

BOUNDARY NOTES

1). Grace Bradford Sharp was granted Lots 2 1/2, and Lots 28 and 29 as shown upon "Map No. 1 of Forbes Reserve, Town of San Rafael", recorded in Book 1 of Record Maps, at Page 16, Marin County Records, by her mother, Pauline A. Bradford, in deed recorded 19 May 1916 in Book 178 of Deeds, at Page 265.

Grace Bradford Sharp conveyed Lots 28 & 29 to Pauline Sharp Covey by deed recorded 8 August 1932 in Book 252 of Official Records, at Page 404.

Grace Bradford Sharp conveyed Lot 2 1/2, and a portion of Lot 6, as shown upon map filed for record 11 December 1916, in Book 4 of Maps, at Page 107, to Kenneth A. Wilson by deed recorded 25 October 1946 in Book 531 of Official Records, at Page 399.

Therefore, Lots 28 & 29 are senior to Lot 2 1/2.

2). This survey accepts the iron pipe at the southwest corner of Lot 27 as shown upon Record of Survey recorded in Book 2021 of Maps, at Page 233 as said southwest corner.

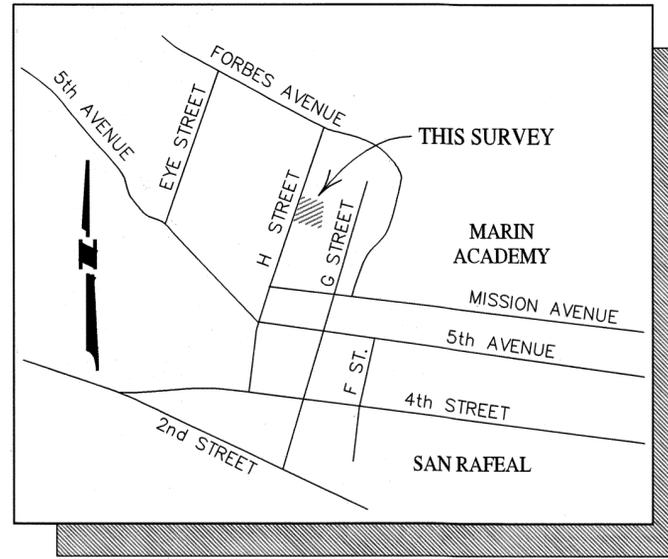
The curb bearings and their position within the right-of-way, as well as occupation along "H" Street, support the location of said iron pipe. (See Sheet Two)

The location of the concrete pillar fronting Lot 35 is in substantial agreement with the position of the concrete post as shown upon the J.C. Oglesby Survey No. 4715, September 1940. (See Sheet Four)

3). Lot 27 of "Map No. 1 of Forbes Reserve, Town of San Rafael" was surveyed by G.L. Richardson in August 1904. This survey set stakes along the southerly line including a stake set at 114.7 feet from westerly end with note "2.1 to true corner" being the deed and map distance of 116.8 feet. This, and the fact that Lots 28 and 29 are senior to adjacent lots, corroborates the decision to hold the deed-called 116.8 feet. This resolution closely coincides with the late J.E. Brunner's Corner Record 011-151-09. (See Sheet Four)

By holding the distance of 116.8 feet along the northerly line of Lot 28 and employing the deed-called bearing of South 12° West, the easterly end of Lot 29 was calculated.

The southerly line of Lot 28 was calculated to be 0.22 feet short, while the southerly line of Lot 29 was calculated to be 0.17 feet long.



VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS

The Basis of Bearings of this survey is S 14° 42' 08" E 499.75' MEAS. & 2021-M-233 CALC. between found 1/2" iron pipe with plastic cap "FORD LS 7237" per 2021-M-233 and found 3/4" iron pipe with nail & tag "LS 3887" per 22-PM-14, as shown.

LEGEND

- Denotes set 3/4" I.D. galvanized iron pipe with plastic plug "DANSKIN PLS 4794", unless noted otherwise
- Denotes found monument as noted
- CALC. Denotes calculated
- CR 1 Denotes Corner Record 011-151-49, filed 21 April 2017
- CR 2 Denotes Corner Record 011-151-49, 50, filed 8 December 2017
- G.L.R. Denotes G. L. Richardson Envelope A.4.-4, August 1904, on file with the Marin County Free Library.
- I.N. Denotes Official Records Instrument Number, Marin County Records
- J.C.O. Denotes J.C. Oglesby Survey No. 4715, Sept. 1940, on file with the Marin County Free Library
- MEAS. Denotes measured
- M- Denotes Book of Maps, Marin County Records
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- R/W Denotes Right of Way

NOTES

- 1). All dimensions shown are in feet and decimals thereof, save monument dimensions, being in inches.
- 2). The purpose of this Record of Survey is to comply with Section 8762 of the Business and Professions Code (Land Surveyors' Act.)
- 3). Easements, recorded or otherwise, not in scope of services.
- 4). No attempt has been made as part of this survey to locate and/or show existence of all improvements on the subject property. Only selected improvements are shown.
- 5). All maps and deeds referenced on this survey use identical courses as those shown hereon, except those shown in parentheses.
- 6). DATE OF SURVEY : 30 July - 5 December 2024

RECORD OF SURVEY

OF LANDS CONVEYED TO
JAY A. FERGUSON & JUDY B. FERGUSON
TRUSTEES OF 2007 JAY A. FERGUSON &
JUDY B. FERGUSON REVOCABLE TRUST
AS DESCRIBED IN
OFFICIAL RECORDS INSTRUMENT No. 2010-064790
BEING LOTS 28 & 29
"MAP No. ONE OF FORBES RESERVE"
RECORDED IN BOOK 1 OF MAPS, AT PAGE 16
MARIN COUNTY RECORDS
CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA
AUGUST 2024 SURVEY No. 1243

PREPARED BY
DANSKIN-SANFILIPPO & ASSOCIATES, INC
LAND SURVEYORS
SONOMA, CALIFORNIA
(415) 459-2558

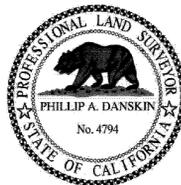
APN 011-151-09

SHEET 1 OF 4

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 Judy & Jay Ferguson in July 2024.

Signed  24 Dec. 2024
Phillip A. Danskin - PLS 4794



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 3rd day of JANUARY 2025.

Tracy W. Park, PLS 8176
County Surveyor
By: 
Lionel Keith Vincent, PLS 8248
Deputy County Surveyor



EXEMPTION NOTE:

N/A Exempt from SB2 fee
per G.C. 27388.1(a)(2)(B)
& G.C. 27388.1(a)(2)(D)

RECORDER'S STATEMENT

Filed this 9th day of JANUARY 2025 at 8:17 A.M.
in Book 2025 of Maps at Page 002 at the request of
the Marin County Department of Public Works.

SHELLY SCOTT
County Recorder

\$90.
Fee


Deputy County Recorder

2025-0000478
Serial No.

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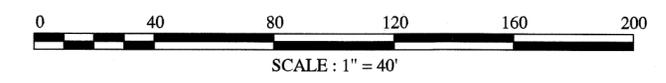
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SCALE : 1" = 40'



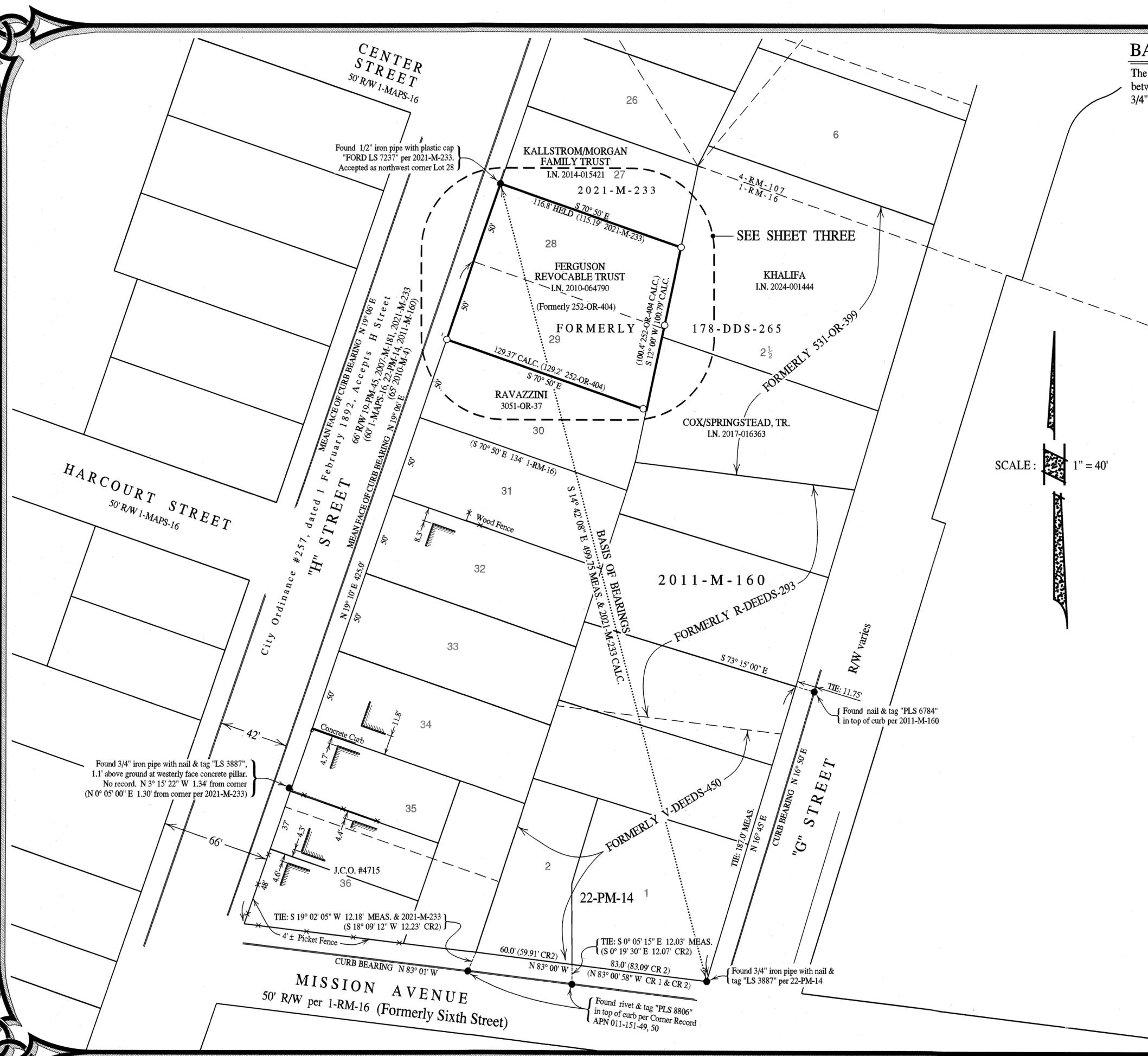
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APN 011-151-09



BASIS OF BEARINGS

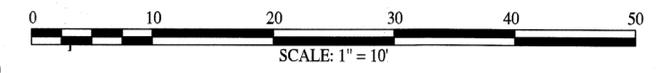
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27 2021-M-233
 G.L.R. ENV. A.4-4

**KALLSTROM/MORGAN
 FAMILY TRUST**
 I.N. 2014-015421

28

**FERGUSON
 REVOCABLE TRUST**
 I.N. 2010-064790
 (Formerly 252-OR-404)

KHALIFA
 I.N. 2024-001444

FORMERLY 531-OR-399

COX/SPRINGSTEAD, TR.
 I.N. 2017-016363

RAVAZZINI
 3051-OR-37

30

"H" STREET

66' R/W 19-PM-45, 2007-M-181, 2021-M-233
 (60' I-RM-16, 22-PM-14, 2011-M-160)
 (65' 2010-M-4)

Found 1/2" iron pipe with plastic cap
 "FORD LS 7237" per 2021-M-233.
 Accepted as northwest corner Lot 28

Re-established position of brass
 tag per Corner Record 011-151-09
 as found per 2021-M-233

Set 1-1/4" bronze disk
 "DANSKIN PLS 4794" in top
 center of 6" wide concrete wall

Set 1-1/4" bronze disk "DANSKIN PLS 4794"
 in concrete at base of curb with fence atop.
 N 70° 50' W 3.80' from corner

MEAN FACE OF CURB BEARING N 19° 06' E

N 19° 10' E

50'

50'

123.08' CALC. (123.3' 252-OR-404)
 S 70° 50' E

29

129.37' CALC. (129.2' 252-OR-404)
 125.57' Pipe to Disk
 S 70° 50' E

116.8' HELD (115.19' 2021-M-233)
 S 70° 50' E

BOARD FENCE
 OVER 6.4'

6" ± BOARD FENCE
 50.394' CALC. (50.2' 252-OR-404)
 52.60'

BOARD FENCE
 OVER 3.5'

SHED

WOOD FRAME GARAGE

Gate with
 Padlock Hasp

EAVE

GARAGE CORNER
 CLEAR 6.6'

GARAGE CORNER
 CLEAR 2.8'

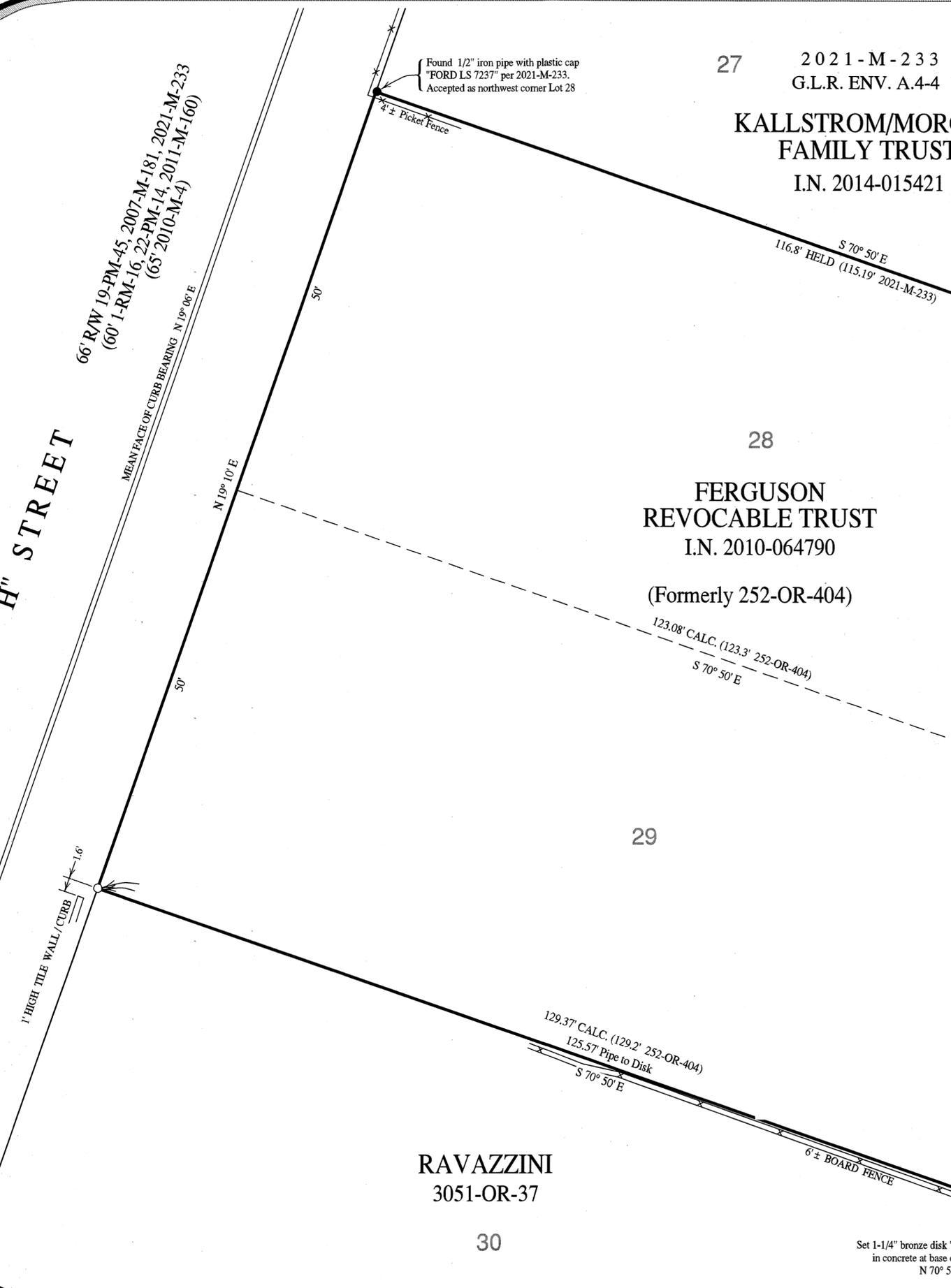
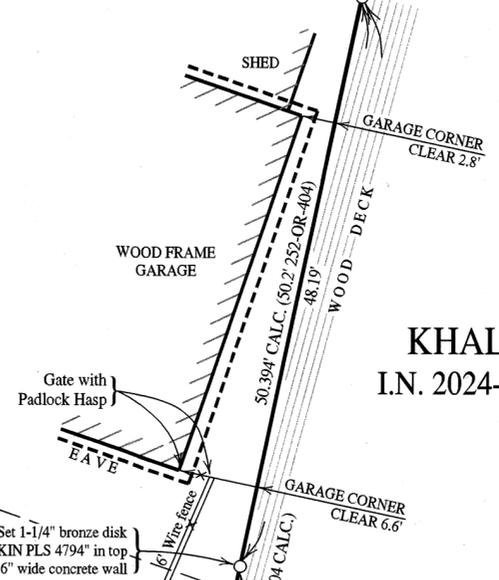
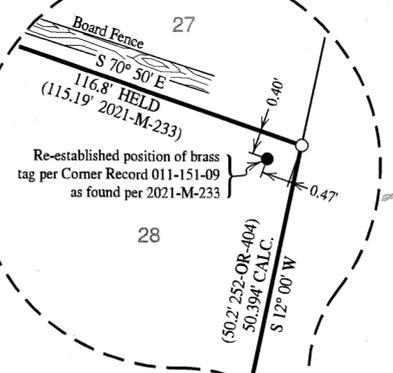
WOOD DECK

SCALE: 1" = 10'

531-OR-399

1' HIGH TILE WALL / CURB
 1.6'

4" ± Ficket Fence



"REFERENCE MAP EXHIBIT"

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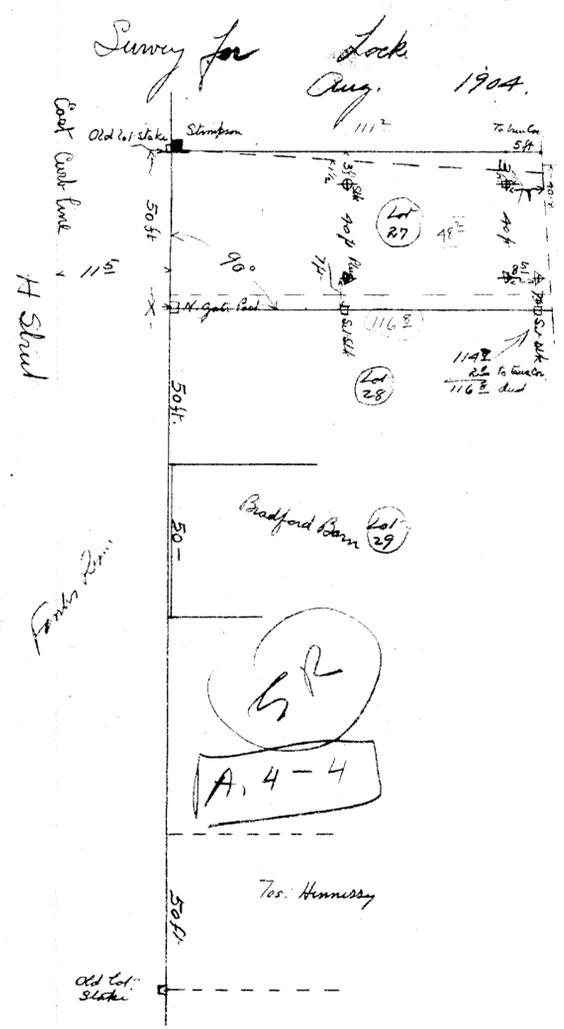
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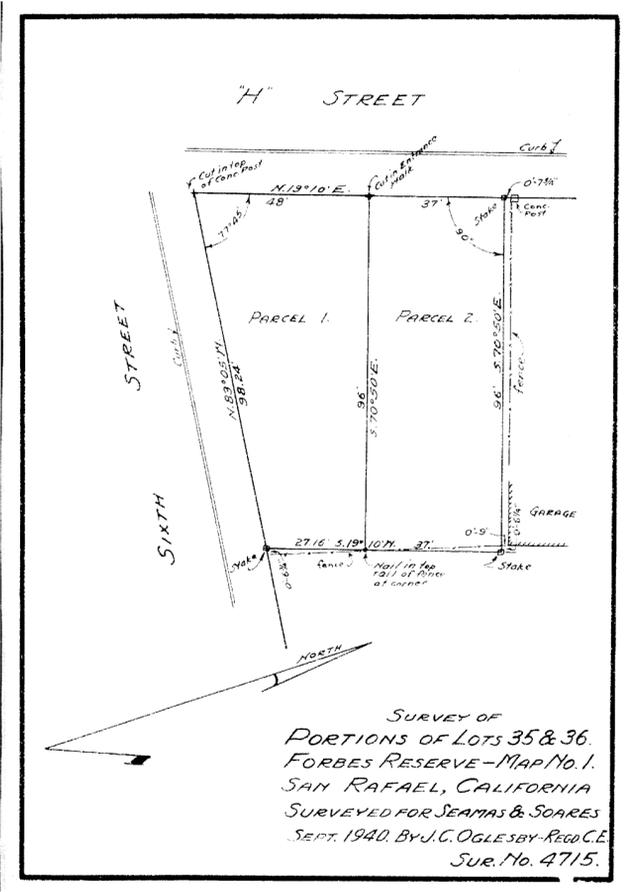
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G.L. Richardson Envelope A.4.-4, August 1904



J.C. Oglesby Survy No. 4715

CORNER RECORD JERRICO ASSOCIATES 7060
 SUITE 27 77 MARK DRIVE SAN RAFAEL, CA 94903 Document Number 11-151-09
 City of San Rafael County of Marin California
 Brief Legal Description Line of Lot 28/27 Map No. 1 Forbes Reserve 1 RM 16

CORNER TYPE
 Government Corner Control
 Meander Property
 Rancho Other
 Date of Survey Dec 28, 1992

COORDINATES (Optional)
 N. _____
 E. _____
 Zone _____ Datum _____
 Elev. _____

Corner — Left as found Found and tagged Established Reestablished Rebuilt

Identification and type of corner found: Evidence used to identify or procedure used to establish or reestablish the corner:
 Sidewalk line established in 22 PM 14 up 'H' St.
 (A) Pipe and copper plug at corner Mission and H Lot 36

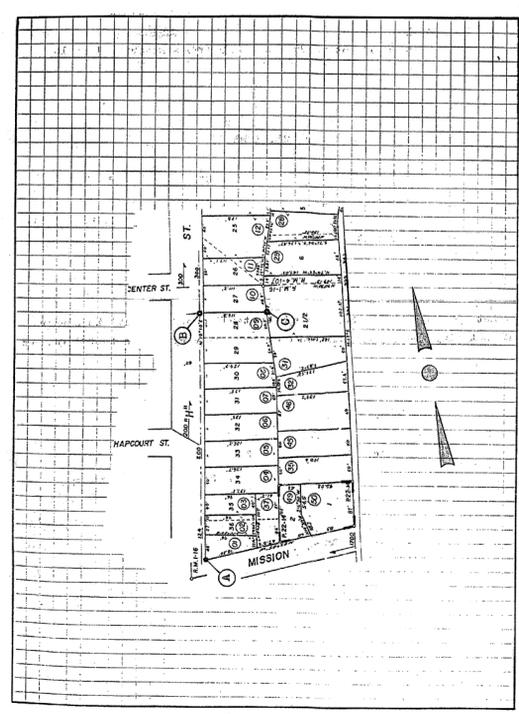
A description of the physical condition of the monument as found and as set or reset:
 (B) Set plug and tag LS 3887 as s/w centerline offset 4.17' to corner.
 (C) Set plug and tag LS 3887 in cone base of, very old (out-off), fo. post.

SURVEYOR'S STATEMENT
 This Corner Record was prepared by me or under my direction in conformance with the Land Surveyors Act on Dec 28, 1992.
 Signed: [Signature] L.S. or R.C.E. Number LS 3887

COUNTY SURVEYOR'S STATEMENT
 This Corner Record was received January 4, 1994, and examined and filed 1-4, 1994.
 Signed: [Signature] Title REC

County Surveyor's Comment _____

Page 1



J.E. Brunner Corner Record 011-151-09