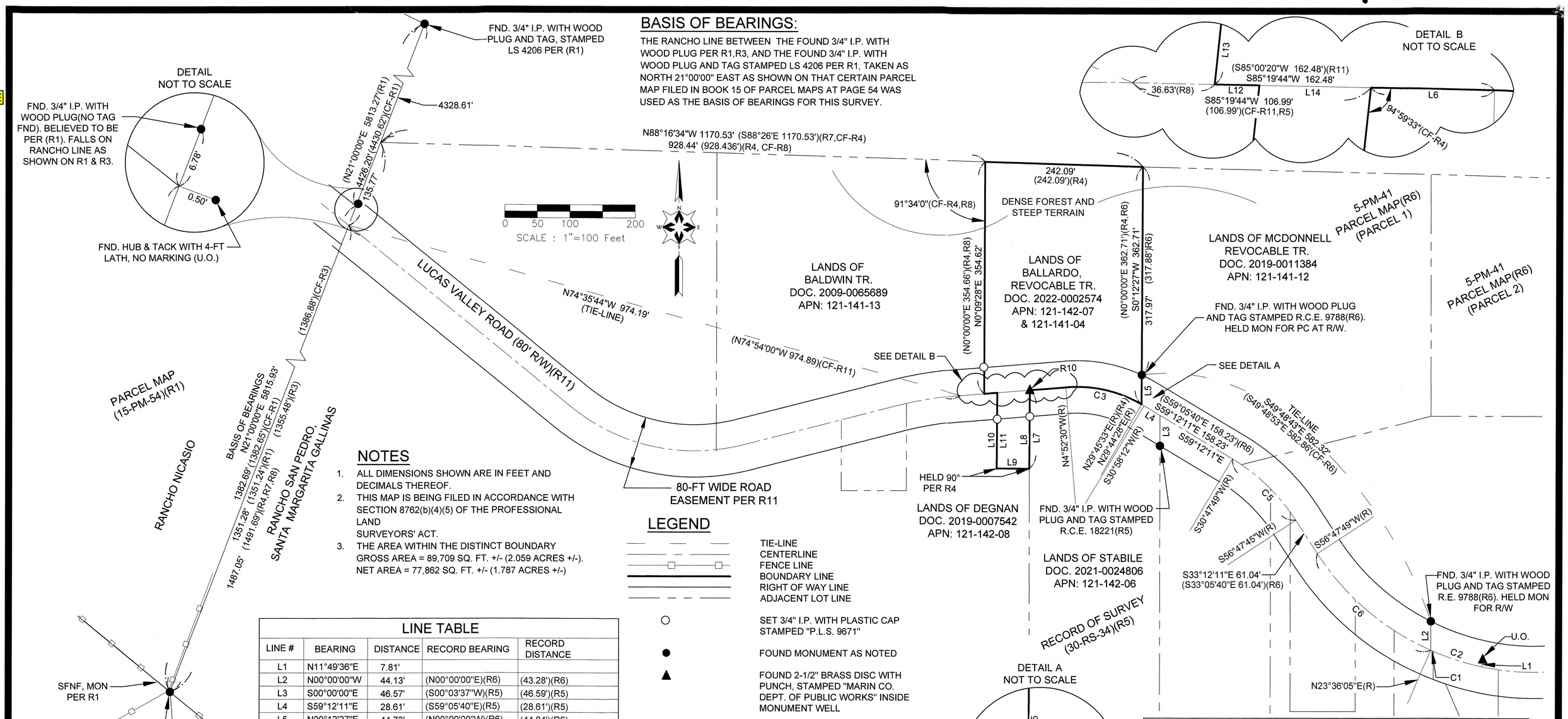
114

BASIS OF BEARINGS:

THE RANCHO LINE BETWEEN THE FOUND 3/4" I.P. WITH WOOD PLUG PER R1,R3, AND THE FOUND 3/4" I.P. WITH WOOD PLUG AND TAG STAMPED LS 4206 PER R1, TAKEN AS NORTH 21°00'00" EAST AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 15 OF PARCEL MAPS AT PAGE 54 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



NOTES

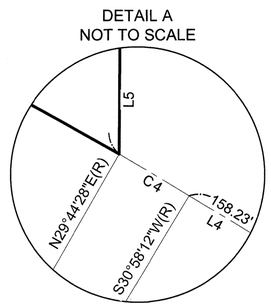
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THIS MAP IS BEING FILED IN ACCORDANCE WITH SECTION 8762(b)(4)(5) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
3. THE AREA WITHIN THE DISTINCT BOUNDARY GROSS AREA = 89,709 SQ. FT. +/- (2.059 ACRES +/-). NET AREA = 77,862 SQ. FT. +/- (1.787 ACRES +/-)

LEGEND

	TIE-LINE
	CENTERLINE
	FENCE LINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	ADJACENT LOT LINE
○	SET 3/4" I.P. WITH PLASTIC CAP STAMPED "P.L.S. 9671"
●	FOUND MONUMENT AS NOTED
▲	FOUND 2-1/2" BRASS DISC WITH PUNCH, STAMPED "MARIN CO. DEPT. OF PUBLIC WORKS" INSIDE MONUMENT WELL
CF	CALCULATED FROM
APN	ASSESSORS PARCEL NUMBER
FND	FOUND
I.P.	IRON PIPE
R/W	RIGHT OF WAY
DOC	DOCUMENT
MON	MONUMENT
PL	PROPERTY LINE
PC	PROPERTY CORNER
SFNF	SEARCHED FOR NOT FOUND
U.O.	UN-KNOWN ORIGIN

LINE TABLE

LINE #	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
L1	N11°49'36"E	7.81'		
L2	N00°00'00"W	44.13'	(N00°00'00"E)(R6)	(43.28')(R6)
L3	S00°00'00"E	46.57'	(S00°03'37"W)(R5)	(46.59')(R5)
L4	S59°12'11"E	28.61'	(S59°05'40"E)(R5)	(28.61')(R5)
L5	N00°12'27"E	44.73'	(N00°00'00"W)(R6)	(44.84')(R6)
L6	S85°19'44"W	55.58'	(S85°00'20"W)(R4)	(55.53)(R4) (55.49)(R5)
L7	S00°19'17"E	120.00'	(S00°00'00"E)(R4)	(120.00')(R4)
L8	S00°19'17"E	79.85'		
L9	N89°40'43"W	50.00'	(N90°00'00"W)(R4,R9)	(50.00')(R4,R9)
L10	N00°19'17"W	115.63'	(N90°00'00"W)(R4,R9)	(115.63')(R4,R9)
L11	N00°19'17"W	75.48'		
L12	S85°19'44"W	20.08'	(S85°00'20"W)(R4)	(20.077')(R4)
L13	N00°16'00"E	40.15'		
L14	S85°19'44"W	50.19'	(S85°00'20"W)(R4)	(50.19')(CF-R4)



CURVE TABLE

CURVE #	LENGTH	RECORD LENGTH	RADIUS	RECORD RADIUS	DELTA	RECORD DELTA
C1	4.20'	4.20'(R6)	400.00'	(400.00')(R6)	00°36'07"	00°36'07"(R6)
C2	77.91'		400.00'		11°09'35"	
C3	120.83'	121.31'(R4)	200.00'	(200.00')(R4)	34°36'58"	34°45'13"(R4)
C3 + C4	125.12'	125.31' (R5,R11)	200.00'	(200.00') (R5,R11)	35°50'50"	35°53'55" (CF-R5,R11)
C4	4.29'	4.002'(R6)	200.00'	(200.00')(R6)	01°13'45"	01°08'47"(R6)
C5	136.13'	136.13'(R6)	300.00'	(300.00')(R6)	26°00'00"	26°00'00"(R6)
C6	231.75'	231.841'(R6)	400.00'	(400.00')(R6)	33°11'45"	33°12'32"(R6)

REFERENCES:

R1 PARCEL MAP (15-PM-54)
R2 QUITCLAIM DEED, DOC. 2005-0054321
R3 RECORD OF SURVEY (28-RS-37)
R4 GRANT DEED, DOC. 2022-0002574
R5 RECORD OF SURVEY (30-RS-34)
R6 AMENDED PARCEL MAP (5-PM-41)
R7 GRANT DEED, DOC. 2019-0011384
R8 GRANT DEED, DOC. 2009-0065689
R9 GRANT DEED, DOC. 2019-0007542
R10 CORNER RECORD 18-087
R11 80-FT WIDE ROAD EASEMENT (263 O.R. 446)

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 STEVEN BALLARDO IN FEBRUARY 2022.

8-8-24

WILLIAM C. CLARK, P.L.S. 9671

LICENSED LAND SURVEYOR WILLIAM C. CLARK No. 9671 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 8TH DAY OF AUGUST, 2024.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

LIONEL KEITH VINCENT, PLS 8248
DEPUTY COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR LIONEL KEITH VINCENT L 8248 STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 16 DAY OF AUGUST, 2024
AT 2:30 M. IN BOOK 2024 OF MAPS AT PAGE 114
AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

COUNTY RECORDER

FEE $84-

BY: DEPUTY COUNTY RECORDER

SERIAL NO. 2024-0022989

RECORD OF SURVEY

LANDS OF BALLARDO TR.

BEING DESCRIBED IN DOCUMENT 2022-0002574, MARIN COUNTY RECORDS, CALIFORNIA.

VICINITY OF NICASIO — CALIFORNIA
MARIN COUNTY — FEBRUARY 2024

CLARK CIVIL ENGINEERING
P.O. BOX 143, NICASIO CA 94946
415-295-4450

APN: 121-141-04 & 121-142-07