

BOUNDARY DETERMINATION

1. THE CENTER LINE OF ELM AVENUE WAS DETERMINED BY A SPLIT OF THE OLD CURBS IN THE STRAIGHT SECTION OF THE ROAD, WHICH THEN BECAME OUR BASIS OF BEARINGS. THE R/W WAS THEN ESTABLISHED 20 FEET ON EITHER SIDE OF SAID CENTER LINE. SEVERAL MONUMENTS WERE FOUND FOR PROPERTIES ALONG ELM AVENUE, ALL OF WHICH WERE REJECTED FOR ESTABLISHING THE ELM AVENUE R/W, BECAUSE ALL OF THE MAPS (R6, R7, AND R8) ESTABLISHED THE R/W OF ELM USING VARIOUS FOUND MONUMENTS IN EAST BLITHEDALE AVENUE AND THEN UTILIZING VARIOUS BEARINGS AND DISTANCES TO ESTABLISH THE ELM AVENUE R/W. FURTHERMORE, THE MONUMENTS FOUND ALONG THE ELM AVENUE R/W ARE IN CONFLICT WITH EACH OTHER WITH REGARDS TO THE ELM AVENUE R/W. IN OUR OPINION THE BEST AVAILABLE EVIDENCE FOR ESTABLISHING THE ELM AVENUE R/W IS THE OLD CURB IMPROVEMENTS.
2. WE SEARCHED FOR THE NAIL SET PER MAP R8 NEAR THE NORTHERLY CORNER OF LOT 194, AND FOUND A HOLE WITH ORANGE PAINT WHICH WAS ACCEPTED AS THE LOCATION OF THE LOST NAIL. HOLDING SAID LOCATION FOR THE PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 194, WE WERE ABLE TO LOCATE THE ANGLE POINT IN THE CENTER LINE OF ELM AVENUE NEAR LOTS 190 & 162.
3. CENTER LINE DATA FOR ELM AVENUE, LOCUST AVENUE, FERN AVENUE, AND CATALPA AVENUE WAS TAKEN FROM MAP R2, AND WHERE DATA WAS MISSING, CALCULATED TO THE NEAREST FOOT BY AN ANALYSIS OF MAPS R1 & R2. WE TRAVERSED ALONG THE CENTER LINES PER RECORD DATA AROUND THE BLOCK, TO THE ANGLE POINT IN CATALPA AVENUE NEAR LOT 215; THENCE TO THE ANGLE POINT IN THE WESTERLY R/W OF CATALPA AVENUE; AND THENCE SOUTHEASTERLY ALONG THE R/W 20.01 FEET TO THE NORTHERLY CORNER OF THE PARCEL SHOWN ON THE RECORD OF SURVEY 2011 MAPS 119 (R5). WE FOUND BOTH MONUMENTS ALONG CATALPA AVENUE PER R5 AT THE LOCATIONS SHOWN THEREON. CLOSING ON THE MONUMENTED CORNERS OF THE PARCEL SHOWN ON SAID MAP R5 SUPPORTED THE BASIS BY WHICH WE ESTABLISHED THE ROAD CENTER LINES.
4. WE DID NOT SPLIT CURBS ALONG CATALPA AVENUE, FERN AVENUE AND LOCUST AVENUE DUE TO THE REASONING GIVEN IN NOTE 3 ABOVE; MONUMENTS FOUND ALONG CATALPA AVENUE SUPPORTED USING RECORD CENTERLINE DATA FOR THE SAID AVENUES.
5. THE R/W OF ELM AVENUE, LOCUST AVENUE NEAR LOTS 199 & 120, AND CATALPA AVENUE NEAR LOTS 191 THROUGH 198 WERE THEN LOCATED 20 FEET FROM THE CENTER LINES ESTABLISHED IN NOTE 3.
6. LOT LINES INTERIOR TO THE BLOCK WERE DETERMINED BY A SERIES OF PRORATIONS, DUE TO THE ABSENCE OF OTHER SURVEY EVIDENCE. THE PRORATIONS WERE VERY SMALL DEVIATIONS FROM RECORD:
 - A. ALONG THE SOUTHEASTERLY LINE OF LOTS 196 & 198, AND ALONG THE NORTHWESTERLY LINE OF LOTS 191 & 192 TO LOCATE THE MID-BLOCK LINE.
 - B. ALONG THE R/W OF CATALPA AVENUE, AND ALONG THE MID-BLOCK LINE TO LOCATE LOTS 191, 193, 195, 197 & 198.
 - C. ALONG THE R/W OF ELM AVENUE, AND ALONG THE MID-BLOCK LINE TO LOCATE LOTS 192, 194 & 196.
 - D. ALONG THE NORTHWESTERLY LINE OF LOTS 199 THROUGH 205 (WHICH IS ALSO THE SOUTHEASTERLY LINE OF LOTS 196 & 198) TO DETERMINE THE REAR CORNERS OF LOT 200; THE FRONT CORNERS OF LOT 200 WERE DETERMINED AS SHOWN ON THIS SURVEY.
6. THE WOOD FENCE AROUND LOT 200 GENERALLY FOLLOWS THE LOCATION OF THE BOUNDARY LINE, THOUGH AT TIMES DEVIATES BY UP TO 0.6' FROM THE BOUNDARY LINE.

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 SURVEYORS' ACT AT THE REQUEST OF PATRICIA TRENT IN MAY 2017.

Dylan M. Gonsalves
DYLAN M. GONSALVES
P.L.S. 8475

10/2/18
DATE



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 10TH DAY OF OCTOBER, 2018.

T.W. Park
TRACY W. PARK, P.L.S. 8176
COUNTY SURVEYOR



BY: DEPUTY

BASIS OF BEARINGS

THE BEARING NORTH 32° 58' 00" WEST OF CATALPA AVENUE ESTABLISHED BY CURB SPLITS, AS SAID BEARING IS SHOWN ON SHEET 1 OF 31 O.S. 9, MARIN COUNTY RECORDS.

NOTES

1. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
2. RECORD = MEASURED UNLESS OTHERWISE NOTED.
3. EASEMENTS ARE NOT SHOWN.
4. MONUMENT LOCATIONS MAY BE EXAGGERATED FOR CLARITY.
5. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBDIVISION B, PARAGRAPHS 1 AND 2.

REFERENCES

- R1 MAP OF TAMALPAIS PARK, 2 MAPS 55
- R2 UNFILED MAP OF THE CITY OF MILL VALLEY ON FILE AT THE CITY'S ENGINEERING DEPARTMENT, A COPY OF WHICH IS SHOWN ON SHEET 1 OF 31 O.S. 9; SAID UNFILED MAP SHOWS BEARING AND ROAD CENTER LINE DATA NOT SHOWN ON 2 MAPS 55
- R3 UNFILED "SURVEY OF LOT 201 AND PORTION OF LOT 202, TAMALPAIS PARK TRACT," PREPARED BY ALBERT E. BORGWART, DATED JUNE 29, 1949, DWG. No. A-187, AVAILABLE FROM PHILLIP A. DANSKIN & ASSOCIATES, SONOMA, CALIFORNIA
- R4 RECORD OF SURVEY, 1999 MAPS 66
- R5 RECORD OF SURVEY, 2011 MAPS 119
- R6 RECORD OF SURVEY, 2013 MAPS 135
- R7 CORNER RECORD A.P.N. 028-231-18 FILED 7/8/2014
- R8 PRELIMINARY RECORD OF SURVEY, LANDS OF DEVIRO A.P.N. 028-233-12, DATED NOVEMBER 2015, PREPARED BY STEPHEN FLATLAND P.L.S. 7744, AVAILABLE FROM THE OFFICE OF DMG ENGINEERING

COUNTY RECORDER'S STATEMENT

FILED THIS 12 DAY OF October, 2018 AT 8:01 A.M. IN BOOK 2018 OF MAPS, AT PAGE 171, AT THE REQUEST DMG ENGINEERING AND THE MARIN COUNTY SURVEYOR.

SERIAL No: 2018-0035627 FEE: \$86.00

Richard N. Benson
COUNTY RECORDER

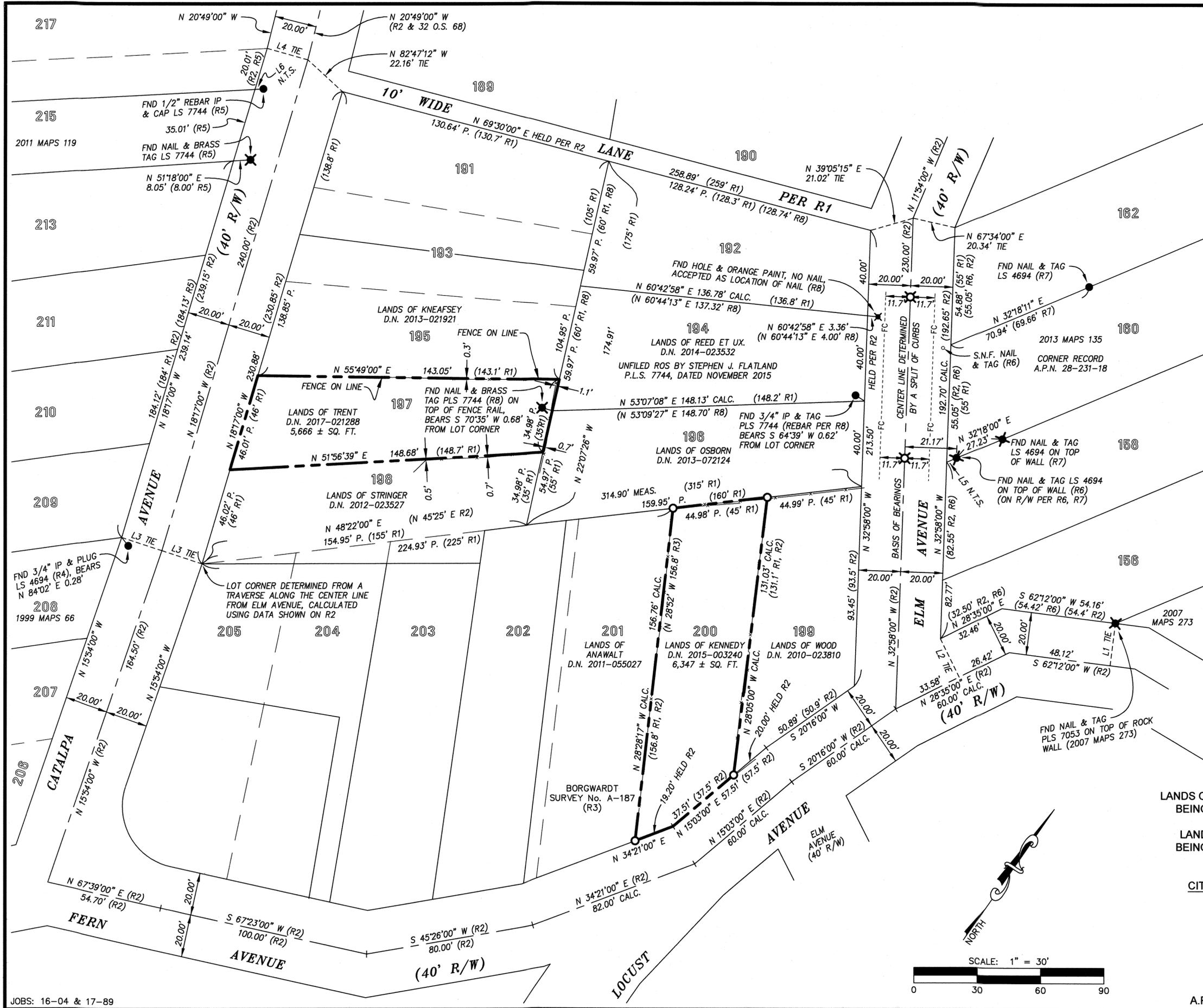
BY: *A.R. Sibeto*
DEPUTY

RECORD OF SURVEY

LANDS OF KENNEDY, D.N. 2015-003240, REC. JANUARY 27, 2015 BEING LOT 200 OF "MAP OF TAMALPAIS PARK" 2 MAPS 55 AND LANDS OF TRENT, D.N. 2017-021288, REC. MAY 26, 2017 BEING LOT 197 OF "MAP OF TAMALPAIS PARK" 2 MAPS 55 MARIN COUNTY OFFICIAL RECORDS

CITY OF MILL VALLEY, MARIN COUNTY, CALIFORNIA
SCALE 1"=30' NOVEMBER 2017

DMG ENGINEERING, INC.
30 OAKVUE CT, PLEASANT HILL, CA 94523
PHONE (925) 787-0463 • FAX (925) 287-8503



LEGEND

- BOUNDARY
- CENTER LINE
- TIE LINE
- ORIGINAL LOT LINE
- FACE OF CURB -FC-
- FENCE LINE x x x
- FOUND IRON PIPE OR REBAR (AS NOTED) ●
- SET 5/8" REBAR & PLASTIC CAP "PLS 8475" ○
- SET NAIL & 1.5" WASHER "PLS 8475" ⊗
- REFERENCE INFORMATION (R#)
- CALCULATED CALC.
- DOCUMENT NUMBER D.N.
- IRON PIPE MONUMENT IP
- NOT TO SCALE N.T.S.
- PRORATED P.
- SEARCHED, NOT FOUND S.N.F.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 27°48'00" E	20.00'
L2	S 61°25'00" E	20.00'
L3	N 72°54'30" E	20.00'
L4	N 70°27'00" E	20.00'
L5	N 32°18'00" E	1.29'
L6	N 51°57'00" E	1.00'

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