45

BENT, TOOK POINT OF ROTATION

S 80°02'31"E 109.17 — 1.52 — S 60°30'20"E 47.98

DETAIL NO SCALE

℄ BAY CANYON ROAD PER RECORD OF SURVEY 19 OS 27

℄ GRANDVIEW AVENUE

S64°16'30"E 223.36

TIE: N81°39'56"E 90.48

TIE: S51°29'50"E 193.67

POINT "A"

POINT "B"

S80°02'31"E 90.25 (90.50)

204.38

S60°30'20"E 135.42

S 82°51'20"E 118.05

N39°14'16"E 20.16

S43°32'20"E 89.18 (90.4)

S70°05'05"E 166.29

N87°23'38"E 15.39

N41°29'22"E 27.83

N53°58'38"E 27.24

N87°23'38"E 138.86 / 450.22 / 286.99

SEE DETAIL "A"

N08°39'17"E 15.29

8.44 (8.5)

10.34

109.17 (107.2)

47.98 (49.00)

135.80 (137.7)

87.82 (88.7)

23.21 (23.90)

115.66 (119.10)

92.45 (95.20)

5.72 (5.8)

59.03 (83.46) (84.6)

91.00

30.15

154.04 (154.80)

149.36

15.19

S 3°00'55"E 87.98 (91.98)

RECORD OF SURVEY 16 OS 62

BEARINGS ROTATED 00°59'00" TO BEARINGS OF THIS SURVEY

ROOSEN/ROGERS 3721 OR 277

5' ROADWAY EASEMENT PER 3516 OR 556

THAYER 3648 OR 498

OLD AREA: 12,055 SF

NEW AREA: 15,828 SF

3773 SF

NEW LOT LINE

OLD LOT LINE

146.80

110.50

N 3°00'55"W 121.72 (119.1)

R=180 Δ=07°11'36" L=22.60 (20.84)

S74°47'10"E 27.87

R=195 Δ=28°10'00" L=95.86

TOTAL: R=175.50 Δ=35°28'00" L=108.63

Δ=22°53'11" L=78.90

N 3°00'55"W 121.84

N 14°30'11"E 121.84

10'

15

COFFIN 87-19060

OLD AREA: 27,862 SF

NEW AREA: 24,089 SF

SEE DETAIL "B" FOR PG&E & STORM DRAIN EASEMENT

COLCLOUGH 85-054254

GRANDVIEW MAP "A" 2 RM 33

114.30

S74°47'10"E

SIDELINE OF GRANDVIEW AVENUE PER 255 OR 65. BEARINGS ROTATED 01°02'50" TO BEARINGS OF THIS SURVEY

S46°37'10"E 106.44

S82°05'10"E 108.59

PI OF GRANDVIEW AVENUE PER RECORD OF SURVEY 19 OS 27

(R) N 14°06'39"E

TOTAL: R=197.53 Δ=29°05'00" L=100.26

S53°00'10"E 158.40

S69°26'10"E 94.38

S55°40'10"E 109.59

S55°40'10"E 31.69

36.61

20.27

11.42

18.71

49.17

19.83

69.00

R=280 Δ=16°26'00" L=80.31

S69°26'10"E 2.75

R=420 Δ=13°46'00" L=100.92

N 3°00'55"W 121.22 (120.72)

R=175.50 Δ=07°30'16" L=22.99

DETAIL NO SCALE

1" = 40'

S43°32'20"E 5.72 — 53.31 — 51.53 — 1.78 — 89.18 — 4.24

COFFIN TO THAYER DOC. NO. 88-16766 AREA: 3773 SF

OLD LOT LINE

15' STORM DRAIN EASEMENT,

N 11°30'14"E 121.84 (NEW LOT LINE)

N 12°41'00"E 119.91

℄ 10' UNDERGROUND UTILITIES EASEMENT PER 83-048409

146.80

121.00

3.00'55"W

30.46 — 4.37 — 14.34 — 1.12

S 53°00'10"E 69.00

DETAIL "B" NO SCALE

LEGEND

- ○ SET 1/2" IRON PIPE --RCE 11226
- ● FOUND 3/4" IRON PIPE -- RCE 11602
- ⌀ FOUND 3/4" IRON PIPE -- LS 3770
- ■ FOUND 2"X2" REDWOOD HUB -- RCE 18221
- ◉ FOUND CAST IRON WELL MONUMENT WITH PUNCH MARK IN BRASS DISK
- (--) RECORD DIMENSION

BEARING BASE: POINT "A" TO POINT "B" AS "S 64°16'30"E 223.36" PER RECORD OF SURVEY 19 OS 27

PETALUMA — RIVER — TURNING BASIN — HARBOR DRIVE — BAY CANYON ROAD — THIS SITE — GRANDVIEW AVENUE — ATHERTON AVENUE — HIGHWAY 37 — RR — NWP

AREA MAP NO SCALE

PARCEL MAP 20 PM 54

COFFIN TO THAYER DOC. NO. 88-16766 AREA: 3773 SF

℄ 10' UNDERGROUND UTILITIES EASEMENT PER 83-048409

℄ BAY CANYON ROAD PER RECORD OF SURVEY 19 OS 27

SEARCHED FOR STREET MONUMENT PER RECORD OF SURVEY 19 OS 27, NOT FOUND

SIDELINE OF GRANDVIEW AVENUE PER 255 OR 65. BEARINGS ROTATED 01°02'50" TO BEARINGS OF THIS SURVEY

CARLEY 85-054255

COLCLOUGH 85-054254

COFFIN 87-19060

R=130.69 Δ=36°16'00" L=82.72

R=150 Δ=31°22'00" L=82.12

R=40 Δ=71°54'00" L=50.19

R=80 Δ=31°54'00" L=44.54

R=120 Δ=48°56'00" L=102.48

Δ=10°15'32" L=7.16

R=20 Δ=73°00'00" L=25.48

DETAIL "A" 1" = 100'

PI OF GRANDVIEW AVENUE PER RECORD OF SURVEY 19 OS 27

RECORDER'S STATEMENT:

FILED THIS 26th DAY OF April, 1988, AT 12:00 P .M. IN BOOK 24 OF SURVEYS AT PAGE 45 AT THE REQUEST OF THE DEPARTMENT OF PUBLIC WORKS COUNTY OF MARIN.

James J. Dal Bon — Jerrie Davalos

COUNTY RECORDER — DEPUTY

NO. 88-21451 FEE: $6.00 PAID.

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 JULIE THAYER IN OCTOBER, 1987.

April 22, 1988 — JW Burton

DATE — JOSEPH W. BURTON RCE 11226

LIC. EX. 12-31-88

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 26th DAY OF APRIL, 1988.

M. MADID-SADJADI — Robert V. Beaumont

COUNTY SURVEYOR - DEPUTY, COUNTY OF MARIN

REGISTERED PROFESSIONAL ENGINEER ROBERT TARRELL BEAUMONT C 30212 Exp 6-30-90 CIVIL

RECORD OF SURVEY

LOT LINE ADJUSTMENT BETWEEN LANDS OF THAYER, 3648 OR 498 AND LANDS OF COFFIN, DOC. NO. 87-19060

BEING LOTS 8, 9, 10, 11, 12 & 13 GRANDVIEW MAP "A"

EAST PART OF DIVISION "D" RANCHO DE NOVATO 2 RM 33

BLACK POINT MARIN COUNTY CALIFORNIA

A. P. NO'S. 157-101-07 & 08

1" = 40'

DECEMBER 15, 1987

BURTON ENGINEERS

PETALUMA

SHEET 1 OF 1 SHEET

2379-5

Can 6405