

REFERENCES

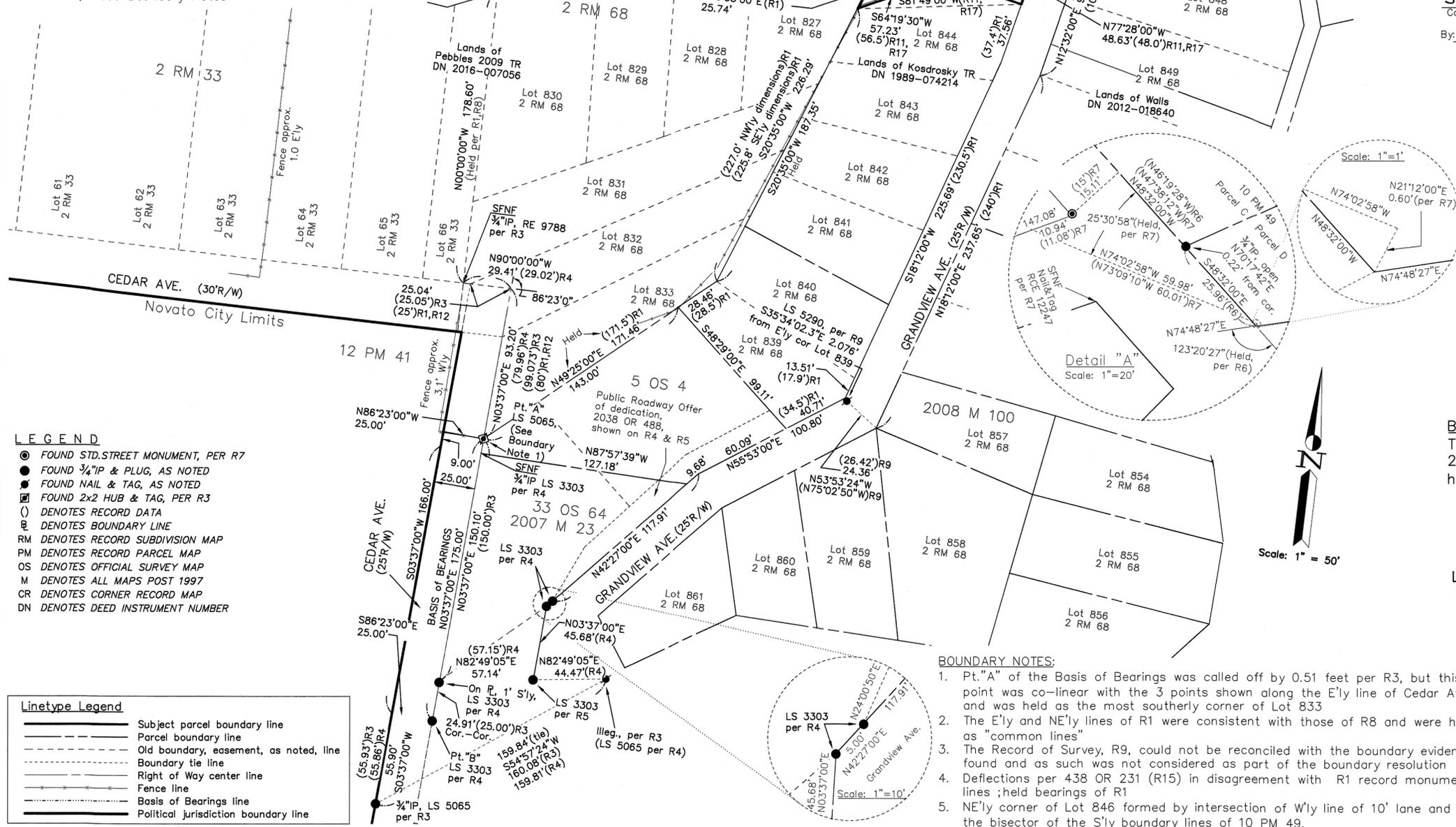
- R1 DENOTES 2 RM 68
- R2 DENOTES DN 2017-036538
- R3 DENOTES 33 OS 64
- R4 DENOTES 2007 M 23
- R5 DENOTES 5 OS 4
- R6 DENOTES 10 PM 49
- R7 DENOTES 19 OS 27
- R8 DENOTES 2 RM 33
- R9 DENOTES 2008 M 100

DEEDS

- R10 DENOTES DN 2012-018640 (Considered, not cited)
- R11 DENOTES DN 1989-074214
- R12 DENOTES DN 2016-007056
- R13 DENOTES DN 2008-026704 (Considered, not cited)
- R14 DENOTES DN 2013-055287 (Considered, not cited)
- R15 DENOTES 438 OR 231
- R16 DENOTES 711 OR 377
- R17 DENOTES 1772 OR 216
- R18 DENOTES 1985-056594 (Notice of Merger)
- R19 DENOTES 442 OR 19
- R20 DENOTES 2863 OR 551

MAP NOTES:

1. All courses and Right of Way widths shown hereon are the calculated values derived from thorough evaluation of the record documents; any discrepancies between record values are shown with said record values in parentheses.
2. All monuments are shown hereon in their measured locations; any deviations from record are annotated with bearing/distance from record corners, intersections, etc..
3. Due to many mathematical incongruities in record dimensions this map's resolution was controlled primarily by adjoining subdivisions, deeds and an effort to honor the vast majority of the Map's callouts; see Boundary Notes



- LEGEND**
- FOUND STD. STREET MONUMENT, PER R7
 - FOUND 3/4" IP & PLUG, AS NOTED
 - FOUND NAIL & TAG, AS NOTED
 - FOUND 2x2 HUB & TAG, PER R3
 - () DENOTES RECORD DATA
 - ▭ DENOTES BOUNDARY LINE
 - RM DENOTES RECORD SUBDIVISION MAP
 - PM DENOTES RECORD PARCEL MAP
 - OS DENOTES OFFICIAL SURVEY MAP
 - M DENOTES ALL MAPS POST 1997
 - CR DENOTES CORNER RECORD MAP
 - DN DENOTES DEED INSTRUMENT NUMBER

Linetype Legend

—	Subject parcel boundary line
- - -	Parcel boundary line
- · - · -	Old boundary, easement, as noted, line
- · - · -	Boundary tie line
- · - · -	Right of Way center line
- · - · -	Fence line
- · - · -	Basis of Bearings line
- · - · -	Political jurisdiction boundary line

BOUNDARY NOTES:

1. Pt. "A" of the Basis of Bearings was called off by 0.51 feet per R3, but this point was co-linear with the 3 points shown along the E'ly line of Cedar Ave. and was held as the most southerly corner of Lot 833
2. The E'ly and NE'ly lines of R1 were consistent with those of R8 and were held as "common lines"
3. The Record of Survey, R9, could not be reconciled with the boundary evidence found and as such was not considered as part of the boundary resolution
4. Deflections per 438 OR 231 (R15) in disagreement with R1 record monument lines; held bearings of R1
5. NE'ly corner of Lot 846 formed by intersection of W'ly line of 10' lane and the bisector of the S'ly boundary lines of 10 PM 49.

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 Tom Nelson (prior owner) in Jan 2017.

Signed this 06 Day of November, 2019.

James L. Hallberg
RCE No. 30465, Exp. 3/31/2020

James L. Hallberg 11/6/19



COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act,

this 6th day of Nov. 2019.

T.K. Park
Tracy Park, PLS 8176
County Surveyor

By: James M. Dickey, PLS 7935
Deputy County Surveyor



RECORDER'S STATEMENT:

Filed this 8 day of November, 2019,

at 1:44 a.m. in Book 2019 of Maps at Page 102
at the request of Marin County Department of Public Works.

Shelley Scott Serial No. 2019-0042191
County Recorder

By: *A.R. Sabeto* Fee: \$86.00
Deputy County Recorder

BASIS OF BEARINGS

The basis of bearings for this survey is N03°37'00"E, per 2 RM 68, as evidenced by the found monuments shown hereon as "Pt.A" (33 OS 64) and "Pt.B" (5 OS 4).

RECORD OF SURVEY

Lands of CHARLES CARLTON JAMES TR (DN 2017-036538)
Being Lot 884 and Portion of Lots 827&845, of the Map
entitled "Grandview Map C", recorded Jul 1906 in
Book 2 of Maps at Page 68
Novato, Marin County, California

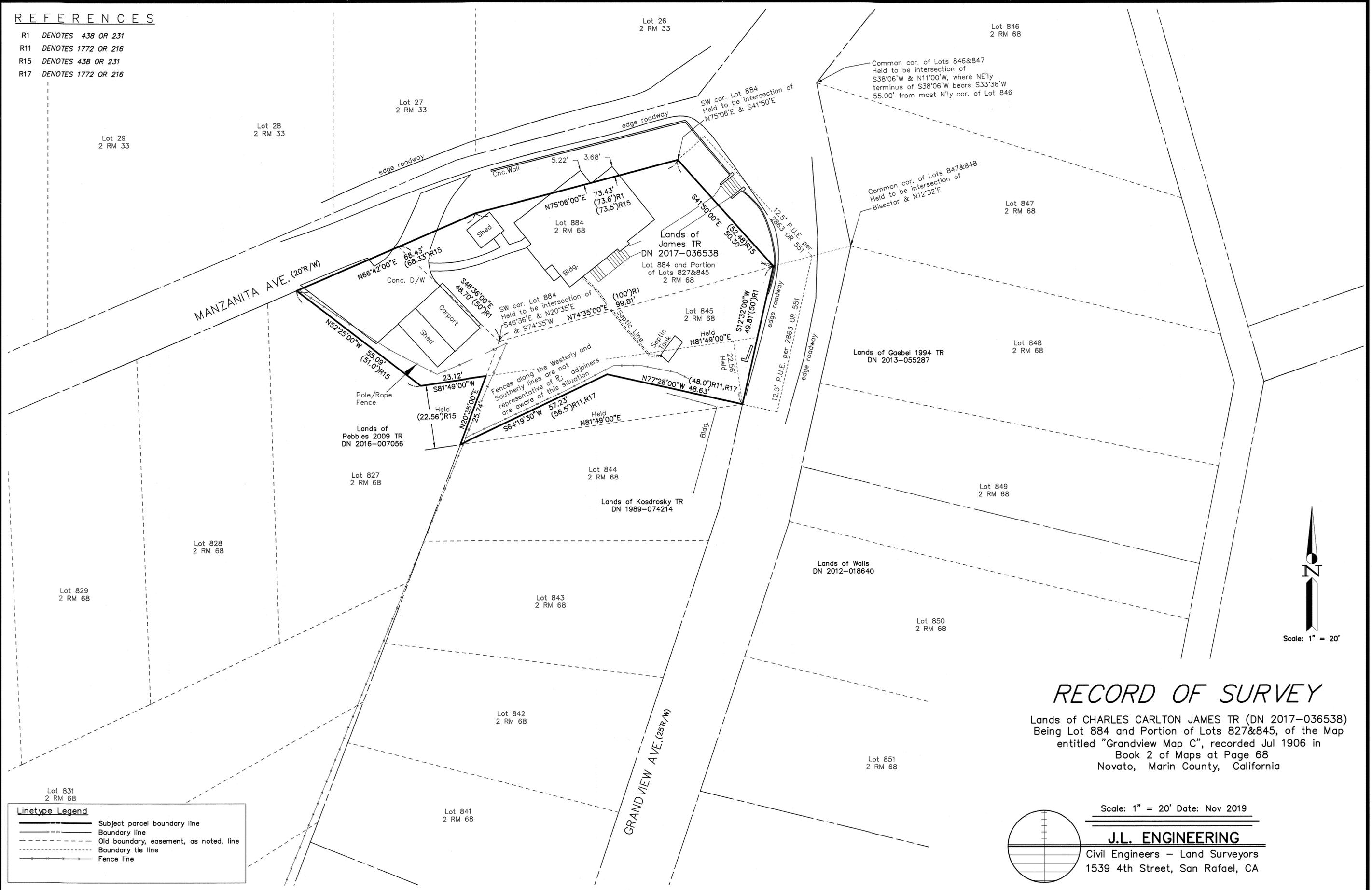
Scale: 1" = 50' Date: Nov 2019

J.L. ENGINEERING

Civil Engineers - Land Surveyors
1539 4th Street, San Rafael, CA
Tel: 415-457-6647 Em: info@JLEngs.com

REFERENCES

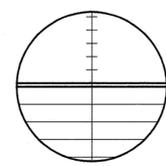
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 Book 2 of Maps at Page 68
 Novato, Marin County, California

Scale: 1" = 20' Date: Nov 2019



J.L. ENGINEERING
 Civil Engineers - Land Surveyors
 1539 4th Street, San Rafael, CA

Linetype Legend

	Subject parcel boundary line
	Boundary line
	Old boundary, easement, as noted, line
	Boundary tie line
	Fence line