121

RECORD OF SURVEY

LANDS OF BOUCHER
THE SOUTHWESTERN LINE OF THAT PARCEL
DESCRIBED IN THE GRANT DEED
D.N. 2014-051342, REC. DECEMBER 9, 2014
MARIN COUNTY OFFICIAL RECORDS

AND BEING LOT 34 AND A PORTION OF LOT 33
UNFILED MAP OF TRAXLER RANCH

TOWN OF SAN ANSELMO, MARIN COUNTY, CALIFORNIA
SCALE 1"=50' MAY 2019

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

LEGEND

BOUNDARY LINE SURVEYED	
MONUMENT LINE	
LINES NOT SURVEYED	
RADIAL / TIE LINE	
FENCE LINE	
FOUND STREET MONUMENT (AS NOTED)	
SET REBAR & PLASTIC CAP "PLS 8475"	
RECORD INFORMATION PER REFERENCE	(R#)
CALCULATED FROM	C.F.
DOCUMENT NUMBER	D.N.
RADIAL BEARING	(R)
SEARCHED FOR, NOT FOUND	S.N.F.

REFERENCES

R1 MAP OF HAWTHORN HILLS, 5 MAPS 9

R2 J.C. OGLESBY, R.E. 3230 FLAT FILE MAP A-3-34 ENTITLED, "MAP OF SUBDIVISION No. 1 OF TRAXLER RANCH, MARIN COUNTY, CAL., PROPERTY OF THOMAS T. KENT," DATED NOVEMBER 1922. OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY

R3 J.C. OGLESBY, R.E. 3230 JOB #1932 ENTITLED, "SURVEY OF LOT 32 AND PORTION OF LOT 33 TRAXLER RANCH SUB. ONE FOR THOMAS T. KENT," DATED FEBRUARY 1931, AND ASSOCIATED FIELD NOTES. OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY

R4 J.C. OGLESBY, R.E. 3230 JOB #9389B ENTITLED, "RECORD OF SURVEY, PTN. OF TRAXLER RANCH, SAN ANSELMO CALIF.," DATED SEPTEMBER 1949. OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY

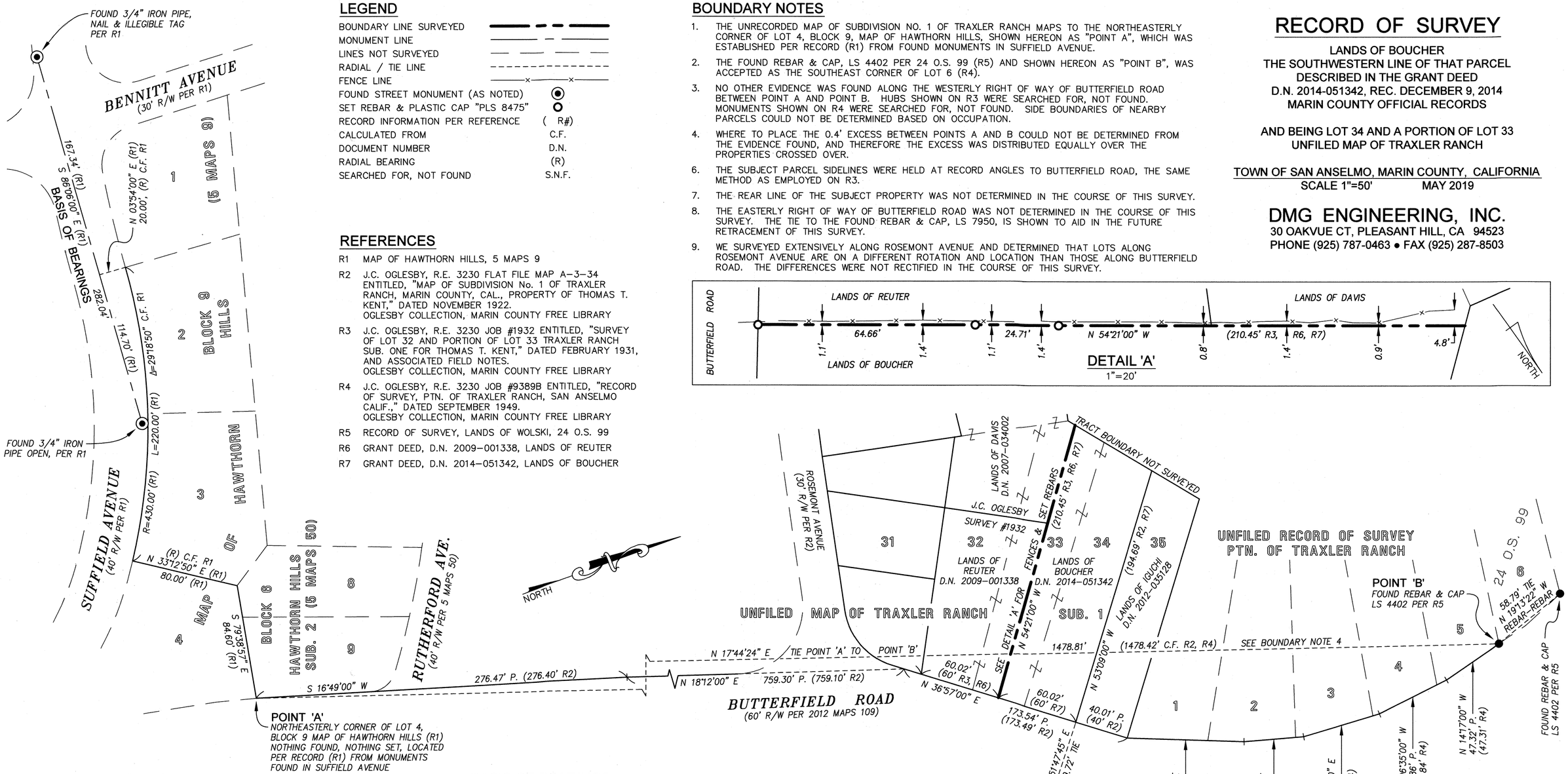
R5 RECORD OF SURVEY, LANDS OF WOLSKI, 24 O.S. 99

R6 GRANT DEED, D.N. 2009-001338, LANDS OF REUTER

R7 GRANT DEED, D.N. 2014-051342, LANDS OF BOUCHER

BOUNDARY NOTES

1. THE UNRECORDED MAP OF SUBDIVISION NO. 1 OF TRAXLER RANCH MAPS TO THE NORTHEASTERLY CORNER OF LOT 4, BLOCK 9, MAP OF HAWTHORN HILLS, SHOWN HEREON AS "POINT A", WHICH WAS ESTABLISHED PER RECORD (R1) FROM FOUND MONUMENTS IN SUFFIELD AVENUE.
2. THE FOUND REBAR & CAP, LS 4402 PER 24 O.S. 99 (R5) AND SHOWN HEREON AS "POINT B", WAS ACCEPTED AS THE SOUTHEAST CORNER OF LOT 6 (R4).
3. NO OTHER EVIDENCE WAS FOUND ALONG THE WESTERLY RIGHT OF WAY OF BUTTERFIELD ROAD BETWEEN POINT A AND POINT B. HUBS SHOWN ON R3 WERE SEARCHED FOR, NOT FOUND. MONUMENTS SHOWN ON R4 WERE SEARCHED FOR, NOT FOUND. SIDE BOUNDARIES OF NEARBY PARCELS COULD NOT BE DETERMINED BASED ON OCCUPATION.
4. WHERE TO PLACE THE 0.4' EXCESS BETWEEN POINTS A AND B COULD NOT BE DETERMINED FROM THE EVIDENCE FOUND, AND THEREFORE THE EXCESS WAS DISTRIBUTED EQUALLY OVER THE PROPERTIES CROSSED OVER.
6. THE SUBJECT PARCEL SIDELINES WERE HELD AT RECORD ANGLES TO BUTTERFIELD ROAD, THE SAME METHOD AS EMPLOYED ON R3.
7. THE REAR LINE OF THE SUBJECT PROPERTY WAS NOT DETERMINED IN THE COURSE OF THIS SURVEY.
8. THE EASTERLY RIGHT OF WAY OF BUTTERFIELD ROAD WAS NOT DETERMINED IN THE COURSE OF THIS SURVEY. THE TIE TO THE FOUND REBAR & CAP, LS 7950, IS SHOWN TO AID IN THE FUTURE RETRACEMENT OF THIS SURVEY.
9. WE SURVEYED EXTENSIVELY ALONG ROSEMONT AVENUE AND DETERMINED THAT LOTS ALONG ROSEMONT AVENUE ARE ON A DIFFERENT ROTATION AND LOCATION THAN THOSE ALONG BUTTERFIELD ROAD. THE DIFFERENCES WERE NOT RECTIFIED IN THE COURSE OF THIS SURVEY.



BASIS OF BEARINGS

THE BEARING SOUTH 86°06'00" EAST OF THE MONUMENT LINE OF SUFFIELD AVENUE BETWEEN BLOCKS 7 AND 9, TAKEN BETWEEN STREET MONUMENTS SHOWN HEREON, AS SHOWN ON THE MAP OF HAWTHORN HILLS, FILED IN BOOK 5 OF MAPS AT PAGE 9, MARIN COUNTY RECORDS.

NOTES

1. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
2. MEASURED = RECORD UNLESS NOTED OTHERWISE
3. TIES ARE AT RIGHT ANGLES UNLESS NOTED OTHERWISE
4. EASEMENTS, IF ANY, ARE NOT SHOWN.
5. FIELD SURVEYS PERFORMED IN APRIL 2019.
6. NO MONUMENTS WERE SET IN THE COURSE OF THIS SURVEY.
7. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBDIVISION B, PARAGRAPH 5.

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 ANNE BOUCHER IN FEBRUARY 2019.

12/4/19

DYLAN M. GONSALVES DATE
P.L.S. 8475

LICENSED LAND SURVEYOR
DYLAN M. GONSALVES
PLS 8475
STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 9th DAY OF DECEMBER, 2019.

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

BY: DAVID O. KNELL, P.L.S. 5301
DEPUTY COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR
DAVID O. KNELL
PLS No. 5301
STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS 13TH DAY OF DECEMBER, 2019 AT 7:45 AM. IN BOOK 2019 OF MAPS, AT PAGE 121, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL No: 2019-47284 FEE: $84

SHELLY SCOTT, COUNTY RECORDER

BY:
DEPUTY

JOB: 19-43

A.P.N.: 005-071-02

SHEET 1 OF 1