BASIS OF BEARINGS

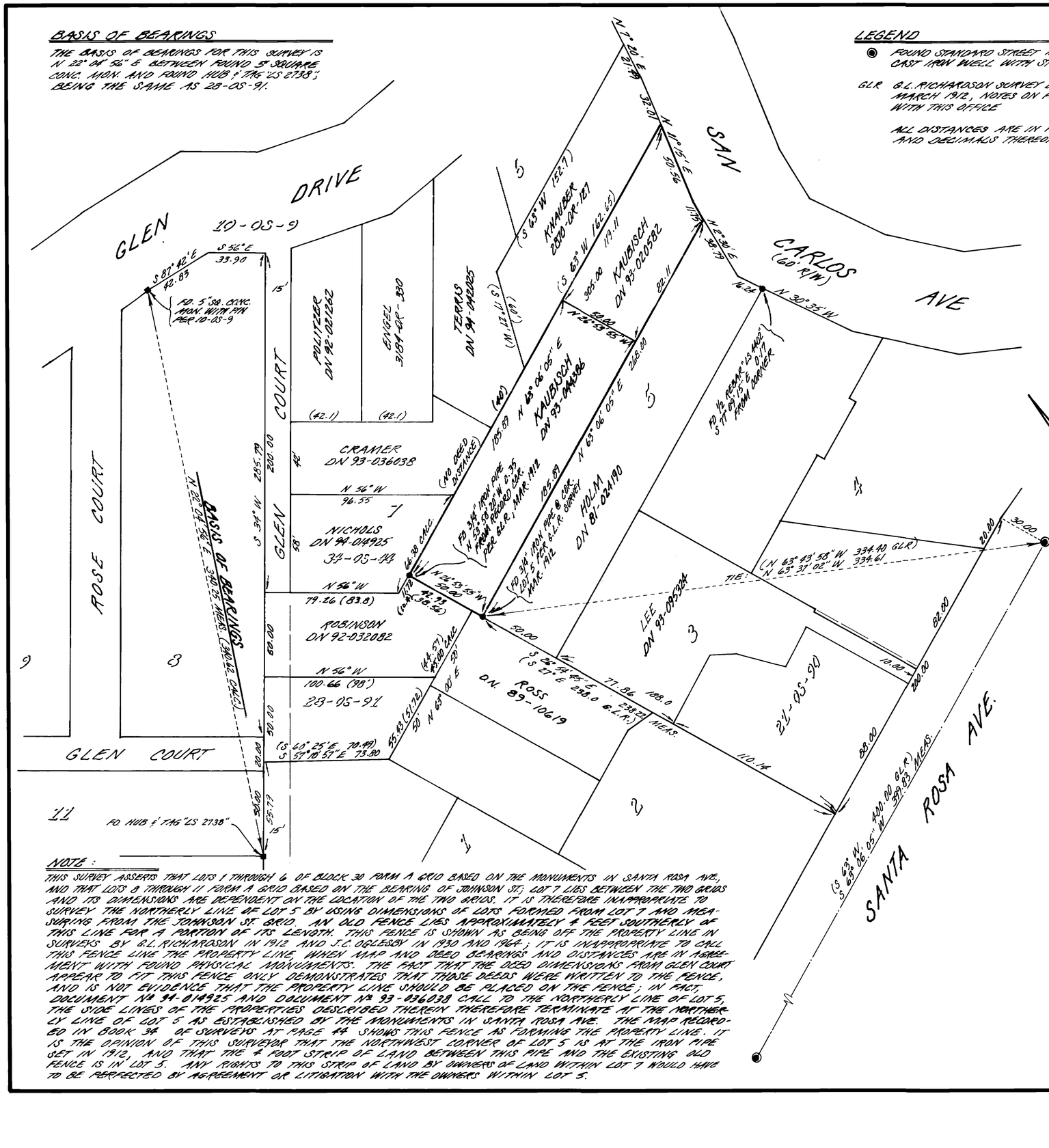
THE BASIS OF BEARINGS FOR THIS SURVEY IS N 22° 04' 56" E BETWEEN FOUND 5" SQUARE CONC. MON. AND FOUND 1/2" PIPE "LS 2738"; BEING THE SAME AS 28-05-91.

LEGEND

- ◉ FOUND STANDARD STREET MONUMENT CAST IRON WELL WITH STONE MON.

GLR G.L. RICHARDSON SURVEY E.1-22, MARCH 1912, NOTES ON FILE WITH THIS OFFICE

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.



NOTE:

THIS SURVEY ASSERTS THAT LOTS 1 THROUGH 6 OF BLOCK 30 FORM A GRID BASED ON THE MONUMENTS IN SANTA ROSA AVE., AND THAT LOTS 8 THROUGH 11 FORM A GRID BASED ON THE BEARING OF JOHNSON ST; LOT 7 LIES BETWEEN THE TWO GRIDS AND ITS DIMENSIONS ARE DEPENDENT ON THE LOCATION OF THE TWO GRIDS. IT IS THEREFORE INAPPROPRIATE TO SURVEY THE NORTHERLY LINE OF LOT 5 BY USING DIMENSIONS OF LOTS FORMED FROM LOT 7 AND MEASURING FROM THE JOHNSON ST. GRID. AN OLD FENCE LIES APPROXIMATELY 4 FEET SOUTHERLY OF THIS LINE FOR A PORTION OF ITS LENGTH. THIS FENCE IS SHOWN AS BEING OFF THE PROPERTY LINE IN SURVEYS BY G.L. RICHARDSON IN 1912 AND J.C. OGLESBY IN 1930 AND 1964; IT IS INAPPROPRIATE TO CALL THIS FENCE LINE THE PROPERTY LINE, WHEN MAP AND DEED BEARINGS AND DISTANCES ARE IN AGREEMENT WITH FOUND PHYSICAL MONUMENTS. THE FACT THAT THE DEED DIMENSIONS FROM GLEN COURT APPEAR TO FIT THIS FENCE ONLY DEMONSTRATES THAT THOSE DEEDS WERE WRITTEN TO THE FENCE, AND IS NOT EVIDENCE THAT THE PROPERTY LINE SHOULD BE PLACED ON THE FENCE; IN FACT, DOCUMENT № 91-014925 AND DOCUMENT № 93-036038 CALL TO THE NORTHERLY LINE OF LOT 5, THE SIDE LINES OF THE PROPERTIES DESCRIBED THEREIN THEREFORE TERMINATE AT THE NORTHERLY LINE OF LOT 5 AS ESTABLISHED BY THE MONUMENTS IN SANTA ROSA AVE. THE MAP RECORDED IN BOOK 34 OF SURVEYS AT PAGE 44 SHOWS THIS FENCE AS FORMING THE PROPERTY LINE. IT IS THE OPINION OF THIS SURVEYOR THAT THE NORTHWEST CORNER OF LOT 5 IS AT THE IRON PIPE SET IN 1912, AND THAT THE 4 FOOT STRIP OF LAND BETWEEN THIS PIPE AND THE EXISTING OLD FENCE IS IN LOT 5. ANY RIGHTS TO THIS STRIP OF LAND BY OWNERS OF LAND WITHIN LOT 7 WOULD HAVE TO BE PERFECTED BY AGREEMENT OR LITIGATION WITH THE OWNERS WITHIN LOT 5.

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 Ms. KAUBISCH in April 1996.

Signed: William Schroeder

William Schroeder ~ LS 5814

REGISTERED LAND SURVEYOR — WILLIAM SCHROEDER — EXP. 6/30/2000 — No. 5814 — STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Land Surveyors Act this 15th day of JANUARY 1997.

MEHDI MADID-SADJADI
County Surveyor

By Deputy: M. Penumon

REGISTERED PROFFESSIONAL ENGINEER — ROBERT DARRELL BEAUMONT — No. C 30212 — Exp. 3-31-2000 — CIVIL — STATE OF CALIFORNIA

RECORDER'S STATEMENT

Filed this 16th day of January 1997 at 11:40 A.m. in Book 35 of Surveys at Page 81 at the request of: Marin County Public Works Dept.

Serial №: 97-002589 Fee: 7.00

Joan C. Thayer
County Recorder

By Deputy: Andrea Ball

RECORD OF SURVEY

LANDS OF KAUBISCH
AS DESCRIBED IN
DOC. № 93-044386 & DOC. № 93-020582
BEING A PORTION OF LOT 5, BLOCK 30
"SAUSALITO LAND AND FERRY CO. OFFICIAL MAP"
RECORDED IN RACK 1, PULL 9
MARIN COUNTY RECORDS
SAUSALITO

MARIN COUNTY — CALIFORNIA
APRIL 1996 — SURVEY № S-840

PREPARED BY
WILLIAM SCHROEDER & ASSOC.
67 WAKEROBIN LN.
SAN RAFAEL — CALIFORNIA
AP #65-111-72, 73 — SHEET 1 OF 1

Can# 7966