

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 12<sup>TH</sup> DAY OF OCTOBER, 2020



T.W. Park

TRACY W. PARK, PLS 8176  
COUNTY SURVEYOR

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 ANTHONY SOWRY ON JULY, 2020.



Josh Woelbing  
10/12/2020  
JOSH WOELBING, PLS 9387

COUNTY RECORDER'S STATEMENT

FILED THIS 23<sup>RD</sup> DAY OF October, 2020 AT 2:00 AM

IN BOOK 2020 OF MAPS AT PAGE 259 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2020-0051753 FEE \$86-

Shelly Scott  
COUNTY RECORDER

Deputy

NOTES

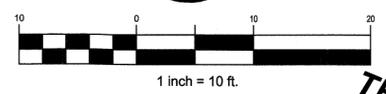
- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. FIELD SURVEY WAS PERFORMED ON APRIL 18, 2019.
3. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE LOCATION OF THE WESTERLY PROPERTY LINE FOR FUTURE FENCE CONSTRUCTION...
4. NO EASEMENTS WERE LOCATED PER THIS MAP.
5. ROEMER AND ESTES SURVEY No. S-1803-F-96 WAS PREPARED FOR MRS. CAROL FOWLER WHO WAS THE PREVIOUS PROPERTY OWNER...
6. SEE SHEET 2 OF 2 FOR A COPY OF A LICENSING AGREEMENT BETWEEN TONY SOWRY OF 11 CORNELIA AVE AND KEITH WEDMORE OF 5 CORNELIA AVE...
7. THIS MAP WAS AMENDED TO FIX ANNOTATION BY REQUEST OF THE PROPERTY OWNER. BOUNDARY RESOLUTION AS SHOWN ON 2020 M 138 REMAINS THE SAME.

BASIS OF BEARINGS

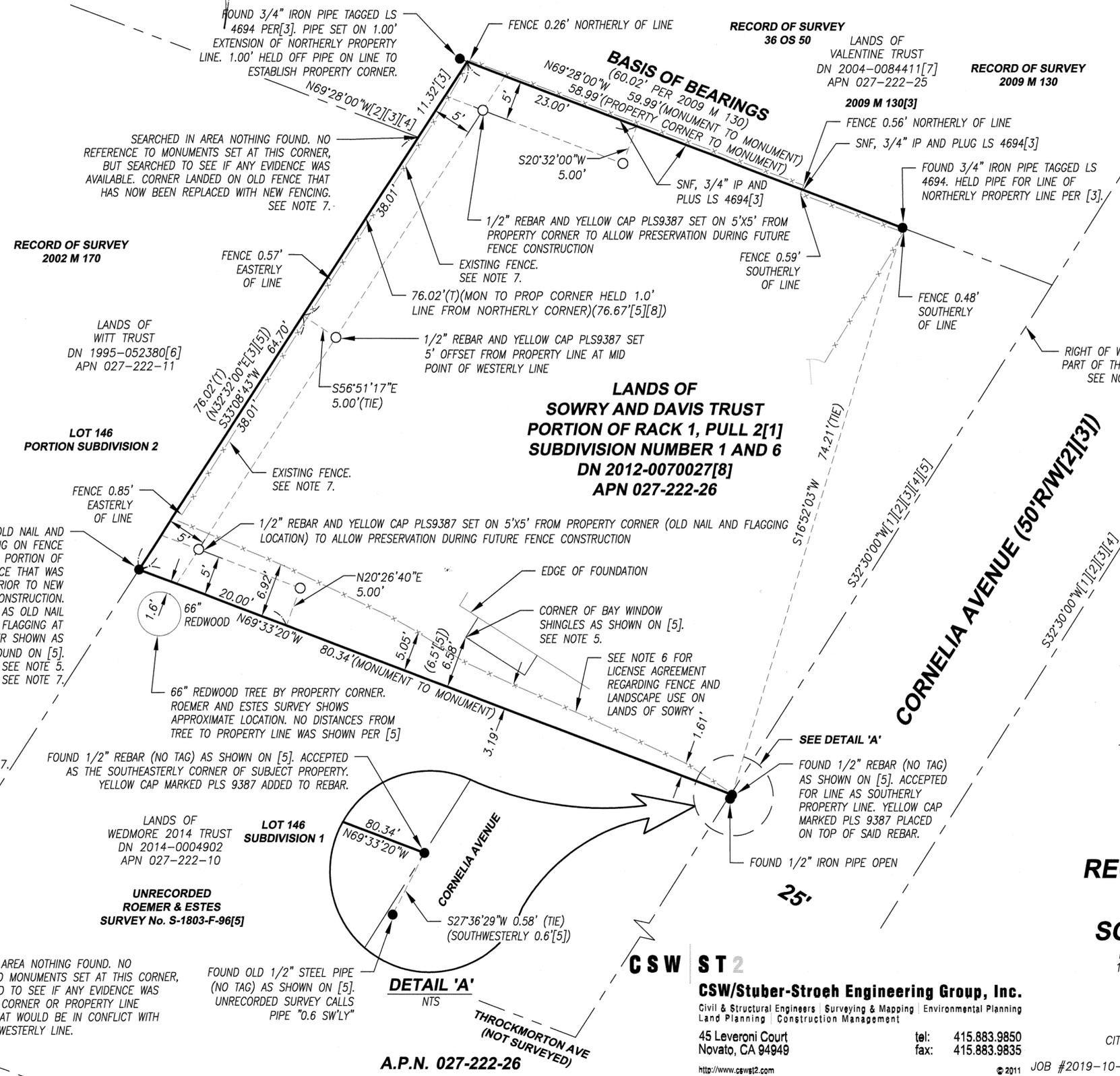
THE BASIS OF BEARINGS FOR THIS MAP IS N69°28'00"W WITH A MEASURED DISTANCE OF 59.99' BETWEEN FOUND 3/4" IRON PIPES TAGGED LS4694 AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY LANDS OF VALENTINE" RECORDED IN BOOK 2009 OF SURVEYS, PAGE 130, MARIN COUNTY RECORDS.

LEGEND

- BOUNDARY
BOUNDARY (NOT A PART OF THIS SURVEY). SEE NOTE 7.
BOUNDARY TIES
CENTERLINE
EXISTING FENCE. SEE NOTE 7.
(T) TOTAL
[#] REFERENCE MAP OR DEED
SET 1/2" REBAR WITH YELLOW CAP PLS 9387
FOUND MONUMENT AS NOTED



THROCKMORTON AVE



DETAIL 'A'

FOUND OLD 1/2" STEEL PIPE (NO TAG) AS SHOWN ON [5]. UNRECORDED SURVEY CALLS PIPE "0.6 SW'LY"

A.P.N. 027-222-26

MAP REFERENCES

- [1] RACK 1, PULL 12 TAMALPALS LAND & WATER CO. MAP NO. 5.
[2] 36 OS 50
[3] 2009 M 130
[4] 2002 M 170

UNRECORDED MAP REFERENCE

- [5] UNRECORDED SURVEY OF ROEMER AND ESTES, L.S., INC SURVEY NO. S-1803-F-96 DATED JUNE 1996.

DEED REFERENCES

- [6] 1995-052380
[7] 2004-0084411
[8] 2012-0070027
[9] 2014-0004902

AMENDED RECORD OF SURVEY LANDS OF SOWRY AND DAVIS

BEING A PORTION OF SUBDIVISION 1 AND SUBDIVISION 6 OF LOT 146 OF TL&W CO MAP NO. 2 RACK 1 PULL 2 AND DESCRIBED IN DN 2012-0070027, MARIN COUNTY RECORDS

CSW/Stuber-Stroeh Engineering Group, Inc.

Civil & Structural Engineers | Surveying & Mapping | Environmental Planning Land Planning | Construction Management
45 Leveroni Court Novato, CA 94949
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**Licensing Agreement -- land at 11 Cornelia Avenue.**

This agreement is made the 1st day of June, 2002, between Tony Sowry of 11 Cornelia Avenue Mill Valley California ("Tony") and Keith Wedmore and Marianne Wedmore of 5 Cornelia Avenue the property adjacent to the south ("Keith & Marianne").

(1) Tony grants Keith & Marianne a licence, revoceable at any time in writing ( and, subject to paragraph (2) below, without notice), to use the land between the new fence, newly made at shared expense, and the true boundary This piece of land is hereinafter referred to as "The Land" The Land is marked in purple on the survey attached. Keith & Marianne acknowledge that Tony is the owner of the Land.

(2) During this agreement Tony will give Keith & Marianne at least six weeks notice of any intention to remove or alter the newly erected fence and if he has such intentions may not end this agreement before that intention has been conveyed and that period has subsequently expired.

(3) In return Keith & Marianne will pay an annual fee of one peppercorn.

(4) Provided that (1) this is not a license for exclusive possession, does not oust Tony from the Land, or subject to paragraph (2) above diminish his rights on it in any way. Tony may do what he could have done on and to the Land, subject to paragraph (2) above, as if this license not been granted

(5) Keith & Marianne may put in plants and hedge plants but only by prior agreement with Tony.

(6) Any non payment of the peppercorn shall not diminish Tony's rights to affect his title to the Land.

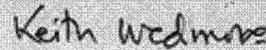
Tony Sowry

(sgd)



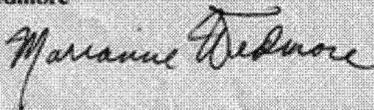
Keith Wedmore

(sgd.)



Marianne wedmore

(sgd)



**LICENSING AGREEMENT FOR FENCE AND LANDSCAPING USE ON 11 CORNELIA AVENUE  
AGREEMENT EXECUTED ON JUNE 1, 2002**

**RECORD OF SURVEY  
LANDS OF  
SOWRY AND DAVIS**

BEING A PORTION OF SUBDIVISION  
1 AND SUBDIVISION 6 OF LOT 146  
OF TL&W CO MAP No. 2 RACK 1  
PULL 2 AND DESCRIBED IN DN  
2012-0070027, MARIN COUNTY  
RECORDS

CITY OF MILL VALLEY, COUNTY OF MARIN,  
STATE OF CALIFORNIA  
OCTOBER 2020

**CSW ST2**

**CSW/Stuber-Stroeh Engineering Group, Inc.**

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SHEET 2 OF 2