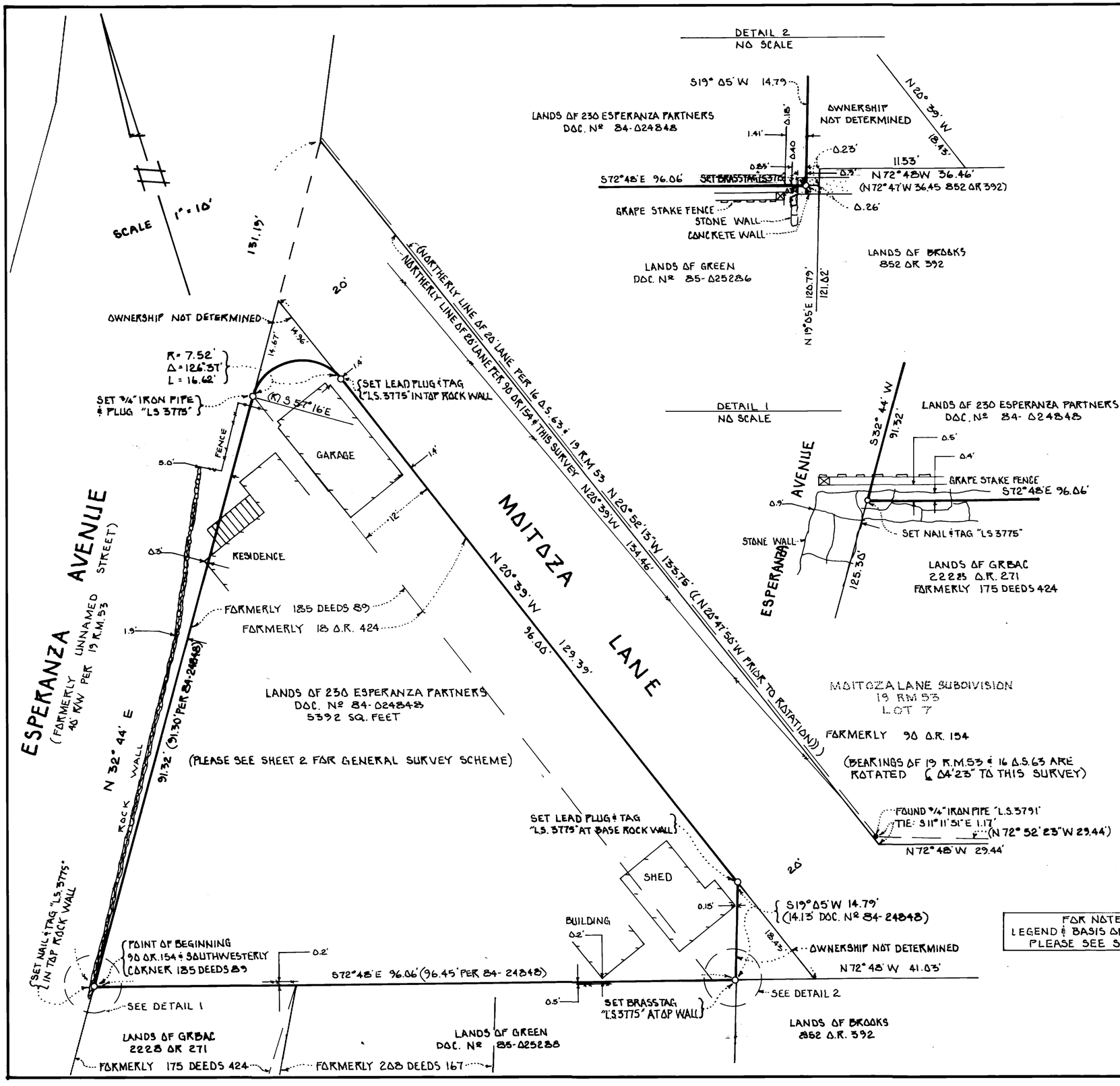
66



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF ALEXANDER

IN APRIL 19 86

SIGNED: JOSEPH GRIFFI L.S. 3775

REGISTERED LAND SURVEYOR JOSEPH GRIFFI No. 3775 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 17th DAY OF July 19 86

COUNTY SURVEYOR

BY DEPUTY: Charles E. Murphy

My Certificate Expires June 30, 1989

REGISTERED PROFESSIONAL ENGINEER CHARLES E. MURPHY No. 18,652 CIVIL STATE OF CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 21st DAY OF July 1986 AT 8:00 A.M. IN BOOK 24 OF SURVEYS AT PAGE 66 AT THE REQUEST OF THE COUNTY OF MARIN D.P.W.

SERIAL Nº 86-37658 FEE $ 8.00

James J. Del Bon
COUNTY RECORDER

BY DEPUTY: Teresa C. Wood

RECORD OF SURVEY

LANDS OF 230 ESPERANZA PARTNERS
AS DESCRIBED IN
DOC. Nº 84-024848
MARIN COUNTY RECORDS
TIBURON

MARIN COUNTY CALIFORNIA
APRIL 1986 SURVEY Nº 1458

PREPARED BY
JOSEPH GRIFFI & ASSOCIATES, INC.
1817 GRAND AVENUE
SAN RAFAEL CALIFORNIA

FOR NOTES LEGEND & BASIS OF BEARING PLEASE SEE SHEET 2

A.P. Nº 59-052-10 SHEET 1 OF 2

Can 5990

NOTE:
185 DEEDS 89 & PARCEL 1 OF 84-024848 FAIL TO CLOSE BY 14.58'. THIS CLOSURE ERROR HAS BEEN RESOLVED BY THIS SURVEY BY HOLDING THE BEARINGS OF N32°44'E FOR ESPERANZA AVENUE AND N20°39'W FOR MOITOZA LANE (FORMERLY 40' UNNAMED & 20' ROAD RESPECTIVELY) PER 185 DEEDS 89 & 90 O.R. 154

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS N 69° 37' 31" E 473.89' (473.31') AS DETERMINED FROM DEEDS AS SHOWN BETWEEN POINTS "A" & "B"

LEGEND

o	DENOTES	SET MONUMENT AS INDICATED
●OR■	"	FOUND MONUMENT AS INDICATED
O.S.	"	OFFICIAL SURVEY, MARIN COUNTY RECORDS
R.M.	"	RECORD MAP, " " "
O.R.	"	OFFICIAL RECORDS, " " "
DOC	"	DOCUMENT " " "
R	"	RADIUS
Δ	"	CENTRAL ANGLE
L	"	ARC LENGTH

SCALE 1" = 20'

FOUND 2½" HUB & TAG "L.S. 4402"

S 25° 01' 15" W 138.74'
(S 25° 18' W 138.20' 90 O.R. 154)

ESPERANZA AVENUE
(FORMERLY UNNAMED & 40' R/W PER 19 R.M. 53 STREET)

N 32° 44' E

OWNERSHIP NOT DETERMINED

14.96'

20'

N 20° 39' W 134.46'

OLD WIRE FENCE

SET ¾" IRON PIPE & PLUG "LS 3775"

91.32' (91.30 PER 84-24848)

R = 7.52'
Δ = 126° 37'
L = 16.62'

SET LEAD PLUG & TAG "LS 3775" IN TOP ROCK WALL

N 20° 39' W 129.39'

96.00

POINT OF BEGINNING 90 OR 154 & SOUTHWEST CORNER 185 DEEDS 89

131.19'

LANDS OF 230 ESPERANZA PARTNERS
DOC. Nº 84-024848
5392 SQ. FEET

(PLEASE SEE SHEET 1 FOR DETAILS THIS AREA)

S 19° 05' W 14.79'
(14.15' DOC. Nº 84-024848)

S 72° 48' E 96.06' (96.45 PER 84-24848)

30.00'

66.31' (66.45 85-025288)

SET BRASS TAG "LS 3775" AT OF CONCRETE WALL

36.46'
(N 72° 47' W 36.45 852 O.R. 392)

OWNERSHIP NOT DETERMINED

N 72° 48' W 41.03'

HELD NORTHERLY LINE OF MOITOZA LANE PER 90 O.R. 154. FOR DIFFERENCES WITH 19 R.M. 53 SEE SHEET 1

SET LEAD PLUG & TAG "LS 3775" AT BASE OF ROCK WALL

FOUND ¾" IRON PIPE (LOOSE)

N 72° 48' W 29.44

N 83° 06' W 89.23'

ROCK WALL

TIE: S 11° 11' 51" E 1.17'
FOUND ¾" IRON PIPE "LS 3791"

MOITOZA LANE SUBDIVISION
19 R.M. 53
FORMERLY 90 O.R. 154

LOT 7 LOT 8

S 67° 57' W 28.44'

FOUND ¾" IRON PIPE "RCE 12681"

S 45° 57' W

MOITOZA LANE

BACK OF OLD ROCK WALL & ON LINE

96.38'

N 67° 57' W 37.50'

N 83° 06' W

53.46'
(53.41' PER 577 O.R. 42)

OLD WIRE FENCE ON LINE

16.85'
(16.89 84-27469)

26.07'
(26.10' 81-038067)

16.69'
(16.04' 84-27469)

FOUND REBAR POINT "B"

S 68° 20' E 30.00'
(S 67° 55' 13" W PER 16 O.S. 63)

20'

S 45° 57' W 143.96' (144.10')
104.00' MEAS. & 85-039321

NOTE: 85-039321 CALLS TO LINE OF KELLAND (232 O.R. 273 WHICH DEED CALLS TO THE SOUTHERLY LINE OF A 20' ROAD AT S 45° 51' W; USED N 45° 57' E AS ESTABLISHED BY 90 O.R. 154.

LANDS OF HERBERT
DOC. Nº 83-39112

TIE: S 58° 45' 56" E 0.88'
FOUND ¾" IRON PIPE RCE 12510

FOUND TAG "LS 3775" AT TOP FENCE POST

(40.45' PER 85-039321)

LANDS OF ROSE
DOC. Nº 85-039321

101.00'

N 16° 44' 16" E 174.24' PER 16 O.S. 63)

N 16° 25' E 174.60' (N 16° 44' 16" E 174.60')

RACOON LANE

74.60'

LANDS OF RIESSEN
3707 O.R. 636

N 69° 24' W 89.24' (S 69° 40' W 89.40') 577 O.R. 42

S 20° 53' 40" W 80.00'

END FACE OF ROCK WALL AT ℄ SIDE OF CONCRETE PILLAR ON LINE

80.00'

S 72° 45' W 186.81' (186.66 PER 16 O.S. 63)

LANDS OF GREEN
DOC. Nº 85-025288

LANDS OF GRBAC
2228 O.R. 271

N 28° 14' 26" E 123.00'
(N 28° 14' E PER 2228 O.R. 271 & 85-025286)

FORMERLY 208 DEEDS 167

120.79' (120.80' 85-025288)

S 19° 05' W 121.02'
(120.85' 852 O.R. 392)

LANDS OF BROOKS
852 OR 392

(N 19° 21' E 121.04' (120.88' 84-027469 & 852 OR 392)

LANDS OF ATCHLEY
84-027469

(119.15 84-027469)

N 20° 04' E 119.36' (119.15 81-038067)

LANDS OF HORN
DOC. Nº 81-056071

N 15° 45' E 112.85' (112.76' 81-038067)

(112.70 577 O.R. 42)

LANDS OF PASTORI
577 O.R. 42

66.16'

OLD LANE 4"x4" FENCE POST ON LINE

FOUND ¾" ROD BURIED 1'

POINT "A"

40.00'

0.43
0.36

S 72° 48' E

85.90'

0.34
0.14

FOUND TAG "LS 2738"

35.90'

CURB BEARING S 72° 47' E

176.50'

14.70'

17.23'

S 89° 01' E

40.00'

71.08'

13.85'

OLD WIRE FENCE ON LINE

FOUND 1½" IRON PIPE WITH TAG "L.S. 4402" SET ABOVE 1" BOLT PER 16 O.S. 63. ACCEPTED AS POSITION OF BOLT PER 208 DEEDS 167

CHANGE IN SIDEWALK TYPE ON PROPERTY LINE PROJECTED

CENTRO WEST STREET

RECORD OF SURVEY

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AS DESCRIBED IN
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SAN RAFAEL CALIFORNIA

A.P. Nº 59-052-10 SHEET 2 OF 2

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