

Boundary Notes:

This is a retracement of the Lands of the Lands of Taylor as described by that certain Grant Deed recorded under Document Number 2016-0009483 M.C.R., and is composed of three legal parcels described by Certificate of Compliance recorded under Document Number 2019-0001801, Document Number 2019-0001802 & Document Number 2019-0001803, M.C.R.

That Certificate of Compliance recorded under Document Number 2019-0001801 M.C.R. describes the parcel conveyed per Book I of Deeds, Page 468, M.C.R. The legal description is written in chains, angles are listed to 00'01", and the description does not close mathematically for 1.27 chains. The description qualifies to two "posts" that were searched for, but not found by this survey, and the parcel is also purported to be shown on a survey by Geo. M. Dodge, in December 1899; however, said survey only retraces the northerly line thereof. The northerly line of said lands is also affected by the Grant Deeds recorded in the Official Records of Marin County in Book 2029, page 56 and Book 2029, page 57, which conveys the lands north and south of a monumented fence line. Said Certificate of Compliance does not reference 2029 O.R. 56 or 2029 O.R. 57, but both conveyances predate the Map Act and are recognized by this survey. The line described per 2029 O.R. 56 and 2029 O.R. 57 is also retraced as shown on that certain map titled "Record of Survey Map of Division of Lands of Straus & Angress" recorded in Book 8 of Survey, page 31, and is the Basis of Bearings of this survey.

That Certificate of Compliance recorded under Document Number 2019-0001802 M.C.R. describes the parcel conveyed per Book H of Deeds, Page 559, M.C.R. The legal description is written in chains, angles are listed to 00'01", and the description does not close mathematically for 3.52 chains. Document Number 2019-0001802 includes a scrivener's error because the course S 07'15" East 16.20 chains is listed as S 07'15" East 26.20 chains in Book H of Deeds, Page 559, M.C.R., and other subsequent conveyances. The point of beginning of this parcel is a lilac tree marked "J.H.W.M." that was searched for, but not found by this survey. The reconstructed position of said lilac falls on an erosional surface adjacent to a drainage channel, which is consistent with the lilac shown adjacent to a drainage course as shown on that map titled "Copy of Plat of Gen. Hallecks Northern Part of The Nicasio Rancho" surveyed in May to June, 1862, by Matthewson & Allardt. This parcel is shown as Carlyle Miller 414 ⁷⁰⁰/₁₀₀ Acres as shown on said Plat, and aside from the lilac marked "J.H.W.M." this description and the survey thereof does not qualify to physical/natural monuments, nor do adjacent descriptions of common lines.

That Certificate of Compliance recorded under Document Number 2019-0001803 M.C.R. describes the parcel conveyed per Book I of Deeds, Page 240, M.C.R., which conveys all the lands east of the road leading from the Town of Tomales to the Town of Marshall conveyed in Book E of Deeds, Page 274. The legal description is written in chains, angles are listed to 00'01"; there are no qualifications to physical monuments, and mathematical closure can not be calculated because courses along Tomales Bay do not include bearing or distance. The overall parcel description included in Book E of Deeds, Page 274 is also depicted on said map titled "Copy of Plat of Gen. Hallecks northern Part of The Nicasio Rancho", and is shown as the Lands of Lindsay 120 ⁷⁰⁰/₁₀₀ Acres and the Lands of Lindsay 162.00 Acres. That portion labeled Lands of Lindsay 162.00 Acres is affected by the conveyances described by the Grant Deeds recorded in the Official Records of Marin County in Book 2029, page 56 and Book 2029, page 57, however, said conveyances are not listed in the Certificate of Compliance description.

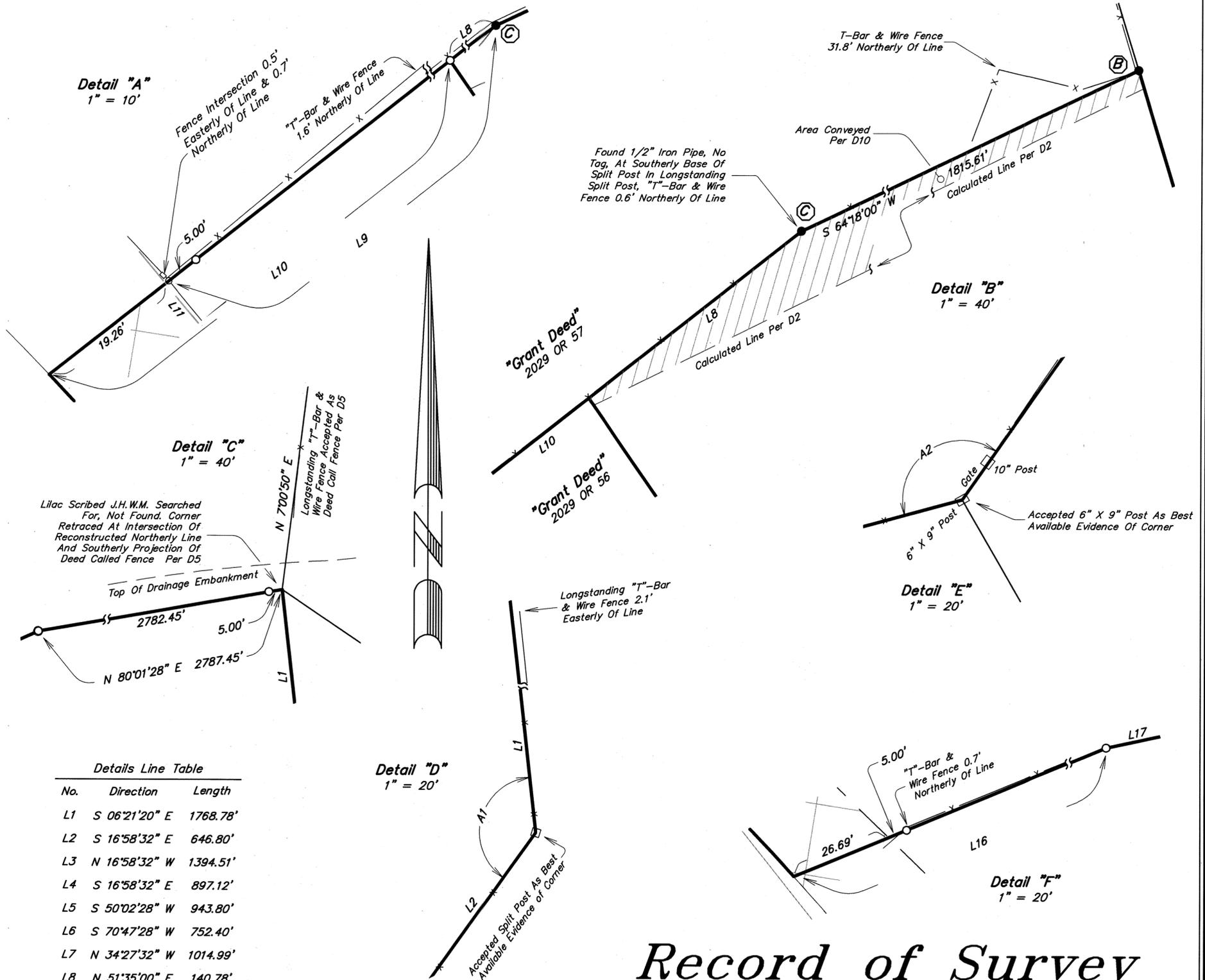
This survey also accepts that the centerline of California Highway 1 as shown on that map titled "Right-of-Way Record Map" on file under R-118.04, R-118.05 & R-118.06 at the California Department of Transportation (CalTrans) is the best available evidence of the road from Town of Tomales to the Town of Marshall. The 1899 survey by Geo. M. Dodge shows and dimensions a "Private Road", however, said "Private Road" is not accepted as the Tomales-Marshall road. Said road was first mapped by CalTrans as shown on that map titled "Plans For Improvement of Millerton-Fallon Road From Marshall to Fallon" on file at the California Department of Public Works under MRN56D. On September 11, 1933, the Marin County Board of Supervisors approved the transfer of maintenance responsibilities to the California State Department of Public Works; however, it is unclear what title Marin County had to said road, and therefore it is also unclear what title CalTrans has as well. The Board of Supervisors assented to "the taking over for maintenance" so it is unclear if the State acquired fee or easement title. The right of way was further mapped and monumented as shown on said maps R-118.04, R-118.05 & R-118.06, however, CalTrans has no record of conveyances granting fee or easement title to the right of way depicted on R-118.04, R-118.05 & R-118.06. Therefore, this survey finds that parcel lines extend to the centerline of California Highway 1, which is also supported by adjacent mapping shown on 8 Parcel Maps 28 and 10 Parcel Maps 95.

In summary, this survey finds the following 3 parcel characteristics:

1. There are limited qualifications to monuments included in subject parcel descriptions or adjacent parcel descriptions.
2. Parcel descriptions include significant misclosure errors of magnitudes of 10's to 100's of feet.
3. The subject parcels were surveyed on the ground in 1867 & 1899.

The subject, and surrounding, parcels are largely unimproved parcels with a history of cattle and agriculture. Portions of the subject parcel are bounded by longstanding split post or t-bar and wire fencing, and the current property owner asserts that any replacement fencing was reset in the original position. This survey accepts longstanding perimeter fencing as the best available evidence of some of the lines described under Document Number 2019-0001801, Document Number 2019-0001802 & Document Number 2019-0001803, M.C.R., for the following reasons:

1. Angular relationships of fencing is largely consistent with record angles given the measurement capabilities of the 1800's.
2. Measurement errors in distance between fence corners is consistent with the magnitude of parcel misclosure.
3. The subject parcels were surveyed on the ground in 1867 & 1899, and it is accepted that property owners at that time utilized said surveys in fence construction, and that existing fences are the perpetuation of the original, survey directed, fencing.



Details Line Table

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L1	S 06°21'20" E	1768.78'
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L3	N 16°58'32" W	1394.51'
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L13	S 34°43'59" E	102.61'
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Monument Table:

- (A) Found "T"-Bar, Tagged LS 4206 (R1)
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Record of Survey

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Date: January, 2024
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