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BASIS OF BEARINGS

THE BEARING SOUTH 86° 15' 00" EAST OF THE NORTHERLY LINE OF MANZANITA STREET, FORMERLY SECOND STREET, TAKEN FROM A FOUND REBAR TO A FOUND IRON PIPE AS SHOWN HEREON AND ON THE RECORD OF SURVEY, LANDS OF FOLEY, FILED IN BOOK 2008 OF MAPS AT PAGE 106, 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, 2 AND 5.

REFERENCES

- R1 MAP OF Mc CUE AND PIXLEY TRACTS, 1 MAPS 14
- R2 MAP OF ROCKLYN COURT, 5 MAPS 22
- R3 UNFILED HOOL & LOCKETT SURVEYS No. 2539 & 2539A, DATED MAY 1966, AVAILABLE FROM TOWN OF CORTE MADERA AND THIS OFFICE
- R4 CERTIFICATE OF COMPLIANCE, D.N. 2017-045597
- R5 RECORD OF SURVEY, LANDS OF SHENONE, 17 O.S. 71
- R6 RECORD OF SURVEY, LANDS OF SCHOLZ, 32 O.S. 7
- R7 RECORD OF SURVEY, LANDS OF SCHNEIDER, 1999 M 1, AND ITS CERTIFICATE OF CORRECTION, D.N. 2008-048855
- R8 RECORD OF SURVEY, LANDS OF FRAZIER, 2000 M 200
- R9 RECORD OF SURVEY, LANDS OF VAUGHAN / MACE, 2001 M 86
- R10 RECORD OF SURVEY, LANDS OF MACE, 2002 M 224
- R11 RECORD OF SURVEY, LANDS OF FOLEY, 2008 M 106
- R12 RECORD OF SURVEY, LANDS OF KETIRAEI & LARSON, 2008 M 180

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 JENNIFER VOLPE IN APRIL 2018.

Dylan M. Gonsalves 3/9/20
DYLAN M. GONSALVES DATE
P.L.S. 8475



BOUNDARY NOTES

1. IN CONDUCTING OUR RETRACEMENT OF THE MAP OF ROCKLYN COURT (R2), WE DID NOT FIND ANY ORIGINAL MONUMENTS OR MAPS THAT REFERENCED ORIGINAL MONUMENTS. THEREFORE THE BEST AVAILABLE EVIDENCE WE FOUND IN ESTABLISHING THE WESTERLY, NORTHERLY, AND EASTERLY BOUNDARIES OF LOT 23 IS A HOOL AND LOCKETT SURVEY PERFORMED IN 1966 (R3).
2. THE BEARINGS FOR THE NORTHERLY LINE OF MANZANITA AVENUE PER R11, THE MONUMENT LINE IN TAMALPAIS DRIVE PER R12, THE WESTERLY LINE OF WILLOW AVENUE PER R9, AND OTHER DATA SHOWN ON SAID REFERENCED MAPS, MATCH THE RECORD BEARINGS OF THE ORIGINAL MAPS OF THE AREA, 1 MAPS 14 AND 5 MAPS 22, AND THE HOOL AND LOCKETT SURVEY, R3. THIS GAVE US CONFIDENCE TO UTILIZE RECORD DATA PER 5 MAPS 22 TO AID IN REESTABLISHING THE LINES OF LOT 23.
3. A 1/4" SQUARE ROD WAS FOUND PER R3, AND WAS ACCEPTED AS THE NORTHWEST CORNER OF LOT 23 PER R3.
4. RUNNING NORTHEASTERLY FROM SAID SQUARE ROD RECORD BEARING AND DISTANCE PER R2 ALONG THE NORTHERLY LINE OF LOT 23 GIVES US THE NORTHEAST CORNER OF LOT 23, WHICH WAS FOUND TO BE 400.00' MEASURED & RECORD FROM THE WESTERLY LINE WILLOW AVENUE, AND 313.00' MEASURED AND RECORD FROM THE SOUTHERLY LINE OF TAMALPAIS AVENUE.
5. THE EASTERLY LINE OF LOT 23 WAS RUN SOUTHERLY AT RECORD BEARING PER R2 FROM THE NORTHEAST CORNER.
6. A NON-RECORD ROUND HEAD NAIL IN CONCRETE WAS FOUND NEAR THE SOUTHWEST CORNER OF LOT 23, WHICH WAS HELD FOR LINE RUNNING SOUTHEASTERLY AT RECORD BEARING PER R2 THEREFROM.
7. THE SOUTHEAST CORNER WAS DETERMINED BY A BEARING - BEARING INTERSECTION OF THE EASTERLY AND SOUTHERLY LINES. SAID CORNER WAS FOUND TO BE 250.00' MEASURED & RECORD FROM THE SOUTHERLY LINE OF OAKDALE AVENUE EAST OF CHAPMAN DRIVE, AS DETERMINED BY R10.
8. THE MAP OF ROCKLYN COURT (R2) SHOWS A 10' LANE BETWEEN LOTS 23 AND 24. THIS 10' LANE WAS VACATED IN 1934 BY THE TOWN OF CORTE MADERA (820 O.R. 122). IT IS GENERALLY ASSUMED THAT OWNERSHIP EXTENDS TO THE CENTERLINE OF ROADS OR LANES, UNLESS SHOWN OTHERWISE. IN THIS CASE, OCCUPATIONAL EVIDENCE SURVEYED IN 1966 BY HOOL AND LOCKETT (R3) PLACED THIS BOUNDARY LINE IN AN ALTERNATE LOCATION. SUBSEQUENTLY, THE OWNER OF LOT 24 OBTAINED A CERTIFICATE OF COMPLIANCE FOR OWNERSHIP TO THE BOUNDARY LINE SURVEYED BY HOOL AND LOCKETT. THIS SURVEY ACCEPTS THE LOCATION ESTABLISHED BY HOOL AND LOCKETT TO BE THE BOUNDARY LINE BETWEEN LOTS 23 AND 24.

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 23RD DAY OF MARCH, 2020.

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



BY: DEPUTY

COUNTY RECORDER'S STATEMENT

FILED THIS 27th DAY OF MARCH, 2020 AT 11:10 AM.
IN BOOK 2020 OF MAPS, AT PAGE 65, AT THE REQUEST OF
THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL No: 2020-0012485 FEE: \$ 86 -

Shelly Scott
COUNTY RECORDER
BY: *MS*
DEPUTY

RECORD OF SURVEY

LANDS OF ANDREWS TRUST
D.N. 2017-024531, REC. JUNE 20, 2017, AND
BEING LOT 23, ROCKLYN COURT, 5 MAPS 22
MARIN COUNTY RECORDS

TOWN OF CORTE MADERA, MARIN COUNTY, CALIFORNIA
NO SCALE AUGUST 2018

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

