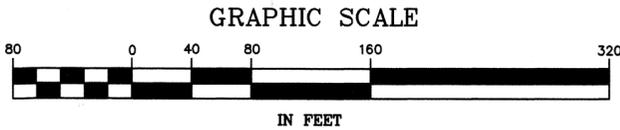


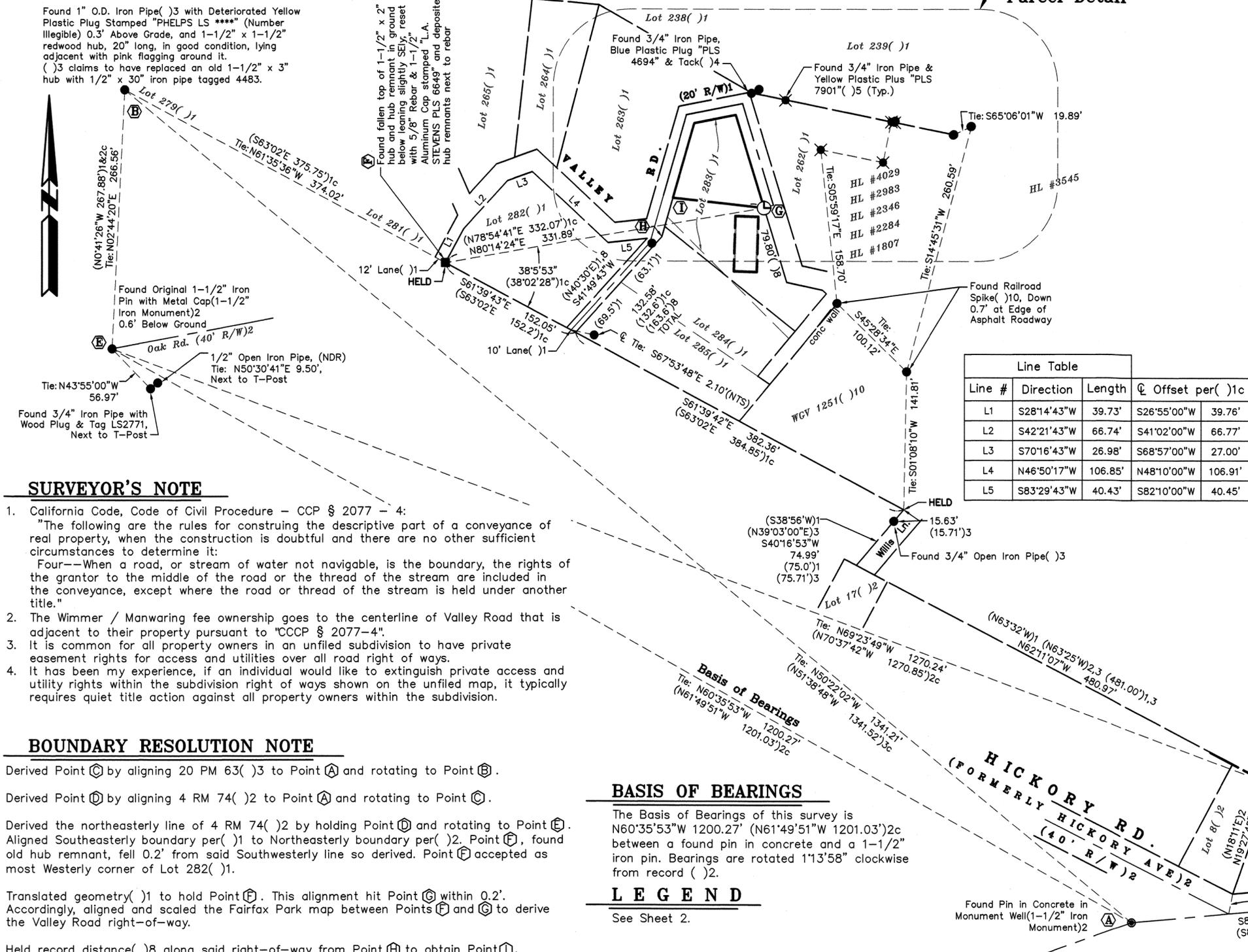
All distances are in scaled feet and decimals thereof. Multiply distances by 1.00006994 to obtain distances on the ground.



REFERENCES

- ()1 Unfiled subdivision map entitled "Fairfax Park Map #2"; undated; found in Anne T. Kent California Room map #A-7-55. Map No. 1 Fairfax Park Tract Subdivision was filed in 1911. Fairfax Park Tract Map #A-8-26, by C. H. Towle, shows portion of Map No. 1 Fairfax Park & Fairfax Park 2 and is dated March 29, 1926; note states "Compiled and drawn from official records and recent surveys."
()2 4 RM 74, "Map No. 1 of 'The Cascades,'" by E. J. Morser, PLS 354; dated Aug. 1, 1914; filed Aug. 4, 1914
()3 20 PM 63, by F. M. Phelps, PLS 4483; dated May, 1982; filed Aug. 27, 1982
()4 2011 RS 48, by L. P. Doyle, PLS 4694; dated Jan., 2011; filed Mar. 18, 2011
()5 2023 RS 191, by A. R. Smith, PLS 7901; dated Oct., 2023; filed Oct. 19, 2023
()6 Field notes of John C. Oglesby, RCE 3230 in field book 862 at page 30; dated Jan. 14, 1959; job #16342 for Jack Sommers
()7 Unfiled plat entitled "Survey of Lot 256 & ptn. Lot 255, Unrecorded Map of Fairfax Park" by William O. Lockett, Jr., PLS 2738; dated July 1974; job #3545 for Lee Archbold
()8 503 OR 306; Grantors: Rosario de Luca & Antonietta de Luca; Grantee: Alessandro lorio; dated Feb. 8, 1946; recorded Feb. 11, 1946
()9 I.N. 2011-0057753; Grantors: Pamela G. Manwaring & George G. Wimmer; Grantees: Pamela G. Manwaring & George G. Wimmer; dated Oct. 27, 2011; recorded Nov. 10, 2011
()10 Unfiled plat entitled "Survey of Lots 286 & 287, Unrecorded Map No. 2 of Fairfax Park" by W.G. Voorhies, PLS 2135; dated Jan. 1946; job #1251 for James Orendorff
()11 2005 RS 248, by S. Flatland, PLS 7744; dated Nov., 2004; filed 9/12/2005
()12 Unfiled map entitled "Map No. 2 of Fairfax Park Tract", by C.H. Towle, dated 1923, found in Anne T. Kent California Room map #A-10-14, same as ()1 except where noted.

See Sheet 2 for Parcel Detail



Line Table with columns: Line #, Direction, Length, Offset per ()1c. Rows include L1 through L5 with specific bearings and lengths.

SURVEYOR'S NOTE

- 1. California Code, Code of Civil Procedure - CCP § 2077 - 4: "The following are the rules for construing the descriptive part of a conveyance of real property, when the construction is doubtful and there are no other sufficient circumstances to determine it:
Four--When a road, or stream of water not navigable, is the boundary, the rights of the grantor to the middle of the road or the thread of the stream are included in the conveyance, except where the road or thread of the stream is held under another title."
2. The Wimmer / Manwaring fee ownership goes to the centerline of Valley Road that is adjacent to their property pursuant to "CCCP § 2077-4".
3. It is common for all property owners in an unfiled subdivision to have private easement rights for access and utilities over all road right of ways.
4. It has been my experience, if an individual would like to extinguish private access and utility rights within the subdivision right of ways shown on the unfiled map, it typically requires quiet title action against all property owners within the subdivision.

BOUNDARY RESOLUTION NOTE

Derived Point (C) by aligning 20 PM 63()3 to Point (A) and rotating to Point (B).
Derived Point (D) by aligning 4 RM 74()2 to Point (A) and rotating to Point (C).
Derived the northeasterly line of 4 RM 74()2 by holding Point (D) and rotating to Point (E). Aligned Southeasterly boundary per()1 to Northeasterly boundary per()2. Point (F), found old hub remnant, fell 0.2' from said Southwesterly line so derived. Point (F) accepted as most Westerly corner of Lot 282()1.
Translated geometry()1 to hold Point (F). This alignment hit Point (C) within 0.2'. Accordingly, aligned and scaled the Fairfax Park map between Points (F) and (C) to derive the Valley Road right-of-way.
Held record distance()8 along said right-of-way from Point (F) to obtain Point (D).

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 Gil Wimmer & Pamela Manwaring in October, 2023.
Lawrence A. Stevens, PLS 6649



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 19th day of July, 2024.
Tracy W. Park, PLS 8176, County Surveyor
By: Lionel Keith Vincent, PLS 8248, Deputy County Surveyor



RECORDER'S STATEMENT

Filed this 26th day of JULY, 2024 at 1:00 p.m. in Book 2024 of Maps at Page 108, at the request of the Marin County Department of Public Works.
Serial No. 2024-0021251 Fee: \$86.-
By: County Recorder By: Deputy County Recorder

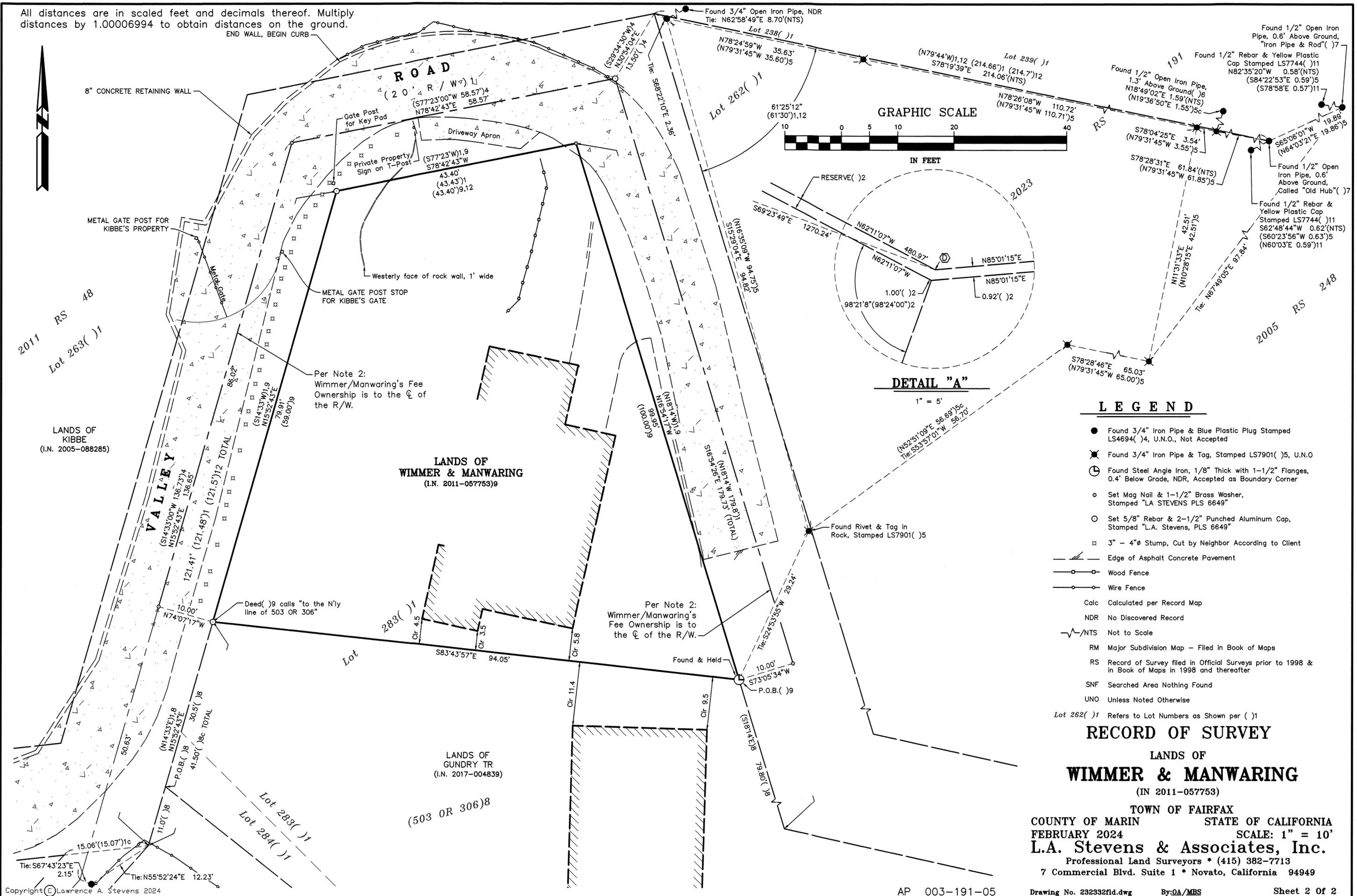
NOTES

Boundary evidence collected on/between 12/13/2023 - 2/07/2024
The owners of the unfiled historical archives referenced hereon have asserted copyright and have required me to agree not to disseminate copies to anyone. The relevant data used from those historical documents has been transcribed onto this Record of Survey for other surveyors' consideration. The archives of J.C. Oglesby and Gordon Voorhies are available for review at the Anne T. Kent California Room, part of the Marin County Free Library.
The historical archives of Hool & Lockett are in the files of David Contreras. Please contact the custodian of the archives to obtain access to these documents.
The Title Insurance Policy reviewed during the course of this survey was provided by First American Title Co., dated 4/12/1999, Policy Number 8-205728JC. Only documents within said Policy were reviewed for this work.
Dashed Lines connected to the boundary hereon are approximate boundary lines of the adjoining right of way and/or adjoining land owners boundaries. Said dashed lines may not be resolved as a part of this boundary resolution, as many issues can impact the location of said boundary lines. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Wimmer & Manwaring.

RECORD OF SURVEY

LANDS OF WIMMER & MANWARING (IN 2011-057753) TOWN OF FAIRFAX
COUNTY OF MARIN STATE OF CALIFORNIA
FEBRUARY 2024 SCALE: 1" = 80'
L.A. Stevens & Associates, Inc. Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

All distances are in scaled feet and decimals thereof. Multiply distances by 1.00006994 to obtain distances on the ground.



LEGEND

- Found 3/4" Iron Pipe & Blue Plastic Plug Stamped LS4694()4, U.N.O., Not Accepted
- ✱ Found 3/4" Iron Pipe & Tag, Stamped LS7901()5, U.N.O
- ⊕ Found Steel Angle Iron, 1/8" Thick with 1-1/2" Flanges, 0.4' Below Grade, NDR, Accepted as Boundary Corner
- Set Mag Nail & 1-1/2" Brass Washer, Stamped "LA STEVENS PLS 6649"
- Set 5/8" Rebar & 2-1/2" Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
- ⊠ 3" - 4" Stump, Cut by Neighbor According to Client
- Edge of Asphalt Concrete Pavement
- Wood Fence
- Wire Fence
- Calc Calculated per Record Map
- NDR No Discovered Record
- /NTS Not to Scale
- RM Major Subdivision Map - Filed in Book of Maps
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise

RECORD OF SURVEY

LANDS OF
WIMMER & MANWARING
 (IN 2011-057753)

TOWN OF FAIRFAX
 COUNTY OF MARIN STATE OF CALIFORNIA
 FEBRUARY 2024 SCALE: 1" = 10'
L.A. Stevens & Associates, Inc.
 Professional Land Surveyors * (415) 382-7713
 7 Commercial Blvd. Suite 1 * Novato, California 94949