

LEGEND

- FOUND 2 1/4 INCH IRON PIPE WITH TAG RE 416 PER R1
- FOUND MONUMENT - 3/4 INCH IRON PIPE LS 3971 PER R3
- SET 3/4" BY 28" IRON PIPE WITH BRASS TAG STAMPED "LS 9405"
- () RECORD DATA WHEN DIFFERENT FROM MEASURED PER R1 OR AS NOTED
- CALC CALCULATED FROM RECORD DATA PER R1 OR AS NOTED

MEASURED SUBJECT PARCEL BOUNDARY
 RECORD PARCEL BOUNDARY
 REFERENCE TIE

DISTANCES ARE IN FEET

REFERENCES

- R1 BRET HARTE HEIGHTS SUB 1 - VOLUME 5 MAPS PAGE 72
- R2 SURVEY NO 16897 BY GEORGE WICKHAM DATED FEB 1960 - UNFILED
SEE ALSO ASSOCIATED FIELD NOTES BOOK 891 PAGES 11-13
FOUND IN MARIN CO. LIBRARY ANNE KENT ROOM
- R3 BOOK 13 PARCEL MAPS PAGE 94
- R4 DOC NO 2005-0097973
- R5 DOC NO 2017-0026144 SUBJECT VESTING DEED
- R6 DOC NO 2017-0026147
- R7 DOC NO 2020-0051465

SURVEY NOTES

- THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF THE LANDS DESCRIBED IN DOC NO 2017-0026144 OFFICIAL RECORDS COUNTY OF MARIN. THIS RECORD OF SURVEY IS TO BE FILED PURSUANT TO TERMS SET FORTH IN BPC SECTION 8762 (b) (5)
- CALCULATED CENTERLINE OF BRET HARTE ROAD AS SHOWN HEREON IS APPROXIMATE DUE TO LIMITED AVAILABILITY OF ORIGINAL SUBDIVISION MONUMENTS PER R1. A PRESUMPTION IS MADE THAT THE SUBDIVISION FILED PER R3 IS PROPERLY RELATED TO THE RIGHT OF WAY ESTABLISHED PER R1 ALTHOUGH INSPECTION OF R3 DOES NOT PROVIDE SUFFICIENT EVIDENCE OF THIS RELATIONSHIP. ESTABLISHMENT OF BRET HARTE ROAD IS BEYOND THE SCOPE OF THIS SURVEY AND IS COMPLICATED BY THE LACK OF ORIGINAL CENTERLINE MONUMENTS WHICH APPEAR TO BE COVERED BY PAVEMENT OR LOST
- NO BOUNDARY ESTABLISHMENT IS INTENDED BY THIS SURVEY BEYOND THE SUBJECT PARCEL. ADJOINER TIES AND DIMENSIONS ARE FOR REFERENCE TO EVIDENCE OF PRIOR SURVEYS AND DO NOT CONSTITUTE ACCEPTANCE OR ENDORSEMENT OF SAID MONUMENTS AS BOUNDARY ESTABLISHMENT UNLESS NOTED OTHERWISE
- A DILIGENT SEARCH WAS PERFORMED FOR MONUMENTS ESTABLISHED BY THE UNFILED WICKHAM SURVEY PER R2. ONLY ONE PIPE WAS RECOVERED (SUBSEQUENTLY REMOVED BY THIS SURVEY) AND THE NORTH LINE ACCESSORIES FOUND (OAK TREE, FENCE CORNER) WERE INCONCLUSIVE TO SUPPORT CONFIDENT BOUNDARY RE-ESTABLISHMENT. DEFERENCE WAS GIVEN TO R3 WHICH WAS FOUND TO BE IN HARMONY WITH PHYSICAL OCCUPATION OF ALL RELEVANT BOUNDARIES AS SHOWN HEREON. IT IS DETERMINED THAT THE 1960 WICKHAM SURVEY WAS PERFORMED SUBSEQUENT TO THE CONSTRUCTION OF THE RESIDENCES ON THE SUBJECT PARCEL AND BOTH ADJOINER PARCELS (CIRCA 1955 PER ASSESSOR RECORDS) SO IT WAS NOT HELD AS ORIGINAL SUBDIVISION ESTABLISHMENT.
- SIDELINE FENCE ON EASTERLY LINE OF SUBJECT PARCEL IS RECENTLY CONSTRUCTED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY ACCORDING TO ORAL TESTIMONY BY NEIL MORAN AND IT IS ACKNOWLEDGED THAT SAID FENCE LOCATION IS NOT REPRESENTATIVE OF LINES OF OWNERSHIP
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND EASEMENTS ARE NOT SHOWN

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 DILLON KWIAT ON DECEMBER 2, 2021

D. Kendall
 DAVID KENDALL LS 9405
 DATE: 11-19-2024



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS

20TH DAY OF NOVEMBER, 2024.

TRACY W. PARK PLS 8176
 COUNTY SURVEYOR



L. Vincent
 LIONEL KEITH VINCENT PLS 8248
 DEPUTY COUNTY SURVEYOR

RECORDER'S STATEMENT

FILED THIS 9TH DAY OF DEC., 2024 AT 9:15 A.M.
 IN BOOK 2024 OF MAPS, AT PAGE 164,
 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

SHELLY SCOTT
 COUNTY RECORDER

BY: *Ellen Geo*
 DEPUTY COUNTY RECORDER

FEE: \$84. SERIAL NO. 2024-0032209

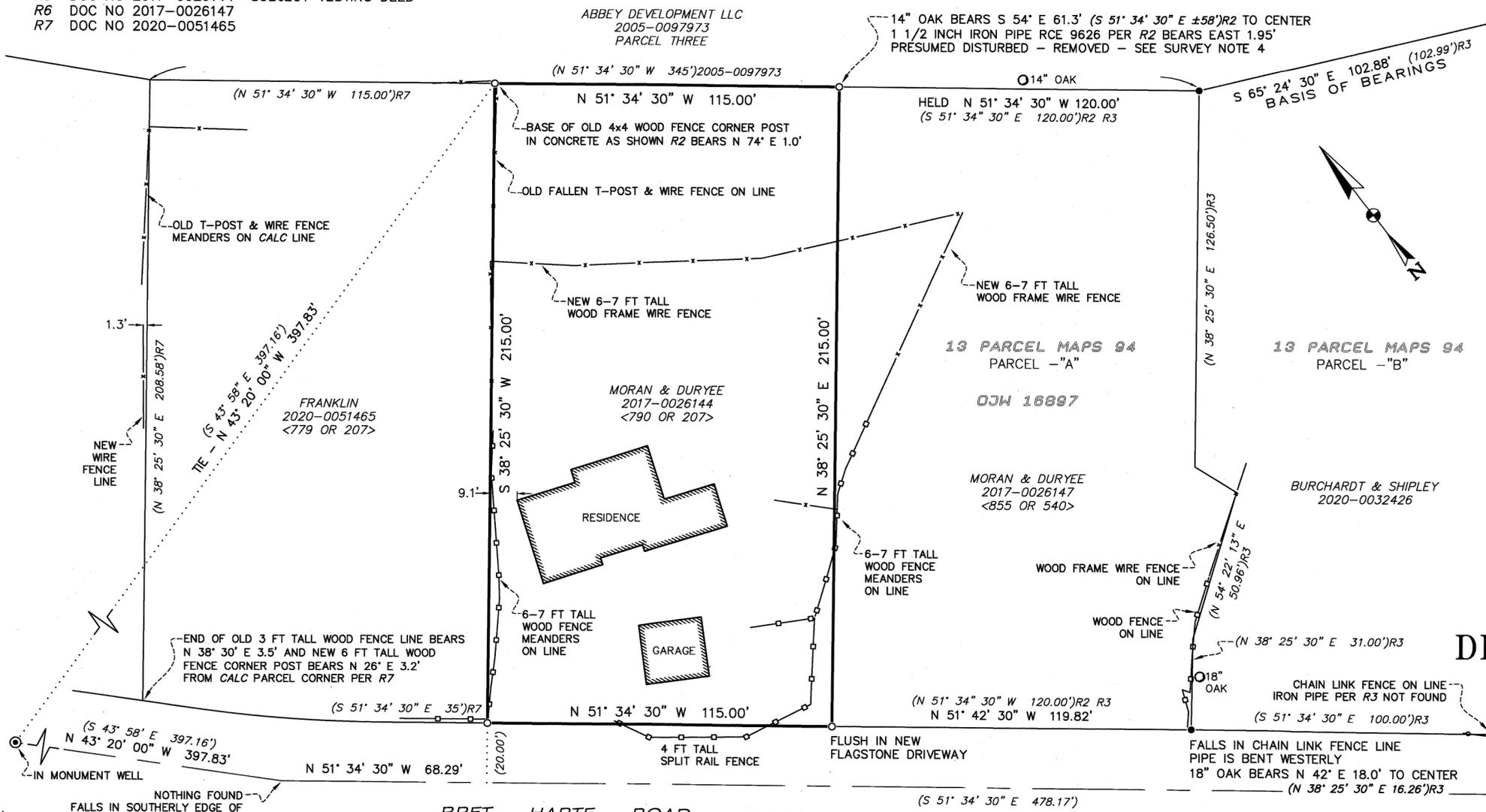
RECORD OF SURVEY
 FOR
 DILLON KWIAT AND KATIE MORAN

LANDS DESCRIBED IN DOC NO. 2017-0026144
 CITY OF SAN RAFAEL COUNTY OF MARIN
 STATE OF CALIFORNIA

DATE OF SURVEY:
 FEBRUARY 2022

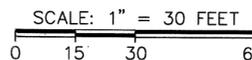
SCALE:
 1 INCH = 30 FEET

MARIN LAND SERVICES
 (415) 250-1760
 marinls9405@gmail.com



BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON MEASURED 3/4 INCH IRON PIPES WITH PLASTIC PLUG STAMPED LS 3971 FOUND ON THE NORTHEASTERLY LINE OF PARCEL B PER BOOK 13 OF PARCEL MAPS PAGE 94 BEING S 65° 24' 30" E 102.88' (102.99')R3



1998 MAPS 108
 5 MAPS 72 LOT 5
 5 MAPS 72 LOT 6

ALTURA WAY