



Scale: 1"=40'

Surveyor's Statement

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act at the request of Jose Alvarez in July, 2010.

R. Lee Hixson Date
P.L.S. 4806
Expires: 9/30/2010

County Surveyor's Statement

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this ___ day of ___, 2010.

Gary T. Lippincott, PLS 334
Yuba County Surveyor
(Expires: 6/30/2012)
Date: _____

Recorder's Statement

Filed this ___ day of ___, 2010 at ___ m.,
in Book ___ of Record of Surveys, at Page ___
at the request of Jose Alvarez.

Terry A. Hansen
Yuba County Recorder
By: _____ Deputy Fee: _____
Document No.: _____

Record of Survey

for
Jose C. Alvarez

A Portion of Lot 2 in Block 9, Range D
as shown on the Official Map of the City
of Marysville, approved on March 22, 1856,
on file in the Office of the County Recorder,
City of Marysville, Yuba County, California

July, 2010

Sheet 1 of 2

Legend

- set 5/8" rebar & plastic cap "LS 4806"
- ⦿ set PK nail and 1 1/2" brass washer stamped "LS 4806" in asphalt road
- found standard City disc in monument well per R1; or as described otherwise
- ⚡ found nail & brass tag, "RCE 28998" per R2
- M measured data
- ()R record data (see Record References below)
- Z— indicates common ownership

Basis of Bearings

The bearing for the centerline of 9th Street on this map is identical to the bearing for that same line as shown on R1, namely, N 83°44'58" E, as determined by the four found monuments shown hereon.

Centerline Resolution Notes

There are no known maps from either Caltrans or the City that locate the centerline of 9th Street, other than R3 which is essentially only graphically useful, so the centerline was placed using a split of the curbs. The northerly end of the C St. centerline is based on a split of the curbs at the SE and SW corners of the intersection. The northerly end of the D St. centerline was similarly positioned using a curb split at the SE and SW corners of the intersection.

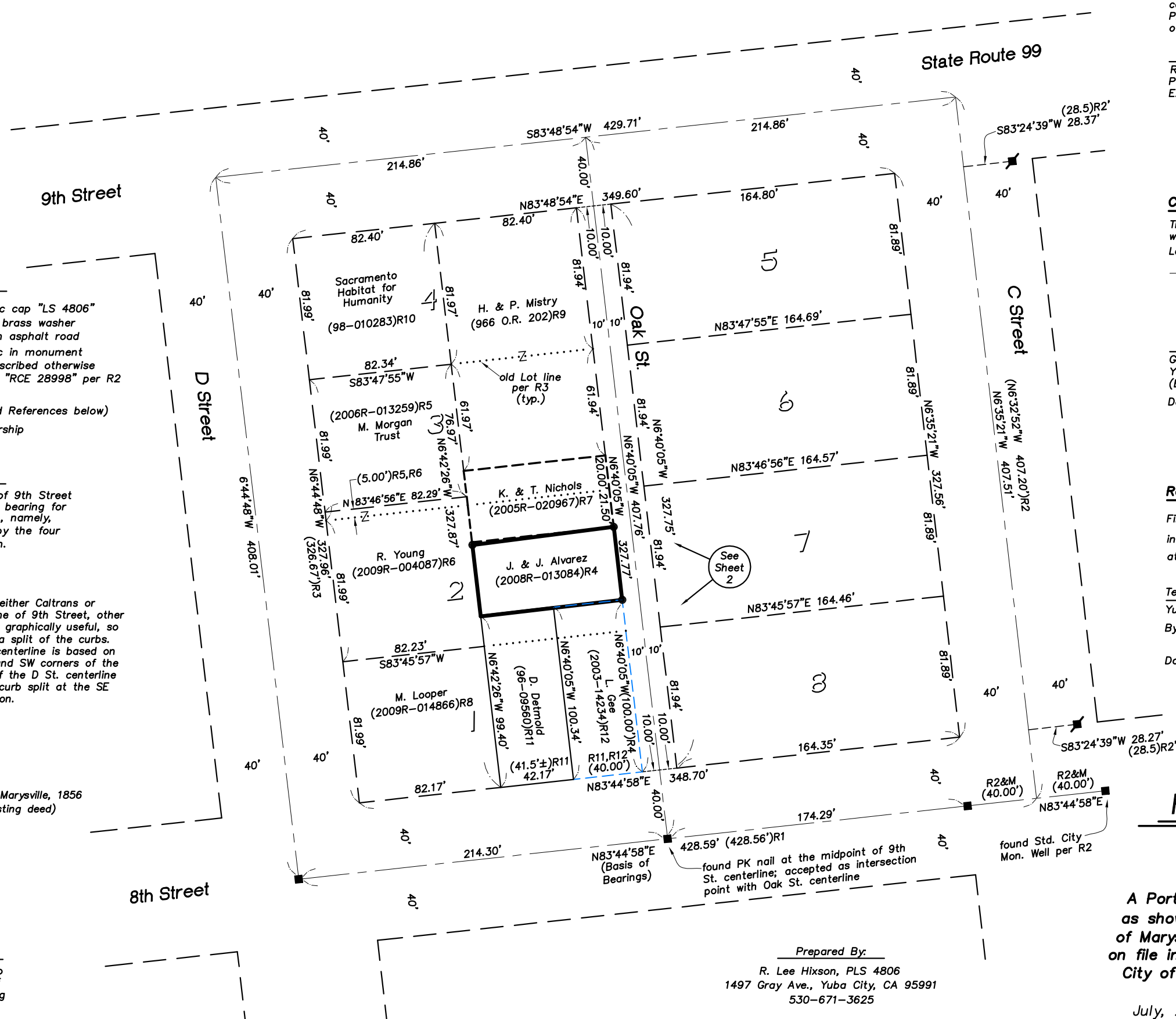
Record References

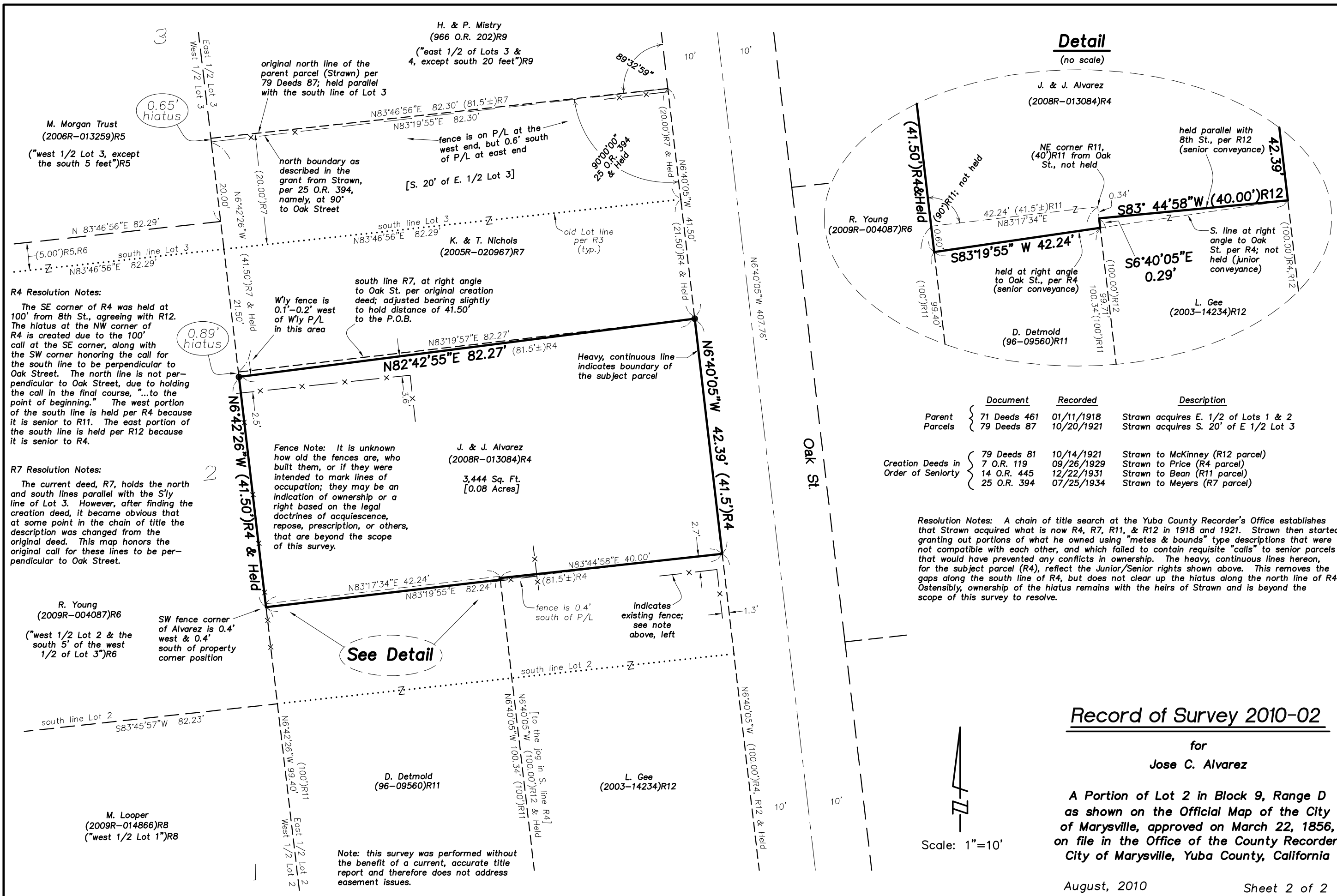
- R1 24 Maps 4
- R2 74 Maps 45
- R3 Official Map of the City of Marysville, 1856
- R4 2008R-013084 (Alvarez vesting deed)
- R5 2006R-013259
- R6 2009R-004087
- R7 2005R-020967
- R8 2009R-014866
- R9 966 O.R. 202
- R10 98-010283
- R11 96-09560
- R12 2003-14234

Purpose of Survey

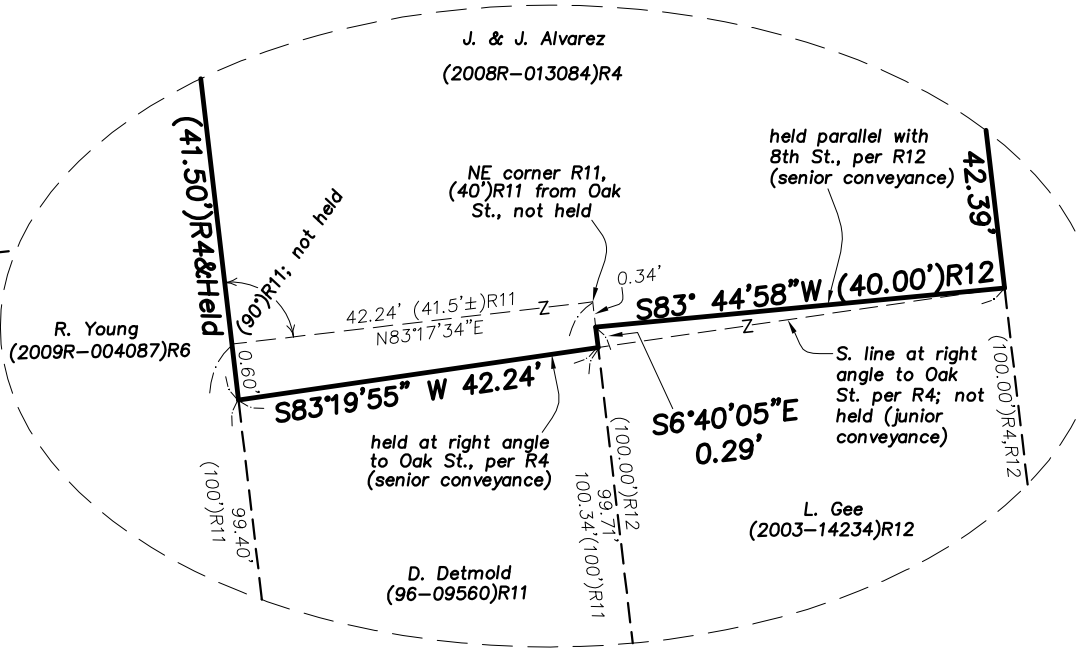
The purpose of this survey is to set monuments at 3 corners of the Alvarez parcel per the vesting deed, R4.

Prepared By:
R. Lee Hixson, PLS 4806
1497 Gray Ave., Yuba City, CA 95991
530-671-3625





Detail
(no scale)



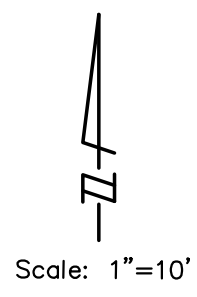
| | Document | Recorded | Description |
|--------------------------------------|--------------|------------|---------------------------------------|
| Parent Parcels | 71 Deeds 461 | 01/11/1918 | Strawn acquires E. 1/2 of Lots 1 & 2 |
| | 79 Deeds 87 | 10/20/1921 | Strawn acquires S. 20' of E 1/2 Lot 3 |
| Creation Deeds in Order of Seniority | 79 Deeds 81 | 10/14/1921 | Strawn to McKinney (R12 parcel) |
| | 7 O.R. 119 | 09/26/1929 | Strawn to Price (R4 parcel) |
| | 14 O.R. 445 | 12/22/1931 | Strawn to Bean (R11 parcel) |
| | 25 O.R. 394 | 07/25/1934 | Strawn to Meyers (R7 parcel) |

Resolution Notes: A chain of title search at the Yuba County Recorder's Office establishes that Strawn acquired what is now R4, R7, R11, & R12 in 1918 and 1921. Strawn then started granting out portions of what he owned using "metes & bounds" type descriptions that were not compatible with each other, and which failed to contain requisite "calls" to senior parcels that would have prevented any conflicts in ownership. The heavy, continuous lines hereon, for the subject parcel (R4), reflect the Junior/Senior rights shown above. This removes the gaps along the south line of R4, but does not clear up the hiatus along the north line of R4. Ostensibly, ownership of the hiatus remains with the heirs of Strawn and is beyond the scope of this survey to resolve.

Record of Survey 2010-02

for
Jose C. Alvarez

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R4 Resolution Notes:

The SE corner of R4 was held at 100' from 8th St., agreeing with R12. The hiatus at the NW corner of R4 is created due to the 100' call at the SE corner, along with the SW corner honoring the call for the south line to be perpendicular to Oak Street. The north line is not perpendicular to Oak Street, due to holding the call in the final course, "...to the point of beginning." The west portion of the south line is held per R4 because it is senior to R11. The east portion of the south line is held per R12 because it is senior to R4.

R7 Resolution Notes:

The current deed, R7, holds the north and south lines parallel with the S'y line of Lot 3. However, after finding the creation deed, it became obvious that at some point in the chain of title the description was changed from the original deed. This map honors the original call for these lines to be perpendicular to Oak Street.

Fence Note: It is unknown how old the fences are, who built them, or if they were intended to mark lines of occupation; they may be an indication of ownership or a right based on the legal doctrines of acquiescence, repose, prescription, or others, that are beyond the scope of this survey.

See Detail

Note: this survey was performed without the benefit of a current, accurate title report and therefore does not address easement issues.