

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 22ND DAY OF APRIL 2024

TRACY W. PARK, PLS 8176 COUNTY SURVEYOR

LIONEL KEITH VINCENT, PLS 8248 DEPUTY COUNTY SURVEYOR



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 GREG PRICE JULY OF 2023.

JOSH WOELBING, PLS 9187



COUNTY RECORDER'S STATEMENT

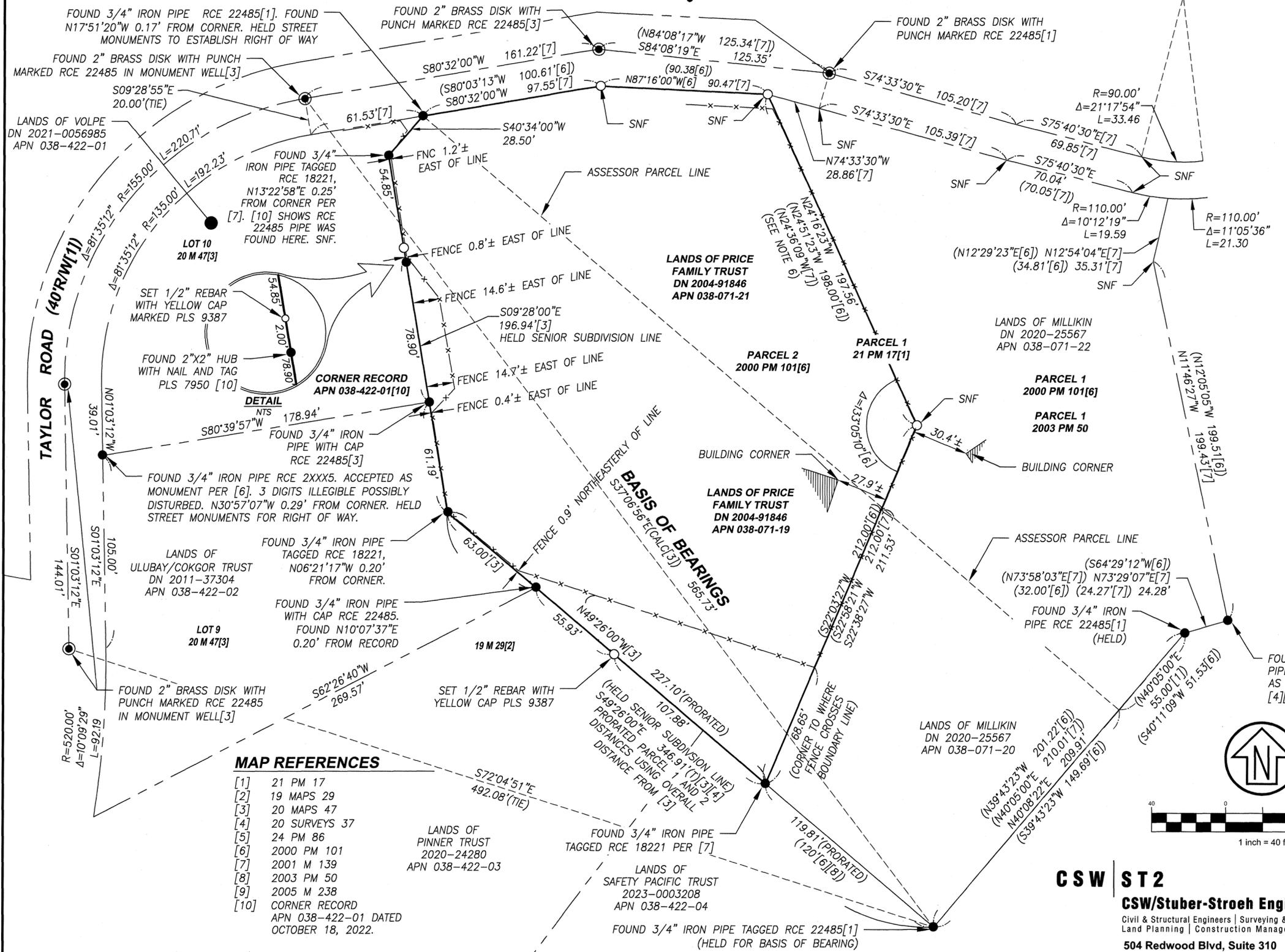
FILED THIS 26TH DAY OF APRIL 2024 AT 12:00

IN BOOK 2024 OF MAPS AT PAGE 063 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2024-0012017 FEE \$84

COUNTY RECORDER

DEPUTY COUNTY RECORDER



LEGEND

- BOUNDARY
BOUNDARY ADJACENT
BOUNDARY TIES
CENTERLINE
FENCE
TOTAL
REFERENCE MAP OR DEED
SET 1/2" REBAR WITH YELLOW CAP MARKED PLS 9387
FOUND MONUMENT AS NOTED

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALCULATED BEARING OF SOUTH 37°06'56" EAST BETWEEN FOUND 3/4" IRON PIPE TAGGED RCE 22485 PER [2] AND FOUND 2" BRASS DISK WITH PUNCH MARKED PLS 9387 PER [3] BOTH OF WHICH ARE FROM THE SENIOR SUBDIVISION MAPS, MARIN COUNTY RECORDS.

NOTES

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. FIELD SURVEYS WERE PERFORMED IN AUGUST OF 2023
3. THIS MAP IS BEING FILED PER 8762(B)(2) AS MATERIAL DISCREPANCIES WERE FOUND BETWEEN MONUMENTS OF RECORD AND CONFLICTS WITH MULTIPLE RECORDED MAPS WITH ALTERNATE POSITIONS OF LINES. BOTH PARCEL MAP [6] AND [8] CONTAIN AMBIGUITIES AND DID NOT RETRACE THE PARENT PARCEL APPROPRIATELY
4. THIS SURVEY DISAGREES WITH THE METHOD USED BY MAPS [7] AND [8], WHICH PLACED ALL DEFICIENCY ERROR FOUND IN PARCEL 2 AND HELD RECORD FOR PARCEL 1. SINCE THIS IS A SIMULTANEOUS CONVEYANCE THE DEFICIENCY SHOULD BE SHARED. WE HELD THE SENIOR SUBDIVISION LINE OF 346.91 PER [2] AND [3] AND THEN PRORATED BOTH PARCEL 1 AND 2 BY A RATIO PROPORTION, SO EACH SHARE IN THE DEFICIENCY EQUALLY.
5. SENIOR SUBDIVISIONS [2] AND [3] WERE HELD TO ESTABLISH WESTERLY LINES. THIS SURVEY DISAGREES WITH THE METHOD USED BY [6], [7], AND [8] ON HOW THE EXTERIOR SUBDIVISION WAS RESOLVED.
6. THE TWO COMMON LINES OF PARCEL 1 AND PARCEL 2 WERE ESTABLISHED BY HOLDING THE ANGLE POINT IN TAYLOR AND THE PRORATED SOUTHWESTERLY BOUNDARIES OF PARCEL 1 AND 2. THE TWO COMMON LINES WERE THEN ROTATED TO THOSE TWO CONSTRAINT POINTS AND THEN FORCED TO FIT. THIS WAS THEN CHECKED WITH EXISTING FENCE ALIGNMENT AND THE PRORATED COMMON LINE FOLLOWS LINES OF OCCUPATION

MAP REFERENCES

- [1] 21 PM 17
[2] 19 MAPS 29
[3] 20 MAPS 47
[4] 20 SURVEYS 37
[5] 24 PM 86
[6] 2000 PM 101
[7] 2001 M 139
[8] 2003 PM 50
[9] 2005 M 238
[10] CORNER RECORD APN 038-422-01 DATED OCTOBER 18, 2022.



CSW ST 2

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RECORD OF SURVEY LANDS OF PRICE

BEING PARCEL 2 AS SHOWN ON THE PARCEL MAP, "LANDS OF D.B. ENGEL" FILED IN BOOK 2000 OF PARCELS MAPS, PAGE 101 AND AS DESCRIBED IN DN 2004-91846, MARIN COUNTY RECORDS.

TOWN OF TIBURON, COUNTY OF MARIN, STATE OF CALIFORNIA SEPTEMBER 2023

A.P.N. 038-071-21