

BASIS OF BEARINGS

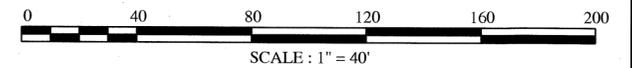
The Basis of Bearings of this survey is N 27° 24' W 136.96 MEAS. & 2010-M-59 CALC. between found 1/2" rebars with plastic cap "PLS 6784" per 2010-M-59, as shown.

LEGEND

- Denotes set 3/4" I.D. galvanized iron pipe with plastic plug "DANSKIN PLS 4794"
- Denotes found monument as noted
- CALC. Denotes calculated
- I.N. Denotes Official Records Instrument Number, Marin County Records
- J.G. Denotes Joseph Grippi Survey Number. Original on file with the Kent Room Annex of the Marin County Library
- J.P. Denotes joint utilities pole
- MEAS. Denotes measured
- M- Denotes Book of Maps, Marin County Records
- OR- Denotes Official Records, Marin County Records
- SFNF Denotes Searched For, Not Found

NOTES

- 1). All dimensions shown are in feet and decimals thereof, save monument dimensions, being in inches.
- 2). Matters regarding Subdivision Map Act compliance not in scope of services.
- 3). Easements, recorded or otherwise, not in scope of services, save, those shown.
- 4). No attempt has been made as part of this survey to locate and/or show existence of all improvements on the subject property. Only selected improvements are shown.
- 5). Before placing the iron pipe monuments, the ground was carefully hand-excavated to the depth of the length of the iron pipe, (0.5 meter long), and kept at least 0.3' clear of any underground utilities.
- 6). DATE OF SURVEY - 3 December 2018 & 11 December 2018.



RECORD OF SURVEY

OF A PORTION OF THE LANDS CONVEYED TO
 PAUL G. REA & JOETTE J. SCORATOW
 TRUSTEES OF
 PAUL G. REA & JOETTE J. SCORATOW
 2003 REVOCABLE TRUST, DATED AUGUST 19, 2003
 AS DESCRIBED IN
 OFFICIAL RECORDS INSTRUMENT No. 2013-072157
 MARIN COUNTY RECORDS
 VICINITY KENTFIELD
 MARIN COUNTY CALIFORNIA
 DECEMBER 2018 SURVEY No. 1112



PREPARED BY
PHILLIP A. DANSKIN & ASSOCIATES
 LAND SURVEYOR
 SONOMA, CALIFORNIA
 (415) 459-2558

APN 075-151-27

SHEET 1 OF 2

BOUNDARY RESOLUTION NOTES :

- 1). The subject parcel had previously been surveyed by Joseph Grippi in October 1976 - Survey No. 393. The field notes for this survey indicated Grippi based his survey on a found a hub at the most westerly corner the subject parcel, an iron pipe at the most easterly corner of Parcel 2 of Book 4 of Parcel Maps, at Page 51 (now obstructed by a lattice enclosed deck); and a rebar near the 1"x 4" metal paddle in concrete. All these points were searched for, save, the iron pipe under the deck, but were not found. The field notes indicated control points were concrete nails. One in the subject parcel driveway and another on Herbing Lane. Both Herbing Lane and the subject-parcel's driveway have been reconstructed with new concrete. The original Grippi files and plats reside at the Kent Room Annex of the Marin County Library and presently are available by appointment only.
- 2). The current Lands of Sullivan, I.N. 2015-44610, (Assessor's Parcel Number 075-151-37) was previously surveyed by Joseph Grippi in 1979 - Survey No. 802. The field notes for this survey indicated Grippi based his survey on the previously found hub at the most westerly corner the subject parcel, an iron pipe at the most easterly corner of Parcel 2 of Book 4 of Parcel Maps, at Page 51 (now obstructed by a lattice enclosed deck); and a rebar near the 1"x 4" metal paddle in concrete; an original 3/4" iron pipe with tag LS 2731 being the most easterly corner of Parcel One of Book 4 of Parcel Maps, at Page 51 and other found hubs along Briar road shown upon said Parcel Map. Control points for the Grippi survey were searched for but not found. It appears that a newer concrete driveway and house addition destroyed the concrete nails in the driveway. The topography appears to have been performed by stadia methods and reliance upon those measurements would not have the precision required of a boundary retracement survey.
- 3). What appears the only remaining evidence of boundaries: this survey was based upon and accepted the points established by Book 2010 of Maps, at Page 59. There exists a concrete erosion control covering the ground near the southwesterly portion of the existing residence that appears to have stipulated to this survey as no contrary evidence has been found by the owners of the subject parcel.
- 4). A foundation near the southerly portion of the Lands of Moquin exists and closely coincides with basis of bearings and is clear of the boundary and easement along their southeasterly boundary.

SCALE: 1" = 40'

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 30TH day of MARCH 2020.

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



COUNTY RECORDER'S STATEMENT

Filed this 3RD day of APRIL 2020 at 11:10 AM.
 in Book 2020 of Maps at Page 77 at the request of
 the Department of Public Works.

Sherry Scott
 County Recorder
[Signature]
 Deputy County Recorder

Fee \$ #86-

2020-0013342
 Serial No.

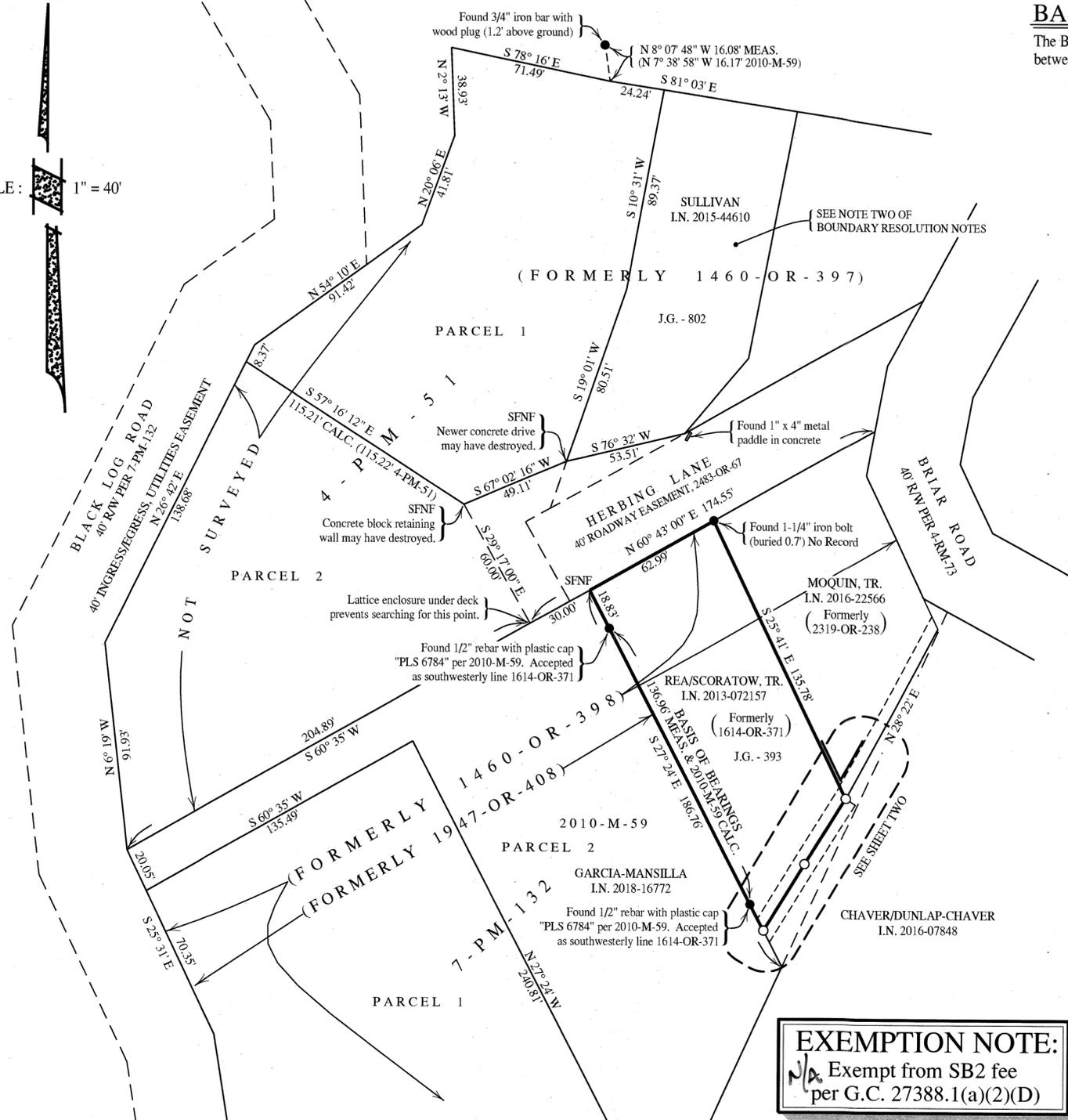
EXEMPTION NOTE:

N/A Exempt from SB2 fee
 per G.C. 27388.1(a)(2)(D)

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 Steven Abern, Esq. in November 2018.

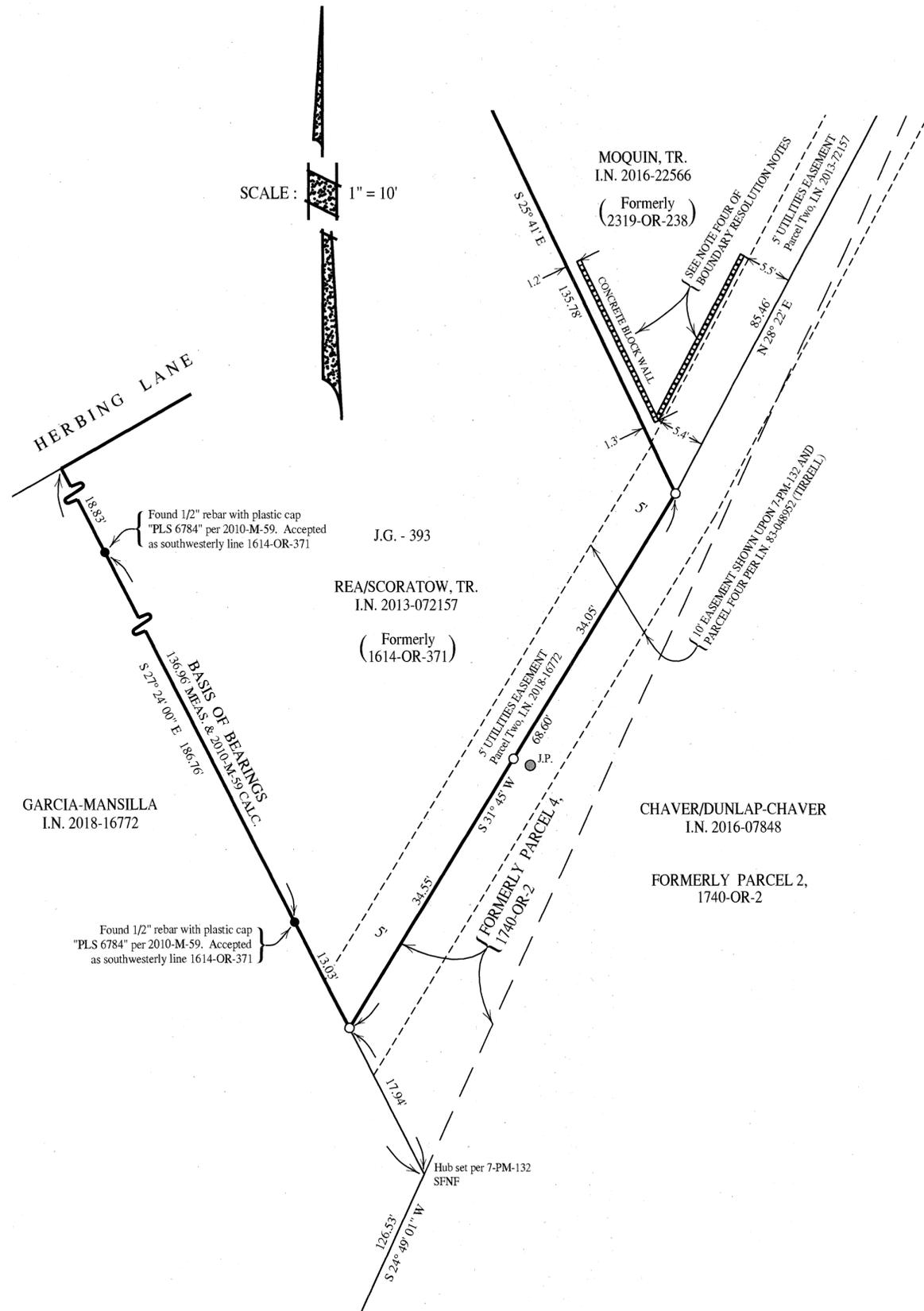
Signed *MM*
 Phillip A. Danskin - PLS 4794



EXEMPTION NOTE:
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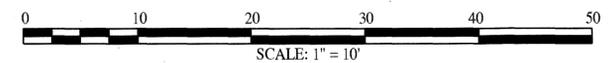
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