

Lot Line Adjustment Site Map

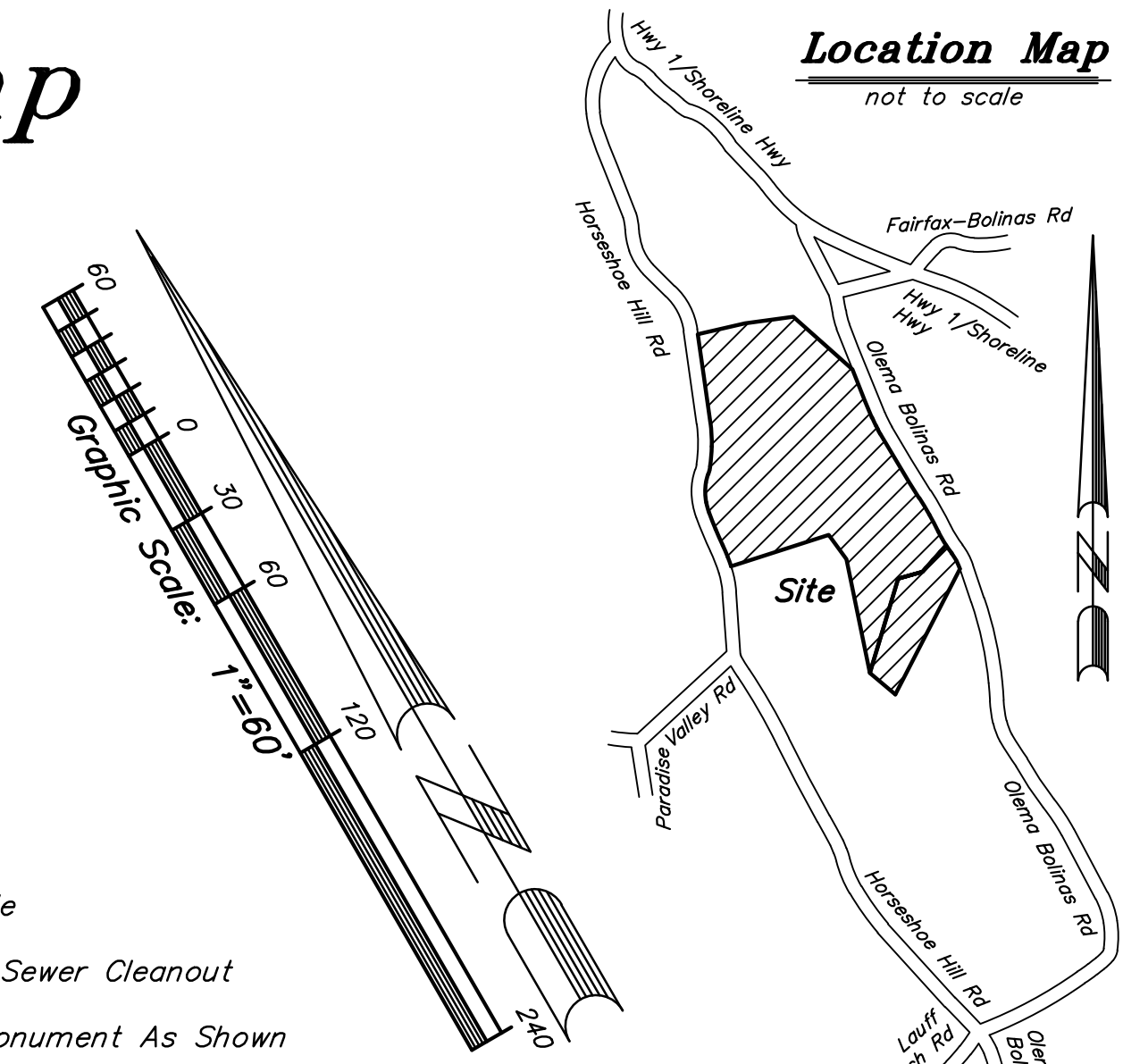
Between The Lands Of Bright & Lands Of Mornell
 1015 Olema Bolinas Road & 480 Horseshoe Hill Road, Bolinas, Ca.
 Assessor's Parcel Number 188-140-19 & 188-140-29

General Notes

Property lines shown hereon are based upon a field survey performed by Adobe Associates, Inc., in 2023 and are based upon found iron pipe monuments and record information from that map "Record of Survey" recorded on July 29, 2022 in Book 2022 of Maps at Page 136, Marin County Records.

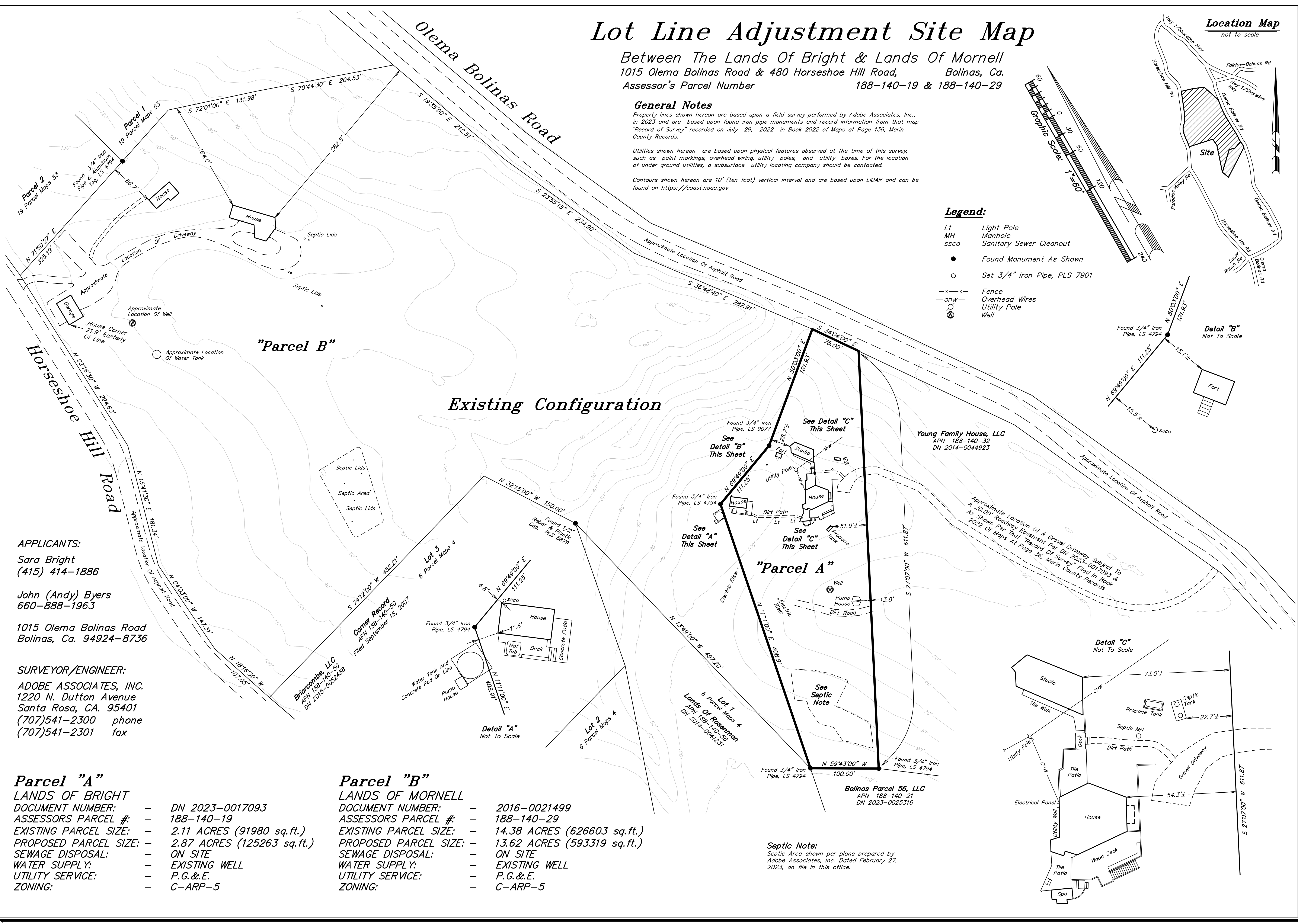
Utilities shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Contours shown hereon are 10' (ten foot) vertical interval and are based upon LIDAR and can be found on <https://coast.noaa.gov>



Legend:

- Lt Light Pole
- MH Manhole
- ssco Sanitary Sewer Cleanout
- Found Monument As Shown
- Set 3/4" Iron Pipe, PLS 7901
- x-x- Fence
- ohw- Overhead Wires
- Utility Pole
- ⊗ Well



APPLICANTS:
 Sara Bright
 (415) 414-1886
 John (Andy) Byers
 660-888-1963
 1015 Olema Bolinas Road
 Bolinas, Ca. 94924-8736

SURVEYOR/ENGINEER:
 ADOBE ASSOCIATES, INC.
 1220 N. Dutton Avenue
 Santa Rosa, CA. 95401
 (707)541-2300 phone
 (707)541-2301 fax

Parcel "A"
 LANDS OF BRIGHT
 DOCUMENT NUMBER: — DN 2023-0017093
 ASSESSORS PARCEL #: — 188-140-19
 EXISTING PARCEL SIZE: — 2.11 ACRES (91980 sq.ft.)
 PROPOSED PARCEL SIZE: — 2.87 ACRES (125263 sq.ft.)
 SEWAGE DISPOSAL: — ON SITE
 WATER SUPPLY: — EXISTING WELL
 UTILITY SERVICE: — P.G.&E.
 ZONING: — C-ARP-5

Parcel "B"
 LANDS OF MORNELL
 DOCUMENT NUMBER: — 2016-0021499
 ASSESSORS PARCEL #: — 188-140-29
 EXISTING PARCEL SIZE: — 14.38 ACRES (626603 sq.ft.)
 PROPOSED PARCEL SIZE: — 13.62 ACRES (593319 sq.ft.)
 SEWAGE DISPOSAL: — ON SITE
 WATER SUPPLY: — EXISTING WELL
 UTILITY SERVICE: — P.G.&E.
 ZONING: — C-ARP-5

Septic Note:
 Septic Area shown per plans prepared by Adobe Associates, Inc. Dated February 27, 2023, on file in this office.

No.	Date	Description	Approved

adobe associates, inc.
 civil engineering & land surveying & wastewater
 1220 N. Dutton Ave., Santa Rosa, CA. 95401
 P. (707) 541-2300 F. (707) 541-2301
 Website: www.adobeinc.com
 "A Service You Can Count On!"

Ann R. Smith
 Ann R. Smith, PLS 7901

Site Map

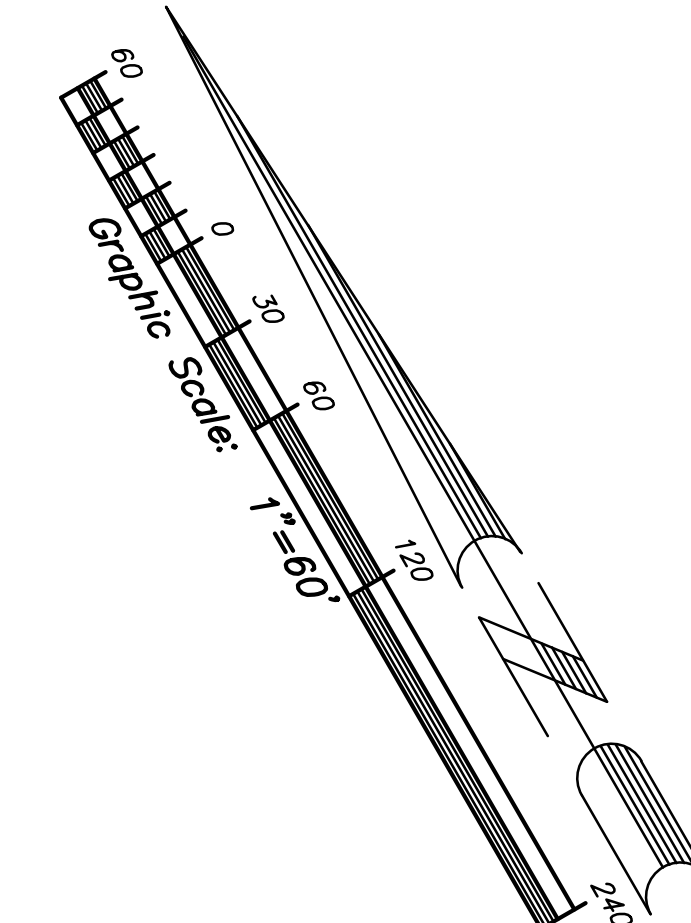
Lot Line Adjustment

Scale: 1" = 60'
 Date: November 10, 2023
 Design by: ARS
 Drawn by: SLM
 Checked by: ARS/Jaggs

Sheet
1
 of 2 sheets
 Job No. 22143

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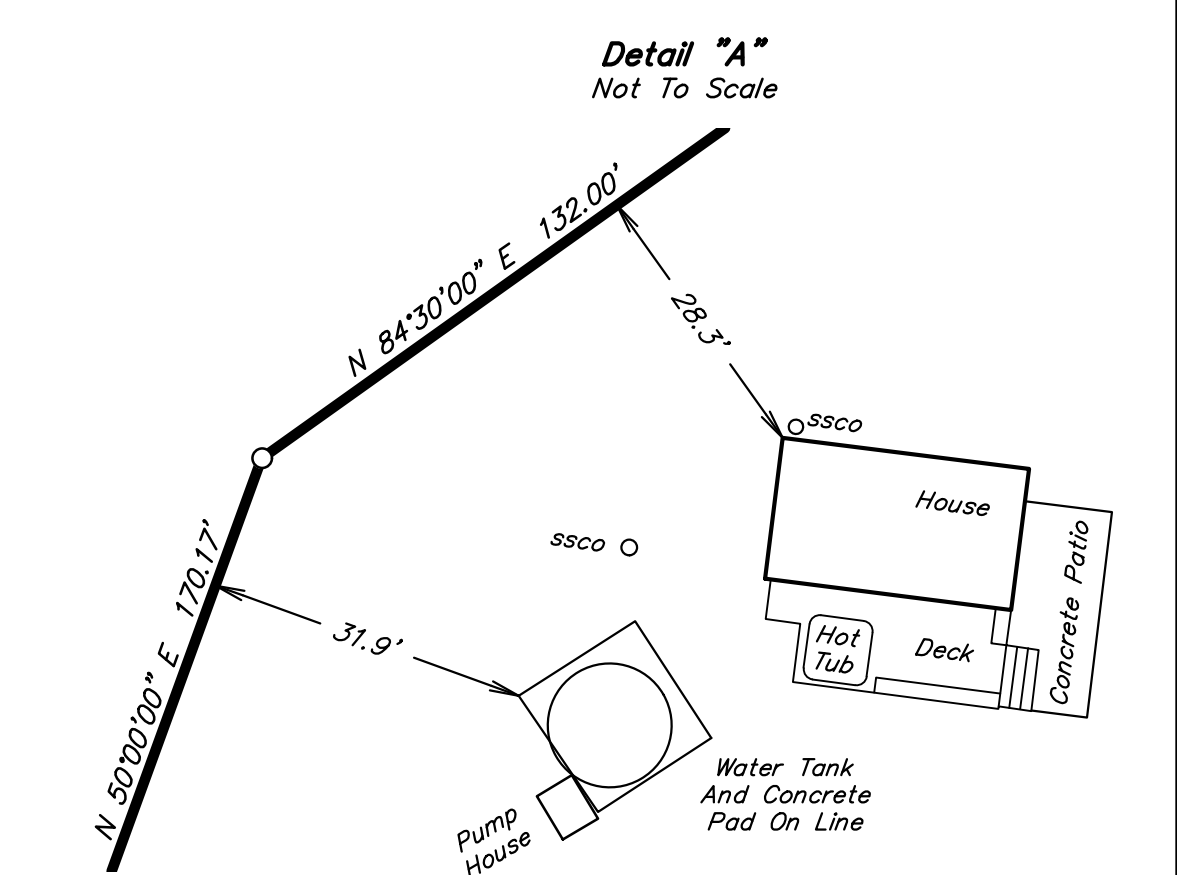
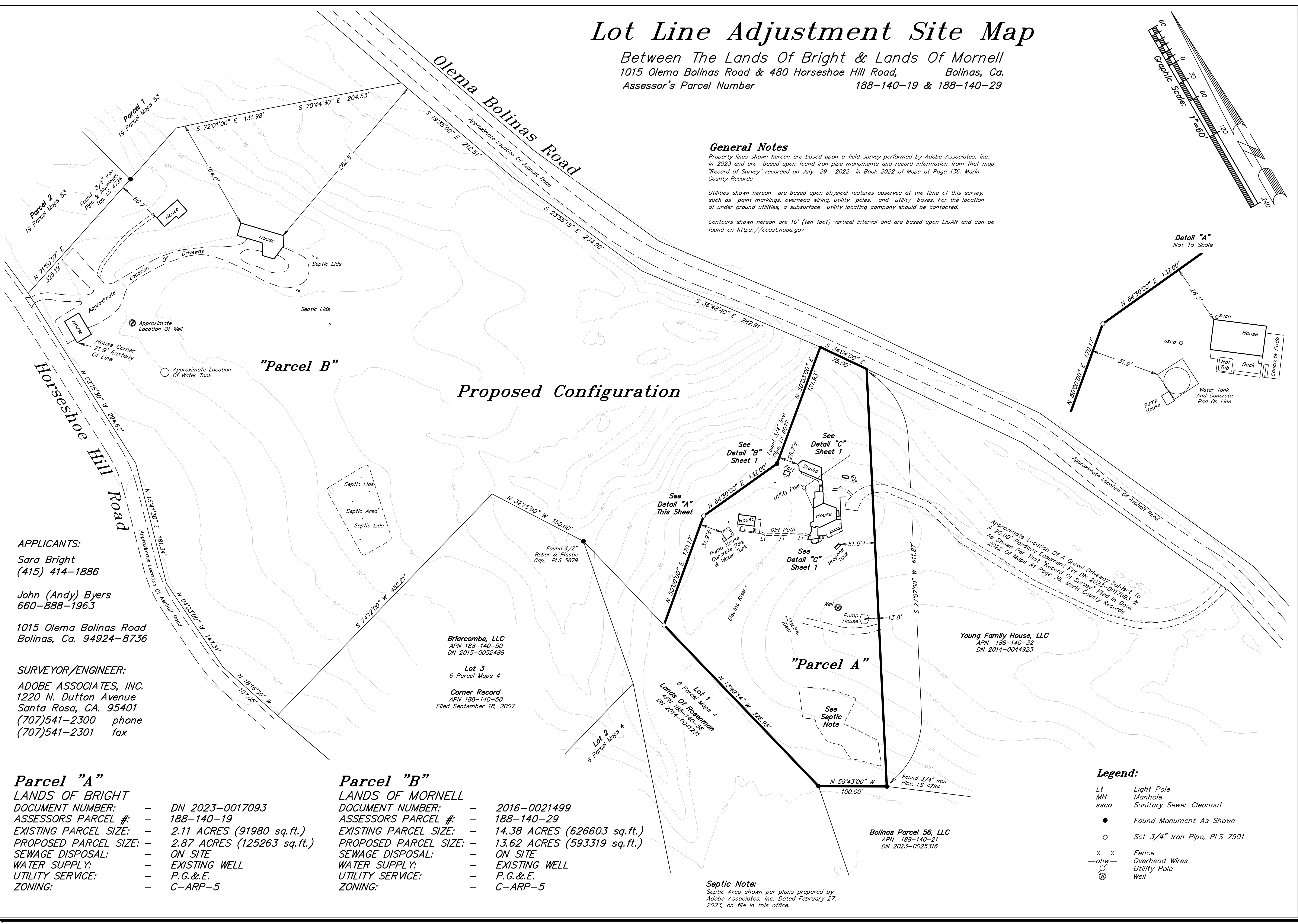


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Briarcombe, LLC
 APN 188-140-50
 DN 2015-0052488

Lot 3
 6 Parcel Maps 4

Corner Record
 APN 188-140-50
 Filed September 18, 2007

Lot 1
 6 Parcel Maps 4
 Lands Of Roseman
 APN 188-140-50
 DN 2014-0041231

Bolinas Parcel 56, LLC
 APN 188-140-21
 DN 2023-0025316

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 Septic Area shown per plans prepared by Adobe Associates, Inc. Dated February 27, 2023, on file in this office.

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 ADAM R. SMITH
 No. 17901
 STATE OF CALIF.

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File: T:\2022 PROJECTS\22143\Map\Adobe-Survey\22143-LLA-Site Map.dwg Time: Nov 10, 2023 11:10am