

RECORD OF SURVEY

BEING A SURVEY OF BLOCK 2 OF THE COPPEROPOLIS TOWNSITE, SITUATE IN SECTION 34, TOWNSHIP 2 NORTH, RANGE 12 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF CALAVERAS, STATE OF CALIFORNIA
SCALE: 1"= 50' JUNE 2024

GENERAL NOTES:

- 1. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS NOTED OTHERWISE.
- 2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 3. ALL RECORD INFORMATION IS FROM CALAVERAS COUNTY RECORDS, UNLESS NOTED OTHERWISE.
- 4. SEE SHEET 2 FOR NOTES PERTAINING TO THE ESTABLISHMENT OF BOUNDARY.

LEGEND

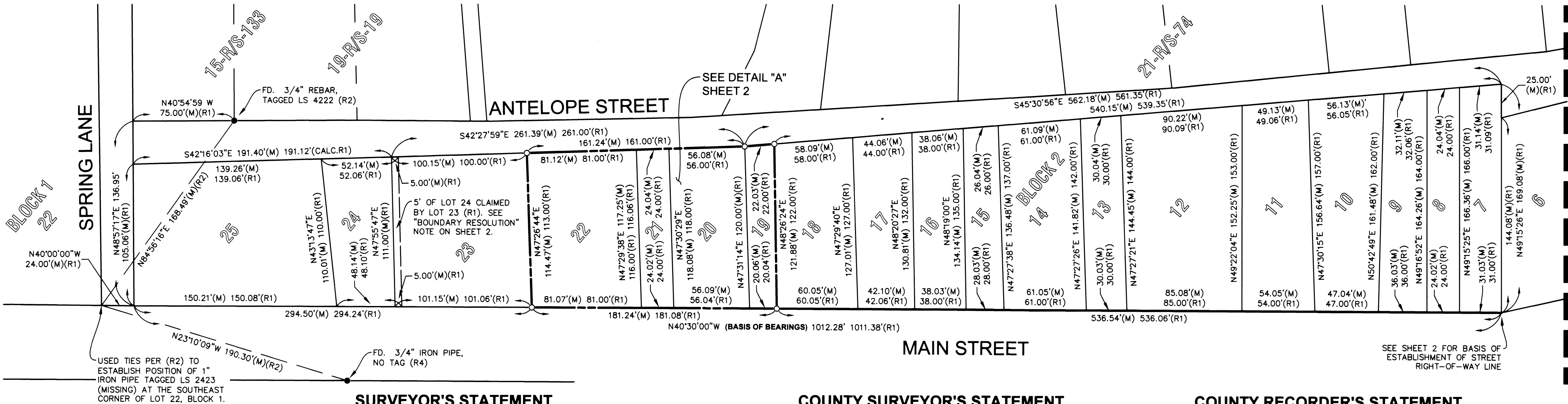
- FOUND MONUMENT AS NOTED.
- SET 3/4"x30" REBAR WITH CAP LS 8853 UNLESS NOTED OTHERWISE
- (M) MEASURED THIS SURVEY
- (R1) SEE REFERENCES
- I.P. IRON PIPE
- DOC.# DOCUMENT NUMBER
- R/S- BOOK OF RECORD OF SURVEYS
- MON. MONUMENT
- FD. FOUND
- CALC. CALCULATED DISTANCE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON IS NORTH 40°30'00" WEST FOR THE NORTHERLY LINE OF MAIN STREET PER THE TOWNSITE NOTES FOR COPPEROPOLIS ON FILE WITH THE CALAVERAS COUNTY SURVEYOR, SAID NORTHERLY LINE BEING ESTABLISHED USING FOUND TIES PER (R2) FOR THE SOUTHERLY MOST CORNER OF LOT 22 OF BLOCK 1 AND THE EXISTING HISTORICAL IMPROVEMENTS USED TO ESTABLISH THE SOUTHERLY MOST CORNER OF LOT 7 OF BLOCK 2 OF SAID COPPEROPOLIS TOWNSITE.

REFERENCES:

- (R1) TOWNSITE NOTES AND MAP FOR COPPEROPOLIS ON FILE WITH THE CALAVERAS COUNTY SURVEYOR
- (R2) RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT: 15-R/S-133
- (R3) RECORD OF SURVEY: 17-R/S-19
- (R4) RECORD OF SURVEY: 22-R/S-30

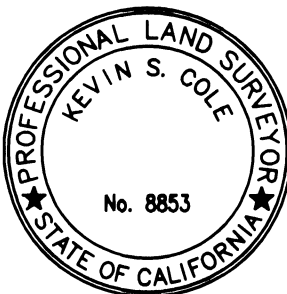


SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF MICHAEL MAYER IN JUNE OF 2023.

DATED THIS 11TH DAY OF JUNE, 2024.

Signature of Kevin S. Cole
KEVIN S. COLE, L.S. 8853

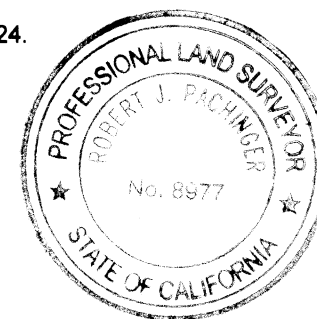


COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT.

DATED THIS 13th DAY OF JUNE, 2024.

Signature of Robert J. Pachinger
ROBERT J. PACHINGER, L.S. 8977
CALAVERAS COUNTY SURVEYOR



COUNTY RECORDER'S STATEMENT

FILED THIS 21st DAY OF June, 2024, AT 1:38 P.M.

IN BOOK 25 OF SURVEYS, AT PAGE 81, AT THE REQUEST OF THE CALAVERAS COUNTY SURVEYOR.

REBECCA TURNER BY: Beth Cole
COUNTY RECORDER OF CALAVERAS COUNTY, CALIFORNIA DEPUTY RECORDER

2024-006758 \$85.00
DOCUMENT NUMBER FEE

BEING A SURVEY OF BLOCK 2 OF THE COPPEROPOLIS
OWNSITE, SITUATE IN SECTION 34, TOWNSHIP 2 NORTH,
RANGE 12 EAST, MOUNT DIABLO MERIDIAN,
COUNTY OF CALAVERAS, STATE OF CALIFORNIA
SCALE: 1"= 30' JUNE 2024

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● FOUND MONUMENT AS NOTED.
○ SET 3/4"X30" REBAR WITH CAP LS 8853
UNLESS NOTED OTHERWISE
(M) MEASURED THIS SURVEY
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-R/S- BOOK OF RECORD OF SURVEYS
MON. MONUMENT
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CALC. CALCULATED DISTANCE

THE BASIS OF BEARINGS SHOWN HEREON IS NORTH 40°30'00" WEST FOR THE NORTHERLY LINE OF MAIN STREET PER THE TOWNSITE NOTES FOR COPPERPOLIS ON FILE WITH THE CALAVERAS COUNTY SURVEYOR, SAID NORTHERLY LINE BEING ESTABLISHED USING FOUND TIES PER (R2) FOR THE SOUTHERLY MOST CORNER OF LOT 22 OF BLOCK 1 AND THE EXISTING HISTORICAL IMPROVEMENTS USED TO ESTABLISH THE SOUTHERLY MOST CORNER OF LOT 7 OF BLOCK 2 OF SAID COPPERPOLIS TOWNSITE.

(R1) TOWNSITE NOTES AND MAP FOR COPPEROPOLIS ON FILE WITH THE CALAVERAS COUNTY SURVEYOR

(R2) RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT: 15-R/S-133

(R3) RECORD OF SURVEY: 17-R/S-19

(R4) RECORD OF SURVEY: 22-R/S-30

ESTABLISHED BLOCK 2 OF THE COPPEROPOLIS TOWNSITE USING A BEST FIT OF EXISTING BUILDINGS, ORIGINALLY BEING THE HONISBERGER STORE, REED'S STORE AND ARMORY BUILDING. PER THE WEBSITE NOEHILLS TRAVEL IN CALIFORNIA (<https://noehill.com/calaveras/>), THE HONISBERGER STORE WAS BUILT IN 1856, REED'S STORE WAS BUILT IN 1861 AND THE COPPEROPOLIS ARMORY WAS BUILT IN 1864. THE COPPEROPOLIS TOWNSITE WAS SURVEYED AND MAPPED IN SEPTEMBER OF 1873, THUS THE BUILDINGS EXISTED BEFORE PROPERTY LINES WERE ESTABLISHED PER THE TOWNSITE NOTES AND MAP. A LARGE PORTION OF THE COPPEROPOLIS TOWNSITE LIES OUTSIDE THE OCCUPATION OF THE LAND AT THE TIME OF SURVEY, SINCE THESE ARE THE ONLY REMAINING BUILDINGS WITHIN THE BLOCK, I USED THEIR EXISTING LOCATIONS TO BEGIN RESOLVING PROPERTY LINES.

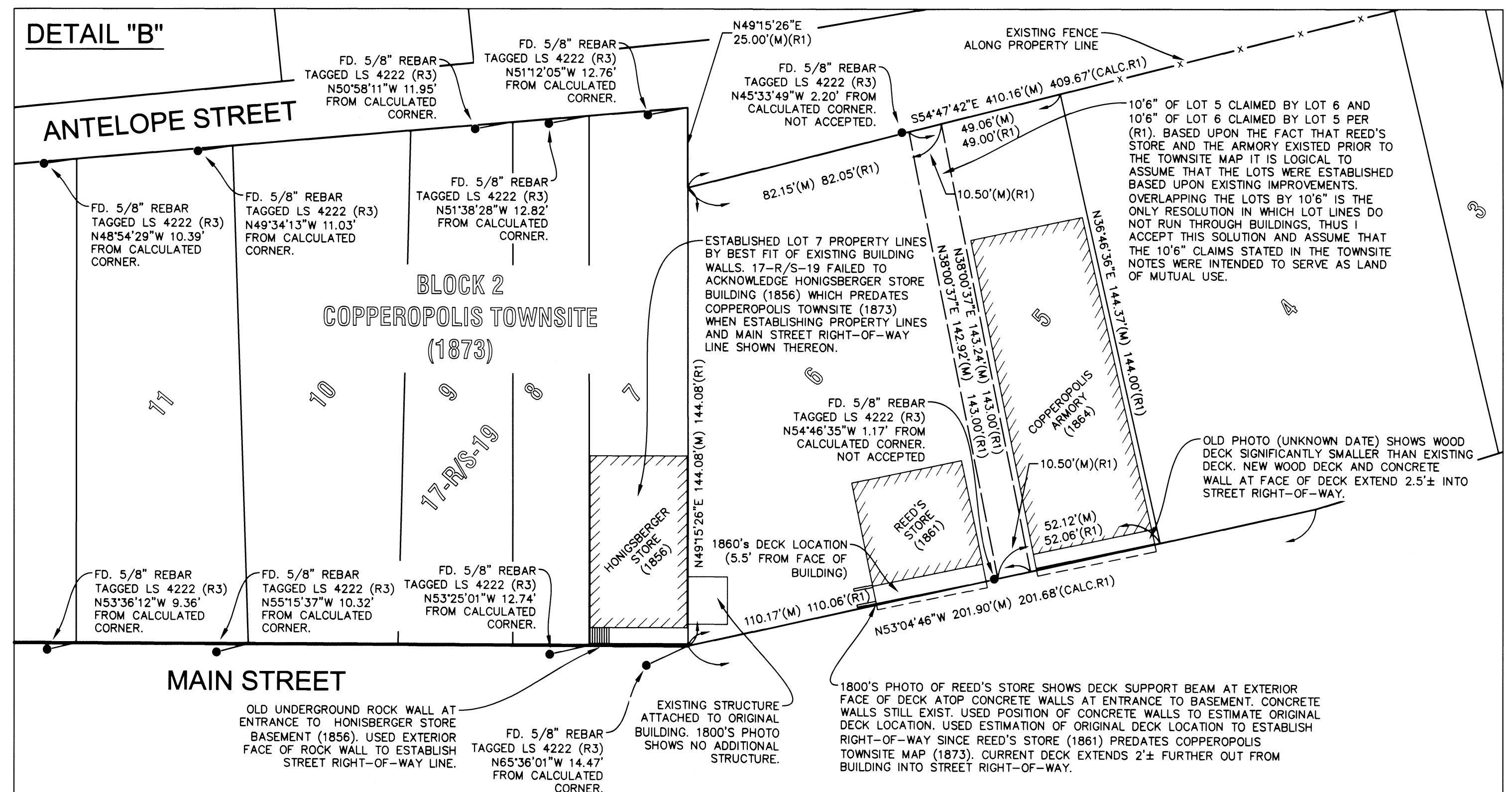
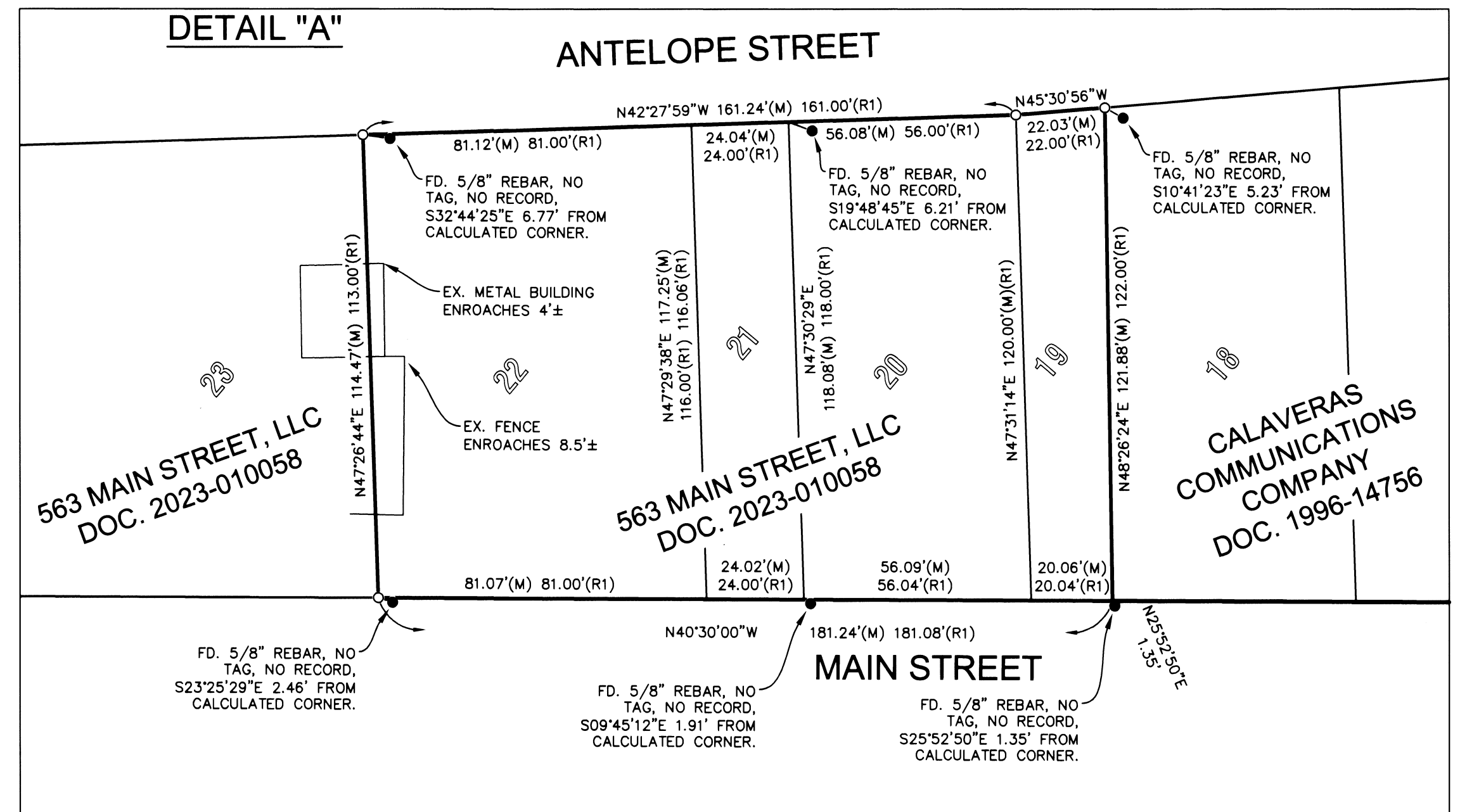
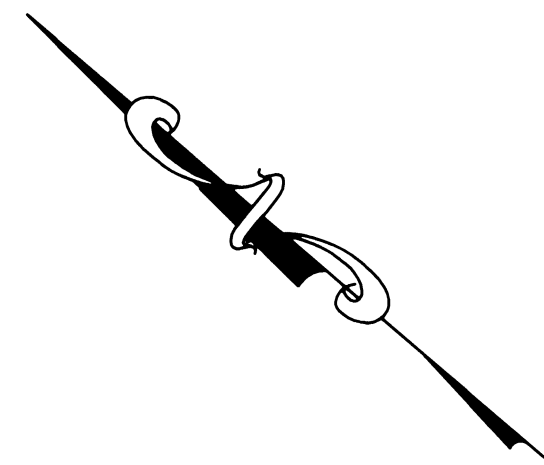
THE SOUTHERLY MOST CORNER OF LOT 7, BEING THE HONIGSBERGER STORE LOT, IS ALSO AN ANGLE POINT IN THE NORTHERLY LINE OF MAIN STREET. I ESTABLISH THIS POINT AND THE EAST AND WEST LINES OF LOT 7 BY BEST FIT OF THE BUILDING WALLS AND OLD UNDERGROUND ROCK WALL LEADING TO THE BASEMENT OF THE STORE. I ALSO CONSIDER THE LOCATION OF AN EXISTING OLD FENCE ALONG THE NORTHERLY LINES OF LOTS 3 AND 4 AND PROJECTED INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 7 AND DISTANCE MEASUREMENT FROM SAID TOWNSITE NOTES TO SUPPORT MY RESOLVED POSITION FOR THIS POINT.

I THEN WORK TOWARD LOTS 5 AND 6, BEING THE REED'S STORE LOT AND ARMORY LOT RESPECTIVELY AND NOTICE A CALL IN THE TOWNSITE NOTES FOR THESE LOTS THAT STATES "10'6" OF LOT 5 CLAIMED BY LOT 6" AND "10'6" OF LOT 6 CLAIMED BY LOT 5". I CONCLUDE THAT THIS NOTE SUGGESTS AN OVERLAP OF PROPERTY, SIMILAR TO A MUTUAL USE EASEMENT, AND THAT LOT DISTANCES ALONG MAIN STREET AND ANTELOPE STREET WERE INTENDED TO RUN TO OPPOSITE OVERLAPPING LINES. AT LOT 1, I HOLD AN EXISTING OLD FENCE CORNER AND FENCE LINE FOR THE SOUTHERLY MOST CORNER AND THE SOUTHEASTERLY LINE OF LOT 1. I THEN PROPORTION LOT DISTANCES ALONG MAIN STREET FOR LOTS 1 THROUGH 6. I HOLD AN EXISTING OLD FENCE LINE ALONG THE NORTHEASTERLY LINES OF LOT 3 AND 4 (ANTELOPE STREET) FOR THE NORTHEASTERLY LINES OF LOTS 1 THROUGH 6 AND INTERSECT WITH THE SOUTHEASTERLY LINE OF LOT 1 AND PROPORTION LOT DISTANCES ALONG THIS LINE ACCORDINGLY. EXISTING STRUCTURES AND FENCE LINES REPRESENTING THE BOUNDARY BETWEEN LOTS 1 THROUGH 7 ALIGN MUCH BETTER WITH ORIGINAL TOWNSITE NOTES MEASUREMENTS WHEN ACCEPTING THIS SOLUTION.

I ESTABLISH THE RIGHT-OF-WAY OF MAIN STREET ALONG LOTS 7 THROUGH 25 FROM THE SOUTHERLY MOST CORNER OF LOT 7 TO THE SOUTHERLY MOST CORNER OF LOT 22 OF BLOCK 1, AS ESTABLISHED BY FOUND TIES AS SHOWN ON 15-R/S-133. I GIVE SPRING LANE ALONG THE NORTHERLY LINE OF MAIN STREET THE FULL 24.00 FOOT WIDE PER THE TOWNSITE NOTES AND ESTABLISH THE WESTERLY MOST CORNER OF LOT 25. I THEN PROPORTION EXCESS MEASUREMENT ALONG THE NORTHERLY LINE OF MAIN STREET THROUGH THE FRONTAGES OF LOT 7 THROUGH LOT 25. I ALSO ACKNOWLEDGE A NOTE FOR LOT 24 OF THE TOWNSITE NOTES WHICH STATES "5' OF LOT 24 CLAIMED BY LOT 23". SINCE NO NOTE EXISTS FOR LOT 23, I GIVE THE 5' TO LOT 24 AND OVERLAP DISTANCES, SIMILAR TO SURVEY FOR BETWEEN LOTS 25 AND 26, TO THE SOUTHERLY CORNER OF LOT 24. I ALSO ACKNOWLEDGE MEASUREMENT FOR LOTS 7 THROUGH 25 WITH RESPECT TO TOWNSITE NOTES MEASUREMENTS FOR THESE LOTS.

I ESTABLISH THE NORTHERLY MOST CORNER OF LOT 25 AND THE EASTERLY MOST CORNER OF LOT 7 BY RECORD TOWNSHIP NOTES DISTANCE FROM MAIN STREET. THEN PROPORTION LINE SEGMENTS ALONG ANTELOPE STREET ACROSS LOTS 7 THROUGH 25. I ADJUST ANGLE AT LOT LINES WHERE BEARINGS CHANGE PER THE NOTES WHILE HOLDING RECORD DISTANCE FOR THE LOT LINE, THIS OCCURS AT THE COMMON LOT LINES OF LOTS 19/20 AND 23/24. UNFORTUNATELY THERE IS A 5' OVERLAP OF PROPERTY BETWEEN LOTS 23/24, WHICH POSES A PROBLEM WITH DECIDING WHICH POINT TO ADJUST UPON. I CHOSE TO ADJUST AT THE NORTHWEST CORNER OF THE LOT 23 "CLAIMED 5' STRIP" SINCE THE NOTES SEEM TO INSINUATE THE IMPORTANCE OF THIS STRIP BELONGING TO LOT 23. I THEN PROPORTION DISTANCES FOR LOT FRONTS/ALONG ANTELOPE STREET ACCORDINGLY AND RUN LOT LINES TO PROPORTIONED PROPERTY CORNER LOCATIONS ALONG MAIN STREET.

I ACKNOWLEDGE THAT THE LOT LINES AS ESTABLISHED ON THIS SURVEY BY THE PROCEDURES STATED ABOVE ARE BASED UPON NUMEROUS ASSUMPTIONS, HOWEVER, SINCE THERE IS NO EVIDENCE OF ORIGINAL OCCUPATION FOR LOTS 7 THROUGH 25 AND THERE IS NEARLY NO ACCEPTABLE MONUMENTATION FROM DEPENDENT SURVEYS IN THE AREA, I FIND THE METHODS USED HEREON TO BE AN ACCEPTABLE SOLUTION FOR RETRACEMENT.



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