

NOTES

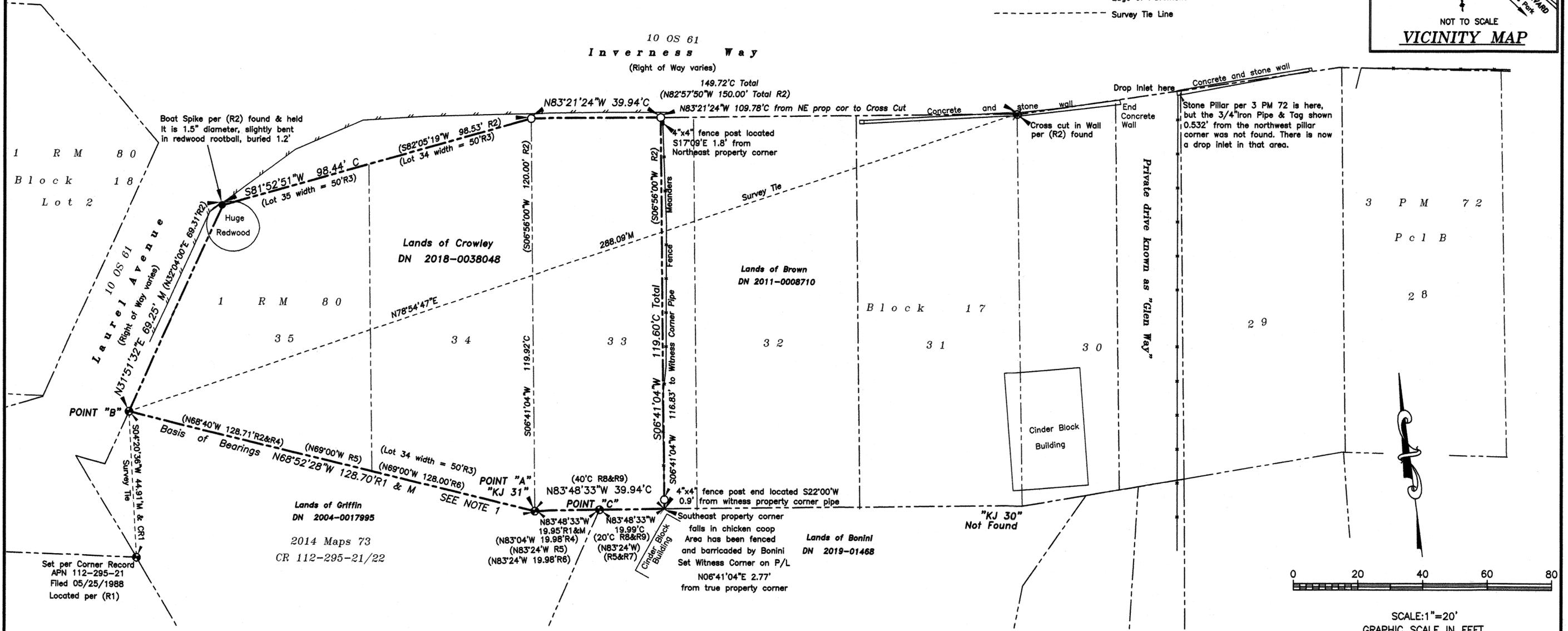
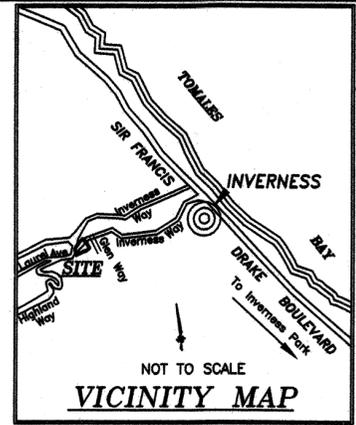
1. Basis of bearings is N68°52'28"W 128.70' between Points "A" and "B", both being found 5/8" rebars and caps as shown on that Pacific Land Surveys Record of Survey map filed in Book 2014 of Maps at Page 73, Marin County Records, (R1). Additional boundary ties in the area are detailed on (R1).
2. Distances and dimensions shown are in feet and decimals thereof. Offsets are perpendicular to lines.
3. Record data indicates that the right of way width of Inverness Way and Laurel Avenue is variable.
4. Area of the Crowley property is 0.34 acres, more or less.
5. The Second Parcel of the original Kate Johnson (aka "KJ") deed, 32 Book of Deeds Page 284, (R5) dated 01/25/1895, contains a mathematical error of closure in the amount of 14.3 feet in an east-west direction. Pacific Land Surveys Record of Survey (R1) contains notes and a retracement of this historical "K.J." line.

REFERENCES

- R1 Record of Survey 2014 Maps 73
- R2 Record of Survey 10 OS 61
- R3 Map of Inverness Marin County Cal. 1 RM 80
- R4 Corner Record APN 112-295-21/22 filed 07/22/2003
- R5 Kate Johnson (aka "KJ") Deed Book 32 of Deeds Page 284
- R6 Griffin Deed DN 2004-0017995
- R7 Bonini Deed DN 2019-01468
- R8 Crowley Deed DN 2018-0038048
- R9 Brown Deed DN 2011-0008710

LEGEND

- Set 1/2" Iron pipe PLS 6702 or as noted
- Found 1/2" rebar LS 3887 per (R1), (R2), (R4), or as noted
- Found wood, iron or plastic post
- C Calculated M Measured PLS Pacific Land Surveys
- P/L Property Line MCR Marin County Records
- DN Document Number APN Assessors Parcel Number
- Boundary of subject property
- Boundary of other lands
- Parcel line of record
- Existing fence/line
- Edge of Pavement
- Survey Tie 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 Stephen Crowley in January 2019.

PACIFIC LAND SURVEYS, a sole proprietorship

Dated: 02-27-20

Susan D. Ruschmeyer P.L.S. 6702  
License Expires 06/30/20



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 27th day of FEB., 2020.

T. W. Park

Tracy W. Park, PLS 8176 County Surveyor

By: Deputy



RECORDER'S STATEMENT

Filed this 6th day of MARCH 2020 at 7:31 AM

in Book 2020 of Maps, at Page 39, at the request of the Marin County Public Works.

Document No. 2020-0008923

Fee Paid: \$ 84-

Shelly Scott

County Recorder  
Deputy County Recorder

Record of Survey

Of the Lands of Susanna S. Crowley and Stephen Crowley as described in Document No. 2018-0038048, Being Lots 35, 34 and a portion of Lot 33, Block 17, as shown on the map entitled "Map of Inverness, Marin County, Cal." filed in Volume 1 of Maps at Page 80, all Official Records, Marin County Records, 71 Inverness Way Inverness A.P.N. 112-295-22 COUNTY OF MARIN \* STATE OF CALIFORNIA

PACIFIC LAND SURVEYS  
P.O. BOX 316 BODEGA, CA 94922 - 707.875.3208