

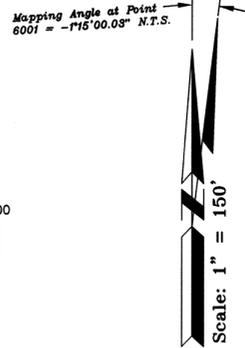
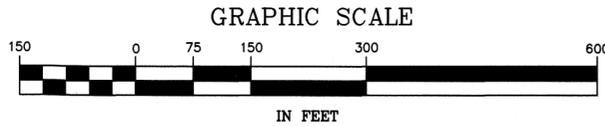
All measured distances are in grid feet and decimals thereof. Multiply by 1.00006915 to obtain local ground distances. Stated coordinates & bearings are relative to Grid North, based on the California Coordinate System of 1983 (CCS83), Zone 3, Epoch 2010.00. The convergence angle at Point 6001 is -1°15'00.03".

All distances in ( ) are record dimensions as stated in said reference document. Multiply record distances by 0.99993085 to approximate record grid distances.

All ties shown hereon are perpendicular unless otherwise shown otherwise.

Table with 5 columns: Station, Northing, Easting, Height(ellipsoid), Horiz. Accuracy (95% Conf). Rows include OHLN, P181, P198, P224, TIBB.

Table with 5 columns: Station, Northing, Easting, Height (Ortho.), Positional Tolerance (95% Conf.). Row includes 6001.



REFERENCES

- List of 38 references (1-38) detailing various survey maps, field notes, and legal documents related to the property.

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 Mountford, Pogrel & Tarlson on October 24, 2018.

Lawrence A. Stevens, PLS 6649



2-28-2020

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 7th day of April, 2020.

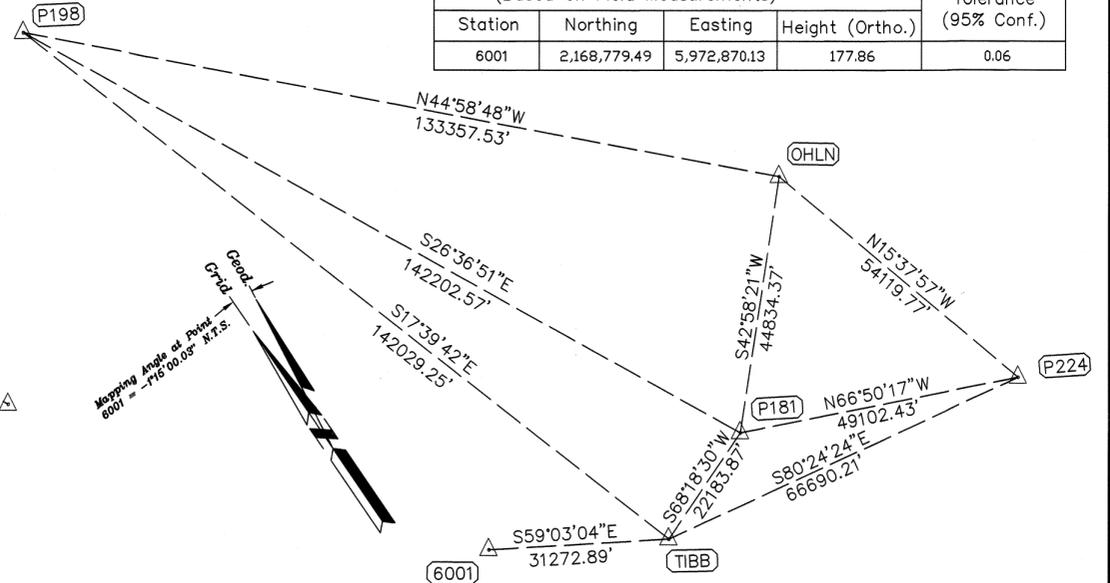
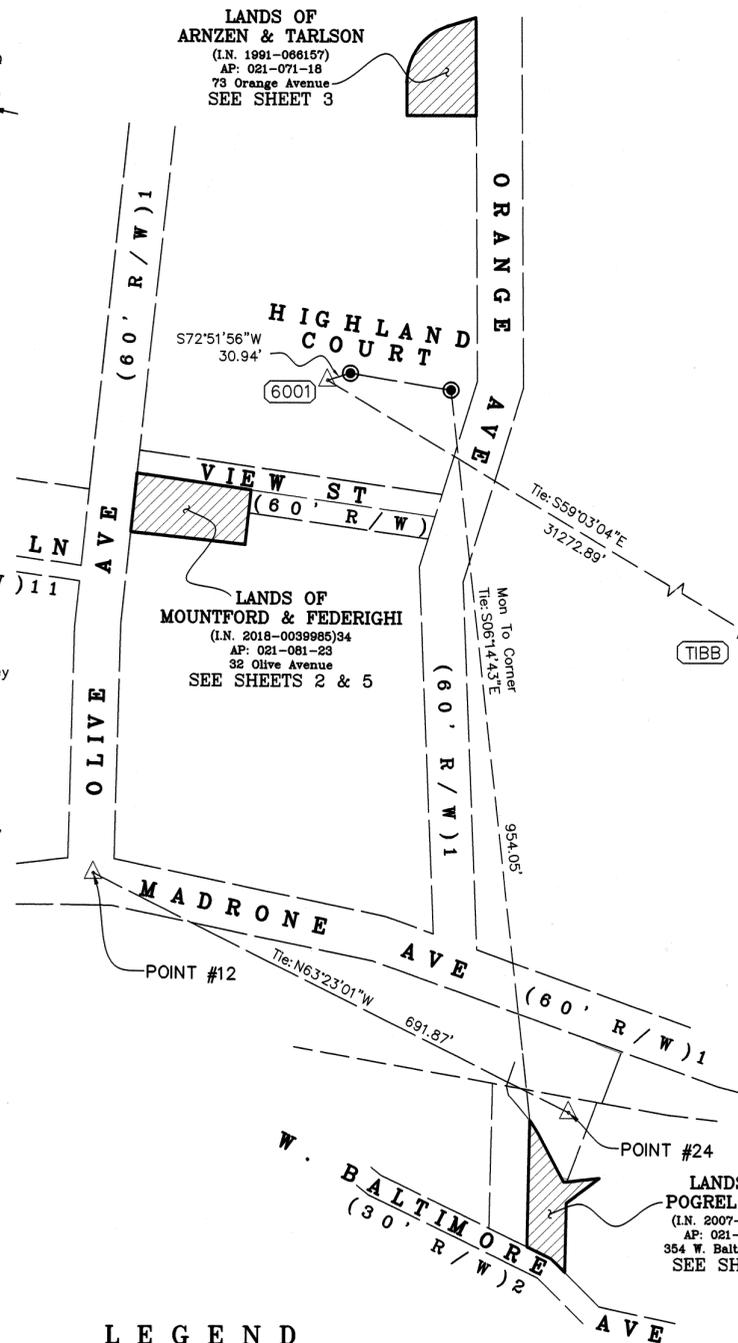
Tracy W. Park, County Surveyor

David O. Knell, PLS 5301, Deputy County Surveyor



LEGEND

- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and after.
RM Subdivision map filed in Book of Maps



CONTROL DIAGRAM

Scale: 1" = 20,000'

NOTE

Boundary evidence collected between 01/23/2019 & 04/09/2019

The owners of the unfiled historical archives referenced hereon have asserted copyright and have required me to agree not to disseminate copies to anyone. The relevant data used from those historical documents has been transcribed onto this Record of Survey for other surveyors' consideration.

The archives of Arthur J. Lang are contained in the archives of L.A. Stevens & Associates, Inc.

Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field.

RECORD OF SURVEY

LANDS OF MOUNTFORD & FEDERIGHI (I.N. 2018-0039985); ARNZEN & TARLSON (I.N. 1991-066157); POGREL TRUST (I.N. 2007-0022820)

CITY OF LARKSPUR COUNTY OF MARIN STATE OF CALIFORNIA MAY 2019 SCALE: AS NOTED

L.A. Stevens & Associates, Inc. Professional Land Surveyors \* (415) 382-7713 7 Commercial Blvd. Suite 1 \* Novato, California 94949

RECORDER'S STATEMENT

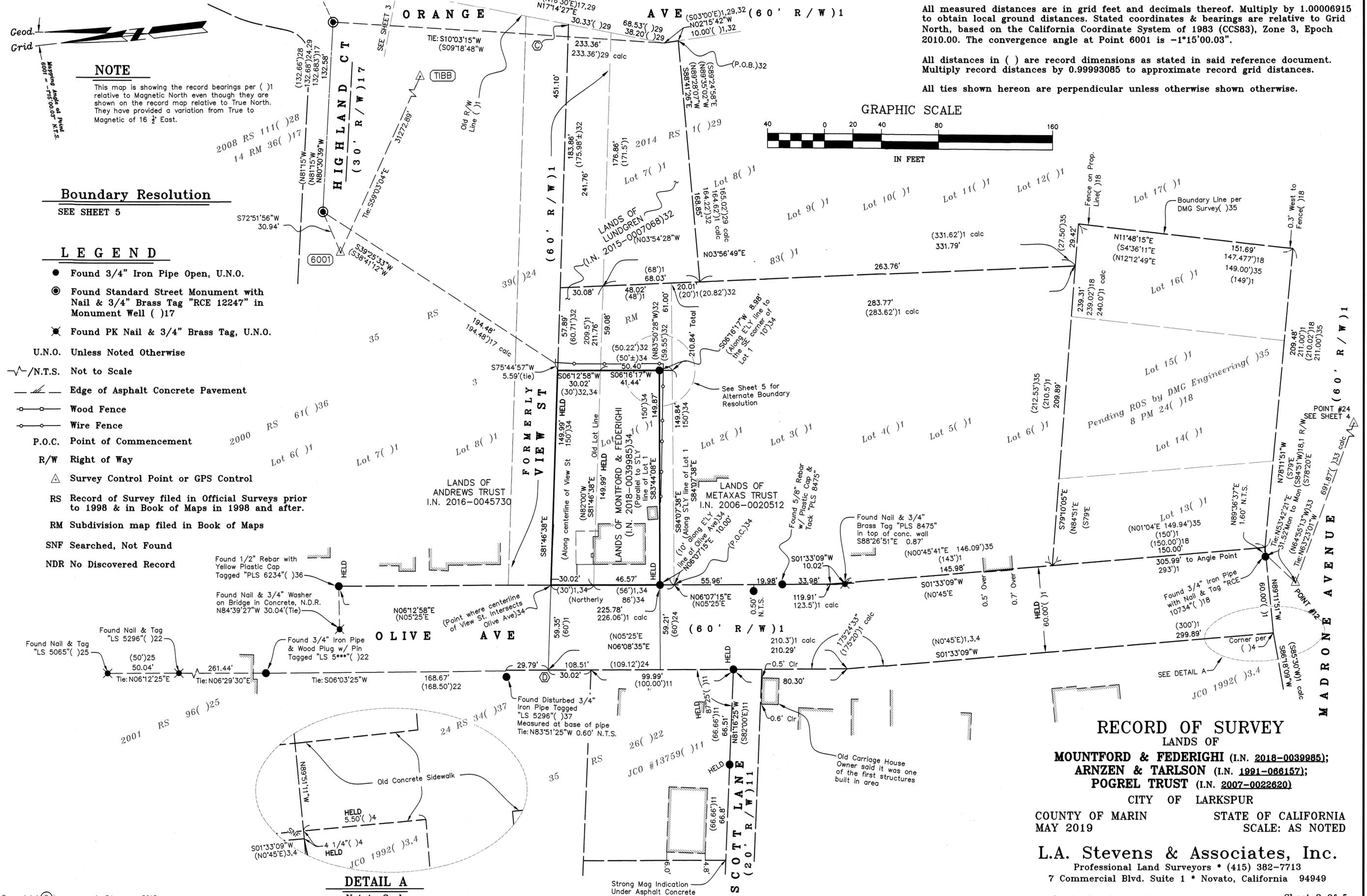
Filed this 10th day of APRIL, 2020 at 8:00 a.m. in Book 2020 of Maps, Page 84, at the request of Marin County Department of Public Works.

Serial No. 2020-0014175 Fee: \$92- Shelly Scott County Recorder, Deputy Recorder

AP: 021-071-18, 021-081-23, 021-092-22

Drawing No. 181924fld.DWG

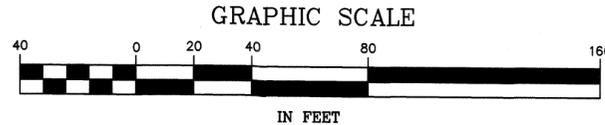
Sheet 1 Of 5



All measured distances are in grid feet and decimals thereof. Multiply by 1.00006915 to obtain local ground distances. Stated coordinates & bearings are relative to Grid North, based on the California Coordinate System of 1983 (CCS83), Zone 3, Epoch 2010.00. The convergence angle at Point 6001 is  $-1^{\circ}15'00.03''$ .

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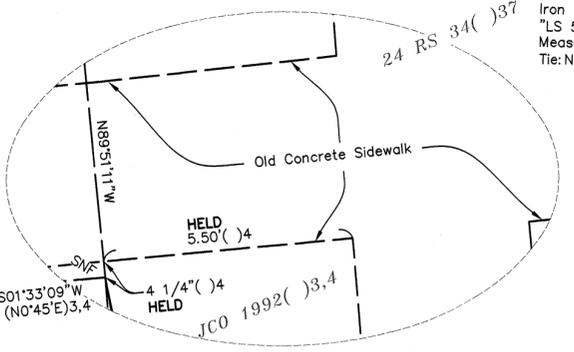


**NOTE**  
This map is showing the record bearings per ( ) relative to Magnetic North even though they are shown on the record map relative to True North. They have provided a variation from True to Magnetic of  $16 \frac{1}{2}^{\circ}$  East.

**Boundary Resolution**  
SEE SHEET 5

**LEGEND**

- Found 3/4" Iron Pipe Open, U.N.O.
- ⊙ Found Standard Street Monument with Nail & 3/4" Brass Tag "RCE 12247" in Monument Well ( )17
- ✕ Found PK Nail & 3/4" Brass Tag, U.N.O.
- U.N.O. Unless Noted Otherwise
- /N.T.S. Not to Scale
- Edge of Asphalt Concrete Pavement
- Wood Fence
- Wire Fence
- P.O.C. Point of Commencement
- R/W Right of Way
- ▲ Survey Control Point or GPS Control
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and after.
- RM Subdivision map filed in Book of Maps
- SNF Searched, Not Found
- NDR No Discovered Record



**RECORD OF SURVEY**  
LANDS OF  
**MOUNTFORD & FEDERIGHI (I.N. 2018-0039985);**  
**ARNZEN & TARLSON (I.N. 1991-066157);**  
**POGREL TRUST (I.N. 2007-0022620)**  
CITY OF LARKSPUR

COUNTY OF MARIN STATE OF CALIFORNIA  
MAY 2019 SCALE: AS NOTED

**L.A. Stevens & Associates, Inc.**  
Professional Land Surveyors \* (415) 382-7713  
7 Commercial Blvd. Suite 1 \* Novato, California 94949

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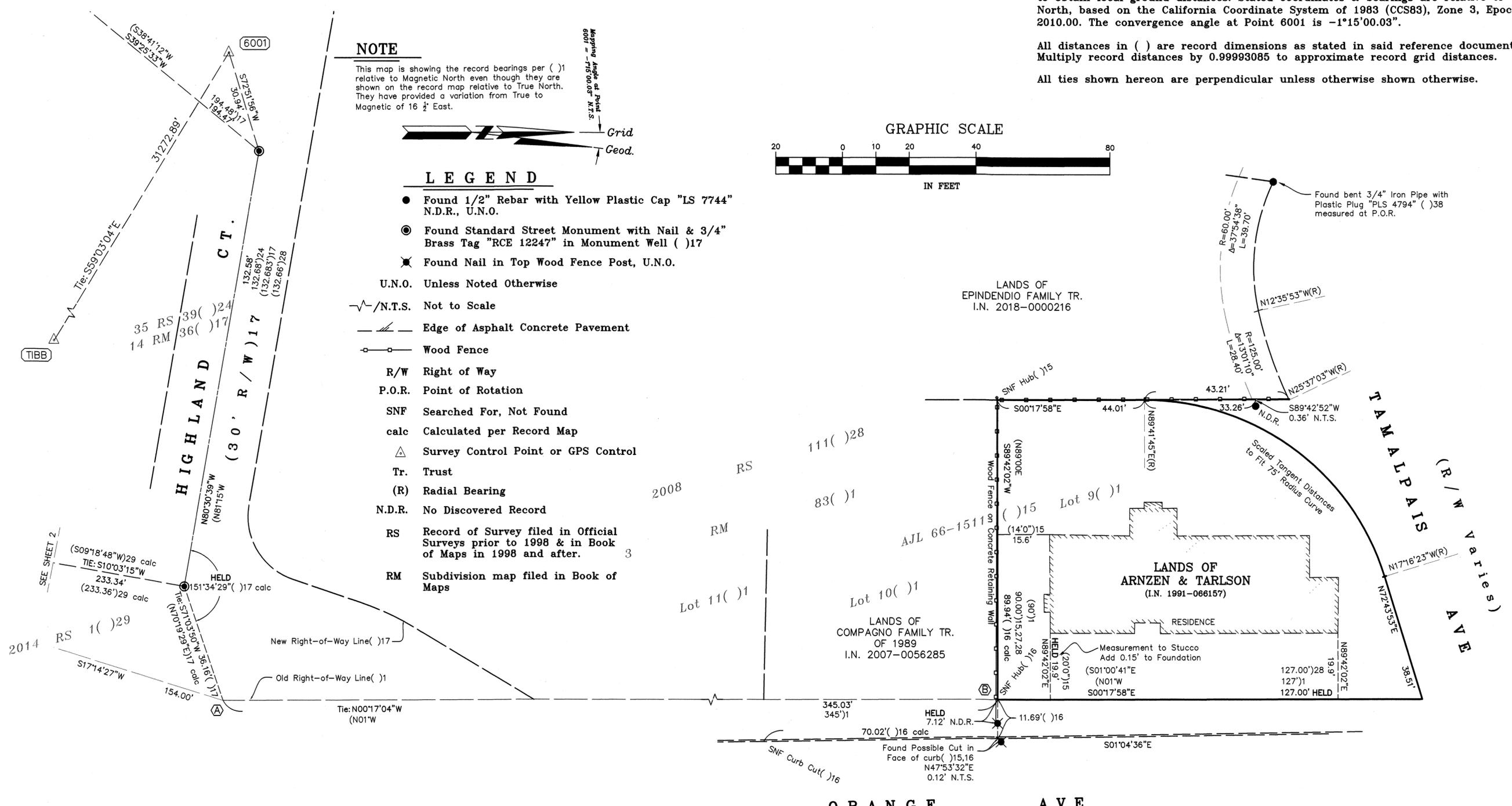
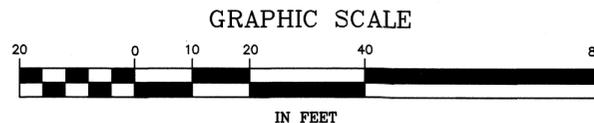
**NOTE**

This map is showing the record bearings per ( ) relative to Magnetic North even though they are shown on the record map relative to True North. They have provided a variation from True to Magnetic of  $16 \frac{1}{2}^{\circ}$  East.



**LEGEND**

- Found 1/2" Rebar with Yellow Plastic Cap "LS 7744" N.D.R., U.N.O.
- ⊙ Found Standard Street Monument with Nail & 3/4" Brass Tag "RCE 12247" in Monument Well ( )17
- ✱ Found Nail in Top Wood Fence Post, U.N.O.
- U.N.O. Unless Noted Otherwise
- / N.T.S. Not to Scale
- Edge of Asphalt Concrete Pavement
- Wood Fence
- R/W Right of Way
- P.O.R. Point of Rotation
- SNF Searched For, Not Found
- calc Calculated per Record Map
- △ Survey Control Point or GPS Control
- Tr. Trust
- (R) Radial Bearing
- N.D.R. No Discovered Record
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and after.
- RM Subdivision map filed in Book of Maps



**Boundary Resolution**

1. Held the geometry of 14 RM 36 ( )17 from the Street monuments on Highland Court and inverted to the most northeasterly corner of said record map to establish point (A) on the R/W for Orange Avenue.
2. Point (B) was established by holding the found nail in wood fence post as being a projection of the southerly line of Lot 9 to the easterly line of Lot 9 which was established by holding the 20' offsets from the existing building. This point fit well with the found cut "x" in face of curb along with the approximate bearing of the existing curb along Orange Avenue.
3. The record distance of 127' was held for the easterly line of Lot 9, Block 3 per 3 RM 83( )1.

4. To establish the southerly line of Lot 9, the geometry per ( )15 was held which turned 90° from Point (B) and held the record distance of 89.94' calculated per ( )16. The geometry per ( )15 fits well with the existing curb along Orange Avenue and the wood fence that runs along the southerly line of the property. There are substantial improvements that are south of the wood fence including 5' tall concrete retaining walls and extensive landscaping.
5. The westerly line was established by turning 90° counterclockwise and running parallel with the easterly line to a point which a 75' radius curve was scaled to fit between.
6. The tangents on either side of the 75' curve were scaled in per 3 RM 83( )1. The 75' curve appeared to be the most probable fit to the intended boundary solution.

**RECORD OF SURVEY**

LANDS OF  
**MOUNTFORD & FEDERIGHI** (I.N. 2018-0039985);  
**ARNZEN & TARLSON** (I.N. 1991-066157);  
**POGREL TRUST** (I.N. 2007-0022620)

CITY OF LARKSPUR  
 COUNTY OF MARIN STATE OF CALIFORNIA  
 MAY 2019 SCALE: AS NOTED

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 7 Commercial Blvd. Suite 1 \* Novato, California 94949

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**Boundary Resolution**

1. Held the 3/4" Iron Pipe at the SW corner of Lot 24( )2 and the 12.7' offset ( )12 from the building in Lot 28 to align the subdivision map 4 RM 42( )2. This fits with the existing Found "X" in concrete curb per ( )13 within 0.3' and the westerly line of Lot 27 by 0.1'.
2. Held this geometry to establish the northerly R/W line for W. Baltimore Avenue and for the sidelines of Lot 27( )2. The existing fence occupation fit well with this resolution on both sidelines.
3. The easterly sideline holds record distance and geometry per the Bala & Strandgaard survey ( )12. The existing fence occupation appears to follow the angle point in the easterly sideline as shown in said survey. The building setbacks also fit well with the survey as shown.
4. The sidelines were extended to the centerline of Arroyo Holon Creek as stated in the deed I.N. 2014-0024738 ( )30. This centerline of the creek represents the Northerly boundary line of Lot 27.

**LEGEND**

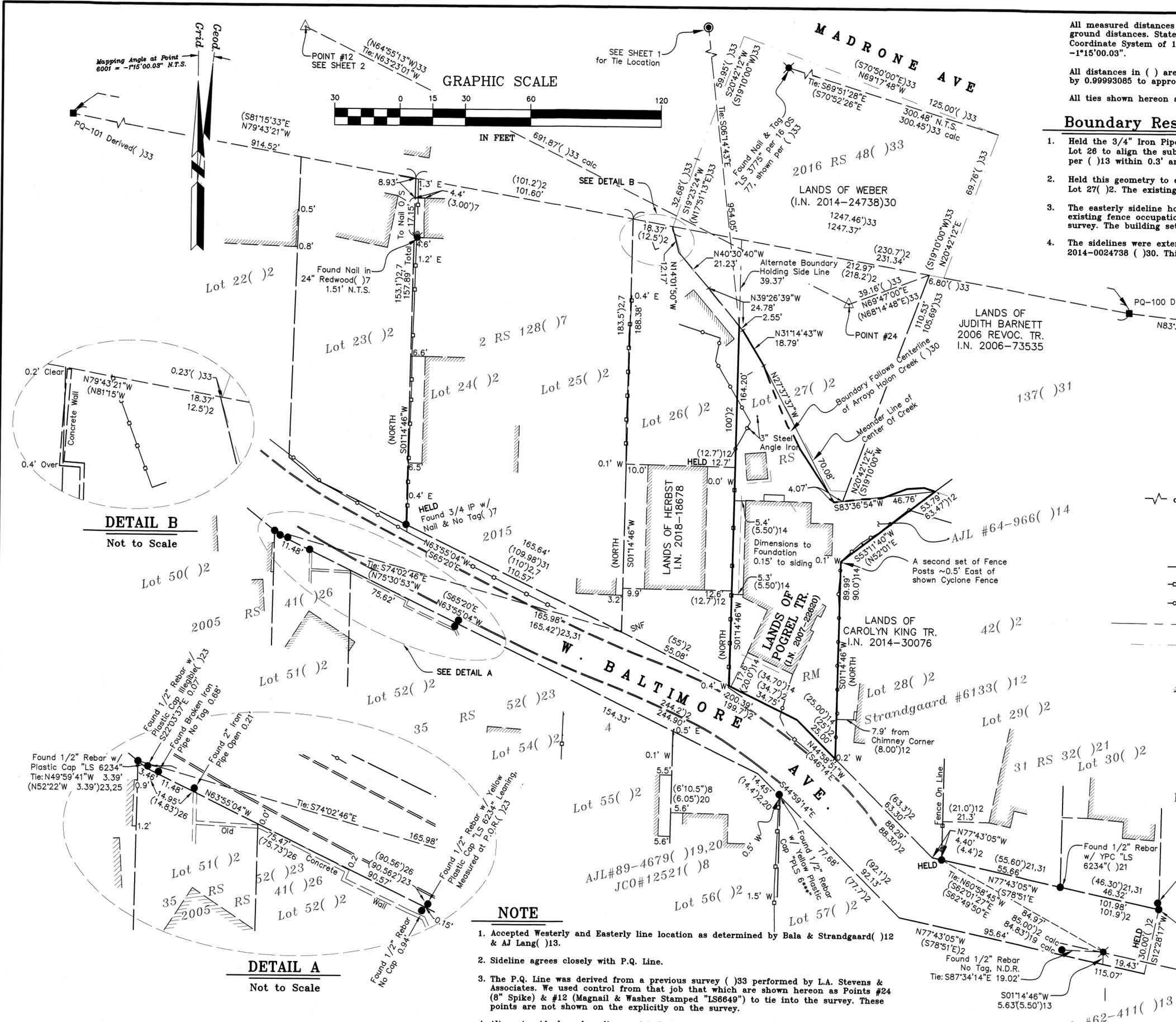
- Found Standard Street Monument with 3/4" Brass Tag "RCE 12247" & Nail in Monument Well ( )17
- Derived PQ Monuments ( )33
- Found 3/4" Iron Pipe w/ Plastic Cap "LS 4402", U.N.O.
- ✱ Found Cut Cross in Top of Curb ( )13, U.N.O.
- P.O.R. Point of Rotation
- or N.T.S. Not to Scale
- U.N.O. Unless Noted Otherwise
- N.D.R. No Discovered Record
- Edge of Asphalt Concrete Pavement
- Wood Fence
- Wire Fence
- Boundary Line Center of Creek
- Boundary Line per 2016 MAPS 48
- 0.5' W Centerline of Fence is 0.5' West of Boundary Line
- Building Line
- O/S Offset
- △ Survey Control Point ( )33 or GPS Control
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 or after
- RM Subdivision Map filed in Book of Maps

**RECORD OF SURVEY**

LANDS OF  
**MOUNTFORD & FEDERIGHI (I.N. 2018-0039985);**  
**ARNZEN & TARLSON (I.N. 1991-066157);**  
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CITY OF LARKSPUR  
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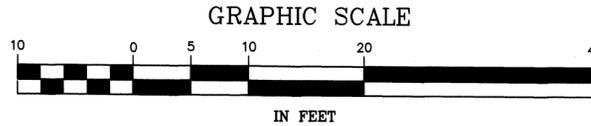
**NOTE**

1. Accepted Westerly and Easterly line location as determined by Bala & Strandgaard ( )12 & AJ Lang ( )13.
2. Sideline agrees closely with P.Q. Line.
3. The P.Q. Line was derived from a previous survey ( )33 performed by L.A. Stevens & Associates. We used control from that job that which are shown hereon as Points #24 (8" Spike) & #12 (Magnail & Washer Stamped "LS8649") to tie into the survey. These points are not shown on the explicitly on the survey.
4. Alternate side boundary lines exist that would shift the Northwest corner of Pogrel Easterly by 0.8' if you held the P.Q. Line & Record bearing - however this does not fit occupation.

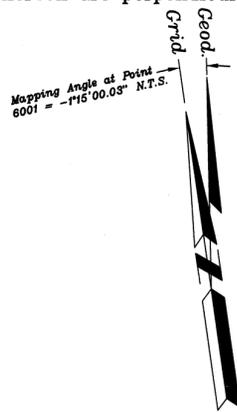
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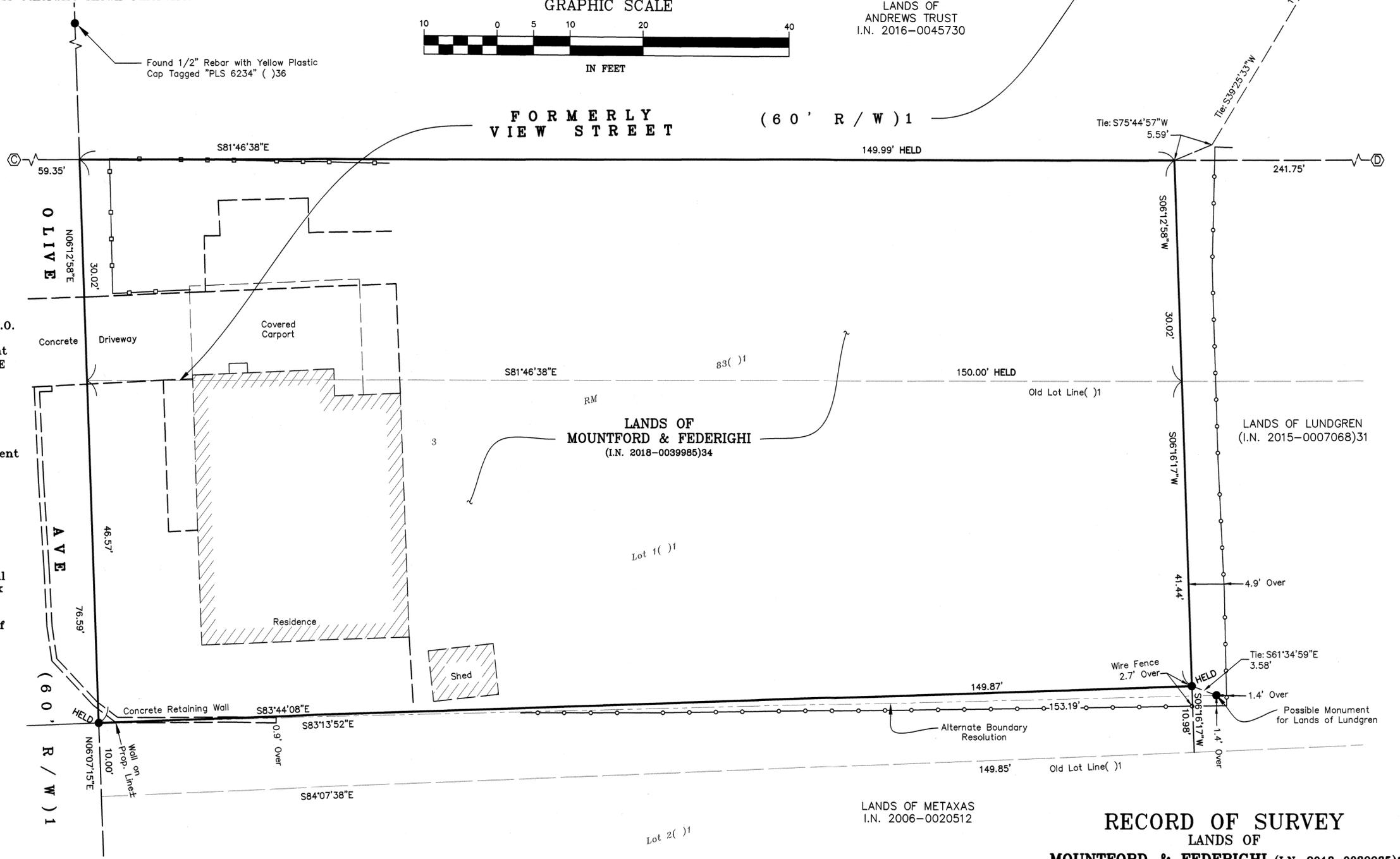
LANDS OF ANDREWS TRUST  
I.N. 2016-0045730



FORMERLY VIEW STREET (60' R/W) 1

**LEGEND**

- Found 3/4" Iron Pipe Open, U.N.O.
- ⊙ Found Standard Street Monument with Nail & 3/4" Brass Tag "RCE 12247" in Monument Well ( )17
- U.N.O. Unless Noted Otherwise
- /N.T.S. Not to Scale
- Edge of Asphalt Concrete Pavement
- Wood Fence
- Wire Fence
- R/W Right of Way
- Alternate Boundary Resolution
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and after.
- RM Subdivision map filed in Book of Maps



**Boundary Resolution**

1. Held the record distances and geometry per ( )29 to establish Point (C) being a point on the centerline of View Street and on the R/W of Orange Avenue.
2. Established Point (D) being a point on the west line of Olive Avenue and the centerline of View Street, by holding the record distance per ( )1 from the Angle Point of Olive Avenue along a bearing determined by holding the geometry per ( )11 which uses the Found Open Iron Pipes per ( )11 along the northerly line of Scott Lane.
3. Held line between Point (C) & Point (D) to establish the centerline of View Street.
4. Held the Found 3/4" Open Iron Pipe at the Southwest corner of Lot 1 ( )1 and the Found 5/8" Rebar "LS 6234" per 2000 RS 61 to establish the boundary along Olive Ave.
5. Then held the Found 3/4" Open Iron Pipe at the SE corner of the property to establish the southerly line of the Mountford & Federighi property.

**Alternative Boundary Resolution**

Held the Found 3/4" Open Iron Pipe on the R/W of Olive Avenue and another Found 3/4" Open Iron Pipe found near the Southeast corner of the property. This Iron Pipe was found S61°34'59"E 3.58' from the other Open Iron Pipe which was held for the southerly line in the original boundary resolution (See Sheet 2 & Sheet 5). This resolution fits better with existing fence lines as shown but does not fit the record dimensions.

**RECORD OF SURVEY**

LANDS OF  
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