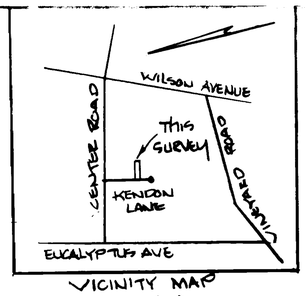
DJ SCRANTON SURVEYING 845 OLIVE AVE #208 NOVATO, CA. 94945 897-2063



VICINITY MAP
(NO SCALE)

LEGEND

- ● STANDARD STREET MONUMENT
- •, ■ FOUND MONUMENTATION AS NOTED
- ✱ CALCULATED CORNER POSITION OF A RECORD MONUMENT OR CORNER
- ( ) RECORD DATA
- MEAS. MEASURED DISTANCE PER THIS SURVEY

ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF.

"BASIS OF BEARING" MON. TO MON.

THE NW CORNER OF LOT 116 OF 3 RM 54

PER 14 PM 27 & 618 OR 499

209.0'

N 75° 45' W

R/W VARIES

EXIST. MON. @ INTERSECTION AS ACCEPTED AND THE NW CORNER OF 618 OR 499 & ALSO THE NW COR OF 628 OR 458

289.17' MEAS.
289.16' (22 PM 85)

60' R/W PER RECORD

EXIST. MON. @ INTERSECTION OF LAURIE DRIVE

CENTER ROAD

℄ (CENTERLINE)

N 75° 45' W

30'

30'

(15 PM 46)

1238.39' MEAS.
(1238.6, MORE OR LESS, PER 618 OR 499)

152.4' MEAS. & DEED (628 OR 458)

86° 03' 43" MEAS.
86° 06' MAP

PARCEL 2 (14 PM 27)

℄ KENDON LANE

WITH DID NOT MEASURE EXIST. MONUMENT (17 RM 28)

THE EASTERLY DEED LINE OF 628 OR 458

LOT 116 ~ 3 RM 54
LOT 117 ~ 3 RM 54

S 14° 15' W

625.32'

(732.06' ~ 22 PM 85)
17 RM 28

MON. TO MON MEAS. 732.07'

IMPORTANT:
REFER TO SHEET 2 OF 2 FOR FURTHER DETAIL OF WILNER

(966.1' PER 618 OR 499)
TOTAL 965.43'
N 14° 15' E

LAND OF RIPPON (3060 OR 113)

N 80° 10' 58" W
152.86'

LAND OF WILNER DOC # 88-22761
SEE ALSO SHEET 2 OF 2

78.30'

S 78° 41' 07" E
152.60'

(86-33588)
LAND OF WRIGHT (22 PM 85) LOT 1

EXIST. MON. ON ℄ KENDON LANE

NOTE: SEE 17 RM 28 FOR CUL DE SAC DETAIL (NOT SHOWN)

NOTE: THE CALCULATED MAP POSITIONS PER 14 PM 27 & 17 RM 28 WERE DETERMINED FROM FOUND MONUMENTS ON KENDON LANE

(17 RM 28)

POSITIONS RM 28 & MONUMENTS LANE

TOTAL MEAS. 981.64' PER THIS SURVEY (981.0 OR 6 ~ 14 PM 27 & 22 PM 85)
(982.08 ~ 3 RM 54)
LOT 116 ~ 3 RM 54

S 14° 15' W

(22 PM 85)

N 14° 15' E ~ 250.88' MEAS. & PER 713 OR 437

CALCULATED POSITION OF THE SW COR OF 14 PM 27 & 17 RM 28 SEE NOTE 1

CALCULATED POSITION OF ANGLE PT. SEE NOTE 1

SEE NOTE 1

152.86' MEAS. (152.0' ~ 628 OR 458)

SEE NOTE 1

FOUND ¾" IP/ LS 5092 SET PER 22 PM 85, SEE DETAIL E, SHEET 2 OF 2

CALCULATED POSITION OF 19 PM 96, SEE NOTE 1

(HELD) CALCULATED POSITION OF ANGLE PT AS SHOWN ON 19 PM 96

(N 84° 08' W ~ 3 RM 54)

SEE NOTE 1

LAURIE DRIVE

MEAS. S 14° 14' W ~ 605.86'
[S 14° 15' W ~ 605.87', 13 RM 5, 5 PM 46]
[S 14° 15' W ~ 605.89', 22 PM 85]

CENTERLINE

82.30'
TOTAL MEAS. 953.92'
(964.0 PER 628 OR 458)

LAND OF MCMILLS, ET AL DOC # 85-052490
(3 OS 115)

EXIST. MON. ON LAURIE DRIVE

S 14° 15' W
MEAS & PER 713 OR 437
244.00'
(LESS 4.00' PER QUIT CLAIM DEED OR 1407 520)

(13 RM 5)

SCALE 1" = 100'

SHEET 2 OF 2

THE CENTERLINE OF EUCALYPTUS AVENUE
MEAS. S 10° 18' 43" W
1058.90'
(S 10° 21' W ~ PER 3 RM 54)
1058.39'

NOTE # L: (3 RM 54)
FOR THE DETAIL RELATIONSHIP OF THE SOUTHERLY LINE OF LOTS 113 THRU 117 AS DETERMINED PER THIS SURVEY TO THE CALCULATED POSITIONS & TO FOUND MONUMENTATION ALONG SAID LINE AS SHOWN PER THIS SHEET, SEE DETAIL "E", SHEET 2 OF 2.

MEAS. 89° 50' 19"
MAP 89° 30' (3 RM 54)

Found RR SPIKE 4" UNDER PMT. (HELD) AS THE S.W. CORNER OF LOT 113 OF 3 RM 54

MEAS. S 80° 10' 58" E 1420.22'
(MAP 3 RM 54 ~ S 80° 08' E 1418.76')

RR SPIKE TO CALCULATED ANGLE POINT

CALCULATED POSITION OF 19 PM 96

(N 9° 02' E (179.867') PER 19 PM 96)

SEE NOTE 1 (SHEET 1 OF 2)

FOUND BRIDGE SPIKE 3" UNDER ASPHALT AS PER 4 OS 10 & 19 PM 96

MEAS. S 32° 42' 37" W 283.37'
MAP CALC. PER 19 PM 96
S 32° 52' 02" W 283.39'

FOUND 2x2 HUB & TAG LS 2635, AS PER 4 OS 10 & 19 PM 96

The CALCULATED MAP POSITIONS OF 19 PM 96 determined from these FOUND POINTS OF RECORD

(19 PM 96)

PARCEL B / PARCEL 1

LOT 1656 / LOT 1657

(3 RM 54)

BASIS OF BEARING
TAKEN AS N 75° 45' W ALONG THE CENTERLINE OF CENTER ROAD BETWEEN EXISTING MONUMENTS AT THE INTERSECTIONS OF EUCALYPTUS AVE & KENDON LANE AS SHOWN.

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 DAVID WILNER IN AUGUST 1988.

LICENSED LAND SURVEYOR DOUGLAS J. SCRANTON No. 5379 STATE OF CALIFORNIA

Douglas J. Scranton
DOUGLAS J. SCRANTON LS 5379
EXP. 6/30/92

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 27TH DAY OF OCTOBER, 1988.

G Baker
FOR MEHDI MADJD-SADJADI, DEPUTY COUNTY SURVEYOR
RCE NO. 21281
EXP. DATE: 10/26/90

RECORDER'S STATEMENT

FILED THIS 27th DAY OF October, 1988, AT 2:00 P.M. IN BOOK 25 OF SURVEYS AT PAGE 11, AT THE REQUEST OF THE DEPARTMENT OF PUBLIC WORKS, MARIN COUNTY.
SERIAL NO. 88-61692 FEE: $8.00

James J. Del Bon
COUNTY RECORDER
C. Lewis
DEPUTY

RECORD OF SURVEY
LAND OF WILNER

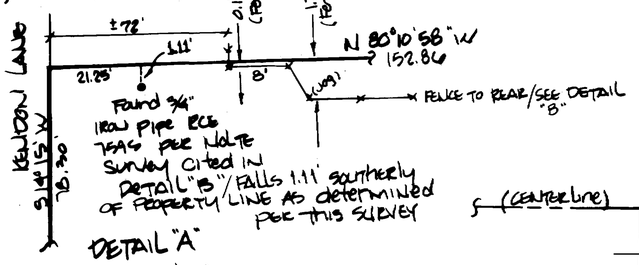
AS DESCRIBED IN DEED DOC # 88-22761
BEING A PORTION OF LOTS 116 & 117
OF AMENDED MAP NO. 1 OF SUBDIVISION "E"
OF THE NOVATO RANCH 3 RM 54
MARIN COUNTY NOVATO, CALIFORNIA

AUGUST 1988 SHEET 1 OF 2

88-50
Scan 6515

DJ SCRANTON SURVEYING 845 OLIVE AVE #208 NOVATO, CA. 94945 897-2663

NOTE: Pipe Found Appears Slightly Bent



DETAIL "A"
(NO SCALE)

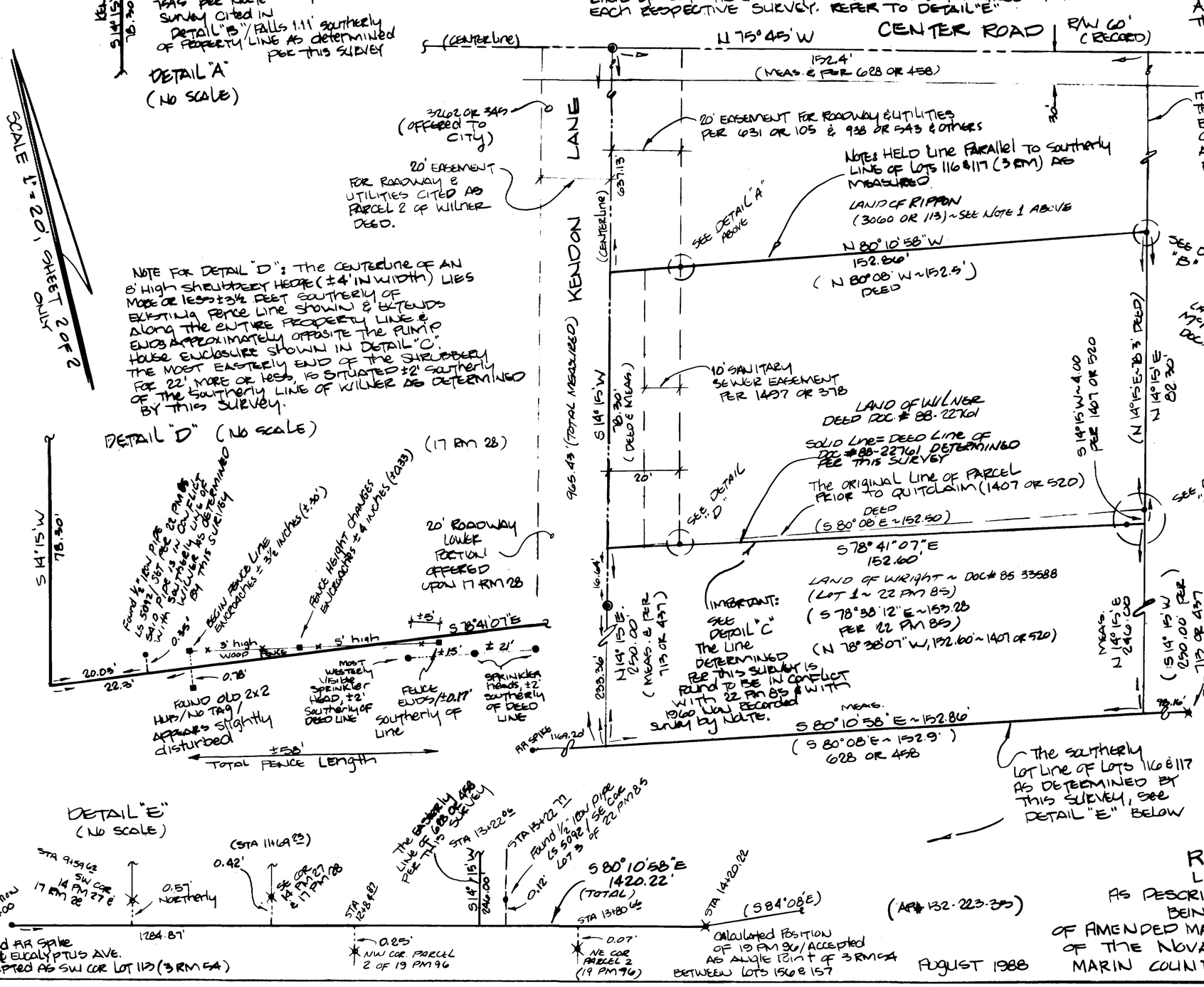
ADDITIONAL NOTES:

1. IT should be noted FOR FUTURE SURVEYS THAT THE RIPPON PARCEL NORTH OF THE LAND OF WILNER WILL TAKE ALL DEFICIENCY OF MEASUREMENT AS Found along THE EASTERLY LINE OF 628 OR 458 AS IT IS THE JUNIOR CONVEYANCE TO ALL PARCELS.
2. THIS SURVEY IS IN CONFLICT WITH THE NORTHERLY LINE OF 22 PM 85 DUE TO THE DIFFERENT LOCATION OF THE SOUTHERLY LINE OF LOTS 116 & 117 OF 3 RM 54 DETERMINED PER EACH RESPECTIVE SURVEY. REFER TO DETAIL "E"

LEGEND

- ● STANDARD STREET MONUMENT
- ●■ FOUND MONUMENTATION AS NOTED
- ✕ CALCULATED CORNER POSITION OF A RECORD MONUMENT OR CORNER
- ( ) RECORD DATA
- MEAS MEASURED DISTANCE PER THIS SURVEY

ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF.



SCALE 1" = 20'
SHEET 2 OF 2 SHEETS ONLY

NOTE FOR DETAIL "D": The CENTERLINE OF AN 8' High SHRUBBERY HEDGE (±4' IN WIDTH) LIES MORE OR LESS ±3½ FEET SOUTHERLY OF EXISTING Fence Line SHOWN & EXTENDS Along THE ENTIRE PROPERTY LINE & ENDS APPROXIMATELY OPPOSITE THE PUMP HOUSE ENCLOSURE SHOWN IN DETAIL "C". THE MOST EASTERLY END OF THE SHRUBBERY FOR 22' MORE OR LESS, IS SITUATED ±2' SOUTHERLY OF THE SOUTHERLY LINE OF WILNER AS DETERMINED BY THIS SURVEY.

DETAIL "D" (NO SCALE)

DETAIL "E" (NO SCALE)

The SOUTHERLY LOT Line OF LOTS 116 & 117 AS DETERMINED BY THIS SURVEY, SEE DETAIL "E" BELOW

RECORD OF SURVEY
LAND OF WILNER

AS DESCRIBED IN DEED DOC # 88-22761
BEING A PORTION OF LOTS 116 & 117
OF AMENDED MAP NO. 1 OF SUBDIVISION "E"
OF THE NOVATO RANCH 3 RM 54
MARIN COUNTY NOVATO, CALIFORNIA

(APN 132-223-35)

AUGUST 1988

SHEET 2 OF 2

88-50

Can 6515