

RECORDING REQUESTED BY AND  
WHEN RECORDED PLEASE MAIL TO:

Town of San Anselmo  
525 San Anselmo Avenue  
San Anselmo, CA 94960

Record without fee  
per Gov. Code § 27383

(SPACE ABOVE FOR RECORDER'S USE ONLY)

### NOTICE OF MERGER

NOTICE IS HEREBY GIVEN that pursuant to Government Code Section 66499.20.3 and San Anselmo Municipal Code Section 10-3.2715 all of that real property described in EXHIBIT "A" and depicted as Assessor's Parcel Numbers 007-131-10 and 007-131-46 in EXHIBIT "B", which the Town of San Anselmo considers to be a single building site, is hereby merged and made wholly into one single lot as described in EXHIBIT "C" and depicted in EXHIBIT "D".

The property owner of record hereby acknowledges consent to the above described lot merger. It is the express intent of the property owner, by the recordation of this document, to extinguish any underlying parcels.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Michael Weiss  
Weiss Construction Corporation, A California Corporation

MERGER APPROVED AND CERTIFIED BY TOWN OF SAN ANSELMO:

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Sean Condry, Director of Public Works  
Town of San Anselmo

## EXHIBIT "A"

### LEGAL DESCRIPTION

Tract 1 and Tract Two  
Lands of Weiss Construction Corporation

All that certain real property situated in the Town of San Anselmo, County of Marin, State of California, being a portion of Lot 13 of that certain map entitled "Rosenthal Tract, being Subdivision 3, Sunnyside Tract" filed for record June 4, 1906 in Book 2 of Maps, Page 58, Marin County Records,

**Being that certain parcel of land** conveyed from W.W. Healey, a single man, to L.E. Olsen and Jeanne A. Olsen, his wife, by Grant Deed, filed for record June 13, 1951 in Marin County Official Records as Book 697, Page 29;

**Excepting Therefrom** all that certain real property conveyed from L.E. Olsen and Jeanne A. Olson, his wife, to Juanita Lusk, by Grant Deed, filed for record April 24, 1953 in Marin County Official Records as Book 802, Page 82;

said Tract shown as "Tract One" on "Exhibit B" attached hereto, and made a part hereof, containing approximately 14,945 sq.ft.

**Also Being that certain parcel of land** conveyed from Ethel Turner to Juanita Lusk, by Grant Deed, filed for record June 18, 1952 in Marin County Official Records as Book 748, Page 265;

**Excepting Therefrom** all that certain real property conveyed from James H. Drake, to Linda Ann Reuther, by Grant Deed, as "Parcel One", filed for record February 1, 1977 in Marin County Official Records as Book 3148, Page 431;

**Subject To** a 12" easement for Water Pipes along the Easterly line, per 1871 OR 88;

said Tract shown as "Tract Two" on "Exhibit B" attached hereto, and made a part hereof, containing approximately 15,740 sq.ft.

**Also Excepting Therefrom, any portions of Tract One, and Tract Two,** thereof included within the boundaries of "Laurel Ave" as shown upon that certain Map entitled "Map of Laurel Canyon Subdivision", filed for Record December 17, 1985 in Book 19 of Maps, Page 72, Marin County Records;

**Also Subject To, any portions of Tract One, and Tract Two,** thereof included within the boundaries of a 40 foot road known as "Hilda Avenue".



PoB....Point of Beginning  
 PoC....Point of Commencement

PoC  
 NE cor.  
 Lot 13  
 2 Rm 58

Lands of Woodward  
 DN 2007-063664  
 AP#007-131-66

NOTE: Bearings of 570 OR 134  
 have been rotated 18' CCW to  
 match those of 2 RM 58; Also,  
 bearings of 19 RM 72 have been  
 rotated 1°20'22" CC to match  
 those of DN 1985-028514 &  
 DN 2014-009268

Lands of Huebner/Inoue  
 DN 2008-008886  
 AP#007-131-09

Lands of Pedersen  
 DN 2003-115774  
 AP#007-131-74

SW cor.  
 Lands of Lusk  
 802 OR 82

SE cor.  
 Lands of Reuther  
 3148 OR 431

PoB - Tract 1:  
 SE cor.  
 Lands of Lusk  
 802 OR 82

Tract Two  
 Lands of Weiss  
 DN 2014-009268  
 AP#007+131-46

Tract One  
 Lands of Weiss  
 DN 2014-009268  
 AP#007-131-10

Lands of  
 Bitner/Sanchez  
 DN 2012-038330  
 AP#007-131-41

(E)12" Water Pipe Emnt.,  
 To Be Extinguished by Q/C

NE'ly 37'± to  
 SW'ly cor.  
 118 Dds. 44',  
 per 177 Dds. 226  
 N69°34'00"E 37.04'

N'ly line of 40'Rd.,  
 177 Dds. 226,  
 570 OR 134

W'ly line Lands  
 of Liederman,  
 118 Dds. 44

E'ly line Lands  
 of Liederman,  
 118 Dds. 44

N'ly Line  
 40'Rd. per  
 570 OR 134

N'ly Line 40'R/W  
 Hilda Ave.

N71°33'00"E  
 (N71°51'E, 570 OR 134)  
 Q Line 40'Rd.  
 per 570 OR 134

Q Line  
 40'Rd. per  
 177 Dds. 226

N'ly Line  
 Laurel Ave. per  
 19 RM 72 &  
 DN 1985-028514

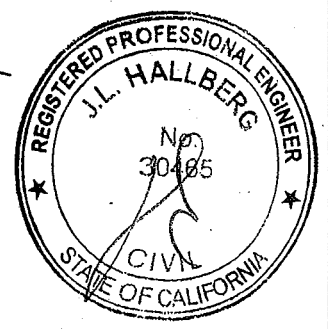
SW cor.  
 12 RM 61



Scale: 1" = 40'

Lands of Kelley  
 DN 1999-015521  
 AP#007-131-70

Lands of  
 Williams/Broderick  
 DN 2010-032061  
 AP#007-131-20



Note: All distances are in feet and decimals thereof.

SHEET	1	OF	1
SCALE:	1" = 40'	DESIGN:	PR
DATE:	Nov 2014	DRAWN:	PR
FILE:	2014-026	CHECKED:	J.L.H

J.L. ENGINEERING  
 CIVIL ENGINEERS-LAND SURVEYORS  
 1539 4th ST., SAN RAFAEL, CA. 94901 (415) 457-6647

Exhibit "B"

Lands Of Weiss, Prior to Lot-Line Elimination  
 APN 007-131-10, San Anselmo, Marin County, CA

## EXHIBIT "C"

### LEGAL DESCRIPTION

After Lot-Line Elimination

Lands of Weiss Construction Corporation

All that certain real property situated in the Town of San Anselmo, County of Marin, State of California, being a portion of Lot 13 of that certain map entitled "Rosenthal Tract, being Subdivision 3, Sunnyside Tract" filed for record June 4, 1906 in Book 2 of Maps, Page 58, Marin County Records,

**Being those certain parcels of land** conveyed from Juanita Lusk to Leonard E. Olsen and Jeanne A. Olsen, his wife, by Grant Deed, filed for record October 15, 1964 in Marin County Official Records as Book 1871, Page 88, **And** conveyed from Ethel Turner to Juanita Lusk, by Grant Deed, filed for record June 18, 1952 in Marin County Official Records as Book 748, Page 265;

**Excepting Therefrom** all that certain real property conveyed from L.E. Olsen and Jeanne A. Olson, his wife, to Juanita Lusk, by Grant Deed, filed for record April 24, 1953 in Marin County Official Records as Book 802, Page 82;

**Also Excepting Therefrom** all that certain real property conveyed from James H. Drake, to Linda Ann Reuther, by Grant Deed, as "Parcel One", filed for record February 1, 1977 in Marin County Official Records as Book 3148, Page 431;

**Also Excepting Therefrom** any portion thereof included within the boundaries of "Laurel Ave" as shown upon that certain Map entitled "Map of Laurel Canyon Subdivision", filed for Record December 17, 1985 in Book 19 of Maps, Page 72, Marin County Records;

**And Subject To** any portion thereof included within the boundaries of a 40 foot road known as "Hilda Avenue";

said Parcel on "Exhibit D" attached hereto, and made a part hereof, containing approximately 30,660 sq.ft..



PoB...Point of Beginning  
PoC....Point of Commencement

NE cor.  
Lot 13  
2 Rm 58

N80°10'00"E 166.70'

66.70'

100.00'

Lands of Woodward  
DN 2007-063664  
AP#007-131-66

Lands of Huebner/Inoue  
DN 2008-008886  
AP#007-131-09

Lands of Pedersen  
DN 2003-115774  
AP#007-131-74

NOTE: Bearings of 570 OR 134  
have been rotated 18' CCW to  
match those of 2 RM 58; Also,  
bearings of 19 RM 72 have been  
rotated 1°20'22" CC to match  
those of DN 1985-028514 &  
DN 2014-009268

SW cor.  
Lands of Lusk  
802 OR 82

SE cor,  
Lands of Reuther  
3148 OR 431

S15°00'00"E  
100.00'

S17°30'00"E 100.00'

S79°54'00"W 113.64'

S79°54'00"W 104.34'

217.98'

(E)12" Water Pipe Esmt.,  
To Be Extinguished

S09°50'00"E 119.31'  
(N09°32'E, 570 OR 134)

N17°30'00"W 148.72'

Lands of  
Bitter/Sanchez  
DN 2012-038330  
AP#007-131-41

Lands of Weiss  
DN 2014-009268  
AP#007-131-10,46

N'y Line  
40'Rd. per  
570 OR 134

N'y Line 40'R/W  
Hilda Ave.

23.32'  
N71°33'00"E  
(N71°51'E, 570 OR 134)  
C Line 40'Rd.  
per 570 OR 134

S78°45'00"E 90.18'

N73°15'00"E 61.24'

S87°06'00"E 58.80'

14.54'  
N49°15'00"E

N'y Line  
Laurel Ave. per  
19 RM 72 &  
DN 1985-028514

SW cor.  
12 RM 61

Lands of Kelley  
DN 1999-015521  
AP#007-131-70

Lands of  
Williams/Broderick  
DN 2010-032061  
AP#007-131-20



Scale: 1" = 40'

Note: All distances are in feet and decimals thereof.

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J.L. ENGINEERING  
CIVIL ENGINEERS-LAND SURVEYORS  
1539 4th ST., SAN RAFAEL, CA. 94901 (415) 457-6647

Exhibit "D"

Lands After Lot-Line Elimination  
APN 007-131-10,46, San Anselmo, Marin County, CA

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
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his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
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paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)