084

REFERENCES

(R1)	DEED	DN:1999-0090100
(R2)	MAP OF OCEANA MARIN	13 MAPS 37
(R3)	RECORD OF SURVEY	2020 MAPS 99
(R4)	MAP SHOWING PROPOSED IMPROVEMENT DISTRICT OF DILLON'S BEACH PERFORMED BY R.E. MESSNER, COUNTY SURVEYOR	ON FILE WITH DEPT. OF PUBLIC WORKS (40-46) DATED AUGUST 1940. MARIN COUNTY
(R5)	DILLON'S BEACH ROAD RIGHT OF WAY MAP	ON FILE WITH DEPT. OF PUBLIC WORKS (64-12) DATED: APR. 19,1965
(R6)	SUBDIVISION NO. 2 DILLON'S BEACH	4 MAPS 5
(R7)	RECORD OF SURVEY	2022 MAPS 78

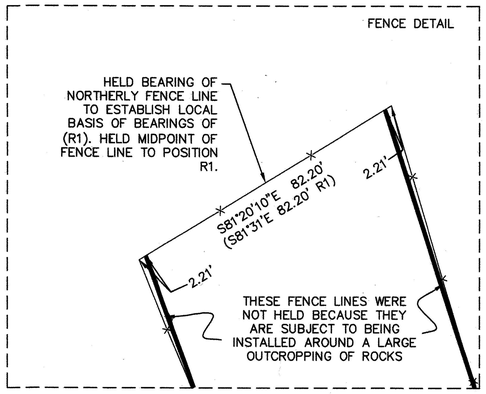
SURVEYORS NOTES

1. THE POINT OF COMMENCEMENT CALL IN R1 (PARCEL SIX) CALLS TO "POINT X" BEING AN IRON PIPE AT THE INTERSECTION OF CYPRESS AND OCEAN VIEW AVENUE, AS SHOWN ON MAP OF "RESURVEY OF PORTION OF DILLON'S BEACH SUBDIVISION DATED AUGUST 30, 1937." I COULD NOT LOCATE A MAP IN THE DILLON'S BEACH AREA WHICH MATCHED THIS DATE OR TITLE. IT COULD BE ASSUMED THAT THEY WERE REFERRING TO "SUBDIVISION NO. 2 DILLONS BEACH" (4 MAPS 5, FILED IN 1911) WHICH DID ADD ON TO THE EXISTING SUBDIVISION MAP, 2 MAPS 9 AND SET AN IRON PIN IN THE INTERSECTION OF SAID STREETS. THE AREA WAS SEARCHED AND NO MONUMENT WAS FOUND THE AREA WAS SUBJECT TO REALIGNMENT OF THE ROAD SHOWN ON THE 1940 MAP (R4) AND WAS LIKELY GRADED DISTURBING THE AREA.

IT IS CONCLUDED THAT THE POINT OF COMMENCEMENT CALL IN THIS DEED IS UNABLE TO BE DETERMINED BASED ON THE INFORMATION PROVIDED AND WAS NOT USED TO CONTROL THE LOCATION OF THE SUBJECT BOUNDARY. THUS CURRENT OCCUPATION (FENCE LINES) WERE USED TO ESTABLISH THE BOUNDARY LOCATION OF THE SUBJECT PARCEL (SEE FENCE DETAIL FOR FURTHER EXPLANATION).

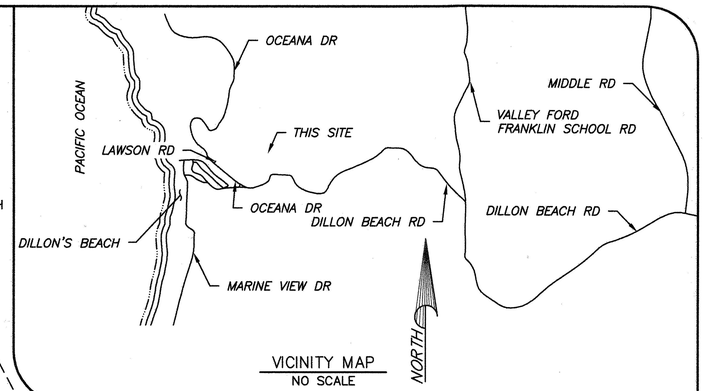
DURING THE COURSE OF THIS SURVEY AERIAL IMAGERY WAS USED TO ANALYZE THE LOCATION OF DILLON'S BEACH ROAD. THE AERIAL IMAGERY SHOWED THAT OCCUPATION FENCE LINES OF THE SUBJECT PARCEL WERE IN EXISTENCE IN A SIMILAR FASHION BACK TO THE 1960'S.

2. THIS SURVEY RESULTED IN AN OBSERVED OVERLAP BETWEEN DILLON'S BEACH ROAD AND LOT 12 AS SHOWN ON (R2). A CHAIN OF TITLE WOULD DETERMINE SENIOR JUNIOR RIGHTS, ADDITIONAL RESEARCH IS REQUIRED OUTSIDE OF THE SCOPE OF THIS SURVEY.

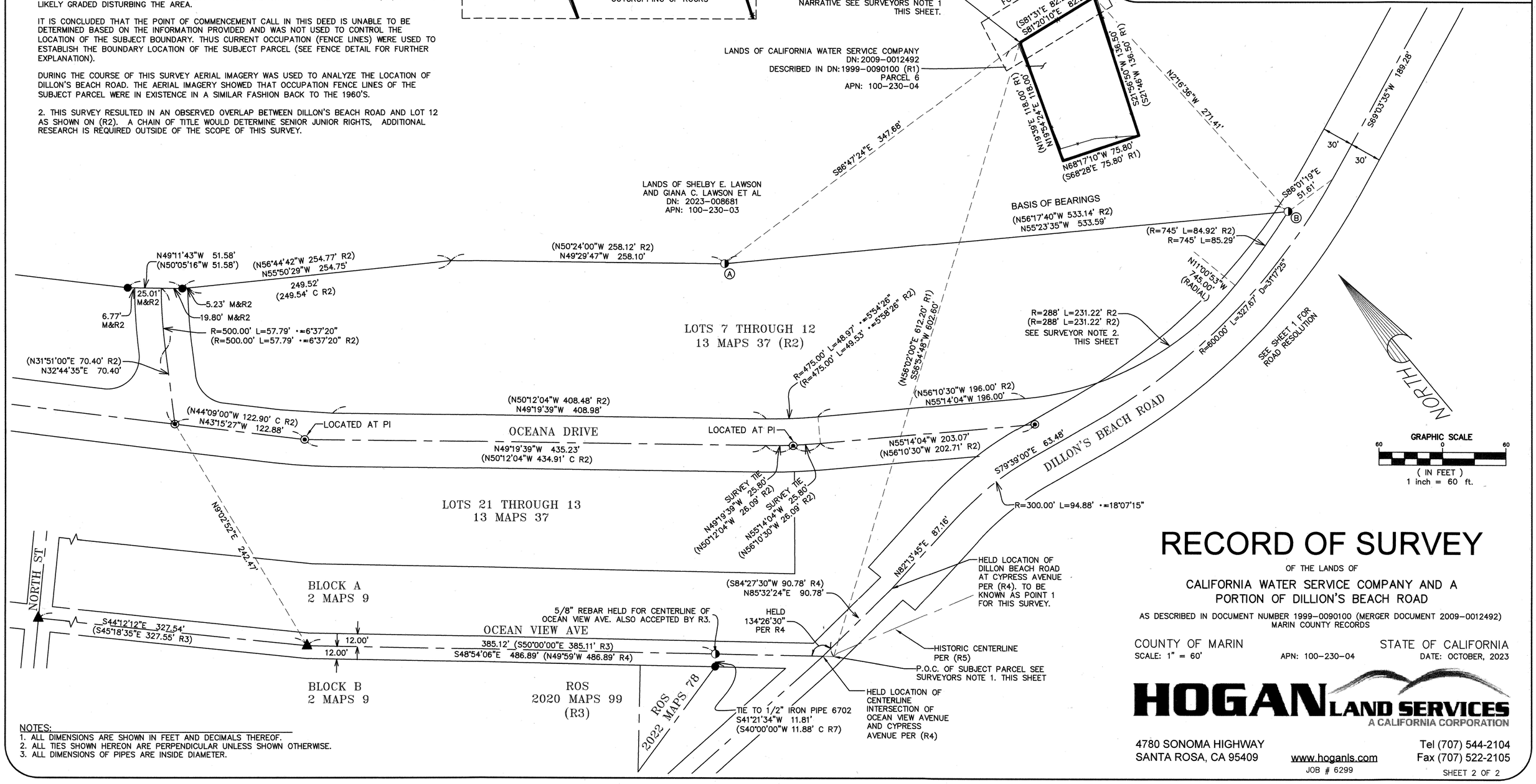


LEGEND

	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	CENTERLINE
	SURVEY TIE
	CHAIN FENCE
●	FOUND 1/2" IRON PIPE NO TAG, OR AS NOTED
◑	FOUND 1/2" REBAR NO TAG, OR AS NOTED
⊙	FOUND 2" BRASS DISK IN MONUMENT WELL,WITH PUNCH
▲	FOUND RAIL ROAD SPIKE WITH CHISELED X
C	CALCULATED FROM RECORD DATA
(R1)	RECORD DATA
SFNF	SEARCHED FOR, NOT FOUND
NT	NO TAG
IP	IRON PIPE
NTS	NOT TO SCALE
PI	POINT OF INTERSECTION



VICINITY MAP
NO SCALE



NOTES:
1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.
3. ALL DIMENSIONS OF PIPES ARE INSIDE DIAMETER.

RECORD OF SURVEY

OF THE LANDS OF

CALIFORNIA WATER SERVICE COMPANY AND A PORTION OF DILLION'S BEACH ROAD

AS DESCRIBED IN DOCUMENT NUMBER 1999-0090100 (MERGER DOCUMENT 2009-0012492) MARIN COUNTY RECORDS

COUNTY OF MARIN
SCALE: 1" = 60'

APN: 100-230-04

STATE OF CALIFORNIA
DATE: OCTOBER, 2023

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
4780 SONOMA HIGHWAY
SANTA ROSA, CA 95409
www.hoganls.com
Tel (707) 544-2104
Fax (707) 522-2105

JOB # 6299