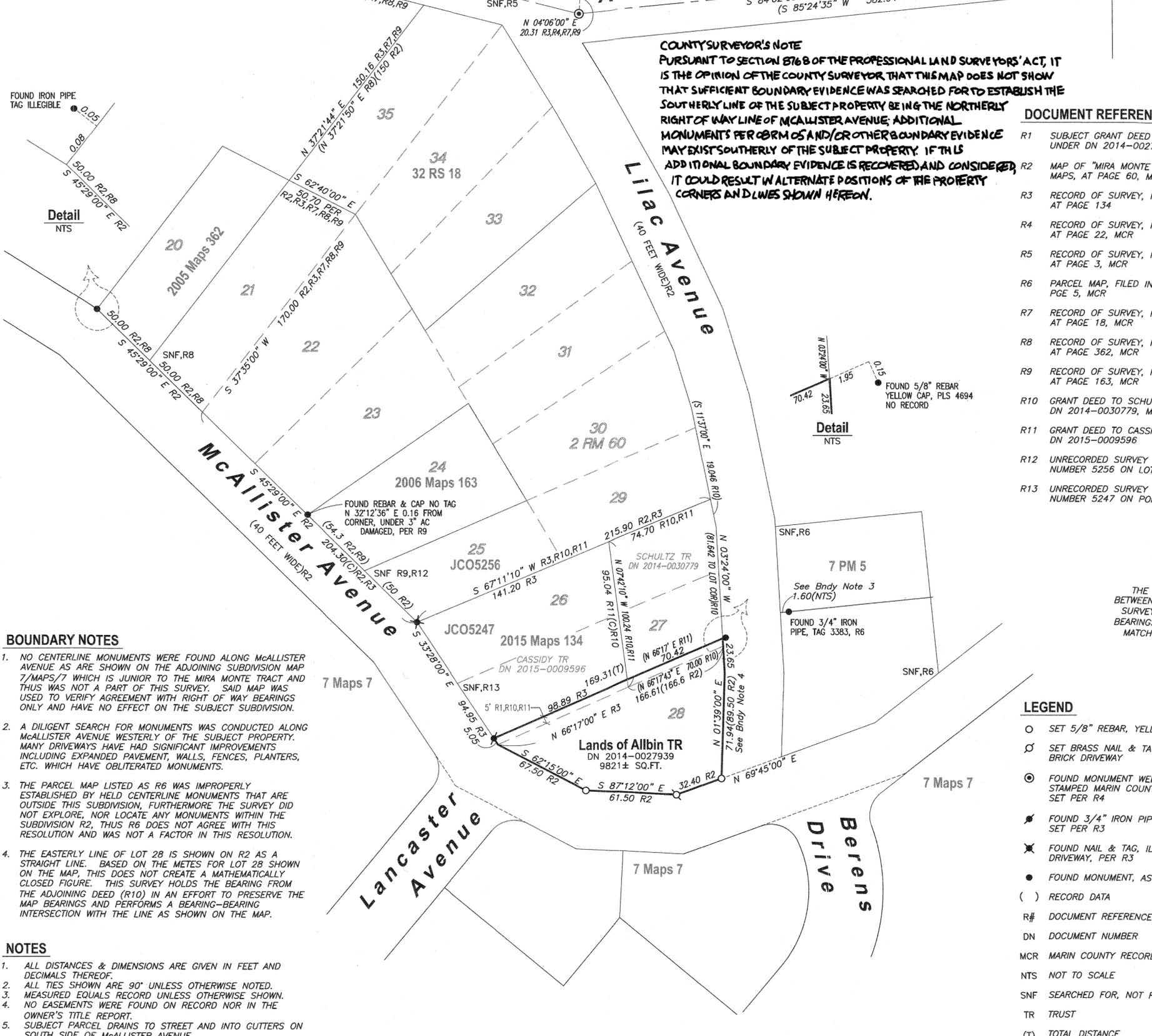


SURVEYOR'S NOTE

THE MIRA MONTE TRACT (R2) IS THE SENIOR SUBDIVISION IN THIS AREA. BECAUSE OF THIS THE RIGHT OF WAY HAS BEEN HELD AS SHOWN ON R2. SURROUNDING SUBDIVISIONS ARE ALL JUNIOR AND ANY CONFLICTS WITH THE POSITION OF THE RIGHT OF WAY ON McALLISTER AVENUE WILL YIELD TO R2.



COUNTY SURVEYOR'S NOTE
PURSUANT TO SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT, IT IS THE OPINION OF THE COUNTY SURVEYOR THAT THIS MAP DOES NOT SHOW THAT SUFFICIENT BOUNDARY EVIDENCE WAS SEARCHED FOR TO ESTABLISH THE SOUTHERLY LINE OF THE SUBJECT PROPERTY BEING THE NORTHERLY RIGHT OF WAY LINE OF McALLISTER AVENUE. ADDITIONAL MONUMENTS PER CBRM OS AND/OR OTHER BOUNDARY EVIDENCE MAY EXIST SOUTHERLY OF THE SUBJECT PROPERTY. IF THIS ADDITIONAL BOUNDARY EVIDENCE IS RECOVERED AND CONSIDERED, IT COULD RESULT IN ALTERNATE POSITIONS OF THE PROPERTY CORNERS AND LINES SHOWN HEREON.

DOCUMENT REFERENCES

- R1 SUBJECT GRANT DEED TO ALLBIN TRUST RECORDED UNDER DN 2014-0027939, MCR
- R2 MAP OF "MIRA MONTE TRACT" FILED IN BOOK 2 OF MAPS, AT PAGE 60, MCR
- R3 RECORD OF SURVEY, FILED IN BOOK 2015 OF MAPS, AT PAGE 134
- R4 RECORD OF SURVEY, FILED IN BOOK 21 OF SURVEYS, AT PAGE 22, MCR
- R5 RECORD OF SURVEY, FILED IN BOOK 26 OF SURVEYS, AT PAGE 3, MCR
- R6 PARCEL MAP, FILED IN BOOK 7 OF PARCEL MAPS, AT PGE 5, MCR
- R7 RECORD OF SURVEY, FILED IN BOOK 32 OF SURVEYS, AT PAGE 18, MCR
- R8 RECORD OF SURVEY, FILED IN BOOK 2005 OF MAPS, AT PAGE 362, MCR
- R9 RECORD OF SURVEY, FILED IN BOOK 2006 OF MAPS, AT PAGE 163, MCR
- R10 GRANT DEED TO SCHULZ TRUST, RECORDED UNDER DN 2014-0030779, MCR
- R11 GRANT DEED TO CASSIDY TRUST, RECORDED UNDER DN 2015-0009596
- R12 UNRECORDED SURVEY BY J.C. OGLESBY, SURVEY NUMBER 5256 ON LOTS 25 & 29
- R13 UNRECORDED SURVEY BY J.C. OGLESBY, SURVEY NUMBER 5247 ON PORTION OF LOT 27

BASIS OF BEARING

THE BEARING SOUTH 82°04'00" WEST AS MEASURED BETWEEN FOUND MONUMENTS AS SET BY THAT RECORD OF SURVEY R4 (21 SURVEYS 22), MARIN COUNTY RECORDS, BEARINGS WERE ROTATED COUNTER CLOCKWISE 1°22'35" TO MATCH SUBDIVISION MAP (R2) BEARINGS. ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO

LEGEND

- SET 5/8" REBAR, YELLOW CAP PLS 7950
- ⊗ SET BRASS NAIL & TAG, PLS 7950 SET IN BRICK DRIVEWAY
- ⊙ FOUND MONUMENT WELL, 2" BRASS DISK STAMPED MARIN COUNTY DPW, WITH PUNCH SET PER R4
- ⚡ FOUND 3/4" IRON PIPE, BLUE CAP, PLS 4694 SET PER R3
- ✖ FOUND NAIL & TAG, ILLEGIBLE IN CONC DRIVEWAY, PER R3
- FOUND MONUMENT, AS NOTED
- () RECORD DATA
- R# DOCUMENT REFERENCE
- DN DOCUMENT NUMBER
- MCR MARIN COUNTY RECORDS
- NTS NOT TO SCALE
- SNF SEARCHED FOR, NOT FOUND
- TR TRUST
- (T) TOTAL DISTANCE

BOUNDARY NOTES

- 1. NO CENTERLINE MONUMENTS WERE FOUND ALONG McALLISTER AVENUE AS ARE SHOWN ON THE ADJOINING SUBDIVISION MAP 7/MAPS/7 WHICH IS JUNIOR TO THE MIRA MONTE TRACT AND THIS WAS NOT A PART OF THIS SURVEY. SAID MAP WAS USED TO VERIFY AGREEMENT WITH RIGHT OF WAY BEARINGS ONLY AND HAVE NO EFFECT ON THE SUBJECT SUBDIVISION.
- 2. A DILIGENT SEARCH FOR MONUMENTS WAS CONDUCTED ALONG McALLISTER AVENUE WESTERLY OF THE SUBJECT PROPERTY. MANY DRIVEWAYS HAVE HAD SIGNIFICANT IMPROVEMENTS INCLUDING EXPANDED PAVEMENT, WALLS, FENCES, PLANTERS, ETC. WHICH HAVE OBLITERATED MONUMENTS.
- 3. THE PARCEL MAP LISTED AS R6 WAS IMPROPERLY ESTABLISHED BY HELD CENTERLINE MONUMENTS THAT ARE OUTSIDE THIS SUBDIVISION, FURTHERMORE THE SURVEY DID NOT EXPLORE, NOR LOCATE ANY MONUMENTS WITHIN THE SUBDIVISION R2, THUS R6 DOES NOT AGREE WITH THIS RESOLUTION AND WAS NOT A FACTOR IN THIS RESOLUTION.
- 4. THE EASTERLY LINE OF LOT 28 IS SHOWN ON R2 AS A STRAIGHT LINE. BASED ON THE METES FOR LOT 28 SHOWN ON THE MAP, THIS DOES NOT CREATE A MATHEMATICALLY CLOSED FIGURE. THIS SURVEY HOLDS THE BEARING FROM THE ADJOINING DEED (R10) IN AN EFFORT TO PRESERVE THE MAP BEARINGS AND PERFORMS A BEARING-BEARING INTERSECTION WITH THE LINE AS SHOWN ON THE MAP.

NOTES

- 1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
- 2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
- 3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
- 4. NO EASEMENTS WERE FOUND ON RECORD NOR IN THE OWNER'S TITLE REPORT.
- 5. SUBJECT PARCEL DRAINS TO STREET AND INTO GUTTERS ON SOUTH SIDE OF McALLISTER AVENUE.

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 ALICIA ALLBIN IN JUNE OF 2018.

G.J. HARMINA
GJ HARMINA, PLS 7950

JUNE 18, 2019
DATE



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT

THIS 18TH DAY OF OCTOBER 2019.

Tracy W. Park
TRACY PARK, PLS, COUNTY SURVEYOR

BY DEPUTY



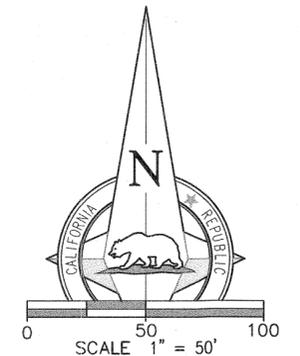
COUNTY RECORDER'S CERTIFICATE

FILED THIS 4TH DAY OCT. 2019, AT 8:30 A.M.

IN BOOK 2019 OF MAPS AT PAGE 68 AT THE REQUEST OF MARIN COUNTY PUBLIC WORKS

DOC. NO. 2019-0036969 FEE PAID \$84-

Shelly Scott
SHELLEY SCOTT
COUNTY RECORDER
Tracy W. Park
DEPUTY



RECORD OF SURVEY

OF THE LANDS OF ALLBIN TRUST, AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2014-0027939, BEING LOT 28 AND A PORTION OF LOT 27 OF THAT CERTAIN MAP OF "MIRA MONTE TRACT," FILED IN BOOK 2 OF RECORD MAPS, AT PAGE 60, MARIN COUNTY RECORDS

KENTFIELD COUNTY OF MARIN STATE OF CALIFORNIA
JUNE 2018
APN 074-113-24

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