98

PARCEL 1 9-P.M.-37
LANDS OF LANNING 1704-O.R.-296

PARCEL 2 9-P.M.-37
LANDS OF LANNING
1704-O.R.-296

LANDS OF PERVIER
2551-O.R.-382

LANDS OF BAUER 2400-O.R.-576
2.4474 Ac. including 1/2 of
Ridge Avenue

LOT 31

LOT 30

LOT 1 5-P.M-8

LOT 2 5 P.M-8
LANDS OF RIEGGER 2126-O.R.-427

LOT 3
5-P.M.-8

PARCEL A
10-P.M-25

LANDS OF TIMMER 1306-O.R.-18
5-O.S.-25
8-O.S.-10

Lands of Sublett
2514-O.R.-667

PANORAMIC HIGHWAY

RIDGE AVENUE (30' Record)

SCALE 1"=40'

BASIS OF BEARING 9-P.M.-37

Note: 1/2" Rebars found, where shown on this plat, were set by R.C.E 5123 survey No. 1236 on file with Roemer and Estes 21 Locust Avenue Mill Valley, Ca.

find 1/2" Rebar
5/8" Rebar set by RCE 5123
find 3/4" Rebar
new fence
10' ingress and egress easement for 1023-O.R.-340, per 384-O.R.-333 (2400-O.R. 576)
10' P.U.E. ingress and egress ease'mt 1447-O.R.-108
(S78°W 16.65)
S78°-24'W 16.689
N75°-00'E 217.15
remains of old fence
find 1/2" Rebar
S39°-44'E 60.00
find 2x2 hub L.S. 2897
S83°-11'-48"E 155.906 (460± deed)
N44°-01'E 149.50
<S44°-36'W 5-P.M.-8Z
find 1/2" Rebar
find 2 1/2" Rebars and 60d nail (origin unknown)
set bolt tag L.S. 2701
S10°-12'W 99.00
S14°-24'W 100.0
(135± deed)
S28°-45'W 139.12
find 3/4" Rebar RCE 11181
S10°-12'W 99.00
S70°-52'-26"W 108.89 (S71°W 108.9)
find 1/2" Rebar with 1" I.P guard
(110± deed)
find 1/2" Rebar
Detail of P/L (North line 5-O.S.-25, 8-O.S.-10
37.54
2.15
8.1
3.0 Chicken Coop
0.75
set nail on tree
set hub
N86°-26'W
find 1" I.P. S85°-29E 0.60 of calculated corner (RCE 11181)
Paint bridge row
N86°-26'W 164.919 (155±)
(165.136 S-85-25) (N87°-11'-30"W 8-O.S.-10)
set 1/2" Rebar L.S. 2701
(S34°-51'-30E 10-P.M.-25) (residual)
N34°-W 91.685
7.1685
8-O.S.-10
chicken coop
S53°E
100.0
old cypress row
find 2x2 hub R.C.E. 12510
(10-37'-10-P.M.-25)
N37°W 90
S37°-51'-30E 97.91
10-P.M.-25
Set 2x2 hub L.S. 2701
S51-43-57W 15.441
(N49°-30'E (S-31) (1306-O.R.-18)
S14°-24'W 100.0
S10°-12'W 99.00
Computed closing course to reconcile the position closure found to exist between 9-P.M.-37 and survey of 2514-O.R.-607 by R.C.E 12510
S10°-12'W 99.00
(S10°E 100.0)
20.962
S3°E
100.0
80.0
S3°E
100.0
new fence 115.00
cypress row
90
S37°E 100
Trees
384-O.R.-333
Calc. S83°-34'W 204.974
(deed 190')
(10-P.M.-25) ($01°-52-02W 65.65)
find 5/8" Rebar N86°-26W 0.29 of line R.C.E. 11181
Note: meas. N02°-43'E 136.77 (Rebar to Rebar) (10-P.M.-25) calls S01-52-02W 138.69
N37°-00W 10.867 (S37-51-30E 15.13 10-P.M.-25
find 5/8" Rebar S37°-32'E 2.69 of calc. position R.C.E. 11181
find 2x2 hub RCE 12510 in stone wall (hub has been displaced by construction) S31°-54'E 1.35 of true position

SURVEYOR'S CERTIFICATE

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 Amelia Louise Bauer in September 1975.

Signed John A. Estes L.S. 2897

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined for conformance with the requirements of the Land Surveyors Act this 22nd day of October 1975

Ray W. Forcaker County Surveyor

A.P. 46-151-09

RECORDER'S CERTIFICATE

filed this 23rd day of October 1975
at 11:50 A.M. in Book 12 of SURVEY'S
at page 98 Serial No. 39227 fee $5.00
at the request of Dept. of Public Works

Signed N. P. Giacomini
County Recorder
by Alice Lake
Deputy Recorder

RECORD OF SURVEY
LANDS OF BAUER (2400-O.R.-576)
BEING A PTN. LOTS 30-31 MAP OF MARIN VIEW ACRES (3-R.M.-49) MARIN Co. CA.

SEPT. 1975 SCALE 1"= 40'

SURVEY No. S-194-B-75

ROEMER AND ESTES L.S. 21 LOCUST MILL VALLEY, CA. SHT. 1 of 1

5 10-23-75

Can 3511 35