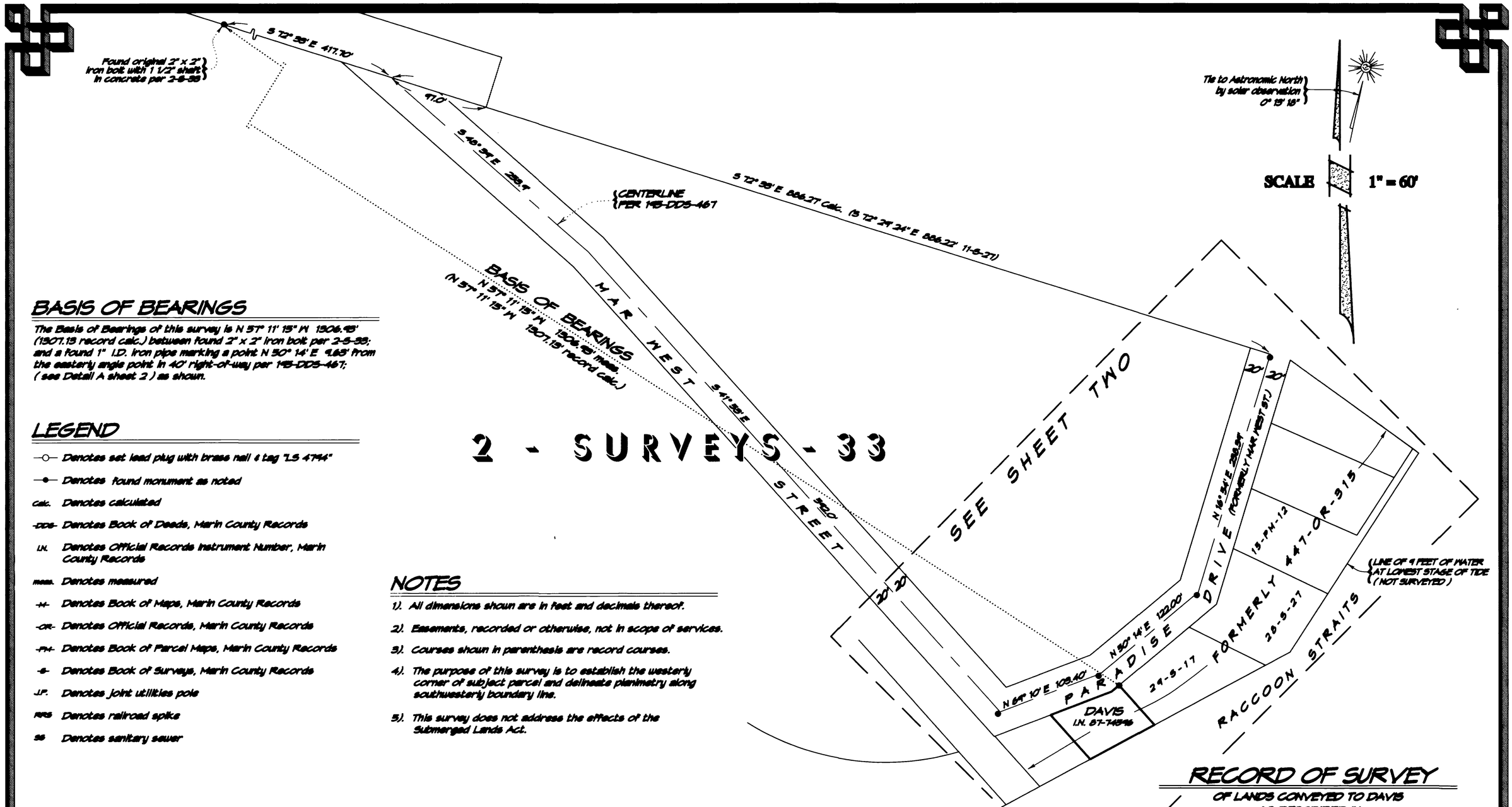

BASIS OF BEARINGS

The Basis of Bearings of this survey is N 57° 11' 15" W 1906.45' (1907.13 record calc.) between found 2" x 2" iron bolt per 2-8-93; and a found 1" I.D. iron pipe marking a point N 30° 14' E 4.85' from the easterly angle point in 40' right-of-way per 145-DDS-467; (see Detail A sheet 2) as shown.

LEGEND

- —○— Denotes set lead plug with brass nail & tag "LS 4794"
- —●— Denotes found monument as noted
- calc. Denotes calculated
- -DDS- Denotes Book of Deeds, Marin County Records
- I.N. Denotes Official Records Instrument Number, Marin County Records
- meas. Denotes measured
- -M- Denotes Book of Maps, Marin County Records
- -OR- Denotes Official Records, Marin County Records
- -PM- Denotes Book of Parcel Maps, Marin County Records
- -S- Denotes Book of Surveys, Marin County Records
- J.P. Denotes joint utilities pole
- RRS Denotes railroad spike
- SS Denotes sanitary sewer

NOTES

1). All dimensions shown are in feet and decimals thereof.

2). Easements, recorded or otherwise, not in scope of services.

3). Courses shown in parenthesis are record courses.

4). The purpose of this survey is to establish the westerly corner of subject parcel and delineate planimetry along southwesterly boundary line.

5). This survey does not address the effects of the Submerged Lands Act.

2 - SURVEYS - 33

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyor's Act at the request of Ms. Agnes Davis in November 1996.

Signed _____
Phillip A. Danskin - PLS 4794
Expires September 30, 2000

LICENSED LAND SURVEYOR — PHILLIP A. DANSKIN No. 4794 Expires 9/30/00 — STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Land Surveyor's Act this 14th day of October 1997.

JOHN M. WOOLEY
MEHDI MADJD SADJADI
County Surveyor

By _____
Deputy
NO. 26450 EXP. 3-31-2000

JOHN M. WOOLEY No. 26450 Exp. 3-31-00 REGISTERED CIVIL ENGINEER

COUNTY RECORDER'S STATEMENT

Filed this 14TH day of OCTOBER 1997 at 2:25 P.M.
In Book 36 of Surveys at Page 96 at the request of The County Surveyor.
Serial No. 97-058749 Fee $ 7.00

Joan C. Thayer
Joan C. Thayer
County Recorder

By Andrea Ball
Deputy

RECORD OF SURVEY

OF LANDS CONVEYED TO DAVIS AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT No. 87-74546 MARIN COUNTY RECORDS CITY OF TIBURON

MARIN COUNTY — CALIFORNIA
DECEMBER 1996 — SURVEY No. 402

PREPARED BY
PHILLIP A. DANSKIN & ASSOCIATES
LAND SURVEYOR
SONOMA, CALIFORNIA

APN 54-172-33

SHEET 1 OF 3

CAN MD. 8105

BASIS OF BEARINGS
(N 57° 11' 15" W 1907.19' record calc.)

Found original 2" x 2" iron bolt with 1 1/2" shaft in concrete per 2-6-39

Found 3/4" I.D. iron pipe with plastic plug "LS 5791" per 24-6-17

0.22'

0.09'

DRIVE (145-DDS-467) 40' R/W

PARADISE

N 64° 10' E 114.86'
6.25¶ Calc.
(southwesterly 74.00' ± 861-OR-44)

N 50° 14' E
4.65'

191.52'

121.64'

Found 1" I.D. iron pipe N 50° 14' E 4.65' from southeasterly angle point of right-of-way per 145-DDS-467. Accepted as most northerly corner of 612-OR-485

S 41° 39' E
14.7'

DAVIS
I.N. 87-74546
(formerly 612-OR-485)

ZANDVAKILI
I.N. 90-57829

2.0' TO OUTSIDE CORNER
2" x 8" CORNER MOULDING
(1.65' per 24-6-17)

#2002
PARADISE DR.

30.70'

DETAIL A
SCALE: 1" = 1'

S 22° 39' E 886.77' Calc.
(S 22° 24' 24" E 886.22' 11-8-27)

Found RRS in 2" PVC collar
S 6° 52' W 3.1' from terminus of right-of-way per 145-DDS-467
(0.5' below AC)

Tie to Astronomic North
by solar observation
0° 13' 18"

SCALE
1" = 30'

MAR WEST STREET

S 41° 39' E 592.0'

BASIS OF BEARINGS
(N 57° 11' 15" W 1907.19' record calc.)

Found standard street monument with 2" bronze disk & P.M.
"LS 3459" per 14-Maps-4

Found RRS S 51° 02' W 2.9' from angle point
(right-of-way per 145-DDS-467 (0.3' below AC))

Found RRS S 42° 17' W 3.1' from angle point
(right-of-way per 145-DDS-467 (0.5' below AC))

(N 17° 07' 30" E 259.21', 259.30' 11-8-27)
259.30'
N 16° 54' E 259.30' Calc.

(N 50° 27' 08" E 16-8-58)
(N 50° 27' 30" E 11-8-27)
N 50° 14' E 122.00'

DRIVE
(MAR WEST ST.)

20'

195-DDS-467

N 16° 54' E 244.36'

Found 1/2" rebar

TIE: 91.76'
S 48° 18' 29" W

(N 64° 25' 30" E 11-8-27 & 16-8-58)
N 64° 10' E 108.40'

PARADISE
(FORMERLY
N 50° 14' E 191.52'

N 64° 10' E
57.27' (38 ± 815-OR-4)

See Detail B
sheet 3

KIRBY'S
GALLEY
I.N. 96-051250

N 41° 39' W 97.09'

N 41° 39' W 64.64'

114.86'
42.39¶ Calc.

See Detail A
this sheet

DAVIS
I.N. 87-74546
612-OR-485

S 41° 39' E 82.72'

(formerly
55.00'

70.00'

S 61° 45' W 278.0'

N 64° 59' W
(201.5 ± I.N. 90-57829)

N 64° 59' W 81.89 Calc.

ZANDVAKILI
I.N. 90-57829

N 64° 59' W 100.41' Calc.
(N 65° 24' 02" W 100.162' 15-4-12)

FORMERLY 447 - OR - 315

S 54° 11' E 192.09'

S 55° 00' W 227.02'

LINE OF 9 FEET OF WATER AT LOWEST STAGE OF TIDE (NOT SURVEYED)

RACCOON STRAITS

See Sheet One for Notes, Legend and Basis of Bearings

RECORD OF SURVEY

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AS DESCRIBED IN
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MARIN COUNTY RECORDS
CITY OF TIBURON

MARIN COUNTY CALIFORNIA
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LAND SURVEYOR
SONOMA, CALIFORNIA

APN 54-172-33

PARADISE DRIVE

CONCRETE WALK

Tie to Astronomic North by solar observation 0° 13' 18"

SCALE 1" = 5'

J.P.

AERIAL 14" ± SB

57.27 Calc. (55 ± 815-OR-4)

N 64° 10' E 119.86'

AC PAVEMENT

1.9

1.4'

new spiral staircase

new wood deck

6.25 Calc. (southwesterly 74.00' ± 861-OR-44)

building encroaches 0.7'

WOOD PARKING DECK

14.78'

EAVE

CONCRETE SEA WALL

LINE CAPRICE RESTAURANT

N 41° 59' W 97.09'

CANTILEVERED 0.2'

N 41° 59' W 64.64'

CAPRICE RESTAURANT

#2000 PARADISE DRIVE

KIRBY'S GALLEY

I.N. 96-051250

(FORMERLY 815-OR-4)

BUILDING LINE

CONCRETE FOUNDATION

2.8'

0.8'

DAVIS

I.N. 87-74546

(FORMERLY 861-OR-44)

COVERED ENCLOSURE

MULTI-STORY APARTMENT BUILDING

#2002 PARADISE DRIVE

(FORMERLY 612 - OR - 485)

CANTILEVERED BUILDING

0.8'

DETAIL B

See Sheet One for Notes, Legend and Basis of Bearings

RECORD OF SURVEY

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SONOMA, CALIFORNIA

Revised June 9, 1997 - as-built location of spiral staircase

APN 54-172-33

SHEET 3 OF 3