



- LEGEND**
- SET 1/2" IRON PIPE TAGGED LS 7237
 - FOUND NAIL & TAG AS NOTED
 - FOUND IRON PIPE SIZE & TAGGED AS NOTED
 - () RECORD DATA
 - R & M RECORD & MEASURED
 - C CALCULATED
 - D.N. DOCUMENT NUMBER
 - PL PROPERTY LINE
 - (M) MAP ANGLE PER R2
 - WOOD FENCE
 - x— WIRE FENCE

BASIS OF BEARINGS:
 N75°30'53"W 165.42' BETWEEN IRON PIPE MONUMENTS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 35 O.S. 52, M.C.R.

- REFERENCES**
- R1 GRANT DEED D.N. 2010-0036319
 - R2 MAP OF BALTIMORE PARK SUBDIVISION NO. 2, 4 R.M. 42
 - R3 GRANT DEED D.N. 2012-0079269
 - R4 RECORD OF SURVEY, 35 O.S. 12
 - R5 RECORD OF SURVEY, 35 O.S. 52
 - R6 GRANT DEED D.N. 2010-0022572
 - R7 CORNER RECORD APN 021-092-26 FILED 10/7/2013
 - R8 RECORD OF SURVEY, 2 O.S. 128
 - R9 RECORD OF SURVEY 31 O.S. 32

NOTES:
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

RECORD OF SURVEY

THE LANDS OF
 CRAIG REMY & STACIE VELTEN REMY
 AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER
 2010-0036319 OFFICIAL RECORDS OF MARIN COUNTY
 BEING A PORTION OF LOT 34 & 35 OF BALTIMORE PARK
 SUBD. NO. 2, 4 R.M. 42, MCR.

CITY OF LARKSPUR
 COUNTY OF MARIN STATE OF CALIFORNIA
 SCALE: 1" = 40' DATE: JUNE, 2015

2300 bethards drive, suite J
 santa rosa - california 95405
 p 707.542.8513 - f 707.542.1825
 www.michaelfordinc.com



SURVEYOR RESOLUTION NOTES:

The deed description and the occupation of the subject parcel, and adjoining parcels, do not agree based on the evidence in the public record. The found positions of monuments shown on previous maps of record purported to represent the lots within the Baltimore Park Subdivision No. 2 create approximately a 3 ft. discrepancy compared to the deed location and the occupation evidenced by the existing fences. Note: This is not a situation where the "senior rights" of one parcel would outweigh the rights of the adjoining parcel(s).

The deed legal descriptions for both the subject parcel (Lot 34 & a portion of 35, APN 021-092-24) and the adjoining parcel to the west (Lot 33, APN 021-092-28), purport to locate the lots within the subdivision. Both legal descriptions reference the same Point of Commencing, the stone monument marked P.Q. 99 shown on the Map of Baltimore Park Subdivision No. 2. This survey recovered that stone monument. The two legal descriptions cite ties in a "south" and "west" direction from the stone monument to locate the respective lots in each of the legal descriptions. Using the cited ties in each legal description and the lot dimensions shown on the Baltimore Park Map result in different locations for Lots 32, 33, 34 & 35 by approximately 6 feet. Moreover, neither of the parcels legal descriptions fit the occupation of either of the parcels.

The information shown on the Map of Baltimore Park No. 2 and the prior surveys of record is insufficient to isolate the apparent map error(s) to justify holding the previous surveys as controlling. This survey holds the occupation evidenced by the existing fences in conjunction with the best fit of the deed dimensions to determine the subject parcel boundaries.

The owner of the easterly adjoinder parcel, Cynthia Fleig, on or about March, 2014 verbally acknowledged to the owner of the subject parcel, Stacie Velten Remy, that she (Cynthia Fleig) had always presumed and acquiesced to the existing fence as being the boundary line between the two parcels. This survey holds the best fit of the fence line for the common line between the parcels. Ms. Fleig was not willing to enter into a recorded "boundary line agreement" to memorialize the fence line as the boundary line, citing that "it was an unnecessary detail."

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF STACIE VELTEN REMY IN MAY, 2015.

Michael E. Ford
 MICHAEL E. FORD, PLS 7237
 9-22-15
 DATED



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS _____ DAY OF _____, 2015.

Richard N. Benson
 RICHARD N. BENSON L57821
 COUNTY SURVEYOR
 BY DEPUTY



RECORDER'S STATEMENT

FILED THIS 25 DAY OF SEPTEMBER 2015. AT 7:59 A.M.
 IN BOOK 2015 OF MAPS, AT PAGE 137, AT THE REQUEST OF THE COUNTY SURVEYOR.

RICHARD N. BENSON 2015-46211
 COUNTY RECORDER DOCUMENT NO.
Richard N. Benson \$10
 DEPUTY COUNTY RECORDER FEES

BOUNDARY DETAIL
 SCALE: 1" = 20'