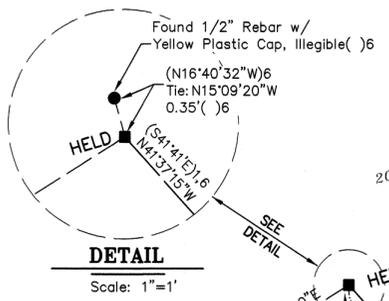
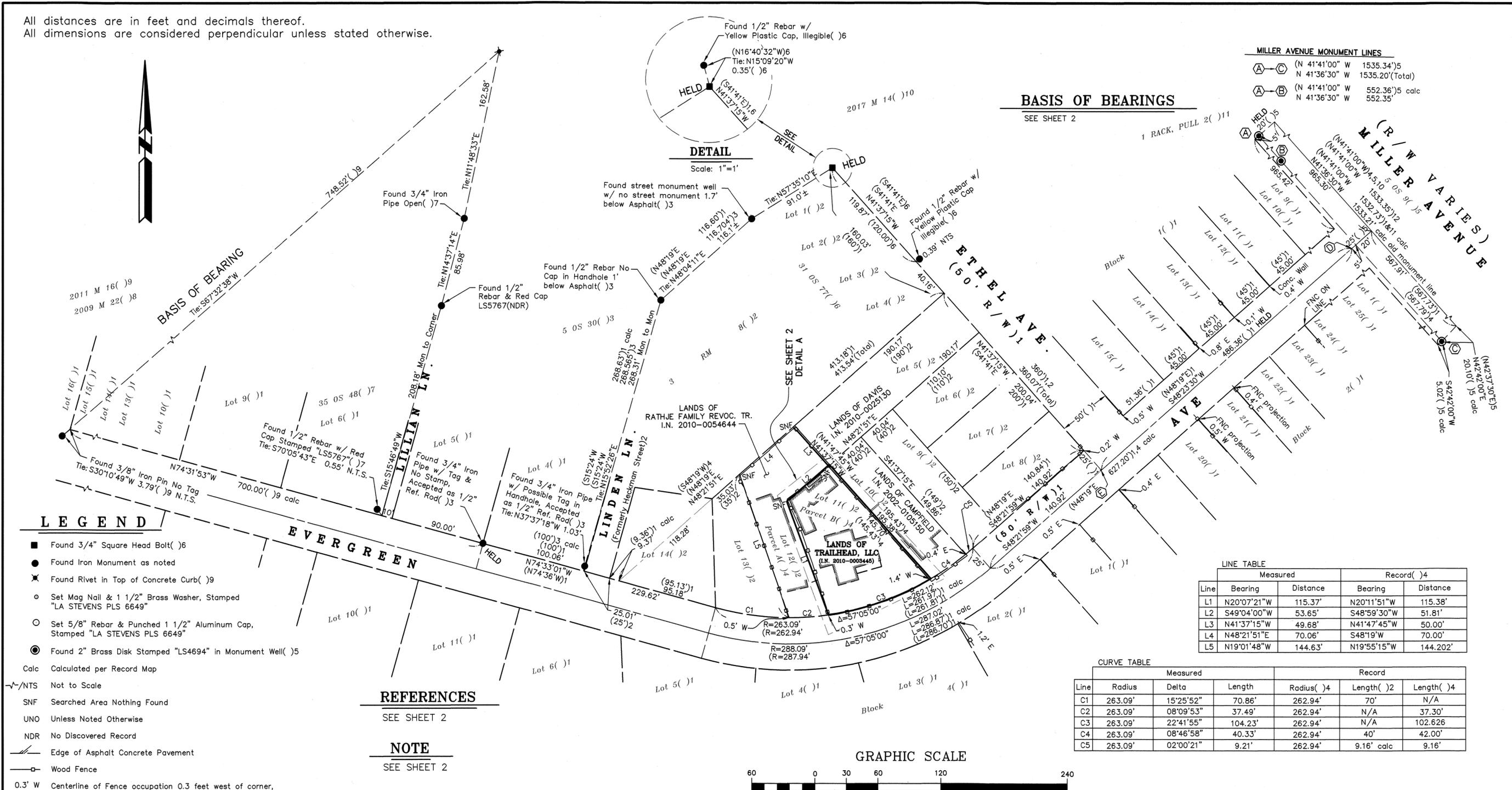


All distances are in feet and decimals thereof.
All dimensions are considered perpendicular unless stated otherwise.



BASIS OF BEARINGS
SEE SHEET 2

(A)-(C)	(N 41°41'00" W 1535.34')5
(A)-(B)	(N 41°36'30" W 1535.20'(Total)
(A)-(B)	(N 41°41'00" W 552.36')5 calc
(A)-(B)	(N 41°36'30" W 552.35'

MILLER AVENUE MONUMENT LINES

(A)-(C)	(N 41°41'00" W 1535.34')5
(A)-(B)	(N 41°36'30" W 1535.20'(Total)
(A)-(B)	(N 41°41'00" W 552.36')5 calc
(A)-(B)	(N 41°36'30" W 552.35'

LEGEND

- Found 3/4" Square Head Bolt()6
- Found Iron Monument as noted
- ✕ Found Rivet in Top of Concrete Curb()9
- Set Mag Nail & 1 1/2" Brass Washer, Stamped "LA STEVENS PLS 6649"
- Set 5/8" Rebar & Punched 1 1/2" Aluminum Cap, Stamped "LA STEVENS PLS 6649"
- ⊙ Found 2" Brass Disk Stamped "LS4694" in Monument Well()5
- Calc Calculated per Record Map
- NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- NDR No Discovered Record
- Edge of Asphalt Concrete Pavement
- Wood Fence
- 0.3' W Centerline of Fence occupation 0.3 feet west of corner, U.N.O.
- (R) Radial Bearing
- FNC Fence
- Clr Clear of Property Line
- R/W Right-of-way

REFERENCES

SEE SHEET 2

NOTE

SEE SHEET 2

BOUNDARY RESOLUTION

SEE SHEET 2

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 Barry Toranto in October, 2018.

Lawrence A. Stevens
Lawrence A. Stevens, PLS 6649



5-5-2020

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 11th day of MAY, 2020.

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



By Deputy

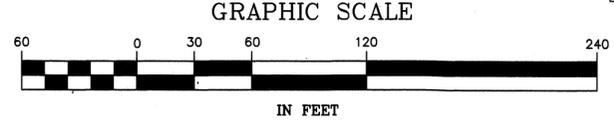
RECORDER'S STATEMENT

Filed this 15th day of MAY, 2020 at 12:00 p.m. in Book 2020 of Maps, Page 121, at the request of Marin County Public Works.

Serial No. 2020-0019236 Fee: \$86-

Shelly Scott
County Recorder

Deputy Recorder



LINE TABLE

Line	Measured		Record()4	
	Bearing	Distance	Bearing	Distance
L1	N20°07'21"W	115.37'	N20°11'51"W	115.38'
L2	S49°04'00"W	53.65'	S48°59'30"W	51.81'
L3	N41°37'15"W	49.68'	N41°47'45"W	50.00'
L4	N48°21'51"E	70.06'	S48°19'W	70.00'
L5	N19°01'48"W	144.63'	N19°55'15"W	144.202'

CURVE TABLE

Line	Measured			Record		
	Radius	Delta	Length	Radius()4	Length()2	Length()4
C1	263.09'	15°25'52"	70.86'	262.94'	70'	N/A
C2	263.09'	08°09'53"	37.49'	262.94'	N/A	37.30'
C3	263.09'	22°41'55"	104.23'	262.94'	N/A	102.626
C4	263.09'	08°46'58"	40.33'	262.94'	40'	42.00'
C5	263.09'	02°00'21"	9.21'	262.94'	9.16' calc	9.16'

RECORD OF SURVEY

LANDS OF **TRAILHEAD, LLC**

(IN 2010-0003445)

MILL VALLEY

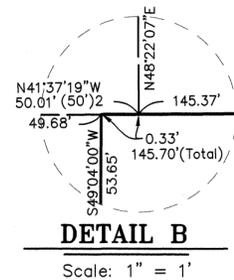
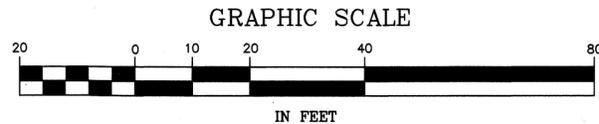
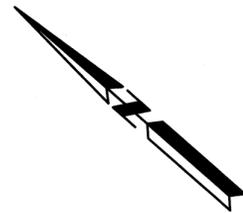
COUNTY OF MARIN
NOVEMBER 2019

STATE OF CALIFORNIA
SCALE: 1" = 60'

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

121

All distances are in feet and decimals thereof.
All dimensions are considered perpendicular unless stated otherwise.



BOUNDARY RESOLUTION

Establishing the R/W on Evergreen & Exterior Lines ()1

Held record angles & distances ()5 from the found street monuments, denoted as (A) & (C), on Miller Ave to derive the location of the original street monuments ()1,11. Proportioned in the centerline of Evergreen Ave ()1,11 using the derived location of the original street monuments perpetuated per ()5&12. Turned the record angle and R/W distance of 25' ()1 to establish point (D). Continued holding the record angle and distance for 486.36' ()1 to point (E) on the centerline of Evergreen Ave. Offset the R/W width of 25' on Evergreen Ave ()1 to establish a point at the intersection of the Northerly R/W of Evergreen & the Westerly R/W of Ethel Avenue said point also being the Southeast corner of Lot 8 ()2. Held said corner and the found square head bolt at the Northerly corner of Lot 1 ()2 to establish the Westerly line of Ethel Avenue. Proportioned in the Northerly corner of Lot 5 ()2 between the established Easterly corner of Lot 8 ()2 & the Northerly corner of Lot 1 ()2, said point being common to the Northerly corner of Lot 2 ()1. Held the monument at the Southeast corner of Lot 5 ()1 and the bearing established per 2011 M 16 ()9. Aligned and scaled said Southeast corner of Lot 5 ()1 to the established Easterly corner of Lot 8 ()2. This created angle points in the R/W and fit the curve as shown per ()1 to the Northerly R/W of Evergreen. Offset 25 feet to establish the centerline of Evergreen Avenue. The Westerly corner of Lot 3 ()1 was then proportioned in between the established corner of Lot 8 ()2 & the BC of the curve.

Establishing Exterior Property Lines

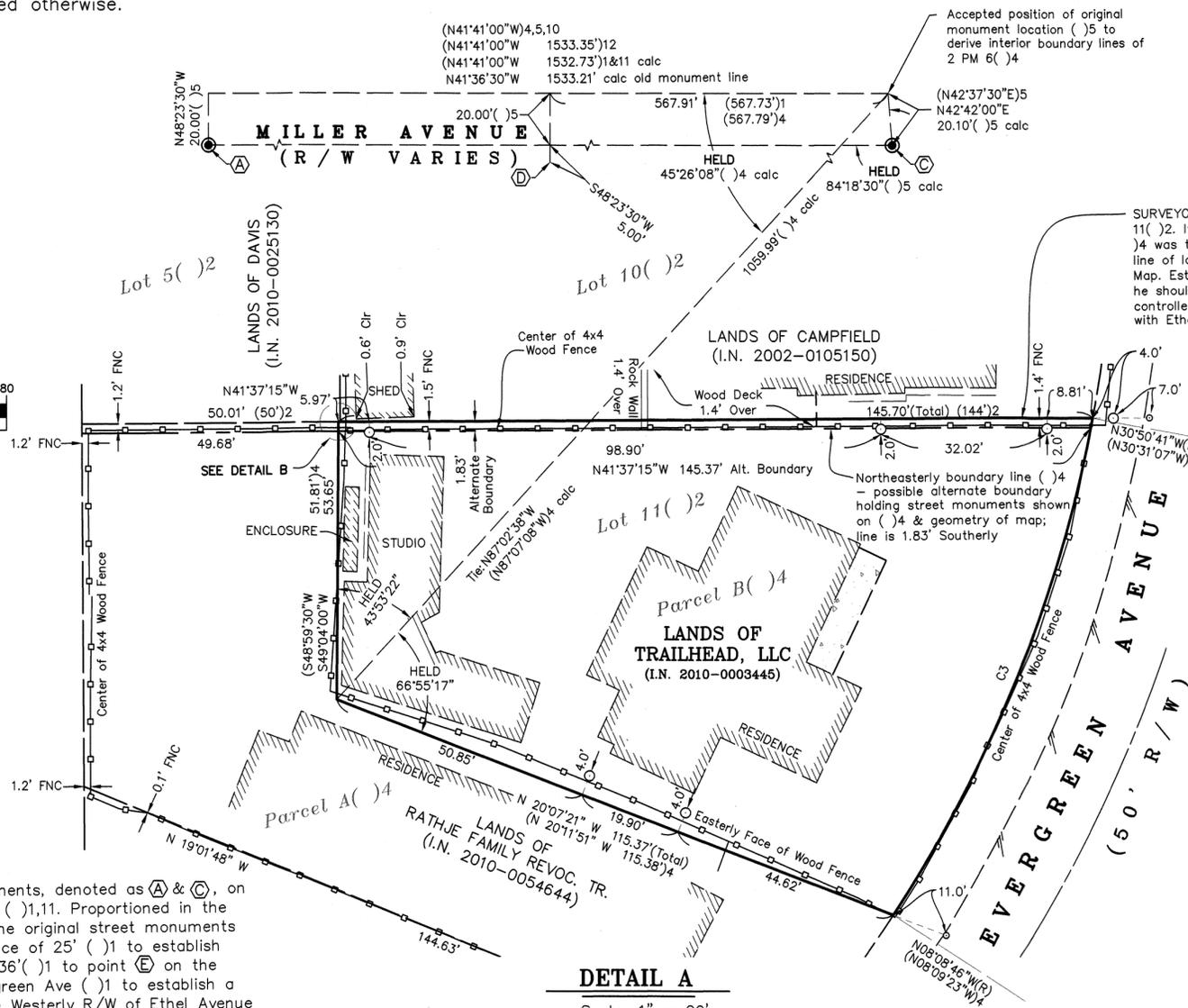
To establish our boundary we proportioned in the Northerly corners of Lots 5,11,12, & 13 ()2 between the established Northerly corner of Lot 2 ()1 & the established Westerly corner of Lot 3 ()1. The sideline common to Lot 10 & 11 ()2 was held parallel to the Westerly line of Ethel Avenue, and extended to the R/W. The remaining square lots ()2 were proportioned in holding parallel to the Westerly line of Ethel Avenue and parallel to the established Northerly line of Lots 5,11,12, & 13 ()2. The remainder of the curve segments, not part of the square lots, were each labeled as 70' ()2 but we know that can't be correct. We split the remaining curve into 3 equal pieces which we believe was the intent of the Subdivision Map ()2. The side lines of Lot 13 ()2 was established between the point on the curve and the established Northerly corner.

Establishing Interior Lines of Lots 11 & 12 ()4

The interior lines for Parcel A & B created in the Parcel Map 2-PM-6 ()4 were fit into the interior of Lots 11 & 12 ()2 by holding the derived location of the original southerly monument on Miller Ave and running the record angles and distances to the interior lot lines as shown hereon. These interior lines ()4 were extended to the side line common to Lot 10 & 11 ()2 & the established Northerly R/W of Evergreen.

Alternate Boundary Resolution

An alternate boundary may exist by holding the record distance of the interior lot lines of 2-PM-6 ()4 instead of extending to the exterior lot lines, as stated above. See Surveyor's Note Hereon.



DETAIL A
Scale: 1" = 20'

REFERENCES

- ()1 3 RM 85, "Tamalpais Land and Water Company Map No. 7", by A.D. Avery, filed 10/5/1903
- ()2 3 RM 8, "Heckman Tract Subdivision of Lots 1-2-3 Block 3 Tamalpais Land & Water Company Map 7", by George M. Dodge filed 3/3/1909
- ()3 5 OS 30, "Record of Survey of Resubdivision of Lot 4 Block 3 Tamalpais Land and Water Co. No. 7, by Roemer & Estes, filed 4/29/1966
- ()4 2 PM 6, "Land Division of Lots 11 & 12 Heckman Tract Being a Portion of Block 3 Tamalpais Land & Water Map 7", by George P. Roemer, LS 2701, filed 7/26/1967
- ()5 31 OS 9, "Record of Survey Monument Map", by Anrig-Doyle, filed 10/13/1992
- ()6 31 OS 77, "Record of Survey Lands of Dyson", by Anrig-Doyle, filed 7/2/1993
- ()7 35 OS 48, "Record of Survey Lands of Wexler", by Brogan & Associates, Inc., filed 11/21/1996
- ()8 2009 M 22, "Record of Survey Lands of Hughes", by Jacobs Land Surveying, filed 2/13/2009
- ()9 2011 M 16, "Record of Survey Echo Lane" by L.A. Stevens & Associates, Inc., filed 1/28/2011
- ()10 2017 M 14, "Record of Survey Lands of Richmond", by Geometrix Surveying Engineering Inc., filed 2/10/2017
- ()11 Rack 1, Pull 2, "Tamalpais Land and Water Company Map No. 5", by A.D. Avery, filed 3/3/1898
- ()12 I.N. 2019-010049, Certificate of Correction for 31 OS 9 ()5, recorded 3/28/2019
- ()13 I.N. 2002-0105150, Grantor: Campfield, Grantee: Campfield, executed: 11/7/2002, recorded: 11/19/2002, description given is "Lot 10, as shown upon that certain Map entitled, "Heckman Tract Subdivision of Lots 1, 2, and 3, Block 3, Tamalpais Land and Water Co., Map No. 7", filed for Record March 3, 1909 in Volume 3 of Maps, at Page 8, Marin County Records."

SURVEYOR'S NOTE: Common boundary line between lot 10 & lot 11 ()2. It's the opinion of this surveyor that the intent of 2 PM 6 ()4 was to divide all of the property & 2 PM 6 shows the common line of lot 10 & 11 ()2 as the Northeasterly line of the Parcel Map. Estes per 2 PM 6 used 42' for the frontage of lot 10 ()2 & he should have used 40.33'. The side lines of lot 10 ()2 are controlled by the rear boundary being 40' wide & side lines parallel with Ethel Avenue.

NOTE

Boundary evidence collected between 1/10/2019 & 9/20/2019. Monuments set in April 2020.
The Title Insurance Policy reviewed during the course of this survey was provided by First American Title Co., dated 12/26/1985, Policy Number BI 1229910. Only documents within said Policy were reviewed for this work.
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. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Toranto.
The Record of Survey 31 OS 9 ()5 had a certificate of correction filed on 3/28/2019, Document No. 2019-010049. This changed the distance for the tie between Street Monuments on Miller Ave.

BASIS OF BEARINGS

The Basis of Bearings of this survey is S67°32'38"W between a found Rivet in the top of a concrete curb and a found 3/8" Iron Pin ()9

RECORD OF SURVEY

LANDS OF
TRAILHEAD, LLC
(IN 2010-0003445)

MILL VALLEY
COUNTY OF MARIN STATE OF CALIFORNIA
NOVEMBER 2019 SCALE: 1" = 20'

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