

Vicinity Map
Not to Scale

LEGEND

- 5/8" Rebar & 1-1/2" Aluminum Cap, Stamped "LA STEVENS PLS 6649" per ()2
- Defunct Historic Lot Lines per ()1

REFERENCES

- ()1 5 RM 44, "Map of Bolinas Beach"
- ()2 2018 RS 88, "Record of Survey Lands of Lyons" by L.A. Stevens & Associates, Inc.

NOTES

Lot dimensions shown hereon are taken directly from Reference ()2 or calculated therefrom.

Tremp and Pollak acquired an undivided 69.9% interest in AP 192-172-25 by I.N. 2004-51909. They acquired the remaining 30.1% interest in tranches by the following deeds: I.N. 2005-88596, I.N. 2006-26265, I.N. 2008-55389 and I.N. 2009-01193.

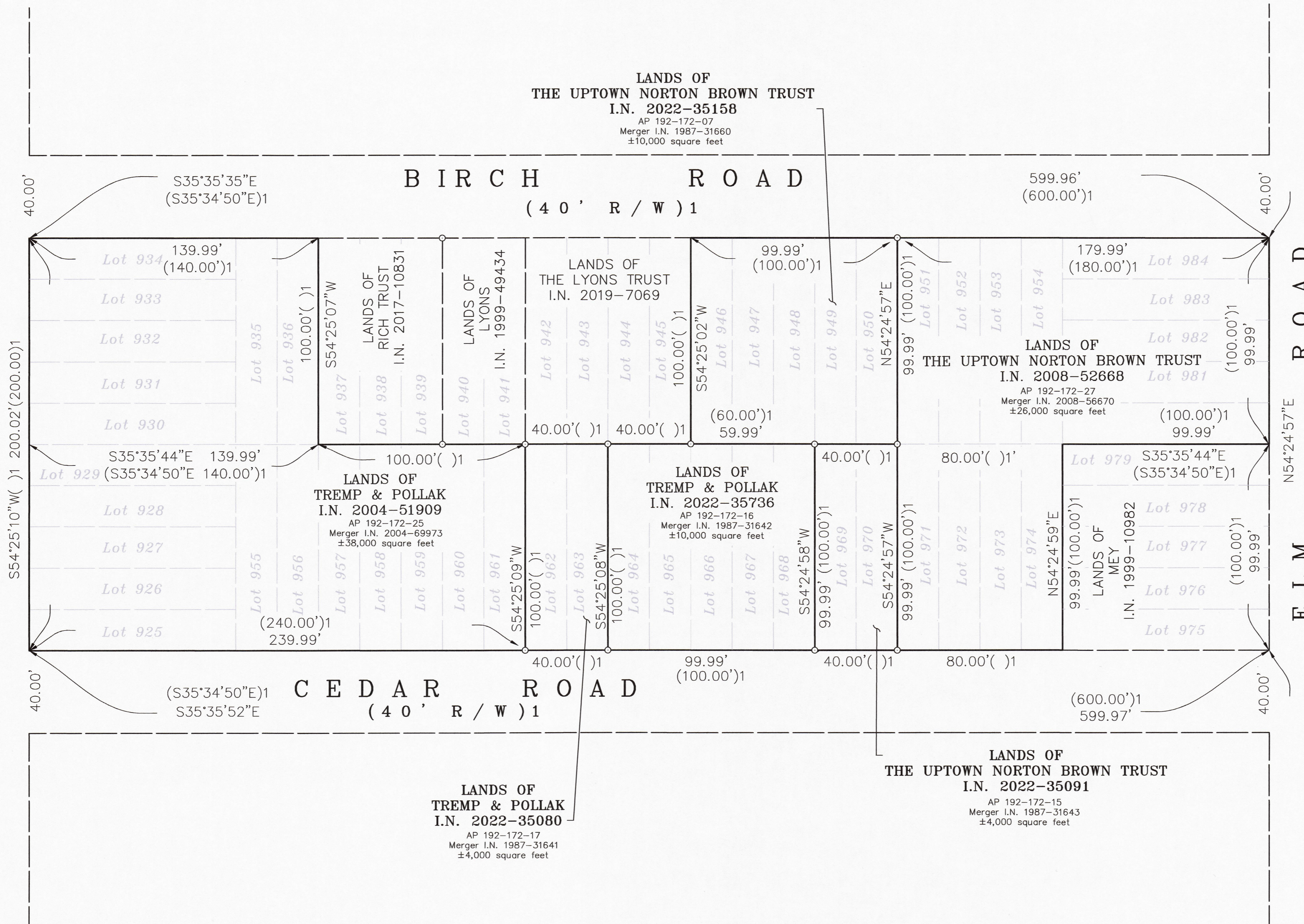
Tremp/Pollak

Individual Parcel Areas Before Merger & LLA:
 AP 192-172-16, I.N. 2022-35736, ±10,000 square feet
 AP 192-172-17, I.N. 2022-35080, ±4,000 square feet
 AP 192-172-25, I.N. 2004-51909, ±38,000 square feet
 Combined Area After Merger: ±52,000
 Parcel B Final Area After LLA: ±46,000
 Zoning: C-RA-B2
 APs 192-172-16, -17 and -25 will first be merged into a single parcel of ±52,000 square feet. Transfer parcel T-1, measuring ±6,000, will then be transferred to the Uptown Norton Brown Trust.

The Uptown Norton Brown Trust

Individual Parcel Areas Before Merger & LLA:
 AP 192-172-07, I.N. 2022-35158, ±10,000 square feet
 AP 192-172-15, I.N. 2022-35091, ±4,000 square feet
 AP 192-172-27, I.N. 2008-52668, ±26,000 square feet
 Combined Area After Merger: ±40,000 square feet
 Parcel A Final Area After LLA: ±46,000 square feet
 Zoning: C-RA-B2
 APs 192-172-07, -15 and -27 will first be merged into a single parcel of ±40,000 square feet. Transfer parcel T-1, measuring ±6,000, will then be transferred from Tremp and Pollak.

ALDER DRIVE (60' R/W)1



ELM ROAD (40' R/W)1

LANDS OF
THE UPTOWN NORTON BROWN TRUST
I.N. 2022-35158
AP 192-172-07
Merger I.N. 1987-31660
±10,000 square feet

BIRCH ROAD
(40' R/W)1

LANDS OF
TREMPP & POLLAK
I.N. 2004-51909
AP 192-172-25
Merger I.N. 2004-69973
±38,000 square feet

LANDS OF
TREMPP & POLLAK
I.N. 2022-35736
AP 192-172-16
Merger I.N. 1987-31642
±10,000 square feet

LANDS OF
THE UPTOWN NORTON BROWN TRUST
I.N. 2008-52668
AP 192-172-27
Merger I.N. 2008-56670
±26,000 square feet

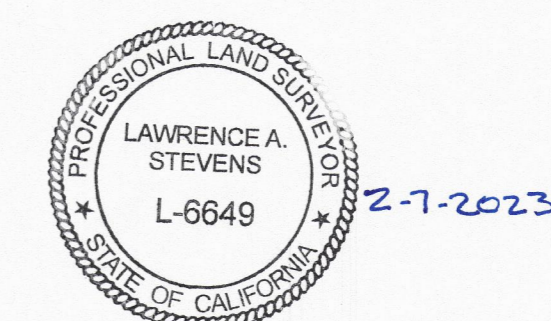
LANDS OF
TREMPP & POLLAK
I.N. 2022-35080
AP 192-172-17
Merger I.N. 1987-31641
±4,000 square feet

LANDS OF
THE UPTOWN NORTON BROWN TRUST
I.N. 2022-35091
AP 192-172-15
Merger I.N. 1987-31643
±4,000 square feet

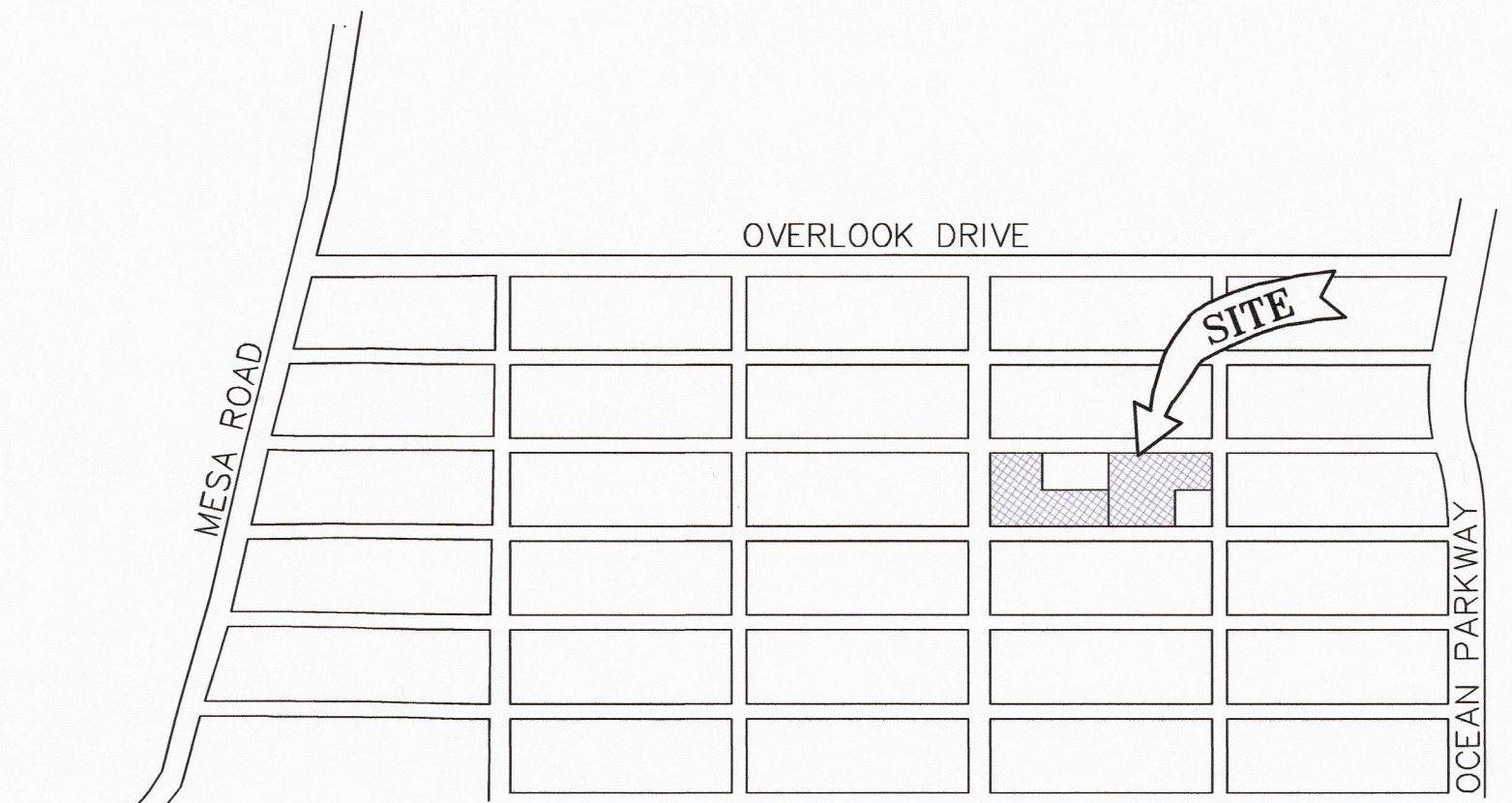
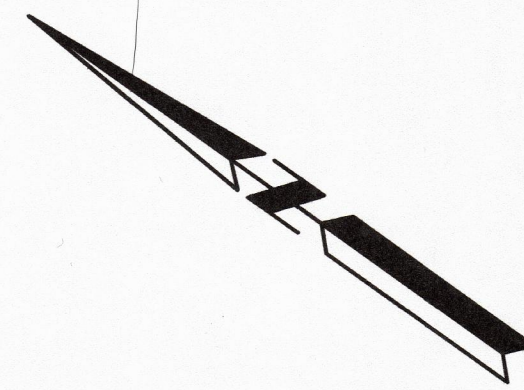
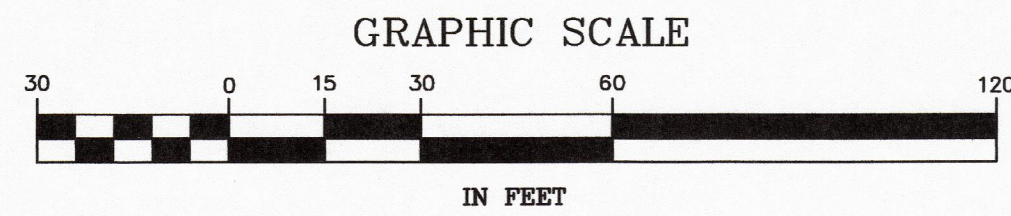
CEDAR ROAD
(40' R/W)1

EXISTING CONDITIONS
FOR
LOT MERGER &
LOT LINE ADJUSTMENT

LANDS OF DIETER H. TREMP & LAUREN H. POLLAK (I.N. 2004-51909, I.N. 2022-35080, I.N. 2022-35736)
 LANDS OF THE UPTOWN NORTON BROWN TRUST (I.N. 2008-52668, I.N. 2022-35091, I.N. 2022-35158)



BOLINAS COUNTY OF MARIN STATE OF CALIFORNIA
 FEBRUARY 2023 SCALE: 1" = 30'
 L.A. Stevens & Associates, Inc.
 Professional Land Surveyors * (415) 382-7713
 7 Commercial Blvd. Suite 1 * Novato, California 94949



Vicinity Map
Not to Scale

LEGEND

- 5/8" Rebar & 1-1/2" Aluminum Cap, Stamped "LA STEVENS PLS 6649" per ()2
- Defunct Historic Lot Lines per ()1
- Parcel T-1 Parcel To Be Transferred from Pollak & Tremp to the Uptown Norton Brown Trust, and To Be Described in the Approval of Lot Line Adjustment Application Document

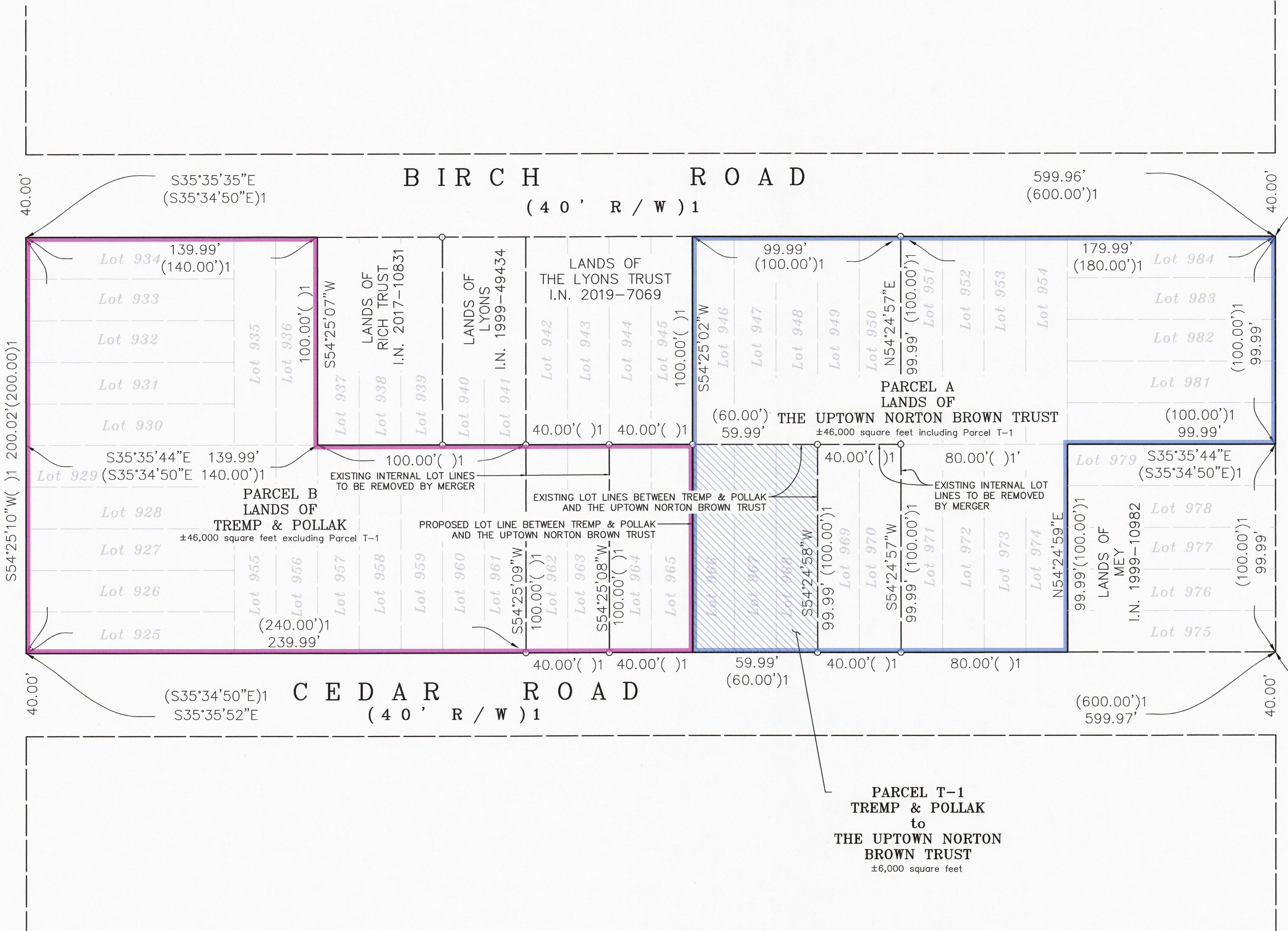
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NOTES

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- Tremp/Pollak
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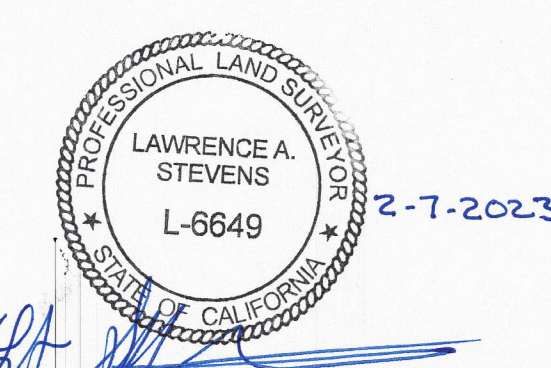
ELM ROAD (40' R/W)1

**PARCEL T-1
TREMP & POLLAK
to
THE UPTOWN NORTON
BROWN TRUST**
±6,000 square feet

**PROPOSED CONDITIONS
FOR
LOT MERGER &
LOT LINE ADJUSTMENT**

LANDS OF **DIETER H. TREMP & LAUREN H. POLLAK** (I.N. 2004-51909), (I.N. 2022-35080), (I.N. 2022-35736)

LANDS OF **THE UPTOWN NORTON BROWN TRUST** (I.N. 2008-52668), (I.N. 2022-35091), (I.N. 2022-35158)



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