

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 Christian Sowul in September of 2023.

Dated: 7/11/2024

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 16th day of JULY 2024.

Tracy W. Park, PLS 8176 County Surveyor

Lionel Keith Vincent, PLS 8248 Deputy County Surveyor



References:

- D1 "Grant Deed" DN 2022-0022304
D2 "Grant Deed" DN 2021-0051510
R1 "Parcel Map Las Cumbres Land Division" 2009 Maps 88
R2 "Parcel Map Lucas Valley Ridge, LLC Land Division" 2011 Maps 117

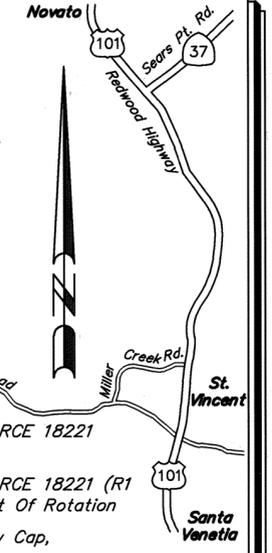
Basis Of Bearings N 67°45'39" W

Being the bearing of the monumented northeasterly line of Parcel B as shown on that map titled "Parcel Map Las Cumbres Land Division" filed in Book 2009 of Maps at Page 88, Marin County Records.

See Sheets 2 and 3 for Line Table Information

This Survey is pursuant to Lot Line Adjustment, Project ID P4245 on file with the Marin County Department of Public Works.

Location Map not to scale



Monument Table:

- A Found 3/4" Iron Pipe & Tag, RCE 18221 (R1 & R2)
B Found 3/4" Iron Pipe & Tag, RCE 18221 (R1 & R2), Bent, Set Nail At Point Of Rotation
C Found 1/2" Iron Pipe W/Yellow Cap, LS 2798 (R1 & R2)
D Found 5/8" Bolt (R1 & R2)

Easement Table:

- E-1 30.00' Easement For Road And Utility Purposes Per 1616 OR 183
E-2 40.00' Easement For Road, Utilities, & Drainage Purposes Per 1806 OR 248, 1801 OR 93 & 1801 OR 96
E-3 40.00' Roadway & Utility Easement 2009 PM 88
E-4 40.00' Easement For Road Access, Utility, & Drainage Purposes Per 1806 OR 246
E-5 40.00' Emergency Vehicle Access Easement 2009 PM 88
E-6 10.00' Waterline Easement Per DN 1997-073007
E-7 Easement Per 1801 OR 107
E-8 Easement For Road, Utilities, & Drainage Purposes Per 1801 OR 93

Recorder's Statement:

Filed this 22nd day of JULY 2024 at 12:00 P.M. in Book 2024 of Maps at Page 098 at the request of the Marin County Department of Public Works.

RECORDED CONCURRENTLY WITH A TRANSFER SUBJECT TO THE IMPOSITION OF D.T.T. County Recorder GC27888.1 Deputy County Recorder Ellen So

Fee \$13. Serial No. 2024-0020751

Record of Survey Lot Line Adjustment

Between The Lands Of Second Mountain Ranch LLC As Described In Document Number 2022-0024627 And The Lands Of Jane C. Sanguinetti, Trustee Of The Jane C. Sanguinetti Trust As Described In Document Number 2021-0051510, Marin County Records; Also Being Shown On That Map Titled "Parcel Map Las Cumbres Land Division" Filed In Book 2009 Of Parcel Maps, At Page 88 And On "Parcel Map Lucas Valley Ridge, LLC Land Division" Filed In Book 2011 Of Parcel Maps, At Page 117, Marin County Records. State Of California

Date: January 2024 Scale: 1" = 300'

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Legend:

- See Monument Table For Description
Set 3/4" Iron Pipe w/Yellow Plastic Cap, PLS 7901
Boundary Lines
Boundary Lines Not Surveyed
(M & R) Measured and Record
OR/DN Official Records/Document Number
Distances Are Shown In Feet & Decimals Thereof
Ties are perpendicular and/or radial, unless otherwise noted.

Mt. Zion Ranch, LLC APN 121-210-62 DN 2009-0059744
Nozu 121-210-35 2016-0003777
Mager APN 121-210-36 DN 2022-0005533
Bench 121-210-31 2021-0006712
Bockley Family Trust APN 121-260-12 DN 2002-0029039

BL 1220 Nicasio LLC APN 121-210-69 DN 2023-0024230

"Parcel C-2" "Parcel Map Lucas Valley Ridge, LLC Land Division" 2011 PM 117

Parcel B Sanguinetti Trust Portion of APN 121-210-63 DN 2021-0051510, Portion of "Parcel C-1" Of "Parcel Map Lucas Valley Ridge, LLC Land Division" 2011 PM 117

Matanky APN 121-210-39 DN 2020-0043656

The Taska Revocable Trust APN 121-210-40 DN 2017-007337

Snell APN 121-210-41 DN 2005-0094862

Petrakis-Rinne APN 121-260-23 DN 2011-0033031

Lands of Bertrand APN 121-260-35 DN 1992-044978

Rogers Revocable Trust APN 121-260-32 DN 2010-0054232

Skywalker Properties Ltd. LLC APN 121-210-06 DN 2008-0060369

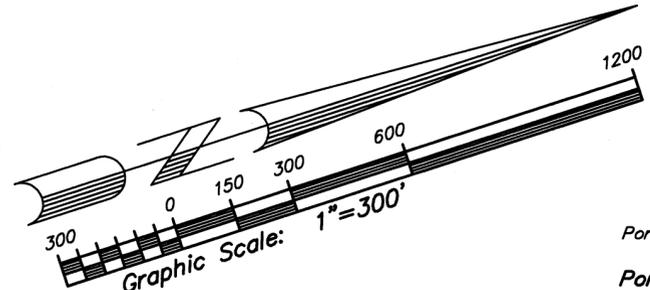
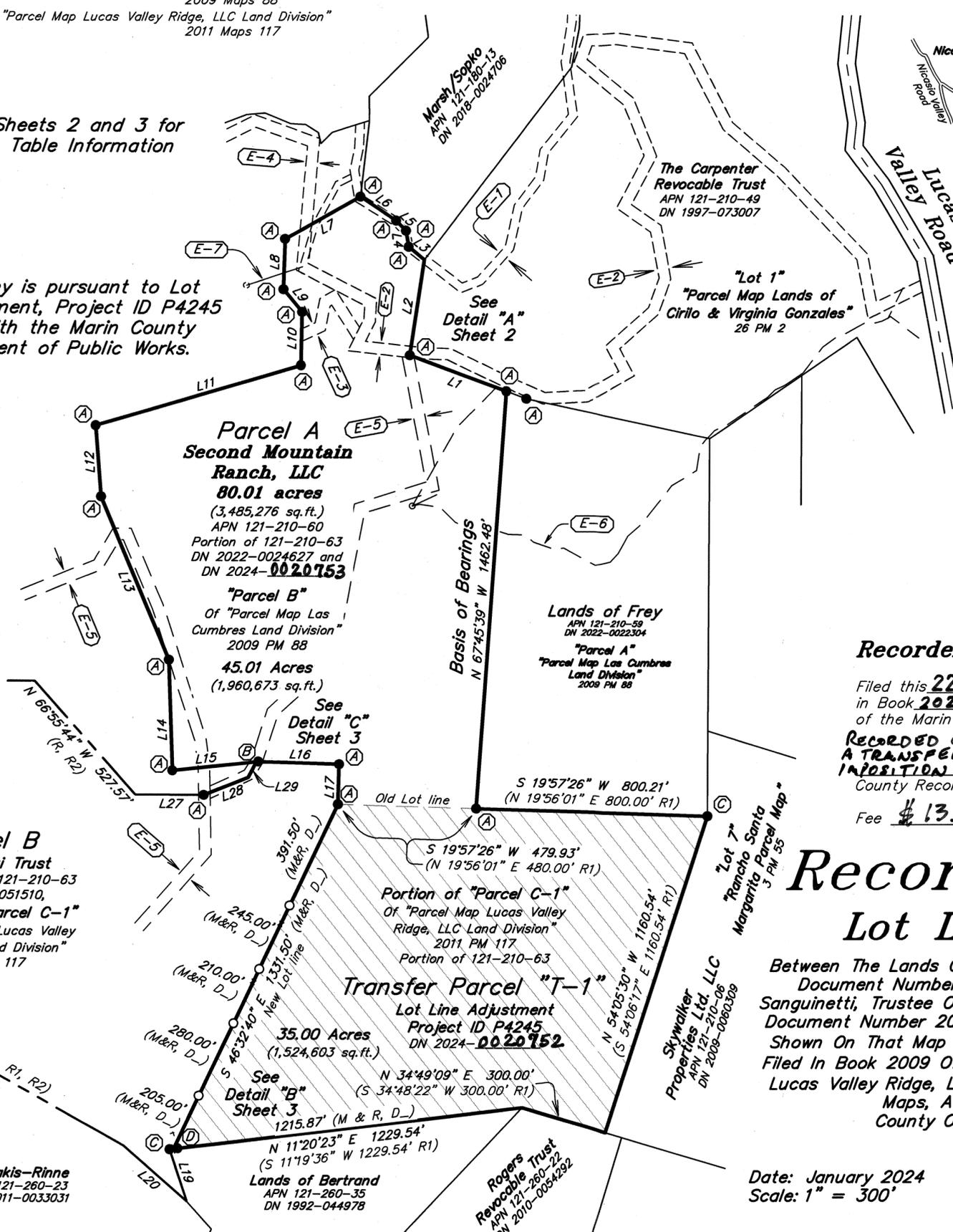
Lot 7 "Rancho Santa Margarita Parcel Map" 3 PM 55

Lands of Frey APN 121-210-59 DN 2022-0022304 "Parcel A" "Parcel Map Las Cumbres Land Division" 2008 PM 88

Parcel A Second Mountain Ranch, LLC 80.01 acres (3,485,276 sq.ft.) APN 121-210-60 Portion of 121-210-63 DN 2022-0024627 and DN 2024-0020753 "Parcel B" Of "Parcel Map Las Cumbres Land Division" 2009 PM 88 45.01 Acres (1,960,673 sq.ft.)

Transfer Parcel "T-1" Lot Line Adjustment Project ID P4245 DN 2024-0020752

Portion of "Parcel C-1" Of "Parcel Map Lucas Valley Ridge, LLC Land Division" 2011 PM 117 Portion of 121-210-63



Detail "A"
1" = 60'

References:

- D1 "Grant Deed" DN 2022-0022304
- D2 "Grant Deed" DN 2021-0051510
- R1 "Parcel Map Las Cumbres Land Division" 2009 Maps 88
- R2 "Parcel Map Lucas Valley Ridge, LLC Land Division" 2011 Maps 117

Basis Of Bearings N 67°45'39" W

Being the bearing of the monumented northeasterly line of Parcel B as shown on that map titled "Parcel Map Las Cumbres Land Division" filed in Book 2009 of Maps at Page 88, Marin County Records.

Legend:

- See Monument Table For Description
- Set 3/4" Iron Pipe w/Yellow Plastic Cap, PLS 7901
- Boundary Lines
- - - Boundary Lines Not Surveyed
- (M & R) Measured and Record
- OR/DN Official Records/Document Number
- Distances Are Shown In Feet & Decimals Thereof
- Ties are perpendicular and/or radial, unless otherwise noted.

Line Table

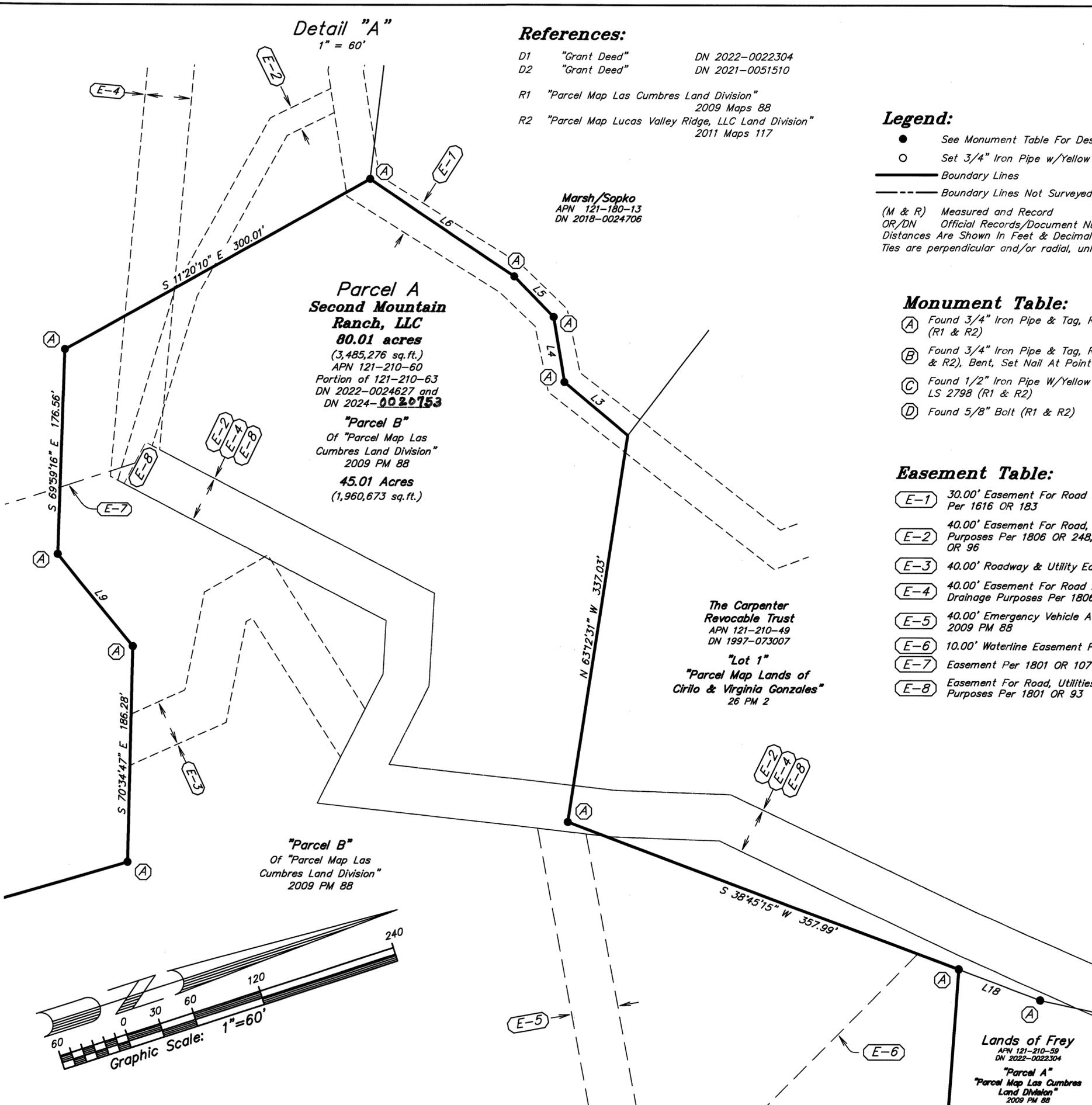
No.	Direction	Length
L1	S 38°45'15" W	357.99' (N 38°49'04" E 358.15' R1)
L2	N 63°12'31" W	337.03' (S 63°13'01" E 337.11' R1)
L3	N 58°12'36" E	70.98' (N 58°12'06" E 71.00' R1)
L4	S 81°18'04" E	57.16' (S 81°15'54" E 57.16' R1)
L5	N 64°04'20" E	48.48' (N 64°02'06" E 48.49' R1)
L6	N 52°23'05" E	149.82' (N 52°20'06" E 149.81' R1)
L7	N 11°20'10" W	300.01' (N 11°20'57" W 300.00' R1)
L8	S 69°59'16" E	176.56' (N 69°55'24" W 176.63' R1)
L9	N 68°56'33" E	101.91' (S 68°52'19" W 102.03' R1)
L10	S 70°34'47" E	186.28' (N 70°33'15" W 186.23' R1)
L11	S 01°46'01" W	741.40' (N 01°45'16" E 741.35' R1)
L12	S 76°04'57" E	249.94' (N 76°05'06" W 250.00' R1)
L13	N 85°45'52" E	617.14' (S 85°45'34" W 617.23' R1)
L14	S 73°38'28" E	387.88' (N 73°39'25" W 387.84' R1)
L15	N 12°16'08" E	300.02' (S 12°15'34" W 300.00' R1)
L16	N 19°56'35" E	280.02' (S 19°56'01" W 280.00' R1)
L17	S 70°06'33" E	140.00' (N 70°03'59" W 140.00' R1)
L18	S 38°45'15" W	74.26' (N 38°49'04" E 74.32' R1)
L19	N 89°41'37" E	191.64' (R, R1, R2)
L20	S 59°51'39" W	293.52' (R, R1, R2)
L21	S 06°32'29" W	213.66' (R, R1, R2)
L22	N 45°00'00" W	177.00' (R, R1, R2)
L23	S 13°20'30" W	150.00' (R, R1, R2)
L24	N 48°00'00" W	221.50' (R, R1, R2)
L25	N 71°55'06" W	449.20' (R, R1, R2)
L26	S 72°10'00" W	800.00' (R, R1, R2)
L27	N 18°32'09" E	237.64' (R, R2)
L28	N 03°41'40" W	165.14' (R, R2)
L29	N 43°21'53" W	61.35' (R, R2)

Monument Table:

- (A) Found 3/4" Iron Pipe & Tag, RCE 18221 (R1 & R2)
- (B) Found 3/4" Iron Pipe & Tag, RCE 18221 (R1 & R2), Bent, Set Nail At Point Of Rotation
- (C) Found 1/2" Iron Pipe W/Yellow Cap, LS 2798 (R1 & R2)
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Easement Table:

- (E-1) 30.00' Easement For Road And Utility Purposes Per 1616 OR 183
- (E-2) 40.00' Easement For Road, Utilities, & Drainage Purposes Per 1806 OR 248, 1801 OR 93 & 1801 OR 96
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- (E-7) Easement Per 1801 OR 107
- (E-8) Easement For Road, Utilities, & Drainage Purposes Per 1801 OR 93



The Carpenter Revocable Trust
APN 121-210-49
DN 1997-073007
"Lot 1"
"Parcel Map Lands of Cirilo & Virginia Gonzales"
26 PM 2

Marsh/Sopko
APN 121-180-13
DN 2018-0024706

Parcel A
Second Mountain Ranch, LLC
80.01 acres
(3,485,276 sq.ft.)
APN 121-210-60
Portion of 121-210-63
DN 2022-0024627 and
DN 2024-0026753
"Parcel B"
Of "Parcel Map Las Cumbres Land Division"
2009 PM 88
45.01 Acres
(1,960,673 sq.ft.)

"Parcel B"
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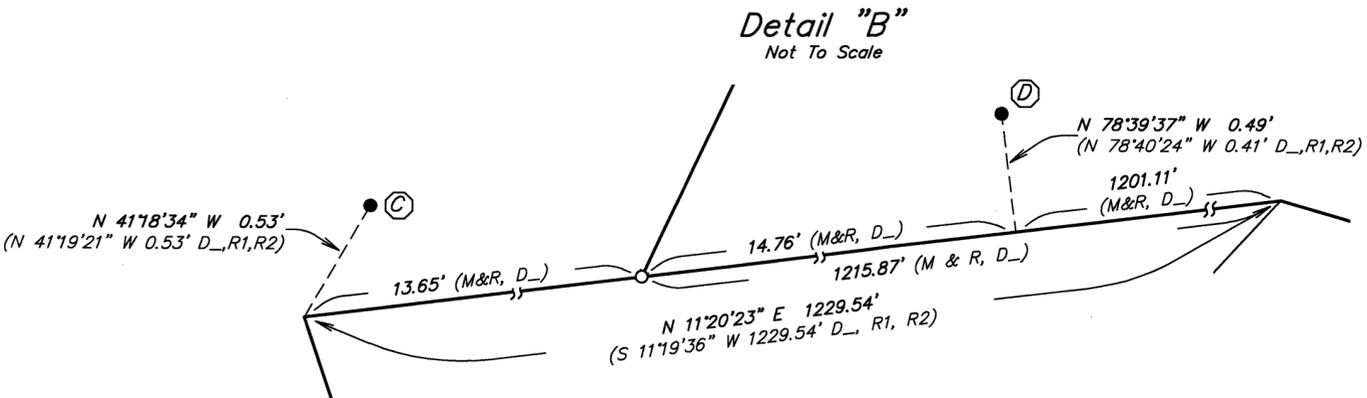
Lands of Frey
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Record of Survey
Lot Line Adjustment

Between The Lands Of Second Mountain Ranch LLC As Described In Document Number 2022-0024627 And The Lands Of Jane C. Sanguinetti, Trustee Of The Jane C. Sanguinetti Trust As Described In Document Number 2021-0051510, Marin County Records; Also Being Shown On That Map Titled "Parcel Map Las Cumbres Land Division" Filed In Book 2009 Of Parcel Maps, At Page 88 And On "Parcel Map Lucas Valley Ridge, LLC Land Division" Filed In Book 2011 Of Parcel Maps, At Page 117, Marin County Records.
County Of Marin, State Of California

Date: January 2024
Scale: 1" = 60'

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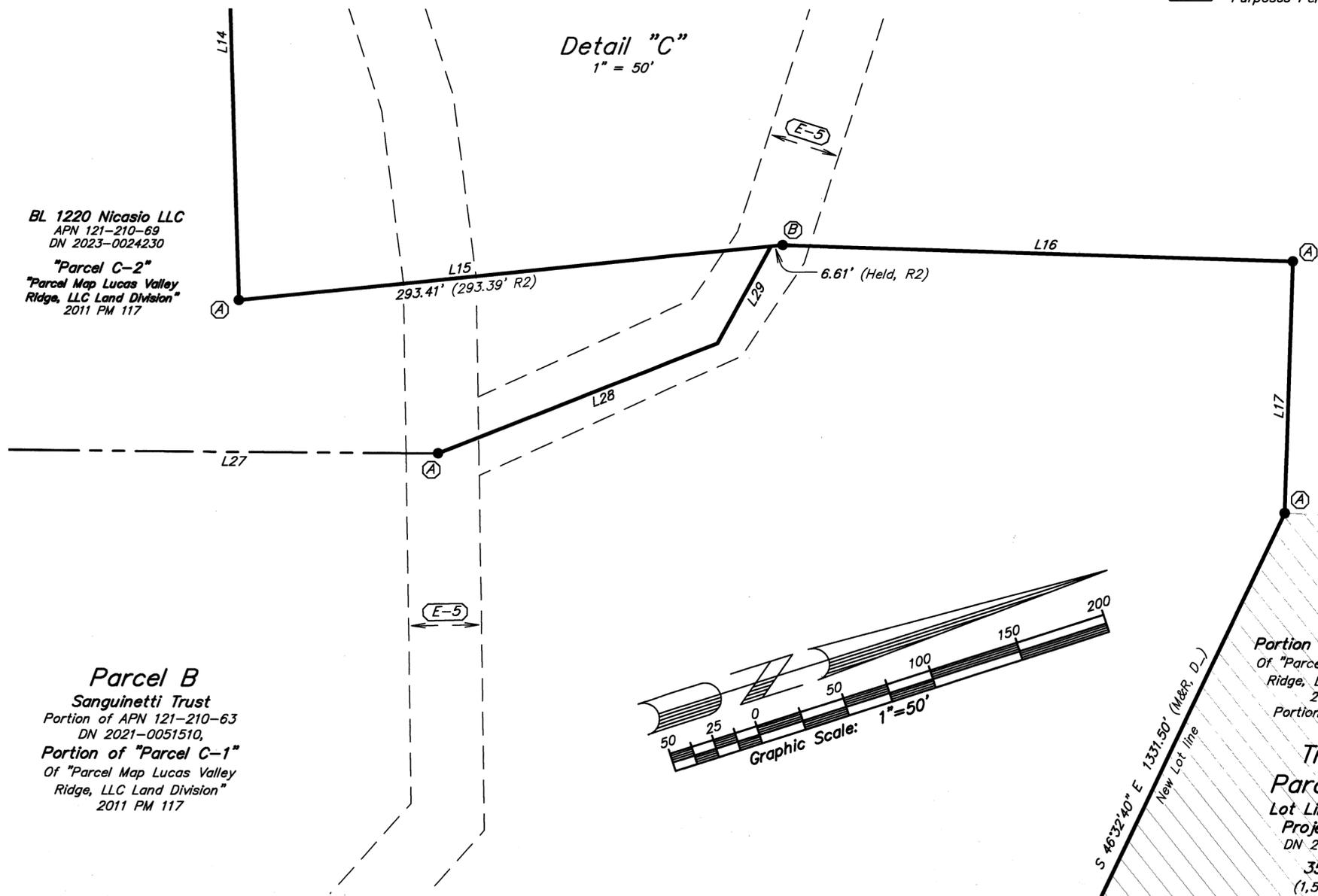


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- Boundary Lines
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Second Mountain Ranch, LLC
80.01 acres
 (3,485,276 sq.ft.)
 APN 121-210-60
 Portion of 121-210-63
 DN 2022-0024627 and
 DN 2024-0020753

"Parcel B"
 Of "Parcel Map Las Cumbres Land Division" 2009 PM 88
45.01 Acres
 (1,960,673 sq.ft.)

BL 1220 Nicasio LLC
 APN 121-210-69
 DN 2023-0024230
"Parcel C-2"
 "Parcel Map Lucas Valley Ridge, LLC Land Division" 2011 PM 117

Parcel B
 Sanguinetti Trust
 Portion of APN 121-210-63
 DN 2021-0051510,
 Portion of "Parcel C-1"
 Of "Parcel Map Lucas Valley Ridge, LLC Land Division" 2011 PM 117

Portion of "Parcel C-1"
 Of "Parcel Map Lucas Valley Ridge, LLC Land Division" 2011 PM 117
 Portion of 121-210-63

Transfer Parcel "T-1"
 Lot Line Adjustment
 Project ID P4245
 DN 2024-0020752
35.00 Acres
 (1,524,603 sq.ft.)

Record of Survey Lot Line Adjustment

Between The Lands Of Second Mountain Ranch LLC As Described In Document Number 2022-0024627 And The Lands Of Jane C. Sanguinetti, Trustee Of The Jane C. Sanguinetti Trust As Described In Document Number 2021-0051510, Marin County Records; Also Being Shown On That Map Titled "Parcel Map Las Cumbres Land Division" Filed In Book 2009 Of Parcel Maps, At Page 88 And On "Parcel Map Lucas Valley Ridge, LLC Land Division" Filed In Book 2011 Of Parcel Maps, At Page 117, Marin County Records.
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