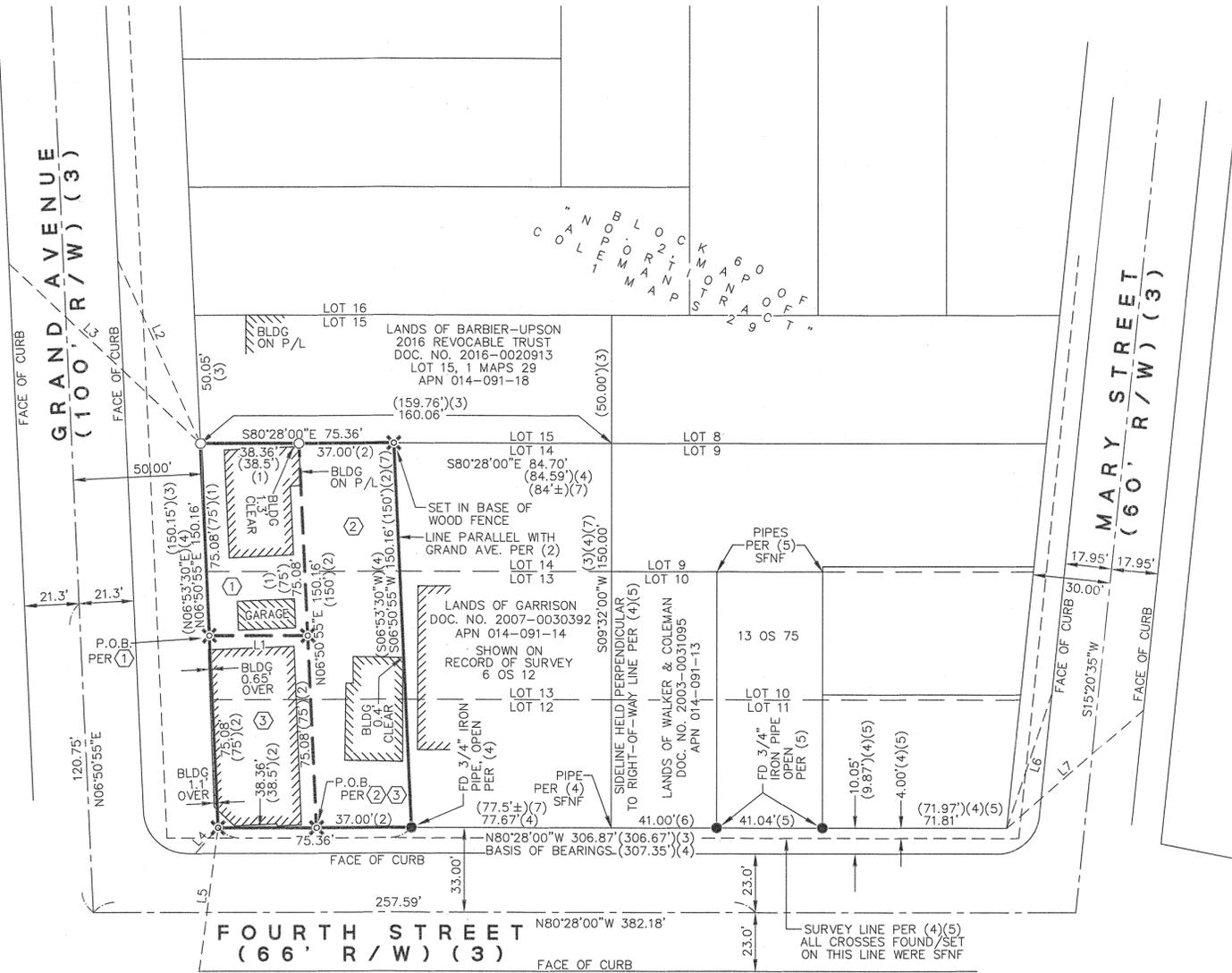


- BOUNDARY NARRATIVE:**
- IMPROVEMENTS OF GRAND AVENUE, 4TH STREET AND MARY STREET WERE SPLIT TO ESTABLISH CENTERLINES. CENTERLINES WERE THEN OFFSET RECORD HALF WIDTHS OF THE STREETS TO ESTABLISH THE EXTENTS OF THE SOUTHERLY END OF THE BLOCK.
 - THE PIPES FOUND PER (4) AND (5) WERE FOUND ALONG THE NORTHERLY R/W LINE OF 4TH STREET AS ESTABLISHED IN STEP 1. ABOVE.
 - THE PIPE FOUND PER (4) WAS HELD AS THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY.
 - RECORD 50 FOOT WIDTHS OF LOTS 12-14 (150' TOTAL) WERE HELD TO ESTABLISH THE NORTHERLY LINE OF THE SUBJECT PROPERTY. THIS SAME METHODOLOGY WAS USED ON (4) AND (5).
 - THE WESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED FROM THE R/W LINE OF GRAND AVENUE AS ESTABLISHED IN STEP 1. ABOVE.
 - THE EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH GRAND AVENUE FROM THE PIPE DESCRIBED IN STEP 3. ABOVE.

LINE	BEARING	DISTANCE
L1	S80°28'00"E	38.36' (38.5')(1)(2)
L2	N14°42'51"W	78.45'
L3	N37°10'16"W	102.43'
L4	S51°02'18"W	13.23'
L5	S16°56'43"W	56.52'
L6	N27°55'29"E	55.41'
L7	N58°17'56"E	70.33'

PARCEL INFORMATION

- (1) DOC. NO. 2003-0099264
 - (2) PARCEL ONE, DOC. NO. 2013-0076197
 - (3) PARCEL TWO, DOC. NO. 2013-0076197
- ALL PARCELS ARE LANDS OF COSGROVE TRUST



BASIS OF BEARINGS

THE BEARING NORTH 80°28'00" WEST OF THE NORTHERLY LINE OF FOURTH STREET, ESTABLISHED FROM FOUND PIPES ON THE RIGHT-OF-WAY LINE AS SAID RIGHT-OF-WAY LINE IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 19, 1966 IN BOOK 6 OF SURVEYS AT PAGE 12, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES:

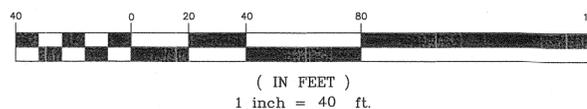
- THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762 (B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
- DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES.
- IN OR OUT AS SHOWN ON THIS SURVEY INDICATES THE DISTANCE INSIDE OR OUTSIDE THE SUBJECT PROPERTY.
- MONUMENT TIE LINES ARE EXTENSIONS OF THE SIDE PROPERTY LINES.
- DATE OF FIELD SURVEY: JULY 23, 2020.

LEGEND

- DOC. NO. DOCUMENT NUMBER
- FD FOUND
- OS OF SURVEYS
- R/W RIGHT-OF-WAY
- () INDICATES RECORD REFERENCE T
- (X) INDICATES PARCEL NUMBER DETAILED IN PARCEL INFORMATION TABLE
- FOUND IRON PIPE OR REBAR AS NOTED
- SET 3/4" IRON PIPE WITH PLASTIC PLUG & TACK "LS 7735"
- ⊗ SET TACK & TAG "LS 7735"
- EXTERIOR SUBJECT BOUNDARY LINE
- - - INTERIOR SUBJECT BOUNDARY LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- LOT LINE PER 1 MAPS 29
- - - CENTERLINE DETERMINED BY SPLIT OF CURBS
- SURVEY LINE

RECORD REFERENCES

- (1) DOC. NO. 2003-0099264
- (2) DOC. NO. 2013-0076197
- (3) "NO. 2 MAP OF A PORTION OF COLEMAN TRACT", 1 MAPS 29
- (4) 6 OS 12
- (5) 13 OS 75
- (6) DOC. NO. 2003-0031095
- (7) DOC. NO. 2007-0030392



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF TERRY AND LINDA S. COSGROVE IN JULY, 2020.

Troy J. Erickson
TROY J. ERICKSON, P.L.S. #7735



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 21ST DAY OF OCTOBER, 2020.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

David O. Knell
BY: DAVID O. KNELL, PLS 5301
DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT:

FILED THIS 30th DAY OF October, 2020 AT 8:00 A.M.
IN BOOK 2020 OF MAPS, AT PAGE 265 AT THE REQUEST OF
TROY J. ERICKSON AND THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

Shelley Scott
COUNTY RECORDER

\$84.00
FEE

Anna O'Hagan
DEPUTY COUNTY RECORDER

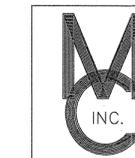
2020-0053421
SERIAL NO.

RECORD OF SURVEY

OF THE LANDS OF TERRY COSGROVE AND LINDA S. COSGROVE, TRUSTEES OF THE TERRY AND LINDA S. COSGROVE TRUST, AS SAID LANDS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON AUGUST 15, 2003 AS DOCUMENT NUMBER 2003-0099264, MARIN COUNTY RECORDS AND OF THE LANDS OF TERRY COSGROVE AND LINDA S. COSGROVE, TRUSTEES OF THE TERRY AND LINDA S. COSGROVE 1990 TRUST, AS SAID LANDS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON DECEMBER 27, 2013 AS DOCUMENT NUMBER 2013-0076197, MARIN COUNTY RECORDS, BEING A PORTION OF LOTS 12, 13, AND 14, IN BLOCK 60, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "NO. 2 MAP OF A PORTION OF COLEMAN TRACT", FILED FOR RECORD ON APRIL 27, 1878 IN BOOK 1 OF MAPS AT PAGE 28, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY

CITY OF SAN RAFAEL MARIN COUNTY CALIFORNIA

OCTOBER 2020



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www.muirconsulting.com

APNS 014-091-15, 014-091-16 & 014-091-17

SHEET 1 OF 1