



Point Reyes National Seashore

Docket Number: 3

SPRING ON 150' X 150' PLOT

Preliminary Docket Information

DOCKET INFORMATION FORM

Compiled by: Alexa Kreiling Date: 10/29/2024
 Initial Docket Information Form ☒ Amendment # (1,2,3 ...)
 Includes Confidential Content ☐

Park Unit: PORE Docket #: 003 Docket Title Spring on 150' x 150' Plot

Docket Type:

Select all applicable: ☐ PC/V (pre-code/vested) ☐ APP (appropriative) ☐ RIP (riparian)
☐ FRR (federal reserved right) ☐ PWR (public water reserve) ☒ ACQ (acquired)
☐ GW (groundwater) ☐ Own (ownership) ☐ Other

Region:

☐ NER & NCR ☐ IMR
☐ SER ☐ MWR
☐ IMR ☒ PWR
☐ AKR

Source:

☐ Groundwater ☒ Spring (When recognized by the State as separate from groundwater and surface water)
☐ Surface Water
☐ Direct Diversion ☐ Diversion to Storage ☐ Instream Flow
 Name:

State: CA
 County: Marin

Owner: US National Park Service (As listed by the State)

Application #: Date:

Permit #: Date Issued:

License / Certificate #: Priority Date:

Ruling/Order/Decree #: Date Issued:

Quantity: Rate: Duty:
 Units: ☐ cfs ☐ gpm ☐ afy ☐ other Units: ☐ cfs ☐ gpm ☐ afy ☐ other

Use(s): ☐ Domestic ☐ Livestock ☐ Irrigation ☐ Municipal ☐ Industrial/Commercial ☐ Wildlife ☐ Instream ☐ other

POD Name / Location: ☐ Multiple PODs (see water right)

Qtr: Qtr: Sec: T: R: PM:

Latitude: Longitude:

UTM , Datum:

POU Name / Location: ☐ Multiple POU's (see water right)

Qtr: Qtr: Sec: T: R: PM:

Latitude: Longitude:

UTM , Datum:

Narrative / Remarks:

Enter short narrative in the space below, attach additional page(s) as needed.

03 HISTORY

Point Reyes National Seashore

SPRING ON 150' X 150' PLOT

Land History

Application No. 68366

Total Fee for Title Search Examination
and Title Insurance: \$ 1,094.00

AMOUNT: \$ 300,000.00

Policy No. 43443 OWNERS TITLE INSURANCE POLICY

TRANSAMERICA TITLE INSURANCE COMPANY

a corporation of the State of California herein called the Company,
for a valuable consideration, paid for this Policy of Title Insurance,
does hereby insure

THE UNITED STATES OF AMERICA

herein called the Insured, against loss or damage not exceeding
\$ 300,000.00 dollars, which Insured shall sustain by reason of
title to the land described in Schedule C being vested at the
date hereof otherwise than as stated in Schedule A, or by reason
of any defect in, or lien or encumbrances on said title, at the date
hereof, other than defects, liens, encumbrances and other matters
shown in Schedule B, all subject, however, to the exceptions and
conditions hereto annexed, which exceptions and conditions together
with Schedules A, B, and C are hereby made a part of this Policy.

SCHEDULE A

ON June 29, 1965 at 12:20 p.m.
property is vested in:

, the title to the insured

THE UNITED STATES OF AMERICA

SCHEDULE A

- ✓ 1. Rights and Agreements contained in Agreement between Millard R. Ottinger and James J. Cooper, et ux, recorded April 30, 1951 in Liber 691 of Official Records at page 136, Marin County Records.
2. An easement for roadway and utility purposes granted by M. R. Ottinger to the following parties:
 - a) California Pacific Title Company, recorded in Liber 1349 of Official Records at page 384
 - b) Arneil R. Yeaton, recorded in Liber 1356 of Official Records at page 290, and recorded in Liber 1275 of Official Records at page 614.
 - c) Sayles A. Turney, et al, recorded in Liber 1356 of Official Records at page 294
 - d) Robert Denkmann Marshall, recorded in Liber 1356 of Official Records at page 297, Marin County Records.(The interest of the said grantee has not been examined at this time.)
3. The Conditions as set forth in a Grant Deed from M. R. Ottinger to Leland S. Murphy, et al, recorded March 31, 1960 in Liber 1356 of Official Records at page 303, Marin County Records.
- ✓ 4. The easements ^{ASB} and the right to take water from a spring as set forth in a Deed to Edward Gilbert Vrable, et ux, by Deed recorded July 22, 1960 in Liber 1384 of Official Records at page 271, Marin County Records.
5. The easements reserved in a Deed from Drakes Bay Land Co., to David S. Adams, et ux, recorded June 15, 1961 in Liber 1470 of Official Records at page 500, Marin County Records.
- ✓ 6. The easements and the right to take water granted to Helen E. Gray by Deed recorded June 15, 1961 in Liber 1470 of Official Records at page 511, Marin County Records.
7. An easement for roadway, 60 feet in width, granted to Drakes Bay Land Co., by Deed recorded January 24, 1962 in Liber 1535 of Official Records at page 611 and re-recorded January 23, 1962 in Liber 1544 of Official Records at page 181, Marin County Records.
8. An easement for roadway and utility purposes, granted to John J. Farrar, Jr., et ux, by Deed recorded April 12, 1962 in Liber 1560 of Official Records at page 239, Marin County Records.
9. An easement for roadway and utility purposes, granted to Frederick C. Rowley, et ux, by Deed recorded October 10, 1962 in Liber 1619 of Official Records at page 447, Marin County Records.

American Title Association
U. S. Policy Form

SCHEDULE B

Showing defects, liens, encumbrances and other matters excepted from this policy and against which this Company does not insure:

1. Rights and Agreements contained in Agreement between Millard R. Ottinger and James J. Cooper, et ux, recorded April 30, 1951 in Liber 891 of Official Records at page 138, Marin County Records.
2. An easement for roadway and utility purposes granted by M. R. Ottinger to the following parties:
 - a) California Pacific Title Company, recorded in Liber 1349 of Official Records at page 384
 - b) Arneil R. Yeaton, recorded in Liber 1356 of Official Records at page 298, and recorded in Liber 1275 of Official Records at page 614.
 - c) Sayles A. Turney, et al, recorded in Liber 1356 of Official Records at page 294
 - d) Robert Denkmann Marshall, recorded in Liber 1356 of Official Records at page 297, Marin County Records.

(The interest of the said grantee has not been examined at this time.)
3. The Conditions as set forth in a Grant Deed from M. R. Ottinger to Leland S. Murphy, et al, recorded March 31, 1960 in Liber 1356 of Official Records at page 303, Marin County Records.
4. The easements and the right to take water from a spring as set forth in a Deed to Edward Gilbert Vrabie, et ux, by Deed recorded July 22, 1960 in Liber 1384 of Official Records at page 271, Marin County Records.
5. The easements reserved in a Deed from Drakes Bay Land Co., to David S. Adams, et ux, recorded June 15, 1961 in Liber 1470 of Official Records at page 500, Marin County Records.
6. The easements and the right to take water granted to Helen E. Gray by Deed recorded June 15, 1961 in Liber 1470 of Official Records at page 511, Marin County Records.
7. An easement for roadway, 60 feet in width, granted to Drakes Bay Land Co., by Deed recorded January 24, 1962 in Liber 1535 of Official Records at page 611 and re-recorded January 23, 1962 in Liber 1544 of Official Records at page 181, Marin County Records.
8. An easement for roadway and utility purposes, granted to John J. Farrar, Jr., et ux, by Deed recorded April 12, 1962 in Liber 1560 of Official Records at page 239, Marin County Records.
9. An easement for roadway and utility purposes, granted to Frederick C. Rowley, et ux, by Deed recorded October 10, 1962 in Liber 1619 of Official Records at page 447, Marin County Records.

SCHEDULE B

That certain real property situate in the County of Marin, State of California, described as follows:

Parcel 1

BEGINNING at a point on the top of the ridge between Tomales Bay and the Pacific Ocean, said point being the most Northerly corner of that certain tract of land conveyed from Leland Murphy, et ux, to Robert Marshall and Helen Marshall, his wife, by deed recorded in Volume 501, Official Records, at page 220, Marin County Records; running thence along the Northwest boundary line of said Marshall property South 36° 34' 30" West 448.05 feet, South 62° 05' 30" West 489.95 feet, South 59° 25' 30" West 895.00 feet, South 65° 02' West 219.28 feet, South 29° 09' West 172.71 feet, South 28° 39' East 153.18 feet, South 17° 34' East 39.86 feet, South 33° 17' West 179.92 feet, South 19° 31' 40" East 241.19 feet, South 0° 42' East 165.21 feet, South 22° 45' West 215.58 feet, South 25° 17' West 158.84 feet, South 29° 14' 30" West 469.96 feet, South 23° 47' West 581.29 feet, South 41° 47' West 930.99 feet, South 42° 11' 50" West 942.75 feet, South 80° 30' 20" West 592.40 feet, South 55° 05' 40" West 739.25 feet, North 53° 48' 20" West 533.29 feet, South 30° 33' 20" West 408.11 feet to a monument; thence North 84° 58' 10" West (called South 84° 58' 10" West in Marshall deed) 1026.00 feet to a monument; thence leaving said Marshall boundary South 44° 49' West 37.80 feet, North 36° 06' 30" West 703.46 feet, North 25° 44' 30" East 315.30 feet to the most Southerly corner of the property described in the deed from Leland S. Murphy, et ux, to Millard R. Ottinger, a single man, recorded July 14, 1948 in Volume 588 of Official Records, at page 462, Marin County Records; thence along the Easterly boundary line thereof, the following courses and distances: North 47° 02' 15" East 408.914 feet, North 1° 36' 13" West 244.497 feet, North 0° 32' 49" West 212.091 feet, North 7° 36' 13" East 529.845 feet, North 3° 42' 12" West 257.816 feet, North 0° 14' 30" West 80.00 feet, to the general Northwesterly boundary of that certain parcel of land conveyed by the deed from Drakes Bay Land Co. to David S. Adams, et ux, recorded June 15, 1961 in Book 1470 of Official Records, at page 500, Marin County Records; running thence along last said line North 89° 58' 40" East 250.23 feet, North 25° 30' East 610 feet, North 49° 20' East 1290 feet, North 23° 00' East 3070 feet, South 67° 00' East 2210 feet, Southeasterly 950 feet more or less to the most Westerly corner of the parcel of land described in the Deed from M. R. Ottinger to Arneil P. Yeaton, recorded May 1, 1959 in Volume 1275 of Official Records at page 614, Marin County Records, thence along the boundary of said Yeaton parcel North 39° 08' East 400 feet, South 76° 45' East 380.10 feet, South 47° 03' East 11010 feet, South 15° 51' East 326.50 feet, South 47° 53' East 1830 feet to

EXCEPTING THEREFROM that parcel described in the deed to Arneil P. Yeaton dated May 1, 1959 and recorded May 1, 1959 in Volume 1275 of Official Records, at page 614, containing 5 acres, more or less.

EXCEPTING THEREFROM that parcel of land conveyed to Edward Gilbert Vrable, et ux, by deed recorded July 22, 1960 in Liber 1384 of Official Records at page 271, Marin County Records, containing 18.6 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to Helen E. Gray by Deed recorded June 15, 1961 in Liber 1470 of Official Records at page 511, Marin County Records, containing 31 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to William F. Boyle, et ux, by Deed Recorded July 28, 1961 in Liber 1483 of Official Records at page 520, Marin County Records, containing 20 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to John J. Farrar, Jr., et ux, by Deed recorded April 12, 1962 in Liber 1560 of Official Records at page 239, Marin County Records, containing 21 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to Frederick C. Rowley, et al, by deed recorded October 10, 1962 in Liber 1619 of Official Records at page 447, Marin County Records, containing 20.7 acres, more or less.

ALSO EXCEPTING THEREFROM a parcel of land more particularly described as follows:

BEGINNING at Point A as set forth on the Deed from Robert Denkmann Marshall, et ux, to M. R. Ottinger dated March 1, 1960, recorded March 31, 1960 in Volume 1356 of Official Records at page 300, Serial Number 8324; also being the most northerly point of the parcel of land conveyed to Edward Gilbert Vrable, et ux, by deed recorded July 22, 1960 in Volume 1384 of Official Records at page 271; thence along the northerly boundary of said Vrable parcel North 87° 18' 40" West 273.78 feet, thence South 61° 41' West 404.29 feet, thence South 74° 56' West 125.75 feet, thence along the northerly line of the parcel of land conveyed to Helen E. Gray by Deed recorded June 15, 1961 in Volume 1470 of Official Records at page 511, North 86° 57' West 148.17 feet, thence North 55° 17' West 152.83 feet, thence North 19° 25' West, 154.88 feet, thence North 5° 06' East 180.52 feet, thence North 36° 30' East 325.0 feet, thence South 77° 30' East 85.0 feet, thence North 21°

10' East 148.0 feet, thence North 8° 45' West 157.0 feet, thence North 61° West 155 feet, thence South 80° 15' West, 168.0 feet, thence North 74° West 260.0 feet, thence South 79° 53' West 220.0 feet, thence South 50° 10' West 140 feet, thence South 16° 30' West 285.0 feet, thence South 35° 35' West 95.67 feet thence South 4° 19' East 175.04 feet, thence leaving said Gray parcel North 72° West 500 feet, more or less, to a line parallel with and 896 feet Southeasterly of, measured at right angles to, the line described as "North 23° 00' East 3070 feet" in the deed from Drakes Bay Land Co. to David S. Adams, et ux, recorded June 15, 1961 in Book 1470 of Official Records, at page 500, Marin County Records; running thence along said parallel line North 23° 00' East 2000 feet to the Northerly line of said Adams parcel (1470-500); running thence along said Northerly line South 67° 00' East 1314 feet, thence Southeasterly 950 feet more or less to the most Westerly corner of the parcel of land described in the deed from M. R. Ottinger to Arneil P. Yeaton, recorded May 1, 1959 in Volume 1275 of Official Records at page 614, Marin County Records,; thence along the Southwesterly line of the parcel of land described in said deed to Yeaton South 35° 45' 40" East 737.41 feet to the general easterly line of the parcel of land described in the deed to Drakes Bay Land Company, a corporation, recorded March 31, 1960 in Volume 1356 of Official Records at page 311, thence along said easterly line South 62° 05' 30" West 360 feet, more or less, thence South 59° 25' 30" West 895.0 feet to the point of beginning and containing 90 acres, more or less.

The net area of the above described land being 300 acres, more or less, all being in Marin County, California, together with hereditaments, and appurtenances thereunto belonging or in any-wise appertaining.

SCHEDULE C

The land referred to in this Policy is described as follows:

-see Exhibit 'A' attached-

EXHIBIT A

That certain real property situate in the County of Marin, State of California, described as follows:

Parcel 1

BEGINNING at a point on the top of the ridge between Tomales Bay and the Pacific Ocean, said point being the most Northerly corner of that certain tract of land conveyed from Leland Murphy, et ux, to Robert Marshall and Helen Marshall, his wife, by deed recorded in Volume 501, Official Records, at page 220, Marin County Records; running thence along the Northwest boundary line of said Marshall property South 36° 34' 30" West 448.05 feet, South 62° 05' 30" West 489.95 feet, South 59° 25' 30" West 895.00 feet, South 65° 02' West 219.28 feet, South 29° 09' West 172.71 feet, South 28° 39' East 153.18 feet, South 17° 34' East 39.86 feet, South 33° 17' West 179.92 feet, South 19° 31' 40" East 241.19 feet, South 0° 42' East 165.21 feet, South 22° 45' West 215.58 feet, South 25° 17' West 158.84 feet, South 29° 14' 30" West 469.96 feet, South 23° 47' West 581.29 feet, South 41° 47' West 930.99 feet, South 42° 11' 50" West 942.75 feet, South 80° 30' 20" West 592.40 feet, South 55° 05' 40" West 739.25 feet, North 53° 48' 20" West 533.29 feet, South 30° 33' 20" West 408.11 feet to a monument; thence North 84° 58' 10" West (called South 84° 58' 10" West in Marshall deed) 1026.00 feet to a monument; thence leaving said Marshall boundary South 44° 49' West 37.80 feet, North 36° 06' 30" West 703.46 feet, North 25° 44' 30" East 315.30 feet to the most Southerly corner of the property described in the deed from Leland S. Murphy, et ux, to Millard R. Ottinger, a single man, recorded July 14, 1948 in Volume 588 of Official Records, at page 462, Marin County Records; thence along the Easterly boundary line thereof, the following courses and distances: North 47° 02' 15" East 408.914 feet, North 1° 36' 13" West 244.497 feet, North 0° 32' 49" West 212.091 feet, North 7° 36' 13" East 529.845 feet, North 3° 42' 12" West 257.816 feet, North 0° 14' 30" West 80.00 feet, to the general Northwesterly boundary of that certain parcel of land conveyed by the deed from Drakes Bay Land Co. to David S. Adams, et ux, recorded June 15, 1961 in Book 1470 of Official Records, at page 500, Marin County Records; running thence along last said line North 89° 58' 40" East 250.23 feet, North 25° 30' East 610 feet, North 49° 20' East 1290 feet, North 23° 00' East 3070 feet, South 67° 00' East 2210 feet, Southeasterly 950 feet more or less to the most Westerly corner of the parcel of land described in the Deed from M. R. Ottinger to Arneil P. Yeaton, recorded May 1, 1959 in Volume 1275 of Official Records at page 614, Marin County Records; thence along the boundary of said Yeaton parcel North 39° 08' East 400 feet, South 76° 45' East 380.10 feet, South 47° 03' East 110.10 feet, South 15° 51' East 326.50 feet, South 47° 53' East 1830 feet to the point of beginning, containing 506.3 acres, more or less.

EXCEPTING THEREFROM that parcel described in the deed to Arneil P. Yeaton dated May 1, 1959 and recorded May 1, 1959 in Volume 1275 of Official Records, at page 614, containing 5 acres, more or less.

EXCEPTING THEREFROM that parcel of land conveyed to Edward Gilbert Vrable, et ux, by deed recorded July 22, 1960 in Liber 1384 of Official Records at page 271, Marin County Records, containing 18.6 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to Helen E. Gray by Deed recorded June 15, 1961 in Liber 1470 of Official Records at page 511, Marin County Records, containing 31 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to William F. Boyle, et ux, by Deed Recorded July 28, 1961 in Liber 1483 of Official Records at page 520, Marin County Records, containing 20 acres, more or less.

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ALSO EXCEPTING THEREFROM a parcel of land more particularly described as follows:

BEGINNING at Point A as set forth on the Deed from Robert Denkmann Marshall, et ux, to M. R. Ottinger dated March 1, 1960, recorded March 31, 1960 in Volume 1356 of Official Records at page 300, Serial Number 8324; also being the most northerly point of the parcel of land conveyed to Edward Gilbert Vrable, et ux, by deed recorded July 22, 1960 in Volume 1384 of Official Records at page 271; thence along the northerly boundary of said Vrable parcel North 87° 18' 40" West 273.78 feet, thence South 61° 41' West 404.29 feet, thence South 74° 56' West 125.75 feet, thence along the northerly line of the parcel of land conveyed to Helen E. Gray by Deed recorded June 15, 1961 in Volume 1470 of Official Records at page 511, North 86° 57' West 148.17 feet, thence North 55° 17' West 152.83 feet, thence North 19° 25' West, 154.88 feet, thence North 5° 06' East 180.52 feet, thence North 36° 30' East 325.0 feet, thence South 77° 30' East 85.0 feet, thence North 21°

10' East 148.0 feet, thence North 8° 45 ' West 157.0 feet, thence North 61° West 155 feet, thence South 80° 15' West, 168.0 feet, thence North 74° West 260.0 feet, thence South 79° 53' West 220.0 feet, thence South 50° 10' West 140 feet, thence South 16° 30' West 285.0 feet, thence South 35° 35' West 95.67 feet thence South 4° 19' East 175.04 feet, thence leaving said Gray parcel North 72° West 500 feet, more or less, to a line parallel with and 896 feet Southeasterly of, measured at right angles to, the line described as "North 23° 00' East 3070 feet" in the deed from Drakes Bay Land Co. to David S. Adams, et ux, recorded June 15, 1961 in Book 1470 of Official Records, at page 500, Marin County Records; running thence along said parallel line North 23° 00' East 2000 feet to the Northerly line of said Adams parcel (1470-500); running thence along said Northerly line South 67° 00' East 1314 feet, thence Southeasterly 950 feet more or less to the most Westerly corner of the parcel of land described in the deed from M. R. Ottinger to Arneil P. Yeaton, recorded May 1, 1959 in Volume 1275 of Official Records at page 614, Marin County Records,; thence along the Southwesterly line of the parcel of land described in said deed to Yeaton South 35° 45' 40" East 737.41 feet to the general easterly line of the parcel of land described in the deed to Drakes Bay Land Company, a corporation, recorded March 31, 1960 in Volume 1356 of Official Records at page 311, thence along said easterly line South 62° 05' 30" West 360 feet, more or less, thence South 59° 25' 30" West 895.0 feet to the point of beginning and containing 90 acres, more or less.

The net area of the above described land being 300 acres, more or less, all being in Marin County, California, together with hereditaments, and appurtenances thereunto belonging or in any-wise appertaining.

EXCEPTIONS

The Company does not, by this Policy, insure against loss by reason of:

1. Rights, easements, liens or encumbrances which are not shown by the Official Records of, (a) any county in which said land, or any part thereof, is situated, (b) the Federal Offices of the District in which said land is situated, or (c) any City in which, or adjacent to which said land is located.

2. Reservations in United States Patents; mining claims or water rights, except any mining claims or water rights, as may be determined by instruments shown by said Official Records and which clearly describe the land herein referred to or some portion thereof.

3. Any fact, right, interest or claim, adverse to or affecting the title or interest of the Insured, which a correct survey, an inspection of said land, or inquiry by the Insured of the party or parties in possession would have disclosed.

4. Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

CONDITIONS

1. The Company at its own cost shall defend the Insured in all actions or proceedings commenced against the Insured founded upon a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to the head or acting head officer of the governmental office or bureau having the administration of the property referred to herein, or any officer designated by law to receive notice of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such Insured shall promptly notify the Company thereof in writing. If such Insured shall not, in writing, so notify the Company, then all liability of the Company shall cease and terminate, provided, however, that failure so to notify shall in no case prejudice the claim of Insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall, to the extent authorized by law, secure to it the right so to prosecute or defend such action or proceeding, and all appeals therein. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.

2. The Company reserves the option to pay, settle, or compromise any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.

3. Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the Insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the Insured shall, to the extent authorized by law, transfer or cause to be transferred to the Company such rights, securities and remedies for the recovery, retention or defense thereof. If the payment does not cover the loss of the Insured, the Company shall be subrogated to such rights, securities and remedies in the proportion which said payment bears to the amount of said loss.

4. A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the Insured with all the conditions imposed on the Insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.

5. The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation required by the terms of this Policy to be carried on by the Company for the Insured, and in litigation carried on by the Insured with the

CONDITIONS con't

written authorization of the Company but not otherwise. The Company will not be liable for costs of litigation, or loss or damage, by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the Insured, or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and not of the official records referred to in Exception No. 1 and known to the Insured claiming such loss or damage either at the date of this Policy or at the date such Insured claimant acquired an estate or interest insured by this Policy, knowledge on the part of the insured being defined here as in Condition No. 1. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and payment of loss or damage to Insured shall reduce to that extent the liability of the Company to the Insured. No payment can be demanded by Insured without producing this Policy for indorsement of such payment.

6. No provision or condition of this Policy can be waived or changed except by writing indorsed hereon or attached hereto signed by the President, a Vice President, the Secretary, or an Assistant Secretary of the Company.

The date of this Policy is set forth in Schedule A

TRANSAMERICA TITLE INSURANCE COMPANY

by DANA G. LEAVITT

President

by E. J. CURRY

Assistant Secretary

GRANT DEED300 acre tract,
by exchange.

#3

THIS INSTRUMENT made the 6th day of April, in the year 1965, between David S. Adams and Alma S. Adams, his wife, the parties of the first part, and THE UNITED STATES OF AMERICA, the party of the second part.

W I T N E S S E T H

THAT the said parties of the first part, for and in consideration of the exchange of certain lands as authorized by Section 3 of the Act of September 13, 1962 (76 Stat. 538), do by these presents grant, bargain, sell, convey and confirm unto the said party of the second part and its assigns forever,

ALL of that tract of land situate and lying in the County of Marin, State of California, more particularly described on Exhibit A, attached hereto and made a part hereof.

To HAVE and to HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, and to its assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Signed and delivered in the presence of

Madelon Grechman

Madelon Grechman

(Signed)

David S. Adams

Alma S. Adams

State of California }
 County of Marin } ss

On this 6th day of Anril, in the year 1965,
 before me Madelon Grechman, a NOTARY PUBLIC in and for
 the County of Marin, State of California, residing
 therein, duly commissioned and sworn, personally appeared David S.
Adams and Alma S. Adams, known to me to be the persons whose
 names are subscribed to the within instrument and acknowledged to me that
 they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my of-
 ficial seal in said County of Marin, the day and year in this
 certificate first above written.

*Deed recorded:
 6-29-65 in Book 1955,
 Page 342, official Records,
 Marin Co., Calif.*

Madelon Grechman Madelon Grechman
 Notary Public in and for said

County of Marin

State of California

My Commission expires: 10-6-67

EXHIBIT A

That certain real property situate in the County of Marin, State of California, described as follows:

Parcel 1

BEGINNING at a point on the top of the ridge between Tomales Bay and the Pacific Ocean, said point being the most Northerly corner of that certain tract of land conveyed from Leland Murphy, et ux, to Robert Marshall and Helen Marshall, his wife, by deed recorded in Volume 501, Official Records, at page 220, Marin County Records; running thence along the Northwest boundary line of said Marshall property South 36° 34' 30" West 448.05 feet, South 62° 05' 30" West 489.95 feet, South 59° 25' 30" West 895.00 feet, South 65° 02' West 219.28 feet, South 29° 09' West 172.71 feet, South 28° 39' East 153.18 feet, South 17° 34' East 39.86 feet, South 33° 17' West 179.92 feet, South 19° 31' 40" East 241.19 feet, South 0° 42' East 165.21 feet, South 22° 45' West 215.58 feet, South 25° 17' West 158.84 feet, South 29° 14' 30" West 469.96 feet, South 23° 47' West 581.29 feet, South 41° 47' West 930.99 feet, South 42° 11' 50" West 942.75 feet, South 80° 30' 20" West 592.40 feet, South 55° 05' 40' West 739.25 feet, North 53° 48' 20" West 533.29 feet, South 30° 33' 20" West 408.11 feet to a monument; thence North 84° 58' 10" West (called South 84° 58' 10" West in Marshall deed) 1026.00 feet to a monument; thence leaving said Marshall boundary South 44° 49' West 37.80 feet, North 36° 06' 30" West 703.46 feet, North 25° 44' 30" East 315.30 feet to the most Southerly corner of the property described in the deed from Leland S. Murphy, et ux, to Millard R. Ottinger, a single man, recorded July 14, 1948 in Volume 588 of Official Records, at page 462, Marin County Records; thence along the Easterly boundary line thereof, the following courses and distances: North 47° 02' 15" East 408.914 feet, North 1° 36' 13" West 244.497 feet, North 0° 32' 49" West 212.091 feet, North 7° 36' 13" East 529.845 feet, North 3° 42' 12" West 257.816 feet, North 0° 14' 30" West 80.00 feet, to the general Northwesterly boundary of that certain parcel of land conveyed by the deed from Drakes Bay Land Co. to David S. Adams, et ux, recorded June 15, 1961 in Book 1470 of Official Records, at page 500, Marin County Records; running thence along last said line North 89° 58' 40" East 250.23 feet, North 25° 30' East 610 feet, North 49° 20' East 1290 feet, North 23° 00' East 3070 feet, South 67° 00' East 2210 feet, Southeasterly 950 feet more or less to the most Westerly corner of the parcel of land described in the Deed from M. R. Ottinger to Arneil P. Yeaton, recorded May 1, 1959 in Volume 1275 of Official Records at page 614, Marin County Records, thence along the boundary of said Yeaton parcel North 39° 08' East 400 feet, South 76° 45' East 380.10 feet, South 47° 03' East 110.10 feet, South 15° 51' East 326.50 feet, South 47° 53' East 1830 feet to the point of beginning, containing 506.3 acres, more or less.

20

EXCEPTING THEREFROM that parcel described in the deed to Thell P. Yeaton dated May 1, 1954 and recorded May 1, 1954, Volume 1275 of Official Records, at page 614, containing 5 acres, more or less.

EXCEPTING THEREFROM that parcel of land conveyed to Edward Gilbert Vrable, et ux, by deed recorded July 22, 1960 in Liber 1384 of Official Records at page 271, Marin County Records, containing 18.6 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to Helen E. Gray by Deed recorded June 15, 1961 in Liber 1470 of Official Records at page 511, Marin County Records, containing 31 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to William P. Boyle, et ux, by Deed Recorded July 28, 1961 in Liber 1483 of Official Records at page 520, Marin County Records, containing 20 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to John J. Farrar, Jr., et ux, by Deed recorded April 12, 1962 in Liber 1560 of Official Records at page 239, Marin County Records, containing 21 acres, more or less.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to Frederick C. Rowley, et al, by deed recorded October 10, 1962 in Liber 1619 of Official Records at page 447, Marin County Records, containing 20.7 acres, more or less.

ALSO EXCEPTING THEREFROM a parcel of land more particularly described as follows:

BEGINNING at Point A as set forth on the Deed from Robert Denkmann Marshall, et ux, to M. R. Ottinger dated March 1, 1960, recorded March 31, 1960 in Volume 1356 of Official Records at page 300, Serial Number 8324; also being the most northerly point of the parcel of land conveyed to Edward Gilbert Vrable, et ux, by deed recorded July 22, 1960 in Volume 1385 of Official Records at page 271; thence along the northerly boundary of said Vrable parcel North 87° 18' 40" West 273.78 feet, thence South 61° 41' West 404.29 feet, thence South 74° 56' West 125.75 feet, thence along the northerly line of the parcel of land conveyed to Helen E. Gray by Deed recorded June 15, 1961 in Volume 1470 of Official Records at page 511, North 86° 57' West 148.17 feet, thence North 55° 17' West 152.83 feet, thence North 19° 25' West, 154.88 feet, thence North 5° 06' East 180.52 feet, thence North 36° 30' East 325.0 feet, thence South 77° 30' East 85.0 feet, thence North 21°

10' East 14.0 feet, thence South 80° 15' West 150.0 feet, thence North 61° West 155 feet, thence South 80° 15' West 150.0 feet, thence North 74° West 260.0 feet, thence South 74° 33' West 220.0 feet, thence South 50° 10' West 140 feet, thence South 16° 30' West 285.0 feet, thence South 35° 35' West 95.67 feet thence South 4° 19' East 175.04 feet, thence leaving said Gray parcel North 72° West 500 feet, more or less, to a line parallel with and 896 feet Southeasterly of, measured at right angles to, the line described as "North 23° 00' East 3070 feet" in the deed from Drakes Bay Land Co. to David S. Adams, et ux, recorded June 15, 1961 in Book 1470 of Official Records, at page 500, Marin County Records; running thence along said parallel line North 23° 00' East 2000 feet to the Northerly line of said Adams parcel (1470-500); running thence along said Northerly line South 67° 00' East 1314 feet, thence Southeasterly 250 feet more or less to the most westerly corner of the parcel of land described in the deed from M. R. Ottinger to Arnell P. Yeaton, recorded May 1, 1959 in Volume 1275 of Official Records at page 614, Marin County Records; thence along the Southwesterly line of the parcel of land described in said deed to Yeaton South 35° 45' 40" East 737.41 feet to the general easterly line of the parcel of land described in the deed to Drakes Bay Land Company, a corporation, recorded March 31, 1960 in Volume 1356 of Official Records at page 311, thence along said easterly line South 62° 05' 30" West 360 feet, more or less, thence South 59° 25' 30" West 895.0 feet to the point of beginning and containing 90 acres, more or less.

The net area of the above described land being 300 acres, more or less, all being in Marin County, California, together with hereditaments, and appurtenances thereunto belonging or in any-wise appertaining.

(Recorded in Book 1955 at page 342
of Official Records of Marin County,
California, June 29, 1965)

BOOK 1470 PAGE 500

RECORDING REQUESTED BY

17716

WHEN RECORDED MAIL TO

David S. Adams
 1355 Sir Francis Drake Blvd.
 San Anselmo, California

RECORDING REQUEST OF

CALIF. PAC. TITLE CO.

AT 45 MIN. PAST 4 P.M.

JUN 15 1961

Official Records of Marin County, Calif.

N. J. Giacomini

FEE \$ 2.80 RECORDER

BOOK 1470 PAGE 500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

XXXXXXXXXXXXXXXXXXXX/

65445(7392C)

AS:r

~~Drakes Bay Land Co.~~

(CORPORATION)

DRAKES BAY LAND CO., a California

a corporation organized under the laws of the State of California

Grant to

DAVID S. ADAMS and ALMA S. ADAMS, his wife

~~REPEATEDLY~~ the real property situated in the

County

of Marin

, State of California, described as follows:

ALL THAT portion of that certain real property described in the Deed from Millard R. Ottinger to Drakes Bay Land Co., a corporation, recorded March 31, 1960 in Volume 1356 of Official Records at page 311, Marin County Records, which lies Southerly, Easterly and then Southerly of the following described line:

BEGINNING at a point on the general Westerly boundary of the parcel of land described in said deed referred to above, said point being distant thereon South 0° 14' 30" East 180.57 feet from the angle point formed by those certain courses and distances set forth as "North 0° 14' 30" West 260.57 feet" and "North 12° 59' 30" West 124.06 feet" as set forth in said deed; running thence North 89° 58' 40" East 250.23 feet, North 25° 30' East 610 feet, North 49° 20' East 1290 feet, North 23° 00' East 3070 feet, and South 67° 00' East 2210 feet; thence Southeasterly 950 feet, more or less, to the most Westerly corner of the parcel of land described in the deed from M. R. Ottinger to Arneil P. Yeaton, recorded May 1, 1959 in Volume 1275 of Official Records at page 614; thence along the Southwesterly line of the parcel of land described in said deed to Yeaton South 35° 45' 40" East 737.41 feet to the general Easterly line of the parcel of land described in said deed to Drakes Bay Land Co., above mentioned.

RESERVING THEREFROM, as an appurtenance to the remaining lands of Drakes Bay Land Company, a corporation, as described in the deed recorded March 31, 1960 in Volume 1356 of Official Records at page 311, Marin County Records, an easement of necessary width to allow construction of a 60-foot road bed of minimum grade from the top of Inverness Ridge around and below the Southwesterly side of the Yeaton property, and generally Southerly on to the existing wooden gate on the Marshall Road. Adams agrees, for himself, his successors and assigns to grant and record a legal description of this easement when a road is graded. At the option of Drakes Bay Land Co., the road may be graded around the Southeasterly side of the Yeaton property, instead, and in this event, Adams agrees, for himself, his successors and assigns, to grant and record an easement for the grading of a 60-foot road bed from the edge of the Yeaton property Southwesterly along the existing road to the existing wooden gate on the Marshall right of way.

ALSO RESERVING THEREFROM, as an appurtenance to the remaining lands of Drakes Bay Land Company, a corporation, as described in the deed recorded March 31, 1960 in Volume 1356 of Official Records at page 311, Marin County Records, an easement 10 feet in width, for roadway and utility purposes, lying Easterly of and contiguous to the following described line:

BEGINNING at a point on the general Westerly boundary of the parcel of land described in said deed referred to above, said point being distant thereon South 0° 14' 30" East 180.57 feet from the angle point formed by those certain courses and distances set forth as "North 0° 14' 30" West 260.57 feet" and "North 12° 59' 30" West 124.06 feet" as set forth in said deed; running thence South 0° 14' 30" East 80.00 feet, South 3° 42' 12" East 257.816 feet, South 7° 36' 13" West 529.845 feet, South 0° 32' 49" East 212.091 feet, South 1° 36' 13" East 244.497 feet, South 47° 02' 15" West 408.914 feet, and South 25° 44' 30" West 315.30 feet to the point of termination.

The grantees, by the acceptance of this deed, agree for themselves, their successors and assigns, that the personal easements referred to in that certain agreement for right of way executed by Millard R. Ottinger, et al, recorded March 31, 1960 in Volume 1356 of Official Records at page 316, are not and will not become appurtenant to parcel of land first hereinabove described.

In Witness Whereof said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its duly authorized officers.

Dated June 15, 1961

DRAKES BAY LAND CO.

By Benjamin P. Bonelli
President

By Jane Howard
Secretary

STATE OF CALIFORNIA
COUNTY OF
Marin

ss.

On June 15, 1961

and for said Benjamin P. Bonelli
Jane Howard

before me, the undersigned, a Notary Public in and for said County and State, personally appeared known to me to be the President, and known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its board of directors.

Madelon Grechman

Madelon Grechman

Notary Public

Commission Expires:

10-6-63

Type or Print Name of Notary

CALIFORNIA PACIFIC TITLE INSURANCE COMPANY

Grant Deed

(7392) PCN:AM
109-100-05 & 109-200-02

8328

8

MILLARD R. OTTINGER, also known as M. R. OTTINGER

Grants to

DRAKES BAY LAND COMPANY, a corporation,

the real property situated in the

County

of Marin

, State of California, described as follows:

(For description of the premises see Exhibit "A" attached hereto.)



Dated: March 31, 1960

Millard R. Ottinger
(Millard R. Ottinger)

STATE OF CALIFORNIA
COUNTY OF Marin } ss.
On March 31, 1960
before me, Margaret A. Nance, a Notary
Public in and for said Marin County and
State, personally appeared Millard R. Ottinger

known to me to be the person whose name subscribed to the
within instrument and acknowledge that he
executed the same.

Margaret A. Nance
Margaret A. Nance, Notary Public
Commission Expires: August 6, 1963

RECORDING DATA

8328

RECORDED AT REQUEST OF
CALIF. PAC. TITLE CO.
AT 10 MIN. PAST 2 P.M.

MAR 31 1960

Official Records of Marin County, Calif.

N. J. Giacomini
FEE \$ 5.20 RECORDER

BOOK 1356 PAGE 311

Exhibit "A" referred to in the deed from Millard R. Ottinger to Drakes Bay Land Company-- Page 1.

DESCRIPTION:

THAT certain real property situate in the County of Marin, State of California, described as follows:

PARCEL ONE:

BEGINNING at a point on the top of the ridge between Tomales Bay and the Pacific Ocean, said point being the most Northerly corner of that certain tract of land conveyed from Leland Murphy et ux, to Robert Marshall and Helen Marshall, his wife, by deed recorded in Volume 501, Official Records, at page 220, Marin County Records; running thence along the Northwest boundary line of said Marshall property South 36° 34' 30" West 448.05 feet, South 62° 05' 30" West 489.95 feet, South 59° 25' 30" West 895.00 feet, South 65° 02' West 219.28 feet, South 29° 09' West 172.871 feet, South 28° 39' East 153.18 feet, South 18° 34' East 39.86 feet, South 33° 17' West 179.92 feet, South 19° 31' 40" East 241.19 feet, South 0° 42' East 165.21 feet, South 22° 45' West 215.58 feet, South 25° 17' West 158.84 feet, South 29° 14' 30" West 469.96 feet, South 23° 47' West 581.29 feet, South 41° 47' West 930.99 feet, South 42° 11' 50" West 942.75 feet, South 80° 30' 20" West 592.40 feet, South 55° 05' 40" West 739.25 feet, North 53° 48' 20" West 533.29 feet, South 30° 33' 20" West 408.11 feet to a monument; thence North 84° 58' 10" West (called South 84° 58' 10" West in Marshall deed) 1026.00 feet to a monument; thence leaving said Marshall boundary South 44° 49' West 37.80 feet, North 36° 06' 30" West 703.46 feet, North 25° 44' 30" East 315.30 feet to the most Southerly corner of the property described in deed from Leland S. Murphy et ux, to Millard R. Ottinger, a single man, recorded July 14, 1948 in Volume 588 of Official Records, at page 462, Marin County Records; thence along the Easterly boundary line thereof, the following courses and distances, to-wit: North 47° 02' 15" East 408.914 feet, North 1° 36' 13" West 244.497 feet, North 0° 32' 49" West 212.091 feet, North 7° 36' 13" East 529.845 feet, North 3° 42' 12" West 257.816 feet, North 0° 14' 30" West 260.57 feet, North 12° 59' 30" West 124.06 feet, North 11° 59' 30" West 198.00 feet, North 15° 48' 30" East 386.46 feet, North 2° 57' 30" West 288.23 feet, North 2° 58' 30" East 244.53 feet, North 4° 07' 30" West 430.17 feet, North 0° 29' 30" East 191.65 feet, North 5° 57' 35" West 290.094 feet, North 5° 40' 46" East 285.267 feet, North 14° 14' 17" East 641.915 feet, North 24° 58' 55" East 669.04 feet, North 1° 50' West 87.23 feet, North 5° 10' East 192.30 feet, North 87° 51' 36" East 400.933 feet, North 57° 55' 35" East 387.863 feet, North 41° 31' 32" East 324.056 feet, North 10° 09' 47" East 197.047 feet, North 18° 10' 37" East 363.553 feet, North 40° 21' 32" East 179.331 feet, North 31° 37' 55" East 245.012 feet, North 54° 02' 42" East 420.692 feet, North 35° 31' 20" East 241.254 feet, North 12° 09' 17" East 501.853 feet, North 4° 19' 13" East 212.799 feet, North 9° 52' 07" West 414.931 feet, North 4° 06' 39" West 275.781 feet, North 13° 26' 31" East 197.368 feet, North 37° 32' 16" East 233.852 feet, North 15° 08' 29" West 1301.601 feet, North

Continued on Page 2.

77° 04' East 56.05 feet, North 6° 46' West 76.56 feet to the boundary line of the tract of land known as the Dream Farm and conveyed by the Bank of San Rafael to Bender by deed recorded in Volume 410 page 300, Marin County Records; thence along the boundary line of said Dream Farm North 67° 54' East (called North 69° 18' East in Dream Farm Deed) 152.65 feet, North 60° 24' 30" East (called North 61° 48' 30" East in Dream Farm Deed) 112.08 feet, North 61° 12' East (called North 62° 36' 30" East in Dream Farm Deed) 99.47 feet, South 88° 23' East (called South 86° 59' East in Dream Farm Deed) 132.91 feet, North 72° 54' East (called North 74° 18' East in Dream Farm Deed) 88.82 feet, South 88° 36' East (called South 87° 12' East in Dream Farm Deed) 130.63 feet, South 57° 09' 20" East (called South 55° 42' 20" East in Dream Farm Deed) 1295.93 feet, North 65° 17' 30" East (called North 67° 41' 30" East in Dream Farm Deed) 65.67 feet to the most Westerly corner of that certain tract conveyed by the Bank of San Rafael to Myer and recorded in Volume 456, Official Records, page 192; running thence along the Southwesterly line of Myer's tract, North 66° 35' East 166.54 feet, South 73° 48' 30" East 284.23 feet, South 40° 51' 30" East 277.17 feet, South 23° 25' East 221.09 feet, South 28° 55' 30" East 127.14 feet to the Northwesterly corner of that certain tract conveyed by the Marin County Abstract Company to Thompson by Deed recorded September 22, 1945 in Volume 491, page 385, Marin County Records; running thence along the Westerly line of said Thompson property and the Westerly line of that certain tract conveyed by the Marin County Abstract Company to Richardson by deed recorded January 7, 1947 in Volume 535, page 280, Marin County Records, South 1° 44' West 819.00 feet, South 13° 52' East 912.80 feet, South 12° 58' West 1248.00 feet, South 17° 23' East 410.10 feet, North 72° 34' East 210.00 feet; thence along the line fixed in that certain Agreement between the O. L. Shafter Estate Company, a corporation, and Julia Shafter Hamilton, dated February 2, 1906 and recorded February 6, 1906 by true meridian as derived from monuments referred to in said Agreement South 0° 18' East 60.20 feet, South 9° 01' West 309.50 feet, South 25° 52' West 82.50 feet, South 22° 52' West 190.20 feet, South 29° 54' East 243.40 feet, South 67° 56' East 93.20 feet, South 66° 23' East 262.20 feet, South 35° 52' East 177.40 feet, South 13° 40' East 246.00 feet, South 41° 43' East 628.70 feet, South 76° 40' East 380.10 feet, South 47° 03' East 110.10 feet, South 15° 51' East 326.50 feet, South 47° 53' East 18.30 feet to the point of beginning.

CONTAINING 985 acres, more or less.

EXCEPTING THEREFROM that portion described in the deed to Gordon Onslow-Ford et ux, dated May 4, 1956 and recorded May 4, 1956 in Volume 1025 of Official Records, at page 615.

ALSO EXCEPTING THEREFROM that portion described in the deed to Arneil P. Yeaton, dated May 1, 1959 and recorded May 1, 1959 in Volume 1275 of Official Records, at page 614.

VmCH/dc Continued on Page 3.

EXHIBIT "A" - Page 3

ALSO EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the intersection of the two calls South 12° 58' West 124.8 feet and South 17° 23' East 410.10 feet as set forth in the Deed from Robert D. Marshall et ux to M. R. Ottinger recorded November 10, 1948 in Volume 600 of Official Records of Marin County, at page 235; running thence along said easterly line South 17° 23' East 410.1 feet; thence leaving said line South 72° 34' West 800 feet; thence North 17° 23' West 1158.8 feet; thence North 72° 37' East 1237.97 feet to a point on said easterly line; thence along said line South 12° 58' West 866.79 feet to the point of beginning.

CONTAINING 25 acres more or less.

GRANTOR does further grant to the grantee all right, title and interest of the grantor in any easements of necessity or prescriptive easements that have heretofore accrued for the benefit of the land herein described over adjacent properties.

PARCEL TWO:

BEGINNING at the intersection of the two courses set forth as North 11° 58' 30" West 198 feet and North 15° 48' 30" East 386.46 feet as set forth in the deed from Robert D. Marshall et ux to M. R. Ottinger recorded November 10, 1948 in Volume 600 of Official Records, at page 235 of Marin County; running thence from said point of beginning North 15° 48' 30" East 386.46 feet and North 2° 57' 30" West 40 feet to the center line of an existing road easement; thence along said center line South 43° 32' 10" West 241.62 feet, South 8° 43' West 218 feet and South 32° 36' East 255 feet to the Westerly line of the land described in the above mentioned deed thence North 11° 59' 30" West 198 feet to the point of beginning.

intended

(continued on Page 4)

DESCRIPTION:

THAT certain real property situate in the County of Marin, State of California, described as follows:

An Easement for roadway and utility purposes described as follows:

A STRIP of land 50.0 feet in width, lying 25.0 feet to the West and 25.0 feet to the East of the following described line:

BEGINNING at a point which bears South 77° 53' West 65.10 feet, South 35° 24' West 351.12 feet, South 41° 24' 10" West 343.46 feet, South 45° 15' 50" East 198.44 feet and South 32° 25' 20" East 303.10 feet from the intersection of the two calls set forth as North 47° 02' 15" East 408.914 feet and North 1° 36' 13" West 244.497 feet in the Deed from Robert D. Marshall et ux to M. R. Ottinger recorded November 10, 1948 in Volume 600 of Official Records, at page 235, thence leaving said Point of Beginning and following the meanderings of the graded existing roadway the following courses and distances: North 32° 25' 20" West 303.10 feet, North 45° 15' 50" West 198.44 feet, North 41° 24' 10" East 343.46 feet, North 35° 24' East 351.12 feet, North 16° 26' 30" East 137.89 feet, North 11° 28' 30" West 137.60 feet, North 13° 50' 30" East 130.26 feet, North 8° 35' 30" East 77.43 feet, North 5° 35' 30" East 468.0 feet, North 0° 18' 30" West 317.31 feet, North 0° 56' 30" West 260.57 feet, North 13° 41' 30" West 124.06 feet, North 33° 18' West 255.0 feet, North 8° 00' 50" East 218.0 feet, North 42° 50' East 226.25 feet.

THE GRANTOR conveys an easement to the Grantee over only as much of the above described parcel as he presently owns.

RESERVING an easement for roadway purposes over the existing Ridge Road or its relocation along the Northerly boundary line from the Westerly boundary to the Eastern boundary of Parcel One to be appurtenant to the Grantor's remaining lands.

05 ADMIN

Point Reyes National Seashore

SPRING ON 150' X 150' PLOT

Administrative Agreements

Recorded Liber 691

Page 13

Marin Co. Records

on April 30, 1951

C O P Y

AGREEMENT, RE: WATER RIGHTS

THIS AGREEMENT made and entered into this 18th day of April, 1951, by and between MILLARD R. OTTINGER, party of the first part, and JAMES J. COOPER and ANITA M. COOPER, his wife, parties of the second part,

W I T N E S S E T H:

THAT WHEREAS, the party of the first part has agreed to sell to the parties of the second part, and the parties of the second part have agreed to buy from the party of the first part that certain real property located in the County of Marin, State of California, and more particularly described in that certain deed dated January 26, 1951, and now held in escrow by the Marin County Abstract Company, and designated by Escrow No. 88368; and

WHEREAS, there is conveyed by said deed a spring lot together with the use of the water therefrom; and

WHEREAS, it was, and is, the intention of the party of the first part to convey to the parties of the second part, and it was, and is, the intention of the parties of the second part to accept and receive from the party of the first part all rights to the use of water from other springs or creeks on the property of the party of the first part which adjoins the property above referred to as being conveyed;

NOW, THEREFORE, for and in consideration of the covenants and agreements of the parties of the second part in purchasing the above referred to real property from the party of the first part, the said party of the first part does, by these presents, give to the parties of the second part, their heirs, executors, administrators and assigns, all right to connect other springs or creeks on the property of the party of the first part lying within one mile of the spring lot referred to as being a part of the property described in the deed above referred to, only in the event, however, that the spring located on the spring lot above referred to shall become dry.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

/sgd/ Millard R. Ottinger
Party of the First Part

/sgd/ James J. Cooper

/sgd/ Anita M. Cooper
Parties of the Second Part

State of California) ss
County of Marin

On April 18, 1951, before me, CLYDE A. STEVENS, a Notary Public in and for said County and State, residing therein duly commissioned and sworn, personally appeared Millard R. Ottinger, James J. Cooper & Anita M. Cooper, his wife known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

/sgd/ Clyde A. Stevens
Notary Public

My Commission expires May 5, 1951

07 OTHER

Point Reyes National Seashore

SPRING ON 150' X 150' PLOT

Other Supporting Information

Mogilefsky

Morris
Morris

SAN FRANCISCO PLANNING AND SERVICE CENTER
Office of Land and Water Rights
450 Golden Gate Avenue, Box 36063
San Francisco, California 94102
December 15, 1966

L54-LWSSC

(PORE-WR-VARIOUS)

Memorandum

To: Assistant Director, Special Services
Attention: Chief, Branch of Water Resources

From: Supervisory Hydraulic Engineer, LWSSC

Subject: Water Right Dockets, Point Reyes

Enclosed are new water right dockets for Point Reyes, as follows:

Water Rights No. 3, Spring on 150 X 150 plot
Water Rights No. 4, Hall-Drakes Beach Lagoon
Water Rights No. 5, Alemea Creek
Water Rights No. 6, Glen Ranch
Alien Water Right No. 3, Spring lot Gray-Vrable-Boyle
Alien Water Right No. 4, Haggerty Gulch Entrance Road
Alien Water Right No. 6, Bear Creek - Olema Water System
Alien Water Right No. 7, Olema Creek - Smoot

As you will note, Alien Water Right docket 5 is not included. It should be completed within the next 30 days.

(Sgd) MANUEL MORRIS

Manuel Morris

Enclosures

cc:
Superintendent, Point Reyes w/dockets
Regional Director WR, w/o encls.

M.Morris/mj

UNITED STATES GOVERNMENT

Memorandum

TO : Manuel Morris

DATE: October 10, 1966

FROM : David Mogilefsky

SUBJECT: Land acquisition affecting Point Reyes Water Docket #3

The accompanying deeds trace title to the so-called "spring lot", a 150' by 150' plot of land containing a spring, from Millard R. Ottinger to the United States.

The deed Ottinger to Drakes Bay Land Company conveyed a 985-acre parcel, with the spring lot in the southern half. Drakes Bay Land Company to Adams was a conveyance of that portion of the 985-acre tract lying below a certain line set out in the deed. This southern portion contained the spring lot, which was still under the ownership of Drakes Bay at the time because it had specifically excepted the lot from a conveyance of the surrounding land to Edward Vrable. From this southern portion, Adams conveyed several tracts to individual private owners until he was left with a parcel of 390 acres, plus the spring lot. He then conveyed 300 of these 390 acres to the United States with a description that necessarily includes the spring lot.

It should be noted that the easement labeled "5A" on Map #4 was reserved to Drakes Bay Land Company in its deed to Vrable. Section 807 of the California Civil Code states: "In case of partition of the dominant tenement the burden must be apportioned according to the division of the dominant tenement, but not in such a way as to increase the burden upon the servient tenement." It would appear from this that after the conveyance to Adams, both Adams and Drakes Bay retained rights to use easement "5A" unless Drakes Bay is precluded from so doing by the fact that its remaining land is geographically detached from the easement. It is a matter for further study should the question ever have to be decided.

Note also that this same easement, "5A", was conveyed to Gray by Adams and was not excepted specifically from Adams' deed to the United States. All four parties (U.S., Adams, Gray and Drakes Bay), with reference to Code Section 807, above, may claim the right to use the easement. Since, as a general legal principle, the owner of the dominant estate cannot grant rights in the easement so as to increase the burden on the servient estate (Vrable), the present status of this easement is a bit hazy. This, too, is a matter for further research should a controversy develop.

David Mogilefsky



UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

District and Land Office
1414 8th St., Box 723
Riverside, California 92502

IN REPLY REFER TO:

R 05329 (7.0)
2244.5-6 (LAS)

AUG 3 1965

L1425
ADAMS
POKE

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

DECISION

David S. Adams and
Alma S. Adams
1355 Sir Francis Drake Boulevard
San Anselmo, California

Point Reyes Exchange
Application R 05329

Title to Offered Lands Accepted;
Patent to Selected Lands to Issue

Title to the lands offered in exchange by the above named applicants is satisfactory to the Government and the requirements of applicable regulations have been met. Therefore, title to the offered lands, which are described in the Notice of Publication, is hereby accepted. Title to the United States of America to the offered lands will be subject to the rights, agreements and easements as shown on Schedule A, attached hereto and made a part hereof.

Patent to the selected lands, which are described in the Notice for Publication, will be issued and sent to the above named parties in the near future. Reservation to be included in the selected lands are as follows:

1. A reservation of vested and accrued water rights under the Acts of July 26, 1866 (14 Stat. 251) and July 9, 1870 (16 Stat. 217).
2. A reservation to the United States for ditches and canals under the Act of August 30, 1890 (26 Stat. 391; 43 U.S.C. Section 945).
3. A reservation to the United States of all oil and gas and sodium deposits in the land grant, together with the right to prospect for, mine and remove same as authorized by the provisions of the Act of September 13, 1962 (76 Stat. 538).

RECEIVED		
NPS Western Regional Office		
AUG 5 - '65		
	Surname	Date
Reg. Dir.		
Asst. R.D. (RD)		
Asst. R.D. (OP)		
Asst. R.D. (CA)		
Asst. to R.D. (PA)		
Asst. (Dev)		
Asst. to R.D.		
Asst. to R.D.		

W. J. Adams 8/5
K. Harrison

The land acquired by the United States in this exchange will immediately become subject to the administration of the National Park Service, Point Reyes National Seashore, but will not become subject to appropriation under the public land laws until an appropriate order authorizing such appropriation has been issued by an authorized officer.

Charles L. Schaefer

Charles L. Schaefer
Acting Chief, Land Adjudication Section

cc: ✓ Regional Director,
Nat'l Park Svc.
450 Golden Gate Ave.
P.O. Box 36063
San Francisco, Calif. 94102 w/encl.

Superintendent, Pt. Reyes
Nat'l Seashore
Pt. Reyes, Calif. 94956 w/encl.

Board of Supervisors
Co. of Marin
San Rafael, Calif. w/encl.

Office of the Co. Assessor
Co. of San Bernardino
San Bernardino, Calif. w/encl.

R 05329 (7.0)
2244.5-6 (LAS)

MEMORANDUM FOR THE RECORD

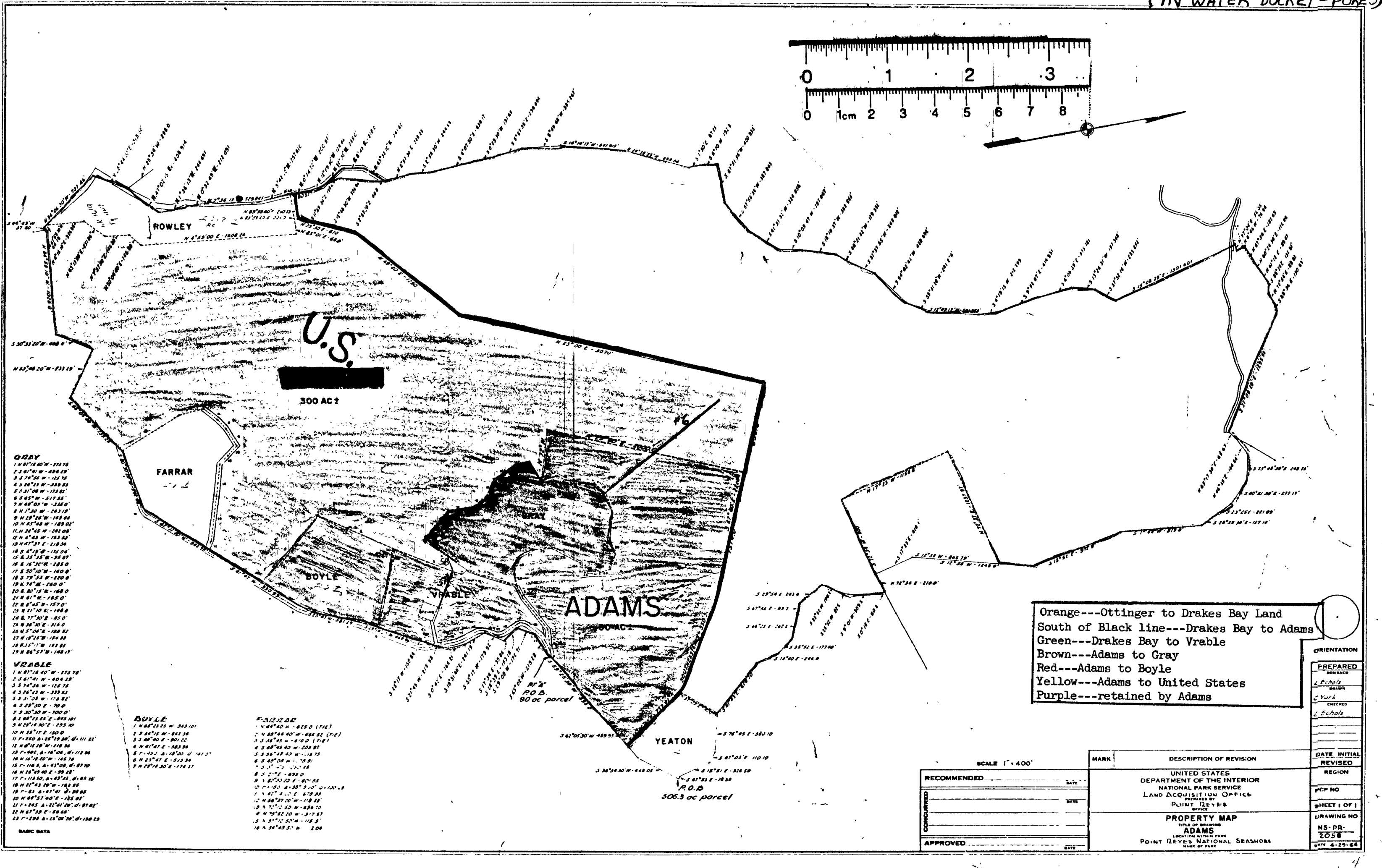
AUG 3 1965

- a. Name of Patentee: David S. Adams and Alma S. Adams
Act for Patent: 76 Stat. 538; 16 U.S.C. 549(c)
- b. Selected land legal description: ~~W¹/₂NE¹/₄NE¹/₄~~, ~~SE¹/₄NE¹/₄NE¹/₄~~, ~~W¹/₂NE¹/₄NE¹/₄~~,
~~E¹/₂NW¹/₄NE¹/₄~~, sec. 7, T. 9 N., R. 1 W., and ~~S¹/₄NE¹/₄NE¹/₄~~, ~~SE¹/₄NE¹/₄NE¹/₄~~,
~~W¹/₂NE¹/₄NE¹/₄~~, ~~E¹/₂NW¹/₄NE¹/₄~~, sec. 12, T. 9 N., R. 2 W., SDM., California
- Selected land acreage: 110.00 acres.
- c. Selected land reservations
1. A reservation of vested and accrued water rights under the Acts of July 26, 1866 (14 Stat. 251) and July 9, 1870 (16 Stat. 217).
 2. A reservation to the United States for ditches and canals under the Act of August 30, 1890 (26 Stat. 391; 43 U.S.C. Section 945).
 3. A reservation to the United States of all oil and gas and sodium deposits in the land grant together with the right to prospect for, mine and remove same as authorized by the provisions of the Act of September 13, 1962 (76 Stat. 538).
- d. Offered land legal description: The lands, described by metes and bounds are as shown on Schedule B attached hereto and made a part hereof.
- Offered land acreage: 300.00 acres, more or less.
- e. Offered land reservations: The lands are subject to the rights, agreements and easements as shown on Schedule A attached hereto and made a part hereof.

Approved for Patenting:

Charles L. Schaefer
Acting Chief, Land Adjudication Section

MAP #4
(IN WATER DOCKET - PORE 3)



Orange---Ottinger to Drakes Bay Land
South of Black line---Drakes Bay to Adams
Green---Drakes Bay to Vrabie
Brown---Adams to Gray
Red---Adams to Boyle
Yellow---Adams to United States
Purple---retained by Adams

ORIENTATION

PREPARED

REVISION

DATE

INITIAL

REVISED

REGION

PCP NO

SHEET 1 OF 1

DRAWING NO

NS-PR

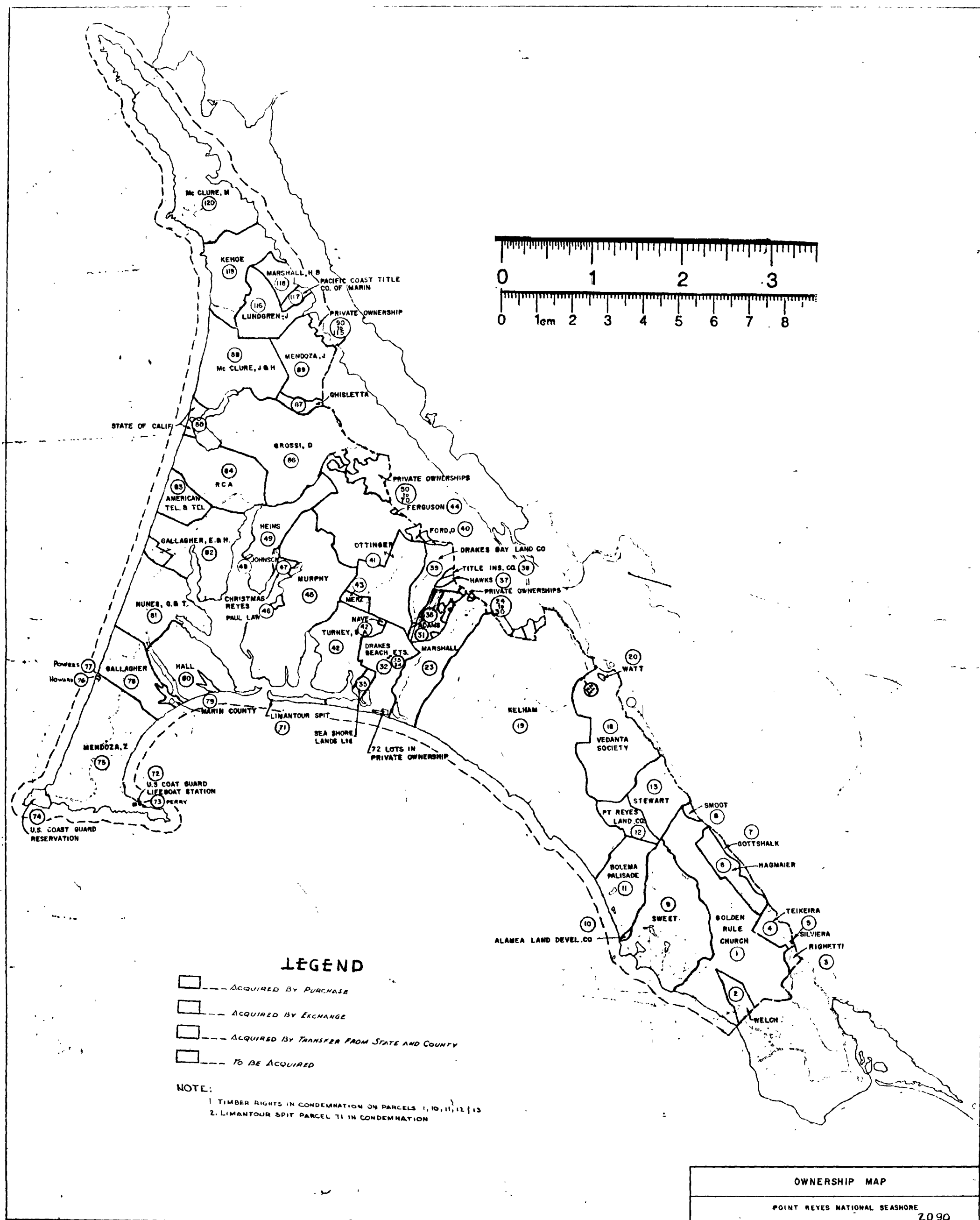
2058

DATE 6-29-64

SCALE 1" = 400'

RECOMMENDED	DATE
CONCURRED	DATE
APPROVED	DATE

MARK	DESCRIPTION OF REVISION	DATE	INITIAL
	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE LAND ACQUISITION OFFICE POINT REYES OFFICE		
	PROPERTY MAP TITLE OF DRAWING ADAMS LOCATION WITHIN PARK POINT REYES NATIONAL SEASHORE NAME OF PARK		



Docket Information

Number of Documents in Docket : 35

Documents Dated from : 04-18-1951 to 10-29-2024

Docket Compiled: 11/13/2024