

**BASIS OF BEARINGS:**

HELD EXISTING WESTERLY CURB OF SAUSALITO STREET PER R2 AS N05°00'13"E

**NOTES**

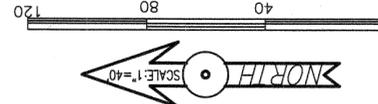
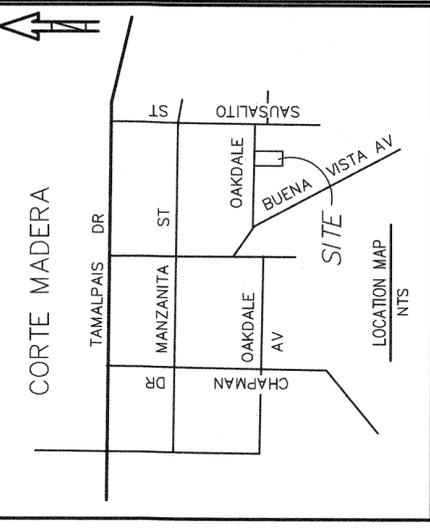
1. PARCEL AREA: 4800 SF.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.

**BOUNDARY RESOLUTION NOTE**

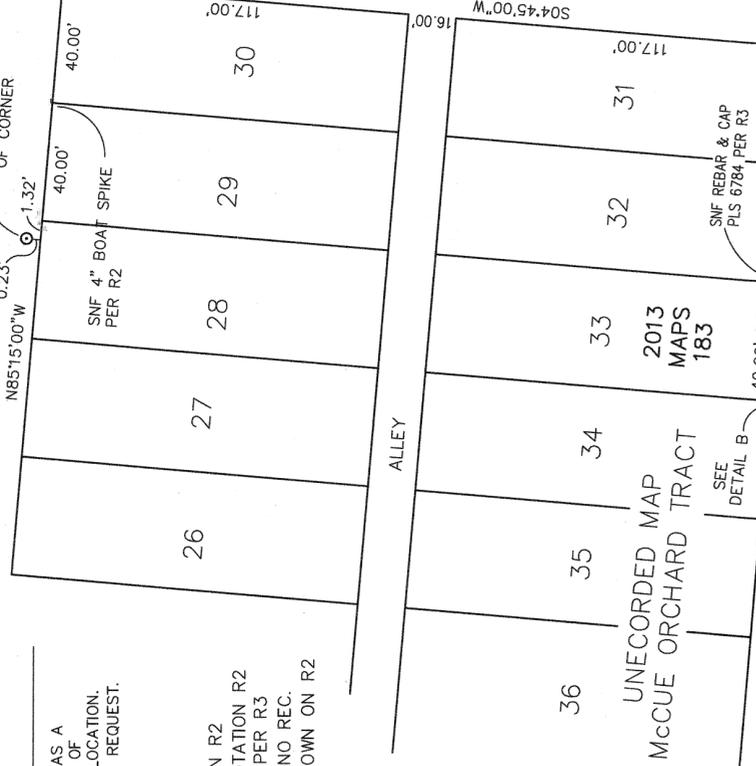
HELD WESTERLY CURB OF SAUSALITO STREET AS A BASIS OF BEARINGS AND SOUTHWEST CORNER OF CORNER RECORD FOR APN 025-112-05 FOR LOCATION. THIS NOTE ADDED PER COUNTY MAP CHECKER REQUEST.

**LEGEND**

- FND 1" IRON PIPE PER AS SHOWN ON R2
- ▽ FND BENT REBAR, TIED POINT OF ROTATION R2
- ⊗ FND 5/8" REBAR & CAP, PLS 6784 PER R3
- ▲ FND NAIL & TAG LS 5290 IN CURB, NO REC.
- FND 3/4" IP & CAP LS 3775 AS SHOWN ON R2
- SET PK NAIL AND TAG PLS 5296
- SET 3/8" REBAR & CAP PLS 5296
- CLR CLEAR OF PROPERTY LINE
- QVR OVER PROPERTY LINE

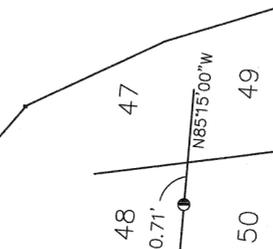
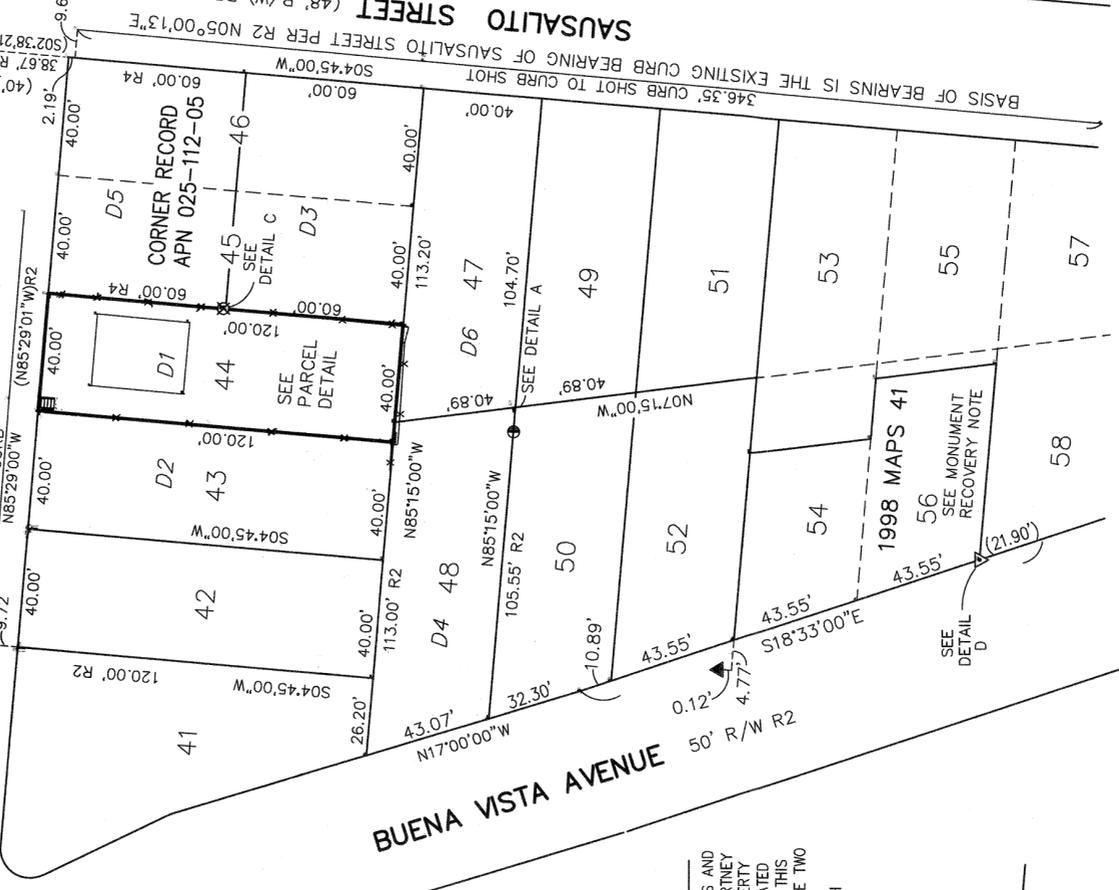


**MANZANITA STREET**  
 AS SHOWN ON R2  
 FND. 1" IP N.T BEARS  
 N85°15'E 0.09'  
 OF CORNER



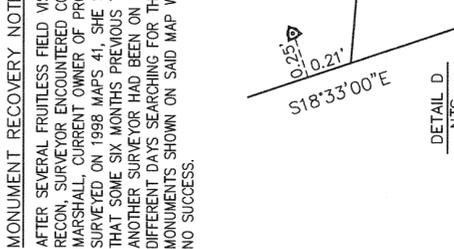
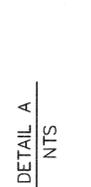
SEARCHED FOR PK NAIL SHOWN ON R2, DESTROYED BY IMPROVEMENTS

(FORMERLY THIRD STREET)  
**OAKDALE AVENUE**  
 EXIST. CURB  
 N85°29'00"W



SEE GRIPPI UNREC. SURVEY, 1974

AS SHOWN ON R2, IP BEARS (N67°08'27"E, 0.16') FROM CORNER POINT FALLS UNDER WOOD PLAY STRUCTURE ON SLY SIDE OF FENCE, MOST LIKELY DISTURBED.



**MONUMENT RECOVERY NOTE:**  
 AFTER SEVERAL FRUITLESS FIELD VISITS AND RECON, SURVEYOR ENCOUNTERED COURTNEY MARSHALL, CURRENT OWNER OF PROPERTY SURVEYED ON 1998 MAPS 41. SHE STATED THAT SOME SIX MONTHS PREVIOUS TO THIS ANOTHER SURVEYOR HAD BEEN ON SITE TWO DIFFERENT DAYS SEARCHING FOR THE MONUMENTS SHOWN ON SAID MAP WITH NO SUCCESS.

**DEED REFERENCES**

DOC. No.	LANDS OF
D1 2005-0053001	ZUCCHI TR.
D2 2014-0034400	RYAN TR.
D3 2003-0097260	KAUP
D4 2015-0041141	GLOVER TR.
D5 1988-35079	FULLER
D6 2011-047836	VANDIS
D7 159 OR 200 PER R2	

**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 ZUCCHI IN OCTOBER, 2019.



*Steven H. Jacobs*  
 STEVEN H. JACOBS PLS 5296

**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 26TH DAY OF AUGUST, 2020



*Tracy By Park*  
 TRACY BY PARK, PLS 8176  
 COUNTY SURVEYOR

**RECORDER'S STATEMENT**

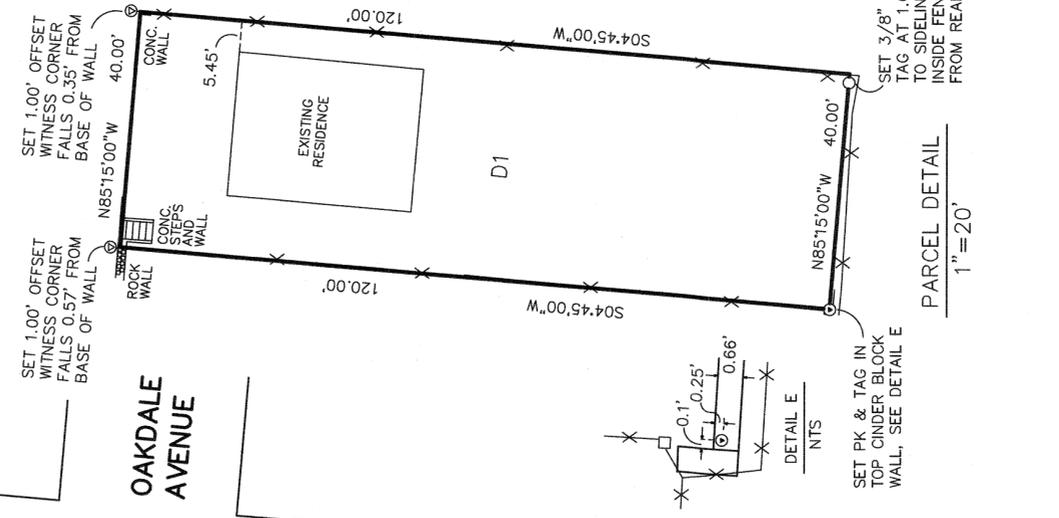
FILED THIS 28TH DAY OF AUGUST, 2020, AT 7:35A M IN BOOK 2020 OF MAPS AT PAGE 212 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

*Shelly Scott*  
 COUNTY RECORDER  
 DEPUTY COUNTY RECORDER

FEE: # 84 -  
 2020-0039314  
 SERIAL NO.

2005 M 340

**OAKDALE AVENUE**



SET 1.00' OFFSET WITNESS CORNER FALLS 0.35' FROM BASE OF WALL

SET 1.00' OFFSET WITNESS CORNER FALLS 0.57' FROM BASE OF WALL

SET 3/8" REBAR & TAG AT 1.00' OFFSET TO SIDELINE; 0.35' INSIDE FENCING, 1.8' FROM REAR FENCING

SET PK & TAG IN TOP CINDER BLOCK WALL, SEE DETAIL E

1"=20'

**RECORD OF SURVEY**

THE LANDS OF ZUCCHI

D.N. 2005-0053001

BEING LOT 44, UNREC. MAP OF McCUE ORCHARD TRACT

APN 025-112-04

OCTOBER, 2019

SCALE: 1"=40'

TOWN OF CORTE MADERA

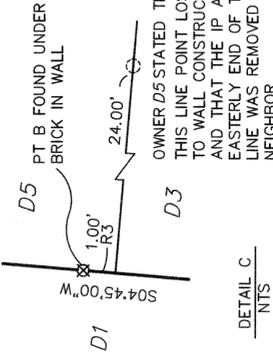
MARIN COUNTY ~ CALIFORNIA

JACOBS LAND SURVEYING  
 P.O. BOX 7829  
 COTATI, CA. 94931  
 415/454/2235

JOB NO. 19-1472-M FB#80  
 DWG FILE: 2019\DWGS\OCT\ZUCCHIRS

**MAP REFERENCES**

- R1 UNREC. MAP McCUE ORCHARD TRACT
  - R2 1998 MAPS 41
  - R3 2013 MAPS 183
  - R4 COR. REC. APN 025-112-05, 1/16/07
  - R5 2005 MAPS 340
- DIMENSIONS PER R2 UNLESS NOTED



OWNER D5 STATED THAT THIS LINE POINT LOST TO WALL CONSTRUCTION AND THAT THE IP AT THE EASTERLY END OF THIS LINE WAS REMOVED BY NEIGHBOR.