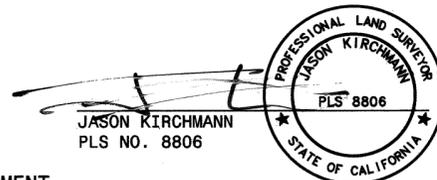


SURVEYOR'S STATEMENT

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 SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY, CALIFORNIA IN JANUARY, 2017.

DATE 8/27/24



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 9th DAY OF SEPTEMBER 2024.

Tracy W. Park
TRACY W. PARK, PLS NO. 8176
COUNTY SURVEYOR



BY: DEPUTY COUNTY SURVEYOR

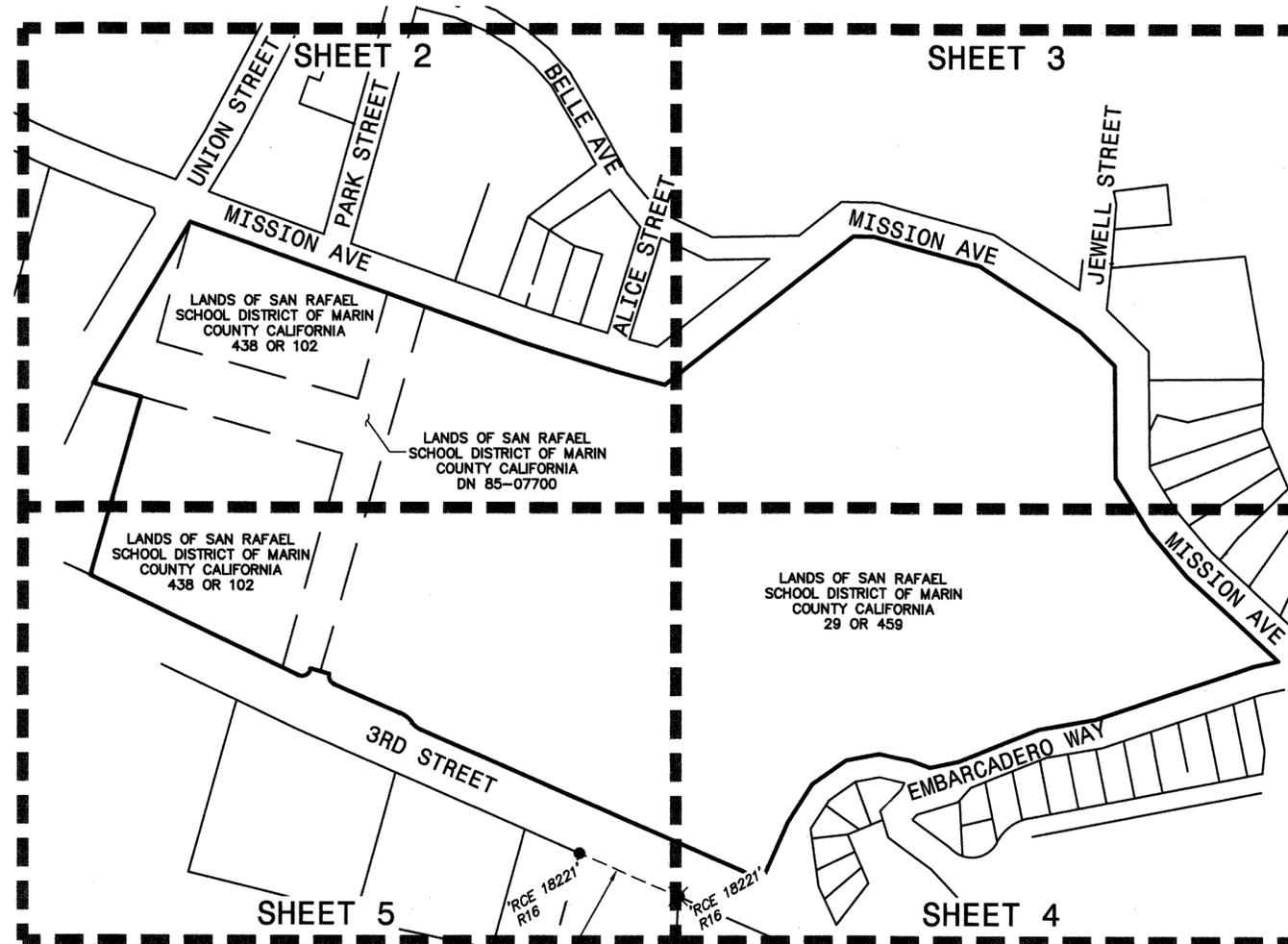
COUNTY RECORDER'S CERTIFICATE

FILED THIS 30TH DAY OF, SEPT., 2024 AT 9:20AM IN BOOK 2024 OF MAPS, AT PAGE(S) 126 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

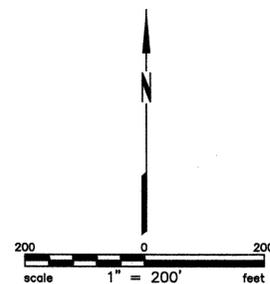
FEE: NO FEE PER G.C. 27383

DOCUMENT NO. 2024-0026390

Ellen Geis
COUNTY RECORDER
BY DEPUTY

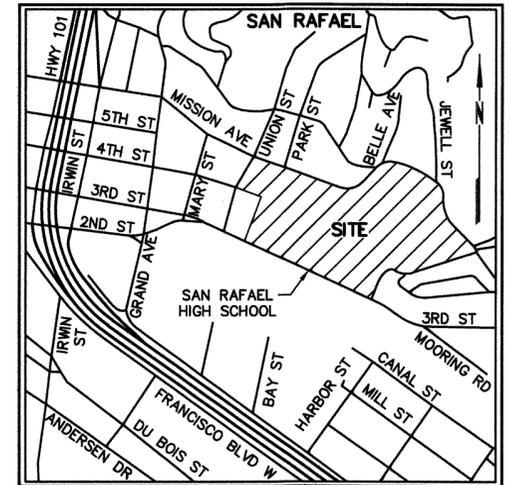


BASIS OF BEARINGS:
S66°17'00"E (S64°54'25"E R16)
188.10' R16&M



LEGEND

- FOUND 3/4" IRON PIPE AND PLASTIC CAP, STAMPED AS NOTED, UNLESS NOTED OTHERWISE
- ▲ FOUND 1/2" REBAR AND PLASTIC CAP, STAMPED "LS 5065", R13, UNLESS NOTED OTHERWISE
- ✱ FOUND MAG NAIL, AND ALUMINUM TAG AS NOTED
- ✱ FOUND CUT CROSS, AS NOTED
- CR# CALCULATED FROM REFERENCE
- MCFL MARIN COUNTY FREE LIBRARY
- NR NO RECORD
- NT NO TAG
- R# REFERENCE NUMBER
- SCRX SCRIBED X
- SFNF SEARCHED FOR NOT FOUND
- TC TOP OF CURB
- () RECORD DATA



VICINITY MAP
NOT TO SCALE

REFERENCES

- R1 PARCEL MAP OF LANDS OF THE SALVATION ARMY; 21 PM 22
- R2 UNRECORDED PARCEL MAP AND SURVEY NOTES; JOSEPH GRIPPI & ASSOC. SURVEY No. 1297, DATED MARCH 1985. OGLESBY COLLECTION, MCFL
- R3 RECORD OF SURVEY; 35 SURVEYS 75
- R4 RECORD OF SURVEY; 16 SURVEYS 55
- R5 UNRECORDED MAP HAPPY VALLEY, SAN RAFAEL DEVELOPMENT CO. SURVEYED BY GEORGE M DODGE BETWEEN 1887 AND 1907, TRACT A12, OGLESBY COLLECTION, MCFL
- R6 SAN RAFAEL SCHOOL DISTRICT DEED; 29 OR 459
- R7 MAP No. 1 SAN RAFAEL DEVELOPMENT COMPANY; 2 MAPS 116
- R8 RECORD OF SURVEY; 2002 MAPS 156
- R9 PARCEL MAP OF LANDS OF JAMES A DECKER; 11 PM 72
- R10 UNRECORDED SURVEY OF GRUSS PROPERTY; W.G. VOORHIES SURVEY No. 1284, DATED MARCH 1946
- R11 UNRECORDED SURVEY OF BLOCK R-MARINA HIGHLANDS; W.G. VOORHIES SURVEY No. 2715, DATED MAY 1950
- R12 UNIT TWO MARINA HIGHLANDS; 5 MAPS 49
- R13 RECORD OF SURVEY; 2003 MAPS 233
- R14 UNIT ONE MARINA HIGHLANDS; 5 MAPS 47
- R15 GRANT DEED; 1476 OR 481
- R16 RECORD OF SURVEY; 2002 MAPS 51
- R17 EXCEPTION TO DEED; 226 OR 105
- R18 DEED; 1665 OR 683
- R19 GRANT DEED; 85-07700
- R20 DEED; 438 OR 102
- R21 RECORD OF SURVEY; 32 SURVEYS 02
- R22 RECORD OF SURVEY; 2003 MAPS 36
- R23 UNRECORDED SURVEY OF PORTION OF SAN RAFAEL HIGH SCHOOL BY J.C. OGLESBY SURVEY NUMBER 13279, AUGUST 1953. OGLESBY COLLECTION, MCFL
- R24 RECORD OF SURVEY; 11 SURVEYS 100

RECORD OF SURVEY

OF THE LANDS OF SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY CALIFORNIA, AS DESCRIBED IN THOSE DEEDS RECORDED UNDER DOCUMENTS 29 OR 459, 438 OR 102 AND DN-85-7700, ALL OFFICIAL RECORDS OF MARIN COUNTY.

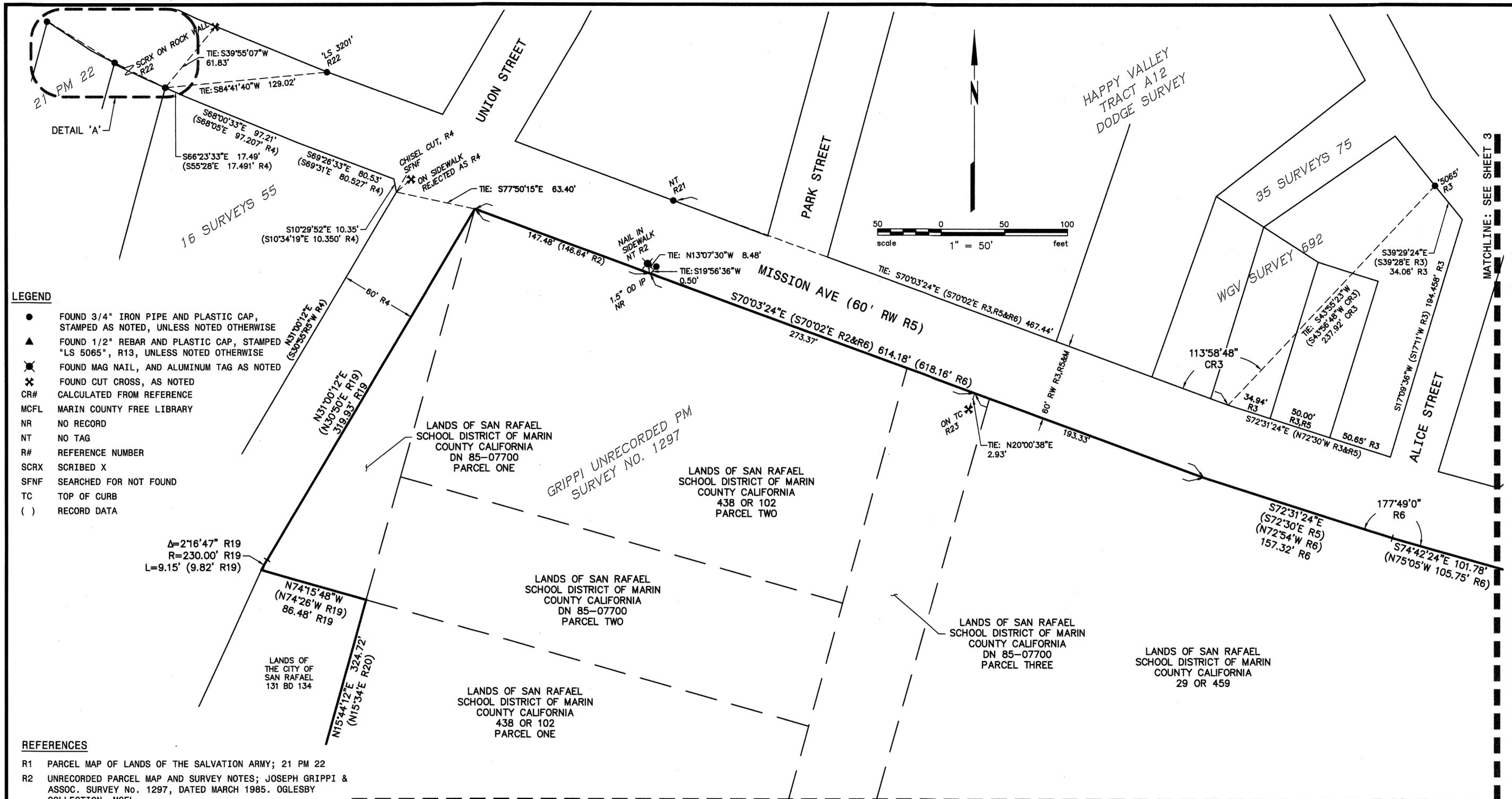
CITY OF SAN RAFAEL
COUNTY OF MARIN, STATE OF CALIFORNIA
AUGUST 2024



BASIS OF BEARINGS

S66°17'00"E BETWEEN A FOUND 3/4" IRON PIPE TAGGED "RCE 18221" AND A FOUND LEAD & TACK TAGGED "RCE 18221" SHOWN ON RECORD OF SURVEY FILED IN BOOK 2002 OF MAPS AT PAGE 51, MARIN COUNTY RECORDS. THE BEARING OF S64°54'25"E SHOWN ON SAID SURVEY HAS BEEN ROTATED COUNTERCLOCKWISE 1°22'35" FOR THE PURPOSE OF THIS SURVEY.

Plot Aug 26, 2024 at 2:55pm



- LEGEND**
- FOUND 3/4" IRON PIPE AND PLASTIC CAP, STAMPED AS NOTED, UNLESS NOTED OTHERWISE
 - ▲ FOUND 1/2" REBAR AND PLASTIC CAP, STAMPED "LS 5065", R13, UNLESS NOTED OTHERWISE
 - ✱ FOUND MAG NAIL, AND ALUMINUM TAG AS NOTED
 - ✱ FOUND CUT CROSS, AS NOTED
 - CR# CALCULATED FROM REFERENCE
 - MCFL MARIN COUNTY FREE LIBRARY
 - NR NO RECORD
 - NT NO TAG
 - R# REFERENCE NUMBER
 - SCRX SCRIBED X
 - SFNF SEARCHED FOR NOT FOUND
 - TC TOP OF CURB
 - () RECORD DATA

- REFERENCES**
- R1 PARCEL MAP OF LANDS OF THE SALVATION ARMY; 21 PM 22
 - R2 UNRECORDED PARCEL MAP AND SURVEY NOTES; JOSEPH GRIPPI & ASSOC. SURVEY No. 1297, DATED MARCH 1985. OGLESBY COLLECTION, MCFL
 - R3 RECORD OF SURVEY; 35 SURVEYS 75
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 - R5 UNRECORDED MAP HAPPY VALLEY, SAN RAFAEL DEVELOPMENT CO. SURVEYED BY GEORGE M DODGE BETWEEN 1887 AND 1907, TRACT A12, OGLESBY COLLECTION, MCFL
 - R6 SAN RAFAEL SCHOOL DISTRICT DEED; 29 OR 459
 - R15 GRANT DEED; 1476 OR 481
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 - R20 DEED; 438 OR 102
 - R21 RECORD OF SURVEY; 32 SURVEYS 02
 - R22 RECORD OF SURVEY; 2003 MAPS 36
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 - R24 RECORD OF SURVEY; 11 SURVEYS 100

GENERAL NOTES

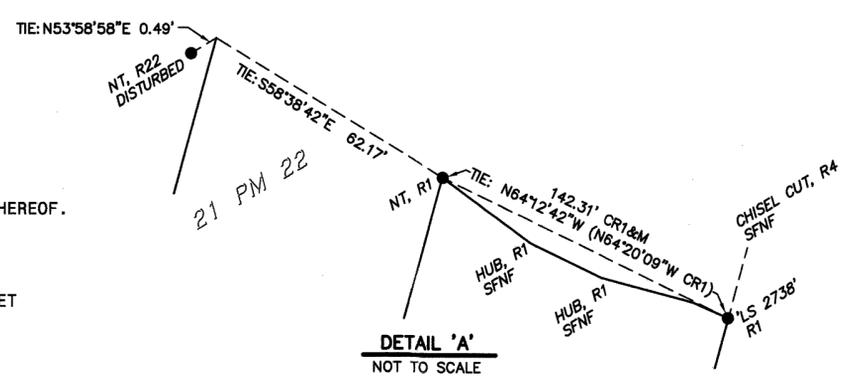
ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

TIE LINES ARE FOR VISUAL REPRESENTATION AND ARE NOT TO SCALE.

AT THE REQUEST OF SAN RAFAEL CITY SCHOOLS NO MONUMENTS WERE SET WITH THIS SURVEY.

Plot Aug 19, 2024 at 10:07am
169133_SRHS-RS.dwg

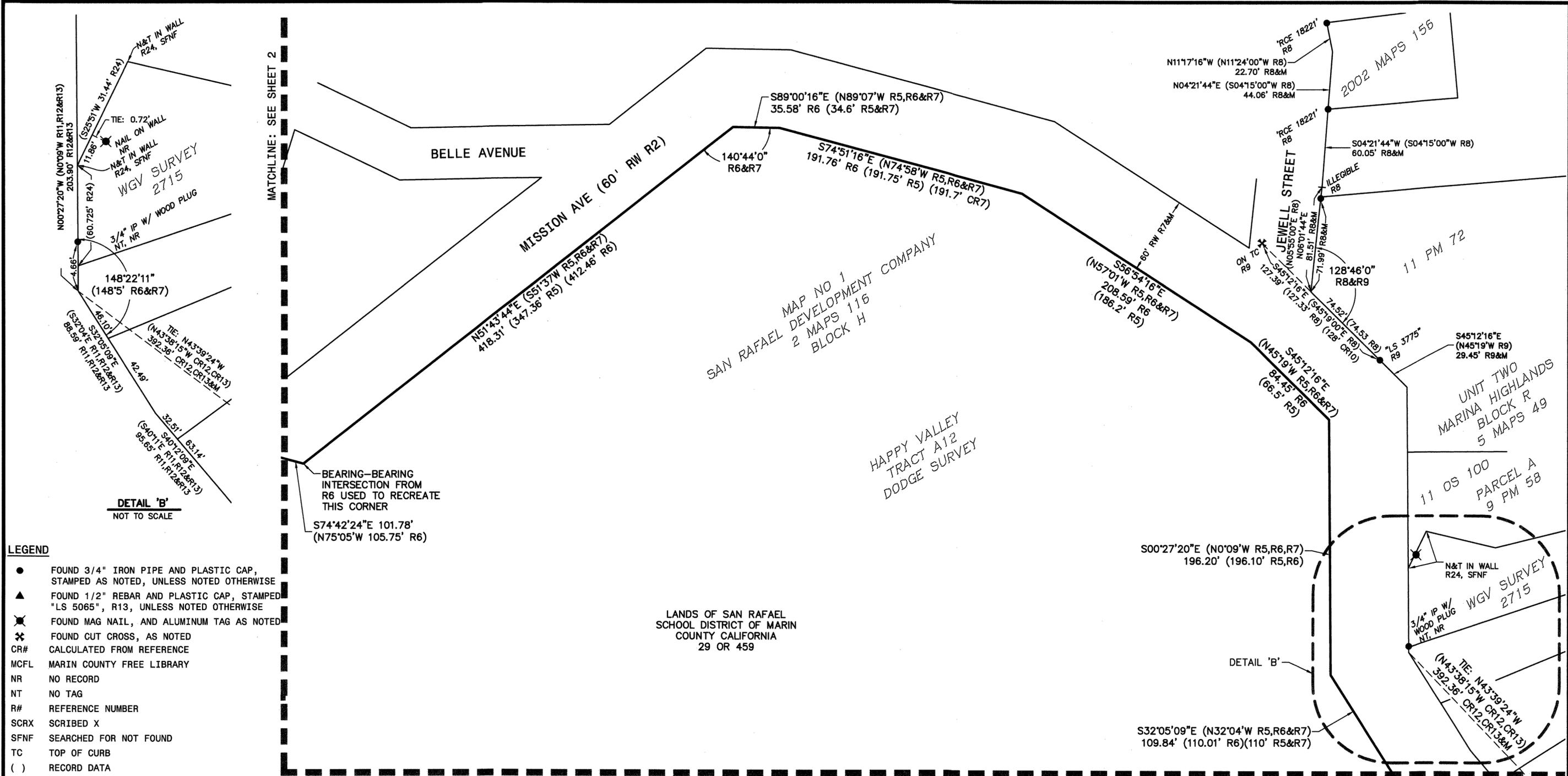


RECORD OF SURVEY

OF THE LANDS OF SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY CALIFORNIA, AS DESCRIBED IN THOSE DEEDS RECORDED UNDER DOCUMENTS 29 OR 459, 438 OR 102 AND DN-85-7700, ALL OFFICIAL RECORDS OF MARIN COUNTY.

CITY OF SAN RAFAEL
COUNTY OF MARIN, STATE OF CALIFORNIA
AUGUST 2024

BKF ENGINEERS
810 FIFTH AVENUE
Suite 210
SAN RAFAEL, CA 94901
(415) 930-7960
www.bkf.com

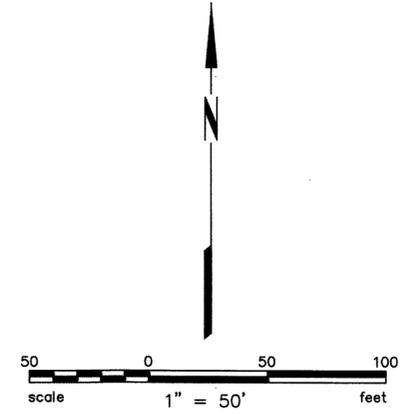


- LEGEND**
- FOUND 3/4" IRON PIPE AND PLASTIC CAP, STAMPED AS NOTED, UNLESS NOTED OTHERWISE
 - ▲ FOUND 1/2" REBAR AND PLASTIC CAP, STAMPED "LS 5065", R13, UNLESS NOTED OTHERWISE
 - ✱ FOUND MAG NAIL, AND ALUMINUM TAG AS NOTED
 - ✱ FOUND CUT CROSS, AS NOTED
 - CR# CALCULATED FROM REFERENCE
 - MCFL MARIN COUNTY FREE LIBRARY
 - NR NO RECORD
 - NT NO TAG
 - R# REFERENCE NUMBER
 - SCRX SCRIBED X
 - SFNF SEARCHED FOR NOT FOUND
 - TC TOP OF CURB
 - () RECORD DATA

- REFERENCES**
- R5 UNRECORDED MAP HAPPY VALLEY, SAN RAFAEL DEVELOPMENT CO. SURVEYED BY GEORGE M DODGE BETWEEN 1887 AND 1907, TRACT A12, OGLESBY COLLECTION, MCFL
 - R6 SAN RAFAEL SCHOOL DISTRICT DEED; 29 OR 459
 - R7 MAP No. 1 SAN RAFAEL DEVELOPMENT COMPANY; 2 MAPS 116
 - R8 RECORD OF SURVEY; 2002 MAPS 156
 - R9 PARCEL MAP OF LANDS OF JAMES A DECKER; 11 PM 72
 - R10 UNRECORDED SURVEY OF GRUSS PROPERTY; W.G. VOORHIES SURVEY No. 1284, DATED MARCH 1946
 - R11 UNRECORDED SURVEY OF BLOCK R-MARINA HIGHLANDS; W.G. VOORHIES SURVEY No. 2715, DATED MAY 1950
 - R12 UNIT TWO MARINA HIGHLANDS; 5 MAPS 49
 - R13 RECORD OF SURVEY; 2003 MAPS 233
 - R24 RECORD OF SURVEY; 11 SURVEYS 100

GENERAL NOTES

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
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 TIE LINES ARE FOR VISUAL REPRESENTATION AND ARE NOT TO SCALE.
 AT THE REQUEST OF SAN RAFAEL CITY SCHOOLS NO MONUMENTS WERE SET WITH THIS SURVEY.



RECORD OF SURVEY

OF THE LANDS OF SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY CALIFORNIA, AS DESCRIBED IN THOSE DEEDS RECORDED UNDER DOCUMENTS 29 OR 459, 438 OR 102 AND DN-85-7700, ALL OFFICIAL RECORDS OF MARIN COUNTY.

CITY OF SAN RAFAEL
COUNTY OF MARIN, STATE OF CALIFORNIA
AUGUST 2024

BKF **BKF ENGINEERS**
 810 FIFTH AVENUE
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 SAN RAFAEL, CA 94901
 (415) 930-7960
 www.bkf.com

MATCHLINE: SEE SHEET 3

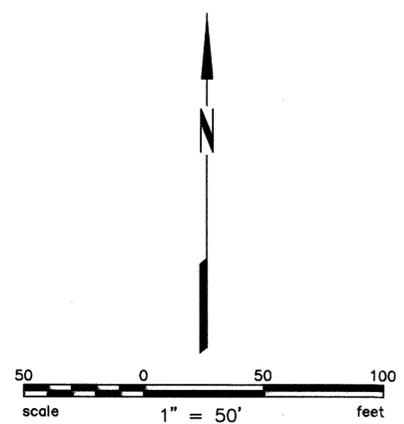
MISSION AVENUE NOTE

MISSION AVENUE WAS ESTABLISHED USING FOUND MONUMENTS FROM R3 AND R21 ON THE NORTHWEST SIDE OF THE SUBJECT PARCEL AND FOUND MONUMENTS FROM R9 AND R13 ALONG THE EAST AND SOUTHEAST SIDES OF THE SUBJECT PARCEL. THE RECORD MAPS PROVIDED THE LOCATION OF THE NORTHERLY SIDE OF MISSION AVENUE AND A 60' OFFSET WAS USED TO VERIFY R6 DIMENSIONS. WHERE A DIMENSIONAL CONFLICT EXISTED BETWEEN ANGLES AND DISTANCES, DISTANCES WERE HELD TO FIT RECORD DATA.

EMBARCADERO WAY NOTE

NO MONUMENTS WERE RECOVERED FROM R14 DURING THE COURSE OF THIS FIELD SURVEY. EMBARCADERO WAY WAS LOCATED USING RECORD DIMENSIONS.

LANDS OF SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY CALIFORNIA 29 OR 459



HAPPY VALLEY TRACT A12 DODGE SURVEY

2003 MAPS 233

STONE MON R11,R12&R14 SFNF

S40°12'09"E (N40°11'W R5&R6) 103.55' R6 (103.54' R5)

MISSION AVE (60' RW R12) (N47°08'W R5,R6&R7) 217.45' R6 (217.5' R5)

S78°09'51"W (N78°11'E R5,R6,R7&R14) 43.17' R6 (35' R5)

S65°43'51"W (N65°45'E R12,R13) 11.59' R12,R13&M

S80°01'51"W (N80°03'E R5,R6&R14) 100.74' R6&CR14 (101' CR5)

EMBARCADERO WAY (RW VARIES) S71°48'51"W (N71°20'E R5,R6,R7&R14) 292.30' CR5,R6&CR14

S65°43'51"W (N65°45'E R13) 6.814' R13&M

N70°18'09"W (S70°17'E R5&R6) 36.36' CR5,R6 (38.75' R5)

S78°20'51"W (N78°22'E R6) 50.33' R6 (N78°26'E 47.75' R5) (50.32' CR5)

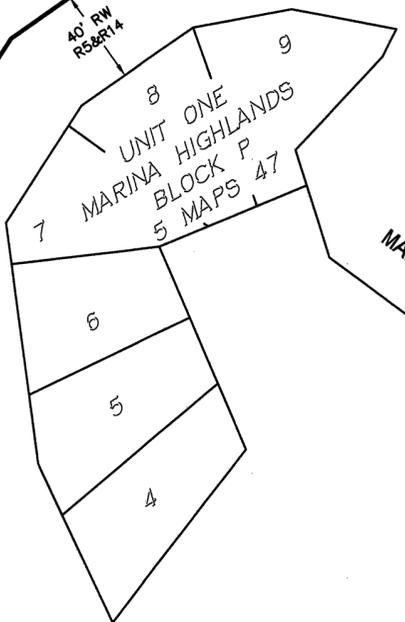
S67°57'51"W (N67°59'E R5,R6&CR14) 150.37' R6 (150.6' CR5)

N79°21'09"W (S79°20'E R5,R6&CR14) 55.38' R6 (55.3' R5)

S79°07'51"W (N79°09'E R5,R6&CR14) 58.21' R6 (58.2' R5)

S54°47'51"W (N54°49'E R5,R6&CR14) 73.12' R6 (73.0' R5)

S32°41'51"W (N32°43'E R6&CR14) 78.47' R6



SURVEYORS NOTE

NO MONUMENTS OF RECORD WERE FOUND SOUTHEAST OF THE SUBJECT PARCEL. RECORD ANGLES AND DISTANCES WERE HELD TO RETRACE THE NORTH LINE OF EMBARCADERO WAY FROM MISSION AVENUE TO 3RD STREET. THE SOUTH LINE OF EMBARCADERO WAY IS SHOWN FOR REFERENCE ONLY AND IS NOT A PART OF THIS SURVEY.

GENERAL NOTES

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED. TIE LINES ARE FOR VISUAL REPRESENTATION AND ARE NOT TO SCALE. AT THE REQUEST OF SAN RAFAEL CITY SCHOOLS NO MONUMENTS WERE SET WITH THIS SURVEY.

REFERENCES

- R5 UNRECORDED MAP HAPPY VALLEY, SAN RAFAEL DEVELOPMENT CO. SURVEYED BY GEORGE M DODGE BETWEEN 1887 AND 1907, TRACT A12, OGLESBY COLLECTION, MCFL
R6 SAN RAFAEL SCHOOL DISTRICT DEED; 29 OR 459
R7 MAP No. 1 SAN RAFAEL DEVELOPMENT COMPANY; 2 MAPS 116
R11 UNRECORDED SURVEY OF BLOCK R-MARINA HIGHLANDS; W.G. VOORHIES SURVEY No. 2715, DATED MAY 1950
R12 UNIT TWO MARINA HIGHLANDS; 5 MAPS 49
R13 RECORD OF SURVEY; 2003 MAPS 233
R14 UNIT ONE MARINA HIGHLANDS; 5 MAPS 47
R15 GRANT DEED; 1476 OR 481
R16 RECORD OF SURVEY; 2002 MAPS 51
R17 EXCEPTION TO DEED; 226 OR 105

LEGEND

- FOUND 3/4" IRON PIPE AND PLASTIC CAP, STAMPED AS NOTED, UNLESS NOTED OTHERWISE
▲ FOUND 1/2" REBAR AND PLASTIC CAP, STAMPED "LS 5065", R13, UNLESS NOTED OTHERWISE
✱ FOUND MAG NAIL, AND ALUMINUM TAG AS NOTED
✱ FOUND CUT CROSS, AS NOTED
CR# CALCULATED FROM REFERENCE
MCFL MARIN COUNTY FREE LIBRARY
NR NO RECORD
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SCRX SCRIBED X
SFNF SEARCHED FOR NOT FOUND
TC TOP OF CURB
() RECORD DATA

RECORD OF SURVEY

OF THE LANDS OF SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY CALIFORNIA, AS DESCRIBED IN THOSE DEEDS RECORDED UNDER DOCUMENTS 29 OR 459, 438 OR 102 AND DN-85-7700, ALL OFFICIAL RECORDS OF MARIN COUNTY.

CITY OF SAN RAFAEL COUNTY OF MARIN, STATE OF CALIFORNIA AUGUST 2024



MATCHLINE: SEE SHEET 5

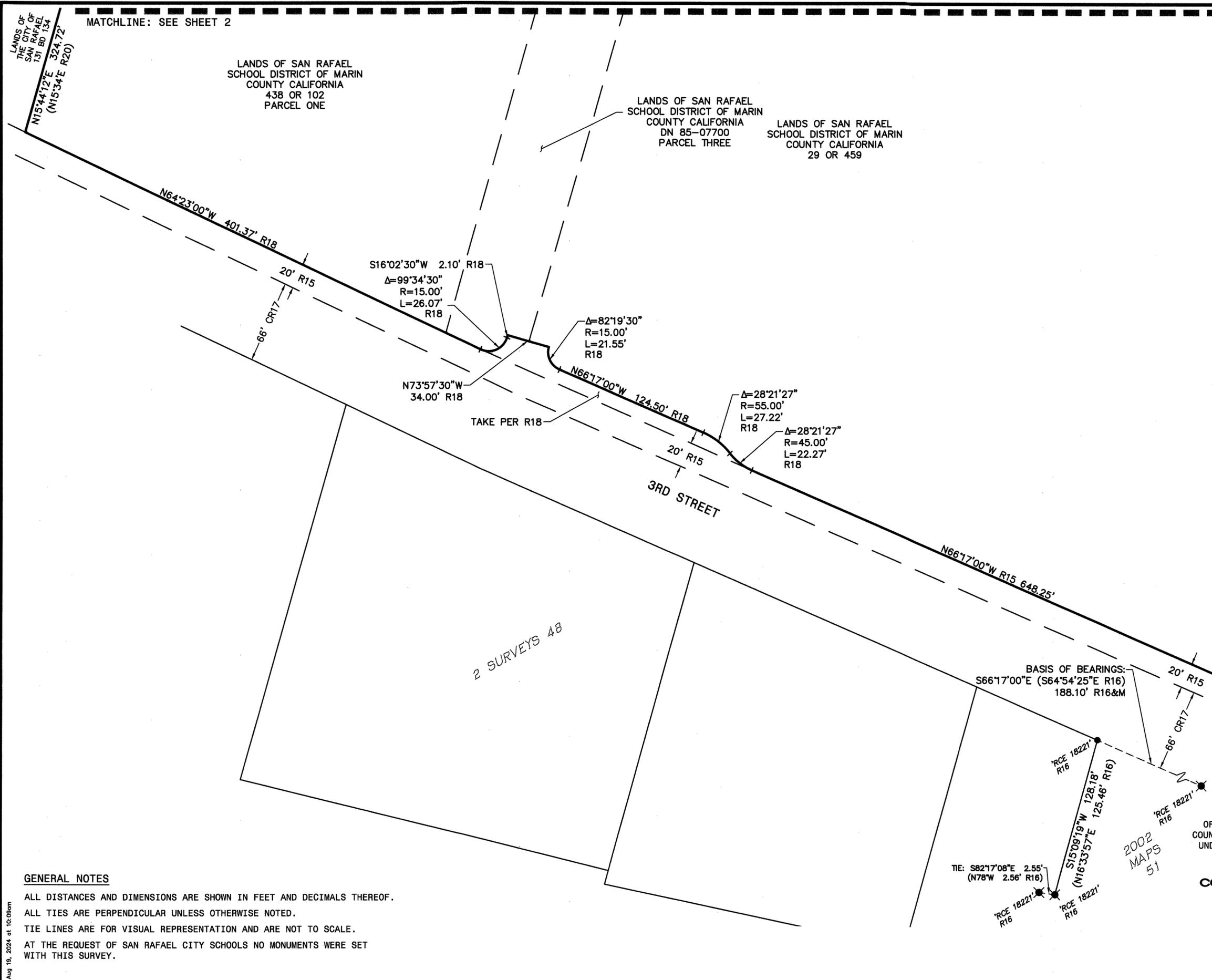
3RD STREET (RW VARIES) N66°17'00"W R15 648.25'

S23°41'51"W 109.69' (S23°43'W 107.96' R15)

BASIS OF BEARINGS: S66°17'00"E (S64°54'25"E R16) 188.10' R16&M TIE: N78°30'21"E 149.15'

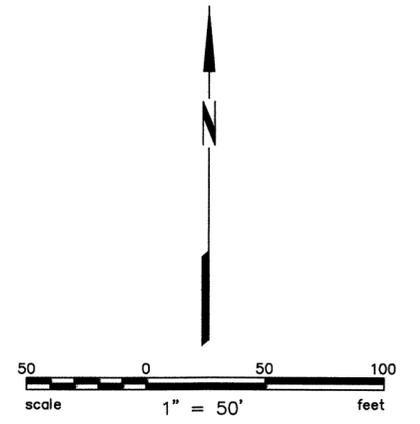
2002 MAPS 51

Plot Aug 19, 2024 at 10:08am



MATCHLINE: SEE SHEET 4

MATCHLINE: SEE SHEET 2



LEGEND

- FOUND 3/4" IRON PIPE AND PLASTIC CAP, STAMPED AS NOTED, UNLESS NOTED OTHERWISE
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REFERENCES

- R6 SAN RAFAEL SCHOOL DISTRICT DEED; 29 OR 459
- R15 GRANT DEED; 1476 OR 481
- R16 RECORD OF SURVEY; 2002 MAPS 51
- R17 EXCEPTION TO DEED; 226 OR 105
- R18 DEED; 1665 OR 683
- R20 DEED; 438 OR 102

RECORD OF SURVEY

OF THE LANDS OF SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY CALIFORNIA, AS DESCRIBED IN THOSE DEEDS RECORDED UNDER DOCUMENTS 29 OR 459, 438 OR 102 AND DN-85-7700, ALL OFFICIAL RECORDS OF MARIN COUNTY.

**CITY OF SAN RAFAEL
COUNTY OF MARIN, STATE OF CALIFORNIA
AUGUST 2024**

BKF **BKF ENGINEERS**
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SAN RAFAEL, CA 94901
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GENERAL NOTES

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- AT THE REQUEST OF SAN RAFAEL CITY SCHOOLS NO MONUMENTS WERE SET WITH THIS SURVEY.

Plot Aug 18, 2024 at 10:09am