

**BOUNDARY NOTES**

1. THE SUBJECT DEED IS A PORTION OF 1001 OR 35 (R7) WHICH WAS A DIVISION OF A LARGER PARCEL BEING 984 OR 314 (R6), MCR. THE SUBJECT DEED (R1) CONTAINS FREE CALLS FOR THREE COURSES, THE LAST OF WHICH CALLS TO THE WESTERLY LINE OF R6. BECAUSE OF THIS, THE DISTANCE OF SAID COURSE YIELDS TO THE BOUNDING LINE WHICH IS 4.01 FEET SHORTER THAN THE METES CITED.
2. THE EASTERLY LINE OF R1 (BEING THE WESTERLY LINE OF R15) WAS RESOLVED AND ADJUSTED TO MEET THE NORTHERLY LINE OF R7 AS THIS SURVEY CONCLUDES WAS THE INTENTION OF THE WRITTEN CONVEYANCES.
3. THE RECORD OF SURVEY (R4) IS IN CONFLICT WITH THIS SURVEY RESOLUTION BASED ON THE FOLLOWING FACTS:
  - 3.1. SURVEY DID NOT INDICATE THAT EVIDENCE WAS SEARCHED FOR NOR FOUND WITHIN THE SUBJECT BLOCK;
  - 3.2. SURVEY DID NOT FOLLOW THE BOUNDING CALLS WITHIN THE DEED AND MERELY HELD THE METES DESCRIPTION;
  - 3.3. SURVEY FAILED TO RESOLVE THE DEED DESCRIPTION WHICH RESULTS IN AN OVERLAP OVER THE SUBJECT PARCEL R1 AS SHOWN;
  - 3.4. DUE TO THE BINDING CALLS IN R16 AS SHOWN ON R4, SAID BOUNDARY IS JUNIOR TO ALL SURROUNDING BOUNDARIES.

**DOCUMENT REFERENCES**

- R1 SUBJECT QUITCLAIM DEED TO COYNE RECORDED UNDER DN 2014-0044021, MCR
- R2 PARCEL MAP FILED IN BOOK 14 OF PARCEL MAPS, AT PAGE 70, MCR (1977)
- R3 RECORD OF SURVEY FILED IN BOOK 34 OF SURVEYS, AT PAGE 19, MCR (1995)
- R4 RECORD OF SURVEY FILED IN BOOK 2005 OF MAPS, AT PAGE 95, MCR
- R5 GRANT DEED FRENTRUP TO GLASER, 906 OR 51, MCR (1954)
- R6 DEED FROM FRENTRUP TO LONG, 984 OR 314, MCR (1955)
- R7 DEED FROM LONG TO GLASER, 1001 OR 35, MCR (1956)
- R8 GRANT DEED FROM LONG TO CITRIN, 1030 OR 260, MCR (1956)
- R9 GRANT DEED TO GLASER, 1047 OR 615, MCR (1956)
- R10 DEED FROM GLASER TO SQUIRES, 1074 OR 195, MCR (1956)
- R11 GRANT DEED FROM LONG TO McKELICAN, 1188 OR 401, MCR (1958)
- R12 GRANT DEED TO KENNARD TRUST, DN 2010-0027503, MCR
- R13 GRAND DEED TO STETLER, DN 1999-23248, MCR
- R14 GRANT DEED TO TEMPLE, DN 2018-0033132, MCR
- R15 GRANT DEED TO BALDWIN, DN 2018-0030128, MCR
- R16 GRANT DEED TO PARVIN, DN 2009-0041717, MCR

**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 COYNE, IN AUGUST OF 2019.

*J. H. Harkin III*  
J. H. HARKIN, III, PLS 7950

MAY 12, 2020  
DATE



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT

THIS 18<sup>TH</sup> DAY OF MAY 2020.

*T. K. Paul*  
TRACY W. PARK, PLS 8176  
COUNTY SURVEYOR



DEPUTY COUNTY SURVEYOR

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 22<sup>ND</sup> DAY MAY 2020, AT 9:55 A.M.

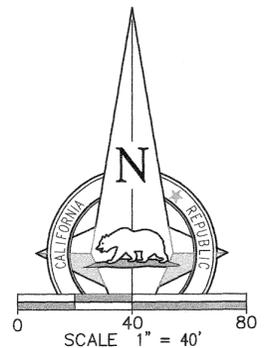
IN BOOK 2020 OF MAPS AT PAGE 129 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

DOC. NO. 2020-0020249 FEE PAID # 84-

*Shaw Scott*  
COUNTY RECORDER  
*W. L.*  
DEPUTY

**BASIS OF BEARING**

THE BEARING NORTH 14°27'58" EAST AS CALCULATED AND MEASURED BETWEEN FOUND MONUMENTS AS SHOWN ON THAT PARCEL MAP R2 (14 PM 70), MARIN COUNTY RECORDS, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO

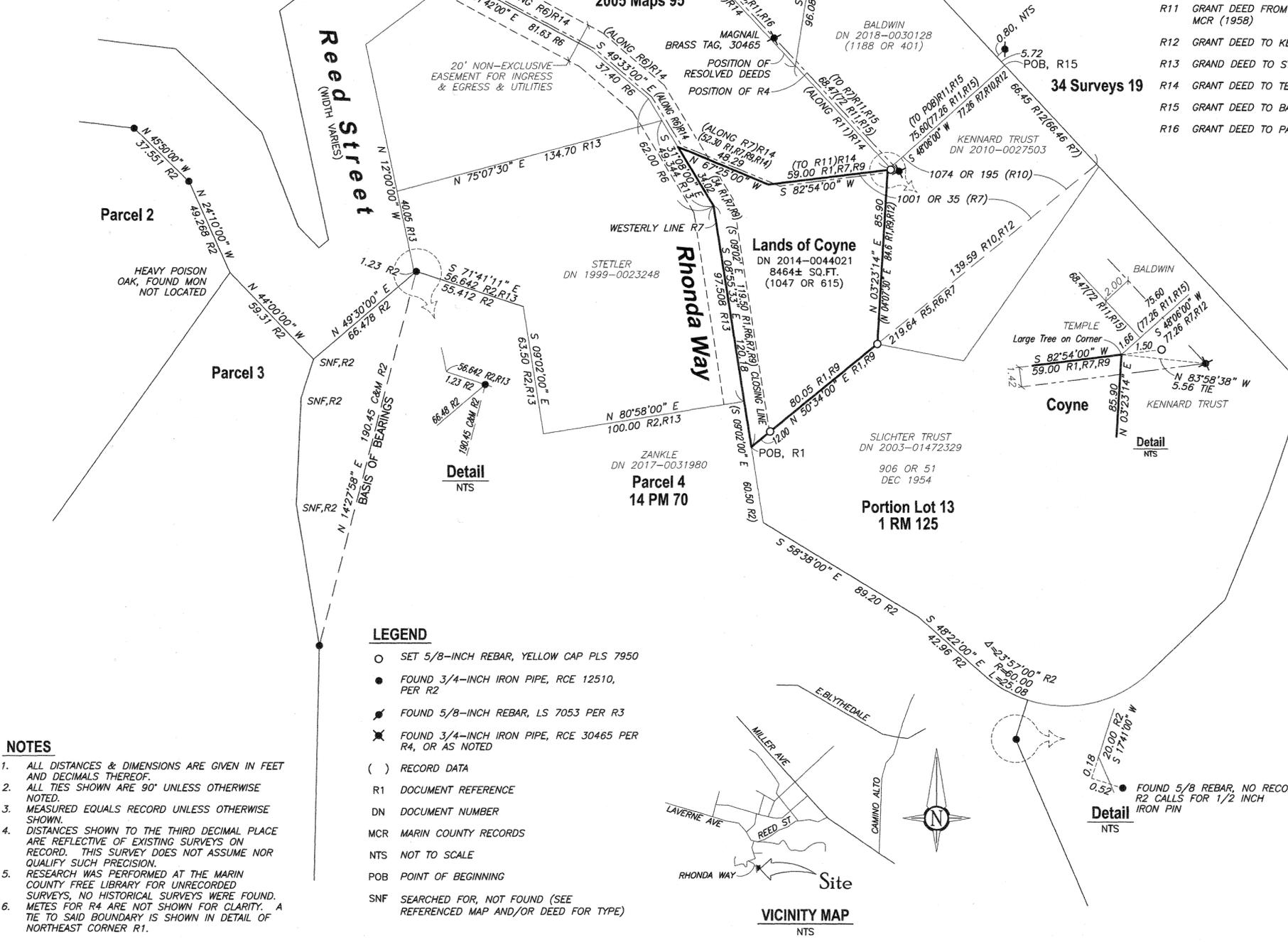


**RECORD OF SURVEY**

OF THE LANDS OF BRENDAN COYNE, AS DESCRIBED BY QUITCLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014-0044021, BEING A PORTION OF THAT CERTAIN DEED TO ALVIN L. LONG, RECORDED IN BOOK 984, AT PAGE 341, MARIN COUNTY RECORDS

CITY OF MILL VALLEY COUNTY OF MARIN STATE OF CALIFORNIA  
SEPTEMBER 2019  
APN 048-101-04

**1031Survey, Inc.**  
High Definition Surveying  
1857 Rainier Circle, Petaluma, California 94954  
415-827-6370



**LEGEND**

- SET 5/8-INCH REBAR, YELLOW CAP PLS 7950
- FOUND 3/4-INCH IRON PIPE, RCE 12510, PER R2
- FOUND 5/8-INCH REBAR, LS 7053 PER R3
- ✱ FOUND 3/4-INCH IRON PIPE, RCE 30465 PER R4, OR AS NOTED
- ( ) RECORD DATA
- R1 DOCUMENT REFERENCE
- DN DOCUMENT NUMBER
- MCR MARIN COUNTY RECORDS
- NTS NOT TO SCALE
- POB POINT OF BEGINNING
- SNF SEARCHED FOR, NOT FOUND (SEE REFERENCED MAP AND/OR DEED FOR TYPE)

**NOTES**

1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. DISTANCES SHOWN TO THE THIRD DECIMAL PLACE ARE REFLECTIVE OF EXISTING SURVEYS ON RECORD. THIS SURVEY DOES NOT ASSUME NOR QUALIFY SUCH PRECISION.
5. RESEARCH WAS PERFORMED AT THE MARIN COUNTY FREE LIBRARY FOR UNRECORDED SURVEYS; NO HISTORICAL SURVEYS WERE FOUND. METES FOR R4 ARE NOT SHOWN FOR CLARITY. A TIE TO SAID BOUNDARY IS SHOWN IN DETAIL OF NORTHEAST CORNER R1.