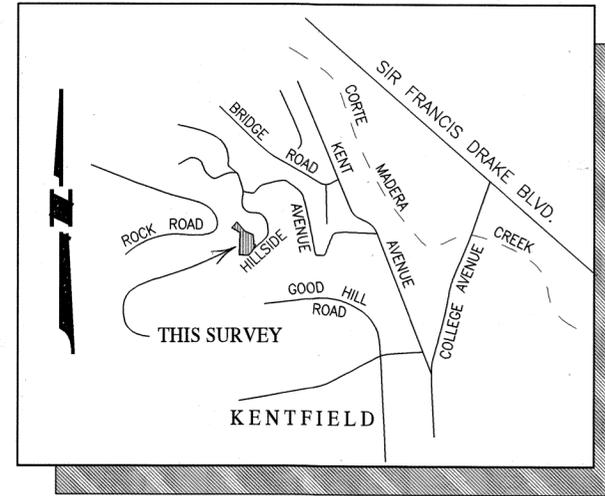


BOUNDARY NOTES

- 1). The sidelines of Hillside Avenue and Redwood Avenue, (subsequently renamed Hillside Avenue), as shown upon map entitled "Raymond Tract, Ross Valley, Subdivision Two", recorded in Book 2 of Maps, at Page 35, were calculated utilizing the centerline courses as shown upon the G.M. Dodge, (GMD), hardcopy "A-7-23"; original on file with the Ann T. Kent Room Annex of the Marin County Library .
- 2). Point (A), a found 1/2" rebar, was accepted as the iron pin set during the Hool & Lockett (H & L) Survey No. 721, November 1956, and Point (B), a found Mag nail & tag "PLS 4694" in concrete curb per 2024-M-178 were used as the basis of bearings of the Raymond Tract. The original stake, at the northeast corner of Lot 93, as shown upon 26-S-34, was searched for but not found. The basis of bearings of this survey substantially coincides with the monument bearing of the Raymond Tract and with monuments per 12-S-9 in Kent Avenue. Also the original monuments, found in Rock Road, for Kent Woodlands Subdivision No. Seven coincide with this survey's basis of bearings.(Wood hubs and other evidence shown upon said H & L 1956 survey were searched for but not found.)
- 3). Several monuments from the Kentwoodlands Subdivisions 5, 6 and 7, were located and it was determined that the monuments set in Buckeye Way, as shown upon Kent Woodlands Subdivision No. Five, recorded in Book 6 of Maps, at Page 13, appear to have been set in error, however, these monuments are controlling for Lot 196.
- 4). The Buckeye Way monuments were employed on Corner Record 074-181-16 to re-establish the boundaries of Lot 196 of 6-M-13. A found 3/4" iron pipe with plastic plug "PLS 4694" per said Corner Record was accepted as a point on the northerly limits of Kent Woodlands Subdivision No. Five, (6-M-13).
- 5). The position of Lot 270 of Kent Woodlands Subdivision No. Seven, (6-M-32), was based upon the controlling monuments in Rock Road and were held for the northeasterly and easterly limits of the lands described in Book 539 of Official Records, at Page 74, being an exception to the subject parcel.
- 6). The lands of Kent Woodlands Property Owners Association, described in Book 2922 of Official Records, at Page 139, was positioned by holding the northwest corner of said deed as the most easterly corner of Lot 262 of Kent Woodlands Subdivision No. Seven, (6-M-32), Point (C), and accepting the 1" iron pipe, set per Book 21 of Maps, at Page 89, Point (D), as a point on the northerly line of lands described in 2922-OR-139.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

The Basis of Bearings of this survey is N 33° 07' 10" W 977.37' MEAS. (976.07' G.M.D & 2024-M-178 CALC.) between found 1/2" rebar accepted as iron pin per H & L #721, Point (A), and found Mag nail & tag "PLS 4694" in concrete curb per L.P.D., Point (B), as shown.

LEGEND

- Denotes found well monument as noted
- 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
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- H & L Denotes Hool & Lockett survey No. 721, Nov. 1956, on file with Dave Contreras, custodian of Hool & Lockett records
- I.N. Denotes Official Records Instrument Number, Marin County Records
- MEAS. Denotes measured
- M- Denotes Book of Maps, Marin County Records
- OR- Denotes Official Records, Marin County Records

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 : 25 September - 24 October 2024

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 Len Rifkind in July 2024.

Signed *[Signature]*

Phillip A. Danskin - PLS 4794

7 February 2025



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 24TH day of FEBRUARY 2025.

Tracy W. Park, PLS 8176
County Surveyor

By: *[Signature]*
Lionel Keith Vincent, PLS 8248
Deputy County Surveyor



EXEMPTION NOTE:

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

RECORDER'S STATEMENT

Filed this 25TH day of FEBRUARY 2025 at 8:06 A.M. in Book 2025 of Maps at Page 019 at the request of the Marin County Department of Public Works.

SHELLY SCOTT
County Recorder

\$ 92.-
Fee

[Signature]
Deputy County Recorder

2025-0004310
Serial No.

RECORD OF SURVEY

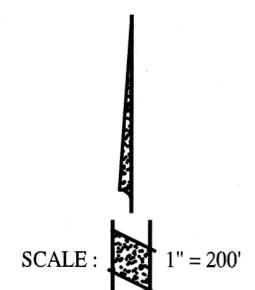
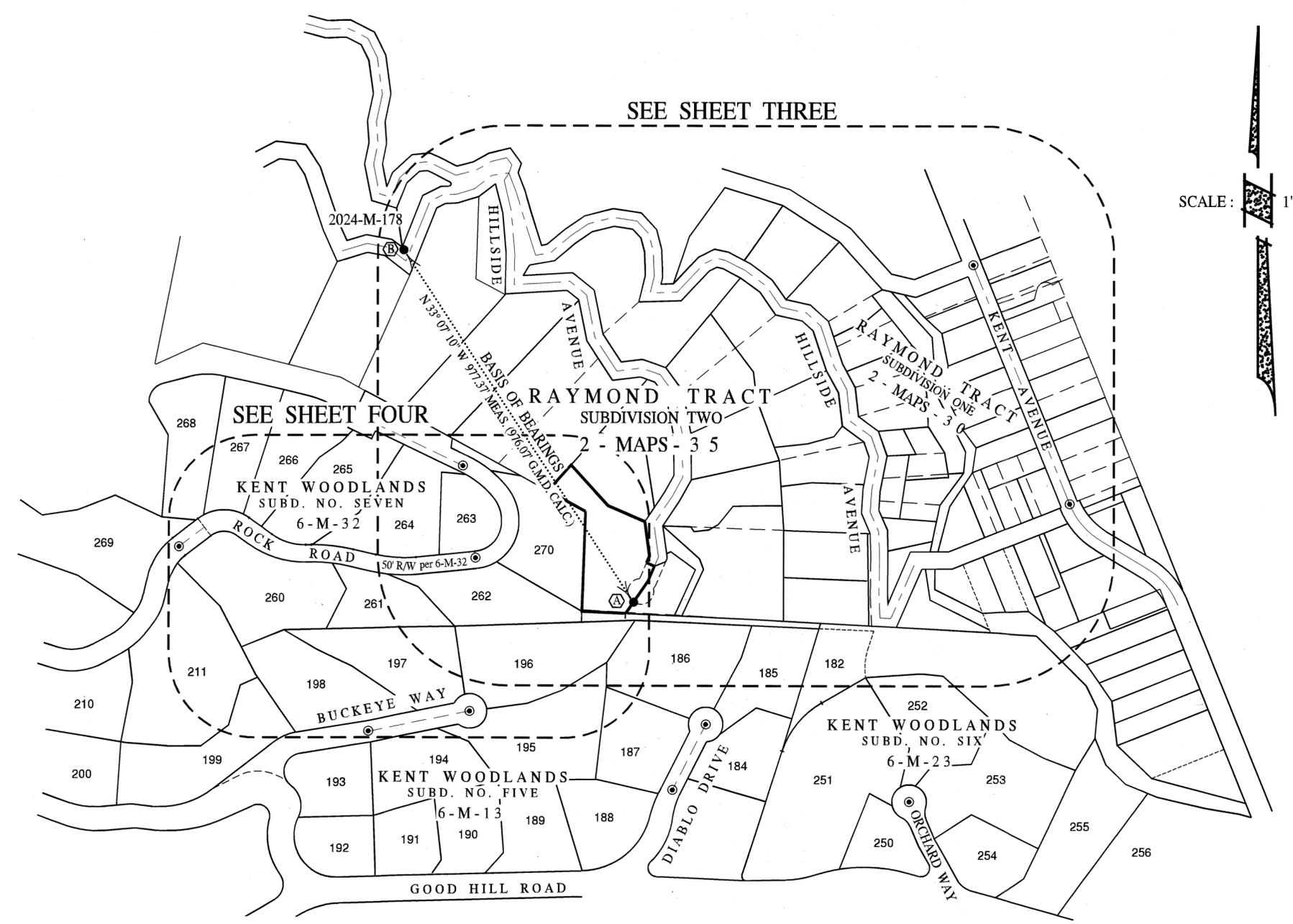
OF LANDS CONVEYED TO
PEGUES HOUSTON JOOST & JENNIFER JOOST
AS DESCRIBED IN
OFFICIAL RECORDS INSTRUMENT No. 2023-033040
BEING PORTIONS OF LOTS 99 AND 100 OF
"RAYMOND TRACT, ROSS VALLEY, MARIN COUNTY..."
RECORDED IN BOOK 2 OF MAPS, AT PAGE 35
MARIN COUNTY RECORDS
VICINITY KENTFIELD

MARIN COUNTY
AUGUST 2024

CALIFORNIA
SURVEY No. 1242



PREPARED BY
DANSKIN-SANFILIPPO & ASSOCIATES, INC
LAND SURVEYORS
SONOMA, CALIFORNIA
(707) 938-2520



BASIS OF BEARINGS

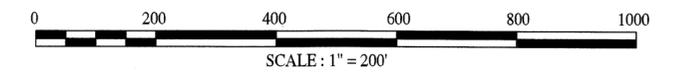
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LEGEND

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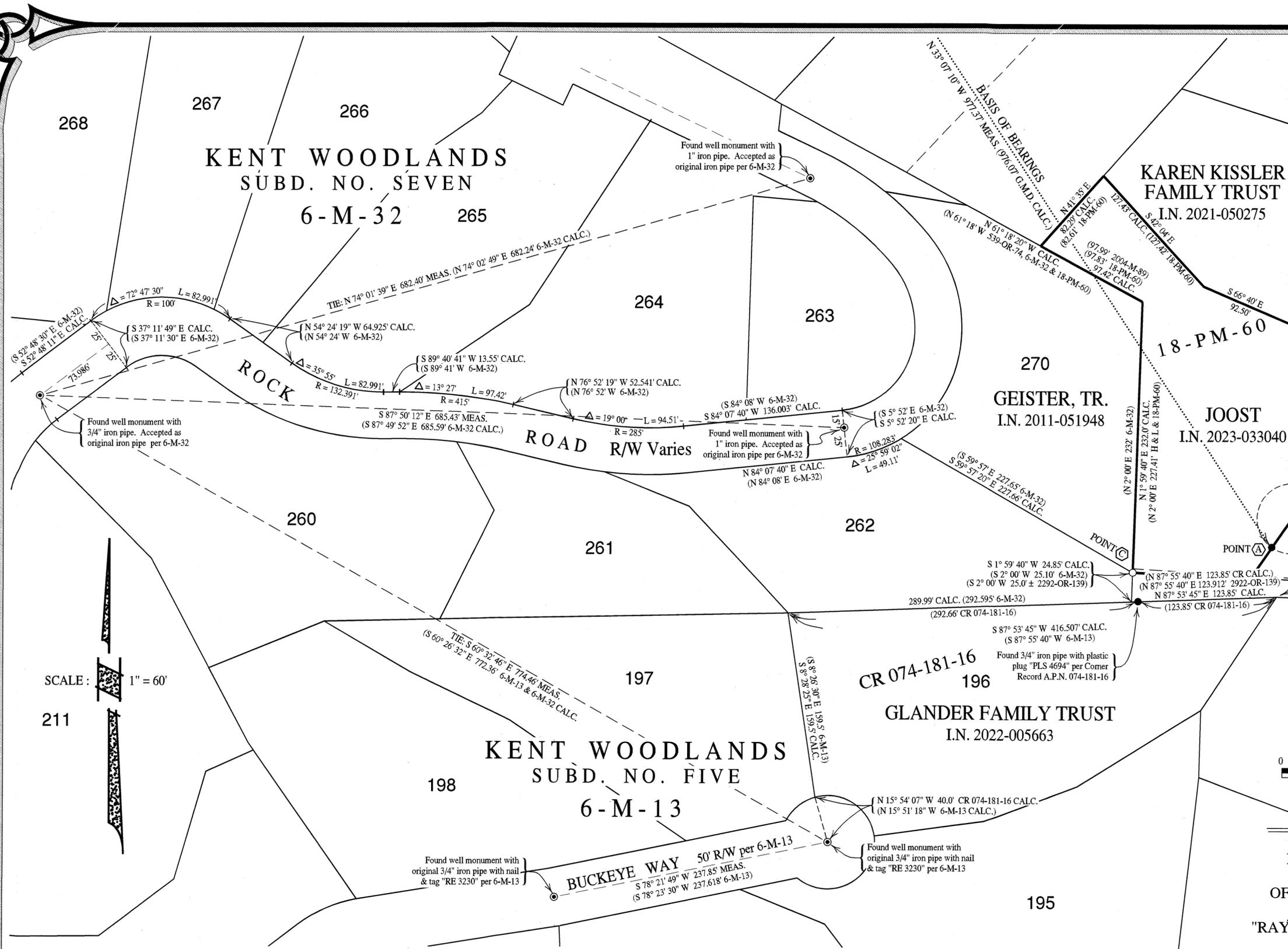


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 AUGUST 2024 SURVEY No. 1242

PREPARED BY
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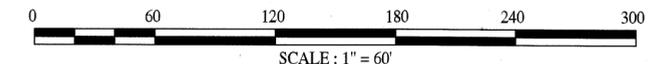
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SCALE: 1" = 60'

211

267

266

268

**KENT WOODLANDS
SUBD. NO. SEVEN**

6 - M - 3 2

265

264

263

270

GEISTER, TR.
I.N. 2011-051948

18 - PM - 60

JOOST
I.N. 2023-033040

260

261

262

197

CR 074-181-16
196

GLANDER FAMILY TRUST
I.N. 2022-005663

198

**KENT WOODLANDS
SUBD. NO. FIVE**

6 - M - 1 3

Found well monument with original 3/4" iron pipe with nail & tag "RE 3230" per 6-M-13

BUCKEYE WAY 50' R/W per 6-M-13
S 78° 21' 49" W 237.85' MEAS.
(S 78° 23' 30" W 237.618' 6-M-13)

Found well monument with original 3/4" iron pipe with nail & tag "RE 3230" per 6-M-13

195

(N 15° 54' 07" W 40.0' CR 074-181-16 CALC.)
(N 15° 51' 18" W 6-M-13 CALC.)

S 1° 59' 40" W 24.85' CALC.
(S 2° 00' W 25.10' 6-M-32)
(S 2° 00' W 25.0' ± 2292-OR-139)
289.99' CALC. (292.595' 6-M-32)
(292.66' CR 074-181-16)

S 87° 53' 45" W 416.507' CALC.
(S 87° 55' 40" W 6-M-13)

Found 3/4" iron pipe with plastic plug "PLS 4694" per Corner Record A.P.N. 074-181-16

(N 87° 55' 40" E 123.85' CR CALC.)
(N 87° 55' 40" E 123.912' 2922-OR-139)
N 87° 53' 45" E 123.85' CALC.
(123.85' CR 074-181-16)

Found well monument with 1" iron pipe. Accepted as original iron pipe per 6-M-32

Found well monument with 1" iron pipe. Accepted as original iron pipe per 6-M-32

Found well monument with 3/4" iron pipe. Accepted as original iron pipe per 6-M-32

ROCK ROAD

R/W Varies

(S 57° 48' 30" E 6-M-32)
(S 57° 48' 11" E CALC.)

Δ = 72° 47' 30" L = 82.991'
R = 100'

(S 37° 11' 49" E CALC.)
(S 37° 11' 30" E 6-M-32)

(N 54° 24' 19" W 64.925' CALC.)
(N 54° 24' W 6-M-32)

(S 89° 40' 41" W 13.55' CALC.)
(S 89° 41' W 6-M-32)

Δ = 35° 55' L = 82.991'
R = 132.391'

(S 87° 50' 12" E 685.43' MEAS.)
(S 87° 49' 52" E 685.59' 6-M-32 CALC.)

(N 76° 52' 19" W 52.541' CALC.)
(N 76° 52' W 6-M-32)

Δ = 19° 00' L = 94.51'
R = 285'

(S 84° 08' W 6-M-32)
(S 84° 07' 40" W 136.003' CALC.)

Found well monument with 1" iron pipe. Accepted as original iron pipe per 6-M-32

(S 5° 52' E 6-M-32)
(S 5° 52' 20" E CALC.)

Δ = 25° 59' 02" L = 49.11'
R = 108.283'

(N 84° 07' 40" E CALC.)
(N 84° 08' E 6-M-32)

(S 59° 57' E 227.65' 6-M-32)
(S 59° 57' 20" E 227.66' CALC.)

(N 2° 00' E 232' 6-M-32)

(N 1° 59' 40" E 232.0' CALC.)

(N 2° 00' E 227.41' H & L & 18-PM-60)

POINT (C)

POINT (A)

BASIS OF BEARINGS
N 33° 07' 10" W 977.37' MEAS. (976.07' G.M.D CALC.)

(N 41° 35' E 82.29' CALC.)
(82.501' 18-PM-60)

(97.99' 2004-M-89)
(97.83' 18-PM-60)
97.42' CALC.

**KAREN KISSLER
FAMILY TRUST**
I.N. 2021-050275

(S 42° 04' E 121.42' 18-PM-60)

(S 66° 40' E 92.30')

BASIS OF BEARINGS

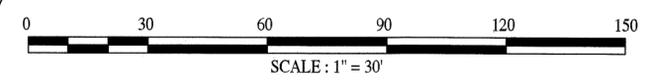
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LEGEND

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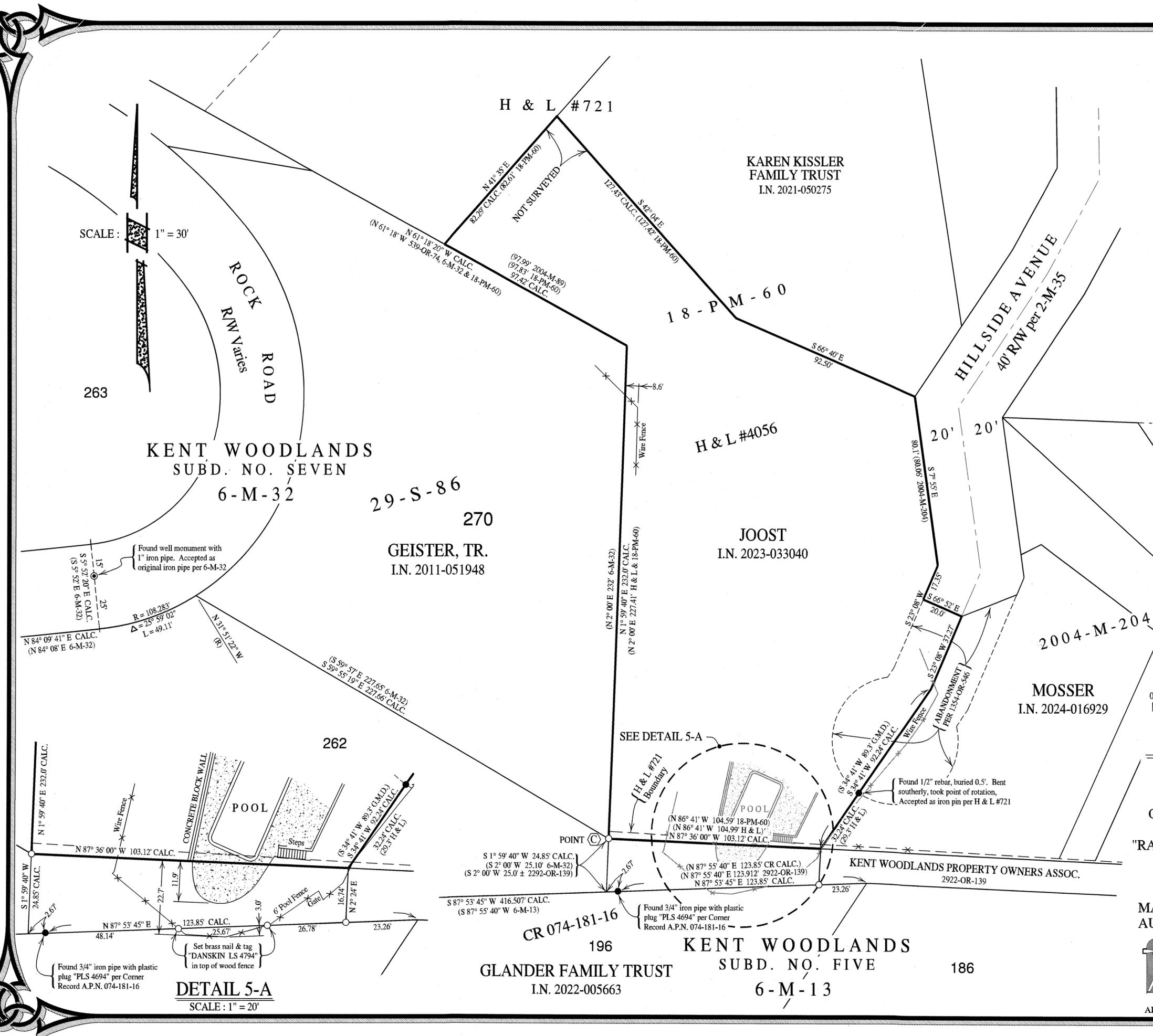


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DETAIL 5-A
 SCALE: 1" = 20'

SEE DETAIL 5-A

H & L #721
 Boundary

ABANDONMENT
 PER 1354-OR-546

Found 1/2" rebar, buried 0.5'. Bent southerly, took point of rotation. Accepted as iron pin per H & L #721

Found 3/4" iron pipe with plastic plug "PLS 4694" per Corner Record A.P.N. 074-181-16

Found well monument with 1" iron pipe. Accepted as original iron pipe per 6-M-32

Set brass nail & tag "DANSKIN LS 4794" in top of wood fence

Found 3/4" iron pipe with plastic plug "PLS 4694" per Corner Record A.P.N. 074-181-16

Found 3/4" iron pipe with plastic plug "PLS 4694" per Corner Record A.P.N. 074-181-16

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