

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 MATT ZIMMERMAN IN APRIL 2020.

John C. Pawson 9/22/20
JOHN C. PAWSON DATE
PLS 9077



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 5th DAY OF OCTOBER, 2020.

TRACY W. PARK, P.L.S. 8176
MARIN COUNTY SURVEYOR

David O. Knell
DAVID O. KNELL, P.L.S. 5301
DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT

FILED THIS 9th DAY OF OCTOBER, 2020 AT 8:02 A.M. IN BOOK 2020 OF MAPS, AT PAGE 244, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS. SERIAL NO. 2020-0048645 FEE: \$84

Sueley Scott
SUELEY SCOTT
COUNTY RECORDER

DEPUTY

REFERENCES

- R1 RECORD OF SURVEY 31 O.S. 53, M.C.R.
- R2 CORNER RECORD, 051-131-45, M.C.S.O. FILED JULY 27, 1999
- R3 CORNER RECORD, 051-131-51b, M.C.S.O. FILED APRIL 1, 2014
- R4 CORNER RECORD, 051-131-51a, M.C.S.O. FILED FEB. 6, 1998
- R5 RECORD MAP 04 R.M. 44, M.C.R.
- R6 RECORD MAP 03 R.M. 22, M.C.R.
- R7 PARCEL MAP 09 P.M. 89, M.C.R.
- R8 RECORD OF SURVEY 04 O.S. 78, M.C.R.
- R9 RECORD OF SURVEY, 2020 MAPS 223, M.C.R.
- R10 PARCEL MAP 03 P.M. 37, M.C.R.
- R11 RECORD OF SURVEY 33 O.S. 40, M.C.R.
- R12 PARCEL MAP 11 P.M. 03, M.C.R.
- R13 RECORD OF SURVEY 07 O.S. 61, M.C.R.

NOTES

1. THIS MAP IS FILED PURSUANT TO THE REQUIREMENTS OF SECTION 8762, SUBDIVISION B, OF THE PROFESSIONAL LAND SURVEYORS' ACT.
2. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
4. DATES OF FIELD SURVEY: MAY 29, 2020; JUNE 12, 2020; JUNE 24, 2020.

RECORD OF SURVEY

OF THE LANDS OF
ZIMMERMAN AND COOMBS
DOCUMENT NUMBER 2017-051984, MARIN COUNTY RECORDS,
CITY OF MILL VALLEY

COUNTY OF MARIN · STATE OF CALIFORNIA

LESCURE ENGINEERS, INC

5468 SKYLANE BLVD. SUITE 203 SANTA ROSA, CA 95403
(707) 575-3427 le@lescure-engineers.com (707) 542-2353 fax

APN: 051-131-34 PROJECT: #20019 SHEET 1 OF 1

REASONING STATEMENT:

USING A BASIS OF BEARINGS FROM RECORD OF SURVEY 31 O.S. 53 M.C.R. (R1), HELD FOUND MONUMENTS FROM SAID MAP ALONG SOUTHWESTERLY LINE OF SUBJECT PARCEL THE ORIGINAL SUBDIVISION MAPS 03 RM 22 AND 04 RM 44 SHOW SLIGHTLY DIFFERENT BEARINGS ALONG THE RIGHT OF WAY LINES OF MORNING SUN AVENUE.

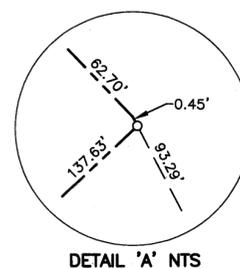
THIS SURVEYOR HELD 2 FOUND MONUMENTS ALONG THE NORTHERLY RIGHT OF WAY LINE OF MORNING SUN AVENUE WHICH PRODUCED THE BEST FIT FOR RECORD OF SAID RIGHT OF WAY LINE PER 03 RM 22.

HELD FOUND BASIS OF BEARING MONUMENTS AND RECORD DATA FROM 04 RM 44 TO ESTABLISH SOUTHERLY RIGHT OF WAY LINE OF MORNING SUN AVENUE. HELD RECORD BEARINGS OF SOUTHERLY RIGHT OF WAY LINE OF MORNING SUN AVENUE PER 04 RM 44.

SURVEY TIES SHOWN ACROSS RIGHT OF WAY ON MORNING SUN AVENUE REPRESENT FINDINGS PER THIS SURVEY BASED ON HOLDING THE RESPECTIVE DIFFERENCES IN BEARINGS ALONG THE RIGHT OF WAY PER SUBDIVISION MAPS 03 RM 22 AND 04 RM 44.

LEGEND

---	SUBJECT BOUNDARY
---	ADJOINER BOUNDARIES
---	FORMER BOUNDARIES
---	SURVEY TIE
●	FOUND MONUMENT AS NOTED
○	SET 3/4" IRON PIPE AND CAP LS 9077
R1 ()	RECORD DATA
CR1	CALCULATED FROM RECORD DATA
CD1	CALCULATED FROM DEED
M	MEASURED
M.C.R.	MARIN COUNTY RECORDS
M.C.S.O.	MARIN COUNTY SURVEYORS OFFICE
D.N.	DOCUMENT NUMBER
O.R.	OFFICIAL RECORDS
O.S.	OF SURVEYS
R.S.	RECORD OF SURVEY
R.M.	RECORD MAP
P.M.	PARCEL MAP
C.R.	CORNER RECORD
× SFNF	SEARCHED FOR NOT FOUND
NTS	NOT TO SCALE
IPNT	IRON PIPE NO TAG



BASIS OF BEARINGS:
S43°43'00"E BETWEEN FOUND MONUMENTS AS SHOWN HEREON, AND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, LANDS OF RHODES, FILED IN BOOK 31 O.S. 53, M.C.R.

