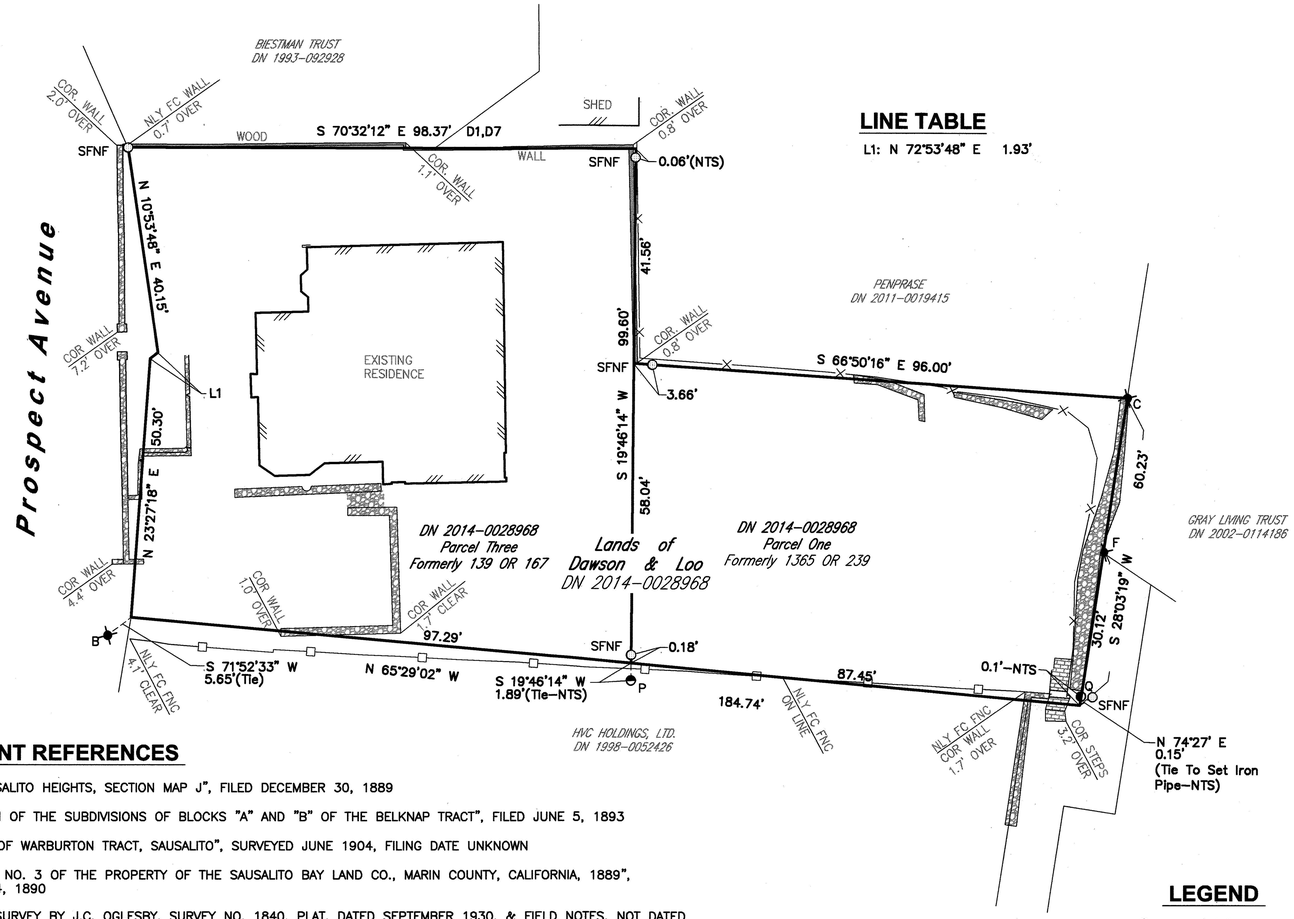
068



LINE TABLE

L1: N 72°53'48" E 1.93'

BOUNDARY NOTES

1 THIS ANGLE POINT IN THE CENTERLINE OF PROSPECT AVENUE, AND THE SOUTHERLY EXTERIOR BOUNDARY LINE OF R1, WERE DERIVED BY PRORATING THIS BOUNDARY LINE AND THE CENTERLINE COURSES OF PROSPECT AVENUE AND COBB AVENUE (NOW CLOUD VIEW ROAD) BETWEEN ORIGINAL STONE MONUMENTS "A" AND "K", PER R1.

2 THE SOUTHERLY EXTERIOR BOUNDARY LINE OF R1, PER 1 ABOVE, AND THE RECORD HALF-WIDTH OF 25' OF PROSPECT AVENUE, PER R1, WAS HELD TO DERIVE THESE TWO ANGLE POINTS IN THE EASTERLY SIDELINE OF PROSPECT AVENUE, WHICH DERIVES A COURSE LENGTH OF 40.15' BETWEEN THEM (R1 AND D7 CITE THIS COURSE AS 40.07'), AND THE MORE NORTHERLY ANGLE POINT WAS HELD FOR THE MOST NORTHERLY CORNER OF SUBJECT PARCEL.

3 THIS ANGLE POINT IN THE SOUTHEASTERLY SIDELINE OF PROSPECT AVENUE WAS DERIVED BY HOLDING THE COMMON LINE OF R1 & R4, PER 1 ABOVE, AND THE CALCULATED RECORD DISTANCE OF 28.31', PER R4 (HOLDING THE RECORD HALF-WIDTH OF 20' OF PROSPECT AVENUE), BETWEEN THIS ANGLE POINT AND THE ANGLE POINT IN THE CENTERLINE OF PROSPECT AVENUE ALONG THIS COMMON LINE, PER 1 ABOVE. THE RESULTANT LENGTH OF THIS SHORT JOG IN THE SOUTHEASTERLY SIDELINE OF PROSPECT AVENUE, 1.93' PER THIS SURVEY, DIFFERS BY OVER 6' FROM ITS RECORD LENGTH OF 8.22', PER D1. THIS SURVEY CONCLUDES THAT IN WRITING THE LEGAL DESCRIPTION OF THE ORIGINAL SUBDIVISION OF LOT 18 OF R4, THE 20' RIGHT OF WAY WIDTH WAS MEASURED ALONG THE COMMON LINE OF R1 & R4, RATHER THAN PERPENDICULAR TO THE CENTERLINE OF PROSPECT AVENUE, WHICH ERRONEOUSLY CREATED A CALCULATED RIGHT OF WAY HALF-WIDTH OF ONLY 15.23', MORE OR LESS.

THE SOUTHEASTERLY SIDELINE OF PROSPECT AVENUE, PER R4, IS NOT CONSISTENTLY PARALLEL AND EQUIDISTANT FROM ITS CENTERLINE IN THIS AREA. THEREFORE, THE COURSES DIMENSIONED ALONG THIS SOUTHEASTERLY SIDELINE IN THE AREA OF SUBJECT PARCEL, PER R4, WERE USED TO DERIVE THE ANGLE POINTS OF THIS SIDELINE (AND THE SOUTHWESTERLY CORNER OF SUBJECT PARCEL) BY PRORATING THEIR LENGTHS BETWEEN THE ABOVE-DERIVED ANGLE POINT AND THE DERIVED POSITION (PER R17, USING MONUMENTS "H" & "I") OF A 1.0" UNTAGGED IRON PIPE, HELD TO BE THAT SET PER R5 IN SEPTEMBER 1930 AT THE NORTHWEST CORNER OF LOT 4 OF BLOCK 23 OF R4. THIS 1930 SURVEY FOUND OCCUPATIONAL EVIDENCE (A BUILDING CORNER AND FENCING, PER R5 FIELD NOTES) SPANNING THE BLOCK BETWEEN PROSPECT AVENUE AND SAUSALITO BOULEVARD TO SUPPORT ITS RESOLUTION OF THIS CORNER ALONG THE SOUTHEASTERLY SIDELINE OF PROSPECT AVENUE.

4 THIS RECORD ANGLE, PER D1,D7, WAS HELD, ALONG WITH THE RECORD LENGTH OF THIS COURSE, PER D1,D7, TO DERIVE THE NORTHERLY LINE OF D1, BEING PARCEL THREE OF D7 (SUBJECT PARCELS).

5 THE POSITION OF THE "CROSS CUT IN A CONCRETE SIDEWALK", CALLED FOR IN D1 & D7, AND NOT FOUND DURING THIS SURVEY, WAS DERIVED PER R11, WHICH FOUND THIS CUT IN MAY 1980. THIS DERIVED POSITION AND THE NORTHEASTERLY CORNER OF D1, DERIVED PER 4 ABOVE, WERE HELD TO DERIVE THE EASTERLY LINE OF D1.

6 THE NORTHERLY LINE OF PARCEL ONE OF D7 WAS DERIVED PER R8, HOLDING MONUMENT "C" AS THE NORTHEASTERLY CORNER OF SAID PARCEL ONE; THIS JANUARY 1960 PLAT DEPICTS THE ORIGINAL SURVEY BY J. WARREN NUTE OF THE SUBDIVISION OF THE LIVINGSTON PROPERTY FOR DOROTHY FLEGAL, AND THIS SURVEY CREATED THE HISTORIC PARCEL (D2) THAT MAKES UP THE SOUTHERLY PORTION OF SUBJECT PARCEL (PARCEL ONE OF D7).

7 THE DERIVED POSITION, PER R11, OF THE ROTTED HUB & BRASS TAG, STAMPED "RCE 5561"(MONUMENT "Q"), SET PER R8, AND RESET WITH A 1/2" REBAR & CAP, STAMPED "LS 4402", NOT FOUND DURING THIS SURVEY, WAS HELD FOR A POINT ON THE EASTERLY LINE OF PARCEL ONE OF D7.

8 THE SOUTHWEST CORNER OF LOT 1, BLOCK 23, OF R4, WAS DERIVED BY HOLDING A POINT ON THE LINE OF THE OLD EXISTING GARAGE IN THIS AREA, 0.24' NORTHERLY OF THE SOUTHWEST CORNER OF THIS GARAGE, PER R6 FIELD NOTES. THE MOST EASTERLY CORNER OF LOT 18, BLOCK 23, OF R4, WAS DERIVED BY HOLDING THE INTERSECTION OF THE NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF PARCEL ONE OF D7 PER 6 & 7 ABOVE, AND A LINE PARALLEL TO AND OFFSET PERPENDICULARLY (SOUTHWESTERLY) 13.72', CALCULATED PER R4, FROM THE LINE BETWEEN STONE MONUMENT "A" & THE DERIVED POSITION OF STONE MONUMENT "M" (DESTROYED BY DRIVEWAY IMPROVEMENTS), DERIVED PER R17 USING MONUMENTS "L" & "N". R4 WAS THEN PRORATED BETWEEN THESE TWO CORNERS TO DERIVE A PRORATED POSITION OF THE MOST SOUTHERLY CORNER OF LOT 18, BLOCK 23, OF R4, ALONG THE EASTERLY LINE OF PARCEL ONE OF D7, PER 6 & 7 ABOVE, BEING THE MOST SOUTHERLY CORNER OF SUBJECT PARCEL.

DOCUMENT REFERENCES

R1 1 M 48, "SAUSALITO HEIGHTS, SECTION MAP J", FILED DECEMBER 30, 1889

R2 1 M 69, "PLAN OF THE SUBDIVISIONS OF BLOCKS "A" AND "B" OF THE BELKNAP TRACT", FILED JUNE 5, 1893

R3 2 M 4, "MAP OF WARBURTON TRACT, SAUSALITO", SURVEYED JUNE 1904, FILING DATE UNKNOWN

R4 3 M 86, "MAP NO. 3 OF THE PROPERTY OF THE SAUSALITO BAY LAND CO., MARIN COUNTY, CALIFORNIA, 1889", FILED APRIL 24, 1890

R5 UNRECORDED SURVEY BY J.C. OGLESBY, SURVEY NO. 1840, PLAT, DATED SEPTEMBER 1930, & FIELD NOTES, NOT DATED

R6 UNRECORDED SURVEY BY J.C. OGLESBY, SURVEY NO. 9048, PLAT, DATED DECEMBER 1948, & FIELD NOTES, DATED DECEMBER 9, 1948

R7 UNRECORDED SURVEY BY GEO F. COMSTOCK, SURVEY NO. S-1895, PLAT, DATED APRIL 23, 1957

R8 UNRECORDED SURVEY BY J. WARREN NUTE, DRAWING NUMBER 2521, DATED JANUARY 1960

R9 UNRECORDED SURVEY BY A.H. DAKIN, SURVEY NO. S-2044, PLAT, DATED AUGUST 4, 1961

R10 7 PM 55, PARCEL MAP, FILED AUGUST 1, 1972

R11 16 S 72, RECORD OF SURVEY, FILED JULY 31, 1980

R12 17 S 28, RECORD OF SURVEY, FILED JULY 21, 1981

R13 22 PM 45, PARCEL MAP, FILED DECEMBER 13, 1984

R14 25 S 51, FILED FEBRUARY 21, 1989

R15 UNRECORDED SURVEY BY RHODES AND GARDNER, INC., JOB NO. 2819, DATED JANUARY 3, 1990

R16 28 S 25, FILED NOVEMBER 16, 1990

R17 34 S 46, FILED MARCH 13, 1996

R18 2000 MAPS 176, FILED OCTOBER 19, 2000

R19 2001 MAPS 48, FILED APRIL 2, 2001

R20 CORNER RECORD, 2612 OR 353, APN 065-202-55, FILED MARCH 31, 2014

D1 139 OR 67, COBB TO SHIELS, MCR, GRANT DEED, RECORDED JANUARY 31, 1928

D2 1365 OR 239, LIVINGSTON TO FLEGAL, MCR, QUITCLAIM DEED, RECORDED MAY 5, 1960

D3 DN 1993-092928, MCR, GRANT DEED, BIESTMAN TO DECLARATION OF TRUST AGREEMENT DATED OCTOBER 14, 1993, RECORDED NOVEMBER 3, 1993

D4 DN 1998-0052426, TAPOLSKY & WOHL TO HVC HOLDINGS, LTD, MCR, GRANT DEED, RECORDED JULY 24, 1998

D5 DN 2002-0114186, GRAY TO NICHOLAS H. GRAY LIVING TRUST, MCR, GRANT DEED, RECORDED DECEMBER 9, 2002

D6 DN 2011-0019415, PENPRASE TO PENPRASE, MCR, GRANT DEED, RECORDED APRIL 11, 2011

D7 DN 2014-0028968, MCR, GRANT DEED, COLEEN L. OKADA 2004 TRUST & FENNELLY FAMILY TRUST TO THOMAS TODD DAWSON AND JEAN PEI LOO, RECORDED JULY 14, 2014

MONUMENT DESIGNATIONS

SEE SHEET 1 OF 2

BASIS OF BEARINGS

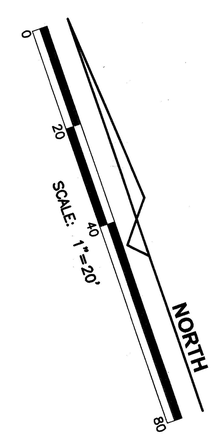
THE BEARING SOUTH 56°42'17" WEST AS MEASURED BETWEEN A FOUND BRASS NAIL & BRASS TAG, STAMPED "LS 4402", AND A FOUND 6"X6" STONE MONUMENT & NAIL HOLE, PER RECORD OF SURVEY FILED IN BOOK 16 OF SURVEYS AT PAGE 72, MARIN COUNTY RECORDS. ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO.

NOTES

1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. EASEMENTS ARE OUTSIDE OF THE SCOPE OF SERVICES CONTRACTED FOR.

LEGEND

○	SET 1/2" IRON PIPE & YELLOW PLASTIC PLUG, STAMPED "PLS 8659"
	FOUND MONUMENTS, SEE MONUMENT DESIGNATION KEY, SHEET 1 OF 2
DN	DOCUMENT NUMBER
MCR	MARIN COUNTY RECORDS
NTS	NOT TO SCALE
SFNF	SEARCHED FOR, NOT FOUND
NDR	NO DISCOVERED RECORD
C	CALCULATED
T	TOTAL
JCO	J.C. OGLESBY, RE 3230
FC	FACE
FENCE	FENCE
NLY	NORTHERLY
COR	CORNER
	WIRE FENCE
	WOOD FENCE
	ROCK WALLS
	WOOD WALL
	BUILDING LINE
	BRICK STEPS



RECORD OF SURVEY

OF PARCELS ONE AND TWO OF THE LANDS OF THOMAS TODD DAWSON AND JEAN PEI LOO, TRUSTEES OF THE THOMAS TODD DAWSON AND JEAN PEI LOO REVOCABLE TRUST DATED JUNE 11, 2002, AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2014-0028968, MARIN COUNTY RECORDS, BEING A PORTION OF LOT 18, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP NO. 3 OF THE PROPERTY OF THE SAUSALITO BAY LAND CO., MARIN COUNTY, CALIFORNIA, 1889", FILED IN BOOK 3 OF MAPS AT PAGE 86, MARIN COUNTY RECORDS, AND A PORTION OF LOT "C" AS SHOWN ON THAT CERTAIN MAP ENTITLED "SAUSALITO HEIGHTS, SECTION MAP J", FILED IN BOOK 1 OF MAPS AT PAGE 48, MARIN COUNTY RECORDS

COUNTY OF MARIN SAUSALITO STATE OF CALIFORNIA

APN 065-193-18 & -28

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
707-762-3122 FAX 707-762-3239

PLOT DATE: 2025.06.23
W:/LOO 2023/DWG/242429ROS