



**LEGAL DESCRIPTION**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF MARIN, CITY OF BELVEDERE TIBURON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF COMMUNITY ROAD AND THE SOUTHEASTERLY LINE OF LOT 20, AS SHOWN UPON "MAP OF LAGOON SUBDIVISION NO. 5, BELVEDERE, MARIN COUNTY, CALIFORNIA," FILED FOR RECORD NOVEMBER 21, 1950 IN VOLUME 7 OF MAPS, AT PAGE 22, MARIN COUNTY RECORDS; RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF COMMUNITY ROAD ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 35° 00' EAST 200 FEET FROM SAID POINT OF COMMENCEMENT, WITH A RADIUS OF 200 FEET, A CENTRAL ANGLE OR 17° 00' A DISTANCE OF 59.341 FEET AND SOUTH 72° 00' EAST TANGENT TO THE PRECEDING CURVE 211.325 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; RUNNING THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF COMMUNITY ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 72° EAST 20 FEET, SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF 300 FEET, A CENTRAL ANGLE OF 40° 09' 30" A DISTANCE OF 210.268 FEET AND SOUTH 31° 50' 30" EAST TANGENT TO THE PRECEDING CURVE 250 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE OF COMMUNITY ROAD AND RUNNING NORTH 50° 09' 30" EAST 188.548 FEET; THENCE NORTH 19° WEST 36.007 FEET; THENCE NORTH 40° 00' WEST 153 FEET; THENCE NORTH 10° 00' WEST 118 FEET; THENCE NORTH 4° 00' EAST 210 FEET; THENCE NORTH 40° 00' WEST 57 FEET; THENCE SOUTH 84° 00' WEST 61 FEET; THENCE SOUTH 40° 00' WEST 151 FEET; THENCE SOUTH 61° 00' WEST 102 FEET; THENCE NORTH 74° 00' WEST 38.338 FEET TO A LINE DRAWN NORTH 18° EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 18° WEST ALONG THE LAST MENTIONED LINE SO DRAWN 119.392 TOOT TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RICHARDSON BAY LAND COMPANY, A CORPORATION, RECORDED APRIL 7, 1953 IN BOOK 798 OF OFFICIAL RECORDS, AT PAGE 539, MARIN COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO BELVEDERE LAND COMPANY, A CORPORATION, BY DEED RECORDED NOVEMBER 27, 1953 IN BOOK 838 OF OFFICIAL RECORDS, AT PAGE 56, MARIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO BELVEDERE LAND COMPANY, A CORPORATION, BY DEED RECORDED DECEMBER 21, 1956 IN BOOK 1081 OF OFFICIAL RECORDS, AT PAGE 320, MARIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ANDREW E. ANDREW E. ALLEN AND HOWARD B. ALLEN, TRUSTEES FOR THE BENEFIT OF RICHARDSON BAY LAND COMPANY, A CORPORATION, BY QUITCLAIM DEED RECORDED DECEMBER 11, 1979 IN BOOK 3653 OF OFFICIAL RECORDS, AT PAGE 440, MARIN COUNTY RECORDS.

**PARCEL TWO:**

BEGINNING AT A POINT ON THE EXTERIOR BOUNDARY LINE OF THE PARCEL DESCRIBED IN THE DEED TO HOWARD B. ALLEN, ET UX, RECORDED JANUARY 23, 1951 IN BOOK 676 OF OFFICIAL RECORDS, AT PAGE 364, MARIN COUNTY RECORDS; THENCE NORTH 04° 00' EAST 53.006 FEET FROM THE SOUTHERLY EXTREMITY OF THE COURSE NORTH 04° 00' EAST 210 FEET, WHICH FORMS A PORTION OF THE EXTERIOR BOUNDARY LINE OF THE PARCEL DESCRIBED IN SAID DEED REFERRED TO ABOVE; THENCE SOUTH 04° 00' WEST ALONG THE EXTERIOR BOUNDARY LINE OF THE PARCEL DESCRIBED 53.000 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 10° 00' EAST CONTINUING ALONG THE EXTERIOR BOUNDARY LINE OF SAID PARCEL 27.029 FEET; THENCE SOUTH 82° 00' WEST 65.244 FEET; THENCE NORTH 70° 00' WEST 33 FEET TO A POINT; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 84° 15' EAST 420 FEET FROM THE LAST MENTIONED POINT, WITH A RADIUS OF 420 FEET, A CENTRAL ANGLE OF 13° 36' A DISTANCE OF 99.795 FEET TO A POINT WHICH IS DISTANT NORTH 85° 00' WEST 67.884 FEET AND NORTH 57° 00' WEST 30 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 57° 00' EAST 30 FEET; THENCE SOUTH 85° 00' EAST 67.884 FEET TO THE POINT OF BEGINNING.

**PARCEL THREE:**

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF COMMUNITY ROAD AND THE SOUTHEASTERLY LINE OF LOT 20, AS SHOWN UPON "MAP OF LAGOON SUBDIVISION NO. 5, BELVEDERE, MARIN COUNTY, CALIFORNIA," RECORDED NOVEMBER 21, 1950 IN VOLUME 7 OF MAPS, AT PAGE 22, MARIN COUNTY RECORDS; RUNNING THENCE SOUTHEASTERLY ALONG THE PROPOSED NORTHEASTERLY LINE OF COMMUNITY ROAD THE FOLLOWING COURSES AND DISTANCES:

SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 35° 00' EAST 200.000 FEET FROM THE SAID POINT OF COMMENCEMENT, WITH A RADIUS OF 200.000 FEET, A CENTRAL ANGLE OF 17° 00' 00", AN ARC DISTANCE OF 59.341 FEET, SOUTH 72° 00' 00" EAST, TANGENT TO THE PRECEDING CURVE 231.325 FEET AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE WITH A RADIUS OF 300.000 FEET, A CENTRAL ANGLE OF 16° 57' 42", AN ARC DISTANCE OF 88.811 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTHEASTERLY ALONG THE SAID PROPOSED NORTHEASTERLY LINE OF COMMUNITY ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 34° 57' 42" WEST 300.000 FEET FROM THE SAID TRUE POINT OF BEGINNING, WITH A RADIUS OF 300.000 FEET, A CENTRAL ANGLE OF 23° 11' 48", AN ARC DISTANCE OF 121.457 FEET AND SOUTH 31° 50' 30" EAST 131.123 FEET; THENCE LEAVING THE SAID PROPOSED NORTHEASTERLY LINE OF COMMUNITY ROAD AND RUNNING EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF 18.000 FEET, A CENTRAL ANGLE OF 115° 43' 10", AN ARC DISTANCE OF 36.354 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, TANGENT TO THE PRECEDING CURVE, WITH A RADIUS OF 46.000 FEET, A CENTRAL ANGLE OF 63° 39' 00", AN ARC DISTANCE OF 51.101 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING CURVE, WITH A RADIUS OF 454.000 FEET, A CENTRAL ANGLE OF 27° 02' 51", AN ARC DISTANCE OF 214.319 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, TANGENT TO THE PRECEDING CURVE, WITH A RADIUS OF 20.000 FEET, A CENTRAL ANGLE OF 117° 31' 28", AN ARC DISTANCE OF 41.024 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING CURVE, WITH A RADIUS OF 834.000FEET, A CENTRAL ANGLE OF 60° 44' 30", AN ARC DISTANCE OF 98.132 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, TANGENT TO THE PRECEDING CURVE, WITH A RADIUS OF 12.000 FEET, A CENTRAL ANGLE OF 120° 05' 31", AN ARC DISTANCE OF 25.152 FEET TO THE POINT OF BEGINNING.

**EXCEPTIONS**

THE FOLLOWING EXCEPTIONS ARE LISTED IN OLD REPUBLIC TITLE COMPANY, ORDER NO: 0224052401-AN, DATED JULY 20, 2020.

- 14 A PACIFIC GAS AND ELECTRIC EASEMENT FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND WIRES, CABLES, PIPELINES, CONDUITS AND OTHER RELATED FIXTURES IN THE DOCUMENT RECORDED SEPTEMBER 28, 1951 AS BOOK 710, AT PAGE 39 UNDER RECORDER'S SERIAL NUMBER 16508.
- 15 A PACIFIC GAS AND ELECTRIC EASEMENT FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND CONDUITS, RISER PIPES, AND OTHER STRUCTURES APPARATUS AND EQUIPMENT IN THE DOCUMENT RECORDED APRIL 7, 1954 AS BOOK 859, AT PAGE 324 UNDER RECORDER'S SERIAL NUMBER 6305.

ITEMS 1-13, 16-23 CONTAIN ITEMS REGARDING TAXES, LIENS, TERMS AND CONDITIONS, CC&R'S AND OTHER MATTERS. SEE TITLE REPORT FOR PARTICULARS.

**LEGEND**

Symbol	Description	Symbol	Description
---	BOUNDARY	N.T.S	NOT TO SCALE
- - - - -	BOUNDARY OFFSITE	R/W	RIGHT OF WAY
---	CENTERLINE OF STREET		
---	BOUNDARY TIE		
---	EXISTING EASEMENT AS NOTED		
●	FOUND 5/8" REBAR WITH CAP MARKED "PLS 7053" PER PENDING RECORD OF SURVEY BY LINDA CARRUTHERS		
○	FOUND CENTERLINE STREET MONUMENT (2" BRASS DISK STAMPED 7053 PER 2003 M 83) UNLESS OTHERWISE NOTED		
ⓧ	EXCEPTION		

**NOTES**


1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. FIELD BOUNDARY SURVEYS PERFORMED IN SEPTEMBER AND OCTOBER OF 2020.
3. BEARINGS SHOWN ARE STATE PLANE COORDINATES BEARINGS. THERE IS A 01°23'39" MAPPING ANGLE TO ACHIEVE BEARINGS AS SHOWN ON 7 M 1 OF THE LAGOON SUBDIVISION NO. 5 AND DEED BEARINGS.
3. A RECORD OF SURVEY IS BEING PREPARED AS PORTIONS OF THE SURVEY HAVE NEVER BEEN MAPPED BEFORE REQUIRING A RECORD OF SURVEY PER 8762 OF THE PROFESSIONAL LAND SURVEYORS ACT. RECORD OF SURVEY WILL BE SUBMITTED TO MARIN COUNTY WITHIN 90 DAYS OF RELEASING THIS EXHIBIT.

Rev	Date	Description	Designed	Drawn	Checked
-	10/13/20	SUBMITTED TO CLIENT		BJH	JLW

**CSW ST2**  
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City	Belvedere
County	Marin
State	California

MALLARD POINT  
 BOUNDARY EXHIBIT  
 THOMPSON DORFMAN

Prepared Under the Direction of:  Sheet **1/1**  
 Scale: 1" = 30'  
 Date: 10/13/20  
 Project Number: 2010091.01  
 Plan File: -

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