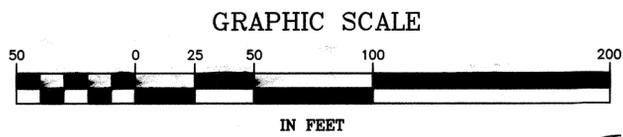
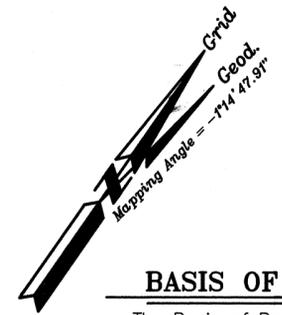


All distances are in scaled feet and decimals thereof. Multiply by 1.00007879 to obtain distances on the ground.



BASIS OF BEARINGS

The Basis of Bearings of this survey is N75°43'44"E between a 3/4" Iron Pipe with Yellow Plastic Plug Stamped "RCE 12094" and a 2.5" Brass Disc with Punch, Set in Concrete, Stamped "MARIN CO. PUB. WORKS DEPT." as shown hereon.

RECORD BEARING ROTATIONS

Record bearings per ()1,2,3,4,11 noted hereon are rotated clockwise 2°40'49" from the record documents.

Record bearings per ()6,7,8,9,9b shown hereon are rotated clockwise 2°35'32" from the record documents.

Record bearings per ()10 shown hereon are rotated clockwise 1°19'37" from the record map.

Record bearings per ()14,15 noted hereon are rotated clockwise 1°26'45" from the record maps.

Record bearings per ()17,22 noted hereon are rotated clockwise 1°11'59" from the record maps.

REFERENCES

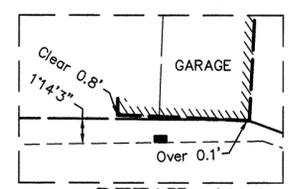
See Sheet 3.

LEGEND

See Sheet 3.

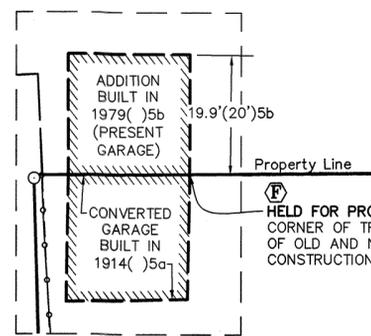
NOTES

See Sheet 3.



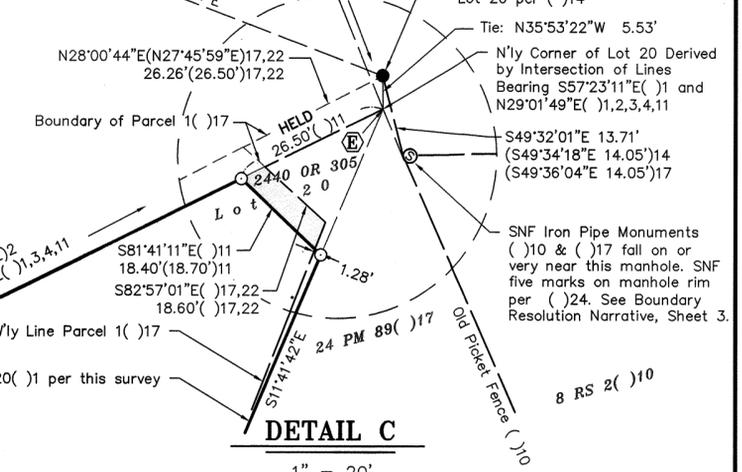
DETAIL A

1" = 20'



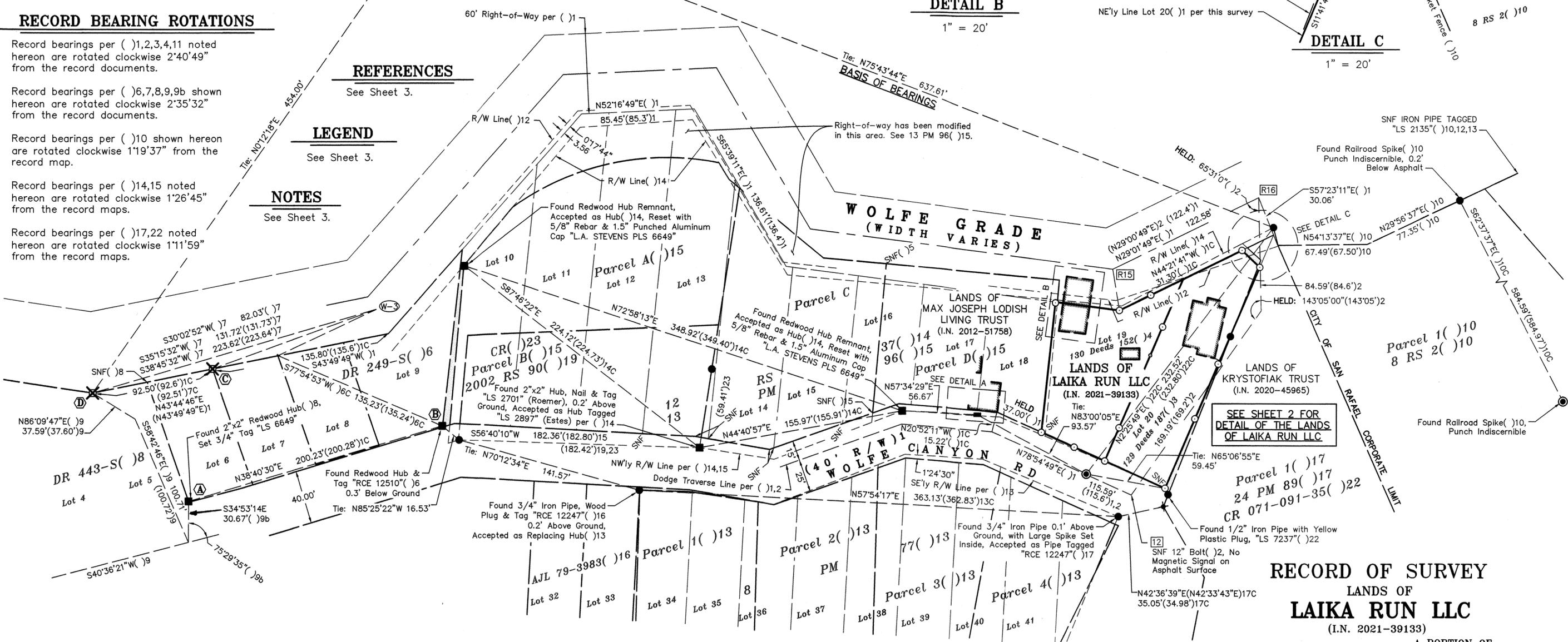
DETAIL B

1" = 20'



DETAIL C

1" = 20'



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 Jennifer Volpe in March, 2023.

Lawrence A. Stevens, PLS 6649



8-14-2024

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 20th day of August, 2024.

Tracy W. Park, PLS 8176, County Surveyor

By: Deputy County Surveyor, Lionel Keith Vincent, PLS 8248



RECORDER'S STATEMENT

Filed this 23rd day of AUGUST, 2024 at 11:00 am. in Book 2024 of Maps at Page 123, at the request of the Marin County Department of Public Works.

Serial No. 2024-0023510 Fee: \$88.-

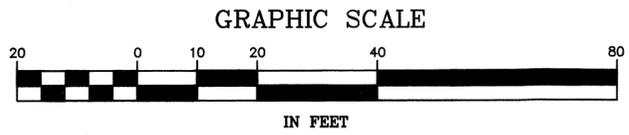
By: County Recorder Ellenbo By: Deputy County Recorder

RECORD OF SURVEY
LANDS OF
LAIKA RUN LLC
(I.N. 2021-39133)

LOT 19 & LOT 20 (FORMERLY 130 DEEDS 152) & (FORMERLY 129 DEEDS 187) UNFILED MAP OF KENTFIELD CANYON KENTFIELD

COUNTY OF MARIN STATE OF CALIFORNIA
MARCH 2024 SCALE: 1" = 50'
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 by 1.00007879 to obtain distances on the ground.



RECORD BEARING ROTATIONS

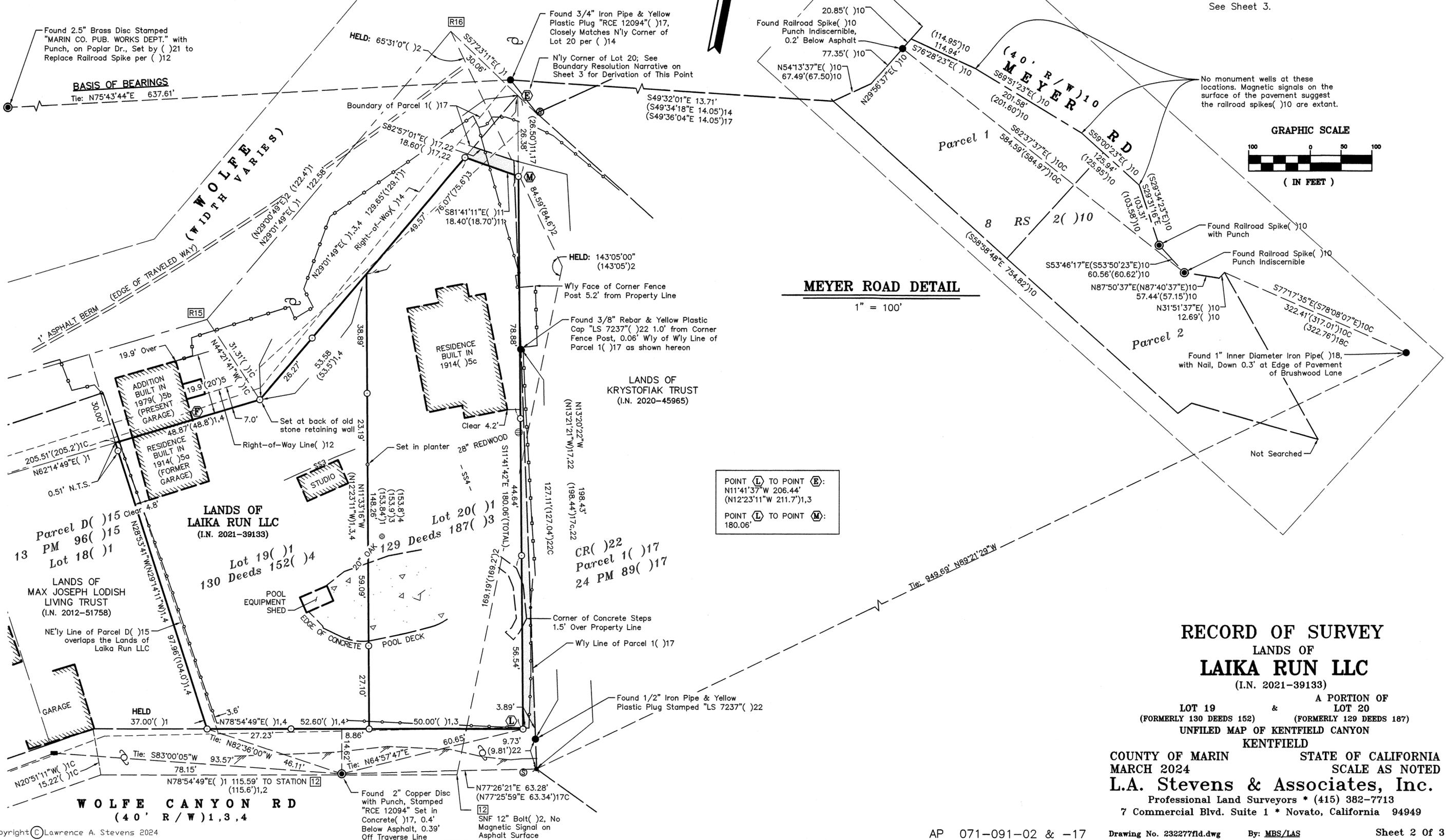
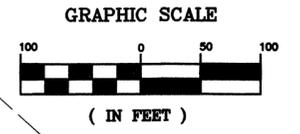
See Sheet 1.

REFERENCES

See Sheet 3.

LEGEND

See Sheet 3.



MEYER ROAD DETAIL

1" = 100'

POINT L TO POINT E :
N11°41'37"W 206.44'
N12°23'11"W 211.7'1,3
POINT L TO POINT M :
180.06'

RECORD OF SURVEY

LANDS OF
LAIKA RUN LLC
(I.N. 2021-39133)

A PORTION OF
LOT 19 & LOT 20
(FORMERLY 130 DEEDS 152) (FORMERLY 129 DEEDS 187)
UNFILED MAP OF KENTFIELD CANYON

KENTFIELD
COUNTY OF MARIN STATE OF CALIFORNIA
MARCH 2024 SCALE AS NOTED
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

BOUNDARY NOTES

There are major discrepancies between the westerly corner of Parcel 1 per 8 RS 2()10, the northerly corner of Parcel 1 per 24 PM 89()17, and our derivation of the northerly corner of Lot 20 of Kentfield Canyon()1. Since our client does not own the most northerly corner of Lot 20, resolving these discrepancies is beyond the scope of this survey.

The sidelines of Lots 19 and 20 are about 6 feet shorter than the dimensions given on the map of Kentfield Canyon()1 and in the relevant deeds()3,4. These dimensions appear to have been written in pencil on ()1 after the underlying map was drawn in red and black ink. Since the sideline lengths of Lots 9 through 16 written in ink on the Kentfield Canyon map()1 all match our resolution to 1.5 feet or less, we suspect that Dodge made an error in the calculations of the penciled-in sideline lengths, which were subsequently incorporated into the legal descriptions()3,4 used to sell off Lots 19 and 20.

REFERENCES

- ()1 Unfiled hardcopy subdivision map entitled "Kentfield Canyon," by George M. Dodge, prepared for William L. Courtright, undated
- ()2 George M. Dodge field book 97, pp. 78-81, entitled "Survey of Road in Lot 32, Makin Tract, for Courtright," dated May 18, 1910
- ()3 129 Deeds 187; grantors William L. Courtright & Mary L. Courtright; grantee John P. Dale; ex. June 21, 1910; rec. June 21, 1910
- ()4 130 Deeds 152; grantors William L. Courtright & Mary L. Courtright; grantee Meta D. Konig; ex. August 11, 1910; rec. August 11, 1910
- ()5a Residential Building Record from historic Marin County Assessor's records for Assessor's parcel 71-091-02, rev. June 24, 1977. Copy provided by property owner.
- ()5b Building sketch from historic Marin County Assessor's records for Assessor's parcel 71-091-02, rev. 1980. Copy provided by property owner.
- ()5c Residential Building Record from historic Marin County Assessor's records for Assessor's parcel 71-091-17, rev. June 24, 1977. Copy provided by property owner.
- ()6 Unfiled survey plat entitled "Survey - A Portion of Lot 32, Map of Villa Lots Near San Rafael" by Dean A. Rhodes RCE 12510, job number 249-S, dated November 5, 1963
- ()7 Adjusted ties from W-3 to corners, dated November 4, 1963, from job file for ()6
- ()8 Unfiled survey plat entitled "Survey & Topography - Lots 4 & 5, Being a Portion of Assessor's Pcl No. 71-101-04" by Dean A. Rhodes RCE 12510, job number 443-S, dated August 19, 1964
- ()9 Adjusted traverse data, dated August 17, 1964, from job file for ()8
- ()9b Property ties diagram, dated August 19, 1964, from job file for ()8
- ()10 8 RS 2 by Hool & Lockett, entitled "Record of Survey Map of Division of a Portion of Eugene Farney Property," filed January 29, 1969
- ()11 2440 OR 305; grantor Walter Edgar Dale; grantees Charles W. Maas & Glenita M. Maas; ex. March 1, 1971; rec. March 2, 1971
- ()12 Marin County Department of Public Works drawing 71-5, entitled "Wolfe Grade at Poplar Drive R/W Location & Design Centerline," dated April 1971
- ()13 8 PM 77 by Arthur J. Lang RCE 12247, entitled "Parcel Map, Maas Land Division," filed August 3, 1973
- ()14 12 RS 37 by Roemer & Estes, entitled "Record of Survey, Lots 10-18 and Adjacent Lots of Unrecorded Courtright Subdivision of Lot 32, Villa Lots Near San Rafael," filed July 17, 1974
- ()15 13 PM 96 by Bala & Strangaard, filed May 19, 1977
- ()16 Unfiled survey entitled "Contour Map, Lots 32 & 33, Villa Lots" by Arthur J. Lang RCE 12247, job number 79-3983, dated December 1979
- ()17 24 PM 89 by Oberkamper & Associates, filed June 15, 1990
- ()18 36 RS 51 by Michael A. Brogan PLS 5767, filed July 29, 1997
- ()19 2002 RS 90 by L.A. Stevens & Associates, Inc., filed May 8, 2002
- ()21 Corner Record 071-042-06c by Michael A. Brogan PLS 5767, filed January 16, 2014
- ()22 Corner Record 071-091-35 by Michael E. Ford PLS 7237, filed August 20, 2019
- ()23 Corner Record 071-091-28 by L.A. Stevens & Associates, Inc., filed January 26, 2021
- ()24 John C. Oglesby field book 324, p. 1, entitled "Tie to N.W. Corner of Meyer Tract," for job number 6529, "Survey and describe 3 acres of Hotaling property, D St. Grade, San Rafael"

BOUNDARY RESOLUTION NARRATIVE

This survey retraces Lots 19 and 20 - created by deeds ()4 and ()3, respectively - of the unfiled subdivision map entitled "Kentfield Canyon" by George M. Dodge, on file in the Marin County Free Library's Anne T. Kent California Room. The map is undated, but Dodge's field notes from his traverse of Wolfe Canyon Road()2 are also on file at the California Room and are dated May 18, 1910. Deeds to several lots matching the dimensions shown on the map were executed the same year.

The starting point for this survey was an unfiled survey by Dean Rhodes RCE 12510, dated November 1963. He found two redwood hubs, each with a tack and painted white, along the southeasterly right-of-way of Wolfe Grade in the vicinity of Lot 5()1. Monuments of this character were commonly set by Dodge around the turn of the twentieth century, and we accepted them to have been original to the 1910 subdivision.

After a thorough search, we were unable to recover the white hubs, but we found a hub that Rhodes set on Wolfe Canyon Road as part of the same survey, and another Rhodes hub two hundred feet to the southwest set for his job 443-S()8 the following year (Points A and B respectively).

Using a combination of data from Rhodes's plat of survey 249-S()6 and adjusted field measurements taken from his job files()7,9,9b, we aligned his two surveys into a single network. We then derived the location of the white hubs by holding Point A and rotating to Point B

There are two additional pieces of evidence that informed our boundary resolution:

First, historical Marin County Assessor's records()5a,5b reveal that the present 20-foot-by-20-foot garage serving Lot 19 was built as an addition in 1979, while the rear portion of the structure is the original garage built in 1914, now converted into a dwelling unit (See Detail A, Sheet 1). The seam between the old and new construction (Point E) is clearly visible on the northeasterly side of the structure. We believe the front face of the 1914 garage was built on the property line as staked by Dodge in 1910, as there were no setback requirements at the time and building further down the slope of Lot 19 would have complicated construction and increased costs unnecessarily. The location of the seam at E is therefore evidence of the right-of-way location in this area, and it matches well with Points C and D: when aligning the geometry of the Wolfe Grade right-of-way()1 by holding C and rotating to D, said right-of-way line passes within 0.8' of Point E (the 1914 building corner).

Second, the field notes()24 for John C. Oglesby's survey 6529, dated May 1945, show a cluster of five punch marks on the southwesterly rim of a sanitary sewer manhole marking a point on the San Rafael city limit line (See Detail C, Sheet 1). We were able to locate the manhole rim, but were unable to discern the punch marks due to the corroded state of the rim.

We aligned and scaled the Kentfield Canyon map()1 to observe the following three conditions:
1. Point C is held for the northerly corner of Lot 6;
2. The southeasterly line of Wolfe Grade passes through the construction seam at Point E; and
3. Turning a record angle()1 off of the centerline of Wolfe Grade at Dodge's Station R16()1,2 produces a line passing over the southwesterly rim of the sanitary sewer manhole.

This alignment was used to obtain the Wolfe Grade frontage of Lot 19. The northwesterly line of Lot 20 was obtained by extending said frontage to intersect the city limit line, as derived in Item 3 above, producing Point E. This line has an excess of about 0.5' compared to record()1,3.

To obtain the Wolfe Canyon Road frontage of Lots 19 and 20, we ran the closure traverse given on page 80 of Dodge's field book 97()2 from Station R16()1,2, derived as above, to Station 12()2, near the end of Wolfe Canyon Road. We then ran southwesterly along Wolfe Canyon Road using scaled record dimensions()1 for Dodge's traverse line, and offset this line 15 feet to the northwest to obtain the northwesterly line of Wolfe Canyon Road. This resolution of Wolfe Canyon Road closely matches ()14 in the area of Lots 19 and 20. We held record dimensions along the bearing N78°54'49"E to obtain the corners of Lots 19 and 20. We then connected these corners to the Wolfe Grade corners to obtain the sidelines.

GENERAL NOTES

Boundary evidence collected on/between April 12 and June 8, 2023.

The identification and location of easements burdening this parcel is outside the scope of services contracted for.

Encroachments over the northeasterly line of the Lands of Laika Run LLC are not comprehensively documented hereon.

The archives of Hiram Austin, George M. Dodge, George Richardson, Charles Richardson, John C. Oglesby, George Wickham, Clifford H. Towle, George Colson, Arthur Roth, W. Gordon Voorhies, Joseph Grippi, and Engineering Field Services are available for review at the Anne T. Kent California Room, part of the Marin County Free Library.

This office owns and asserts copyright over the survey archives of Dean Rhodes, Edwin Gardner, Joseph Burton and Arthur Lang. The relevant data from any unfiled survey materials referenced hereon has been transcribed onto this map. This office will provide copies of such survey materials for a fee.

The Preliminary Title Reports reviewed during the course of this survey were provided by Old Republic Title Company, Order Numbers 0436031168-MK AND 0436031172-MK dated January 10 and January 11, 2023, respectively.

Dashed lines shown hereon represent the approximate boundaries of adjoining land owners, or the approximate location of said boundaries according to other surveys. (See Legend.) Said dashed lines may not be resolved as a part of this survey, as many factors can affect the location of said boundaries. The only boundary lines established by this survey are those of the parcels owned by Laika Run LLC, shown as a thick continuous line hereon.

Lot numbers shown hereon are per ()1 unless noted otherwise.

LEGEND

- Derived Location of Found 2x2 Hub & Tack Painted White ()6, SNF
- Found 2"x2" Redwood Hub or Remnant, As Noted
- Found Old 1x2 Stake (NDR)
- Found 5/8" Rebar & 1.5" Punched Aluminum Cap Stamped "L.A. STEVENS PLS 6649"()23, or Other Iron Monument As Noted
- Found Monument in Hand Hole Casing, Description As Noted
- Found Mag Nail & 1.5" Aluminum Washer Stamped "M. FORD LS 7237" In Asphalt()22
- Set 5/8" Rebar & 1.5" Punched Aluminum Cap Stamped "L.A. STEVENS PLS 6649"
- Set 8" Mag Hub & 1.5" Brass Washer Stamped "L.A. STEVENS PLS 6649"
- Calculated per Record Map
- NDR No Discovered Record
- NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- Wood Board Fence
- Wood Post Wire Fence
- RM Major Subdivision Map
- PM Minor Subdivision Map filed in Parcel Maps prior to 1998 & in Book of Maps in 1998 and thereafter
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter
- R16 Traverse Station Number per Dodge Survey Field Notes()1,2
- W-3 Traverse Station Number per Rhodes Field Notes()7; See Boundary Resolution Narrative
- Sanitary Sewer Manhole (To Scale)
- Utility Pole
- SS3 Green paint marking location of 3" sewer pipe per Description of Service dated July 7, 2023 by Sewer Connection Inc.
- SS4 Green paint marking location of 4" sewer pipe per Description of Service dated July 7, 2023 by Sewer Connection Inc.
- Approximate edge of asphalt pavement
- Tie only, not a boundary line
- Approximate location of extant, original lot lines()1, and lot lines()10,13,15,17 where the latter do not overlap the former
- Approximate location of original boundaries()1, now defunct
- Approximate location of boundaries()12,13,14,15 which overlap boundaries()1
- Approximate area of gap between exterior boundary of ()13,15,17 and boundaries()1 as shown hereon
- YPP Yellow Plastic Plug
- Lot # per()1, Typ.

RECORD OF SURVEY

LANDS OF LAIKA RUN LLC

(I.N. 2021-39133)

A PORTION OF LOT 19 & LOT 20 (FORMERLY 130 DEEDS 152) & (FORMERLY 129 DEEDS 187) UNFILED MAP OF KENTFIELD CANYON

KENTFIELD

COUNTY OF MARIN STATE OF CALIFORNIA

MARCH 2024

L.A. Stevens & Associates, Inc.

Professional Land Surveyors * (415) 382-7713

7 Commercial Blvd. Suite 1 * Novato, California 94949