



**SURVEYOR'S NOTE**

1. MONUMENTS OF UNKNOWN ORIGIN ALONG SPRUCE ROAD AND NEAR THE NORTHEAST CORNER OF LOT 72, BLOCK A, AMENDED MAP OF FAIRFAX MANOR, 5 MAPS 4 WERE REJECTED BY THIS SURVEY. ATTEMPTS TO HOLD THESE MONUMENTS RESULTED IN THE SOUTHERLY LINE OF LOT 72 PASSING THROUGH THE MIDDLE OF AN EXISTING BUILDING AND THE NORTHERLY LINE OF LOT 72 INTERSECTING AN EXISTING PARKING DECK.

MONUMENTS FROM MULTIPLE SURVEYS TO THE SOUTH WHICH PURPORTED TO FIND ORIGINAL HUBS WERE HELD AND RECORD DIMENSIONS ALONG INTERIOR LOT LINES WERE PROJECTED TO ESTABLISH THE SUBJECT PROPERTY BOUNDARY. ADDITIONALLY, HOLDING THIS ORIENTATION AGREES WITH THE ALIGNMENT OF OVERHEAD UTILITY LINES AND CONCRETE RAILWAY REMNANTS LYING WITHIN THE FORMER INCLINE RAIL SYSTEM LYING NORTH OF LOTS 73 AND 74 OF FAIRFAX MANOR.

2. IT IS THE OPINION OF THIS SURVEYOR THAT THE INTENT OF 215 DEEDS 58 WAS TO DESCRIBE THE EASTERLY 30', MEASURED ALONG THE NORTH LINE OF LOT 73 AND THE SOUTH LINE OF LOT 72. 165 OR 454 DESCRIBES "LOT 72...EXCEPTING THE EASTERLY 30 FEET". 3376 OR 217 DESCRIBES "LOT 73...EXCEPTING THE REAR 30 FEET". HOLDING 60' ALONG THE EASTERLY LINE OF LOTS 72 AND 73 AS DESCRIBED BY 215 DEED 58 RESULTS IN A 7.28' GAP BETWEEN THE SOUTHERLY LINE OF SAID DEED AND THE SOUTHERLY LINE OF LOT 72. FURTHERMORE, CURRENT AND HISTORIC ASSESSMENT MAPS DATING BACK TO THE 1960'S SHOW APN 001-053-23 OCCUPYING THE FULL WIDTH OF LOTS 72 AND 73.

- LEGEND**
- SUBJECT PROPERTY BOUNDARY
  - ADJACENT PROPERTY BOUNDARY
  - LOTS PER R5
  - SURVEY TIE
  - REJECTED LOT LINE - SEE SURVEYOR'S NOTE 1
  - x-x-x- WIRE FENCE
  - SET 1/2" IRON PIPE PLS 9072
  - FOUND MONUMENT AS NOTED
  - ★ FOUND BRASS TAG AS NOTED
  - C CALCULATED FROM RECORD
  - DN DOCUMENT NUMBER
  - NTS NOT TO SCALE
  - OR OFFICIAL RECORDS
  - SFNF SEARCHED FOR, NOT FOUND
- REFERENCES**
- R1 RECORD OF SURVEY; 2019 MAPS 47
  - R2 RECORD OF SURVEY; 2003 MAPS 75
  - R3 RECORD OF SURVEY; 2019 MAPS 15
  - R4 PARCEL MAP; 23 PM 5
  - R5 AMENDED MAP OF FAIRFAX MANOR; 5 RM 4
  - R6 DEED; 215 DEEDS 58
  - R7 UNRECORDED CORNER RECORD; APN 001-053-45 ON FILE WITH STEVE FLATLAND LAND SURVEYING
  - R8 CORNER RECORD; APN 001-053-47
- BASIS OF BEARINGS**
- NORTH 85°22'35" WEST CALCULATED BETWEEN A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 7053" AND A FOUND NAIL & TAG "PLS 7053" AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 2019 OF MAPS AT PAGE 47, MARIN COUNTY RECORDS.
- NOTES**
- ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

**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 TIM TAYLOR IN AUGUST, 2024.

LESLIE KIRBY, P.L.S. 9072

1/17/2025

DATE

**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 30TH DAY OF JANUARY, 2025

TRACY W. PARK, PLS 8176  
COUNTY SURVEYOR

BY: *[Signature]*  
LIONEL KEITH VINCENT, PLS 8248  
DEPUTY COUNTY SURVEYOR

**RECORDER'S STATEMENT**

FILED THIS 6TH DAY OF FEBRUARY, 2025 AT 10:09 A.M. IN BOOK 2025 OF MAPS AT PAGE 011 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SHELLY SCOTT  
COUNTY RECORDER

BY: *[Signature]*  
DEPUTY COUNTY RECORDER

2025-0003081  
SERIAL NO.

GC 27383  
FEE

BEING THE LANDS OF  
MARIN MUNICIPAL WATER DISTRICT AS DESCRIBED IN THAT GRANT DEED FILED UN BOOK 165 OF OFFICIAL RECORDS AT PAGE 454, MARIN COUNTY RECORDS.

TOWN OF FAIRFAX  
COUNTY OF MARIN  
NOVEMBER 2024

STATE OF CALIFORNIA  
SCALE: 1" = 30'

CINQUINI & PASSARINO, INC.  
LAND SURVEYING

△ BOUNDARY 1360 No. Dutton Ave.  
△ TOPOGRAPHIC Santa Rosa, Ca. 95401  
△ CONSTRUCTION Phone: (707) 542-6268  
△ SUBDIVISIONS Fax: (707) 542-2106  
WWW.CINQUINIPASSARINO.COM

APN 001-053-16  
SHEET 1 OF 1  
CPI FILE NO. 10620-24

Y:\10620\Cad\10620R05.dwg Dec 24, 2024 - 11:06am