

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 16TH DAY OF DECEMBER, 2020

Tracy W. Park, P.L.S. 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 IAN ARMSTRONG IN DECEMBER 2019.

Dylan M. Gonsalves, P.L.S. 8475, DATE 11/24/20



LEGEND

Table with 2 columns: Boundary/Tie Line symbols and Record Information (R#) details.

REFERENCES

- R1 MAP OF MADERA PARK, 3 MAPS 24
R2 MAP OF ROBERT RUSSELL SUBDIVISION 9 MAPS 58
R3 RECORD OF SURVEY, 2002 MAPS 35
R4 RECORD OF SURVEY, 2003 MAPS 27
R5 RECORD OF SURVEY, 2015 MAPS 99

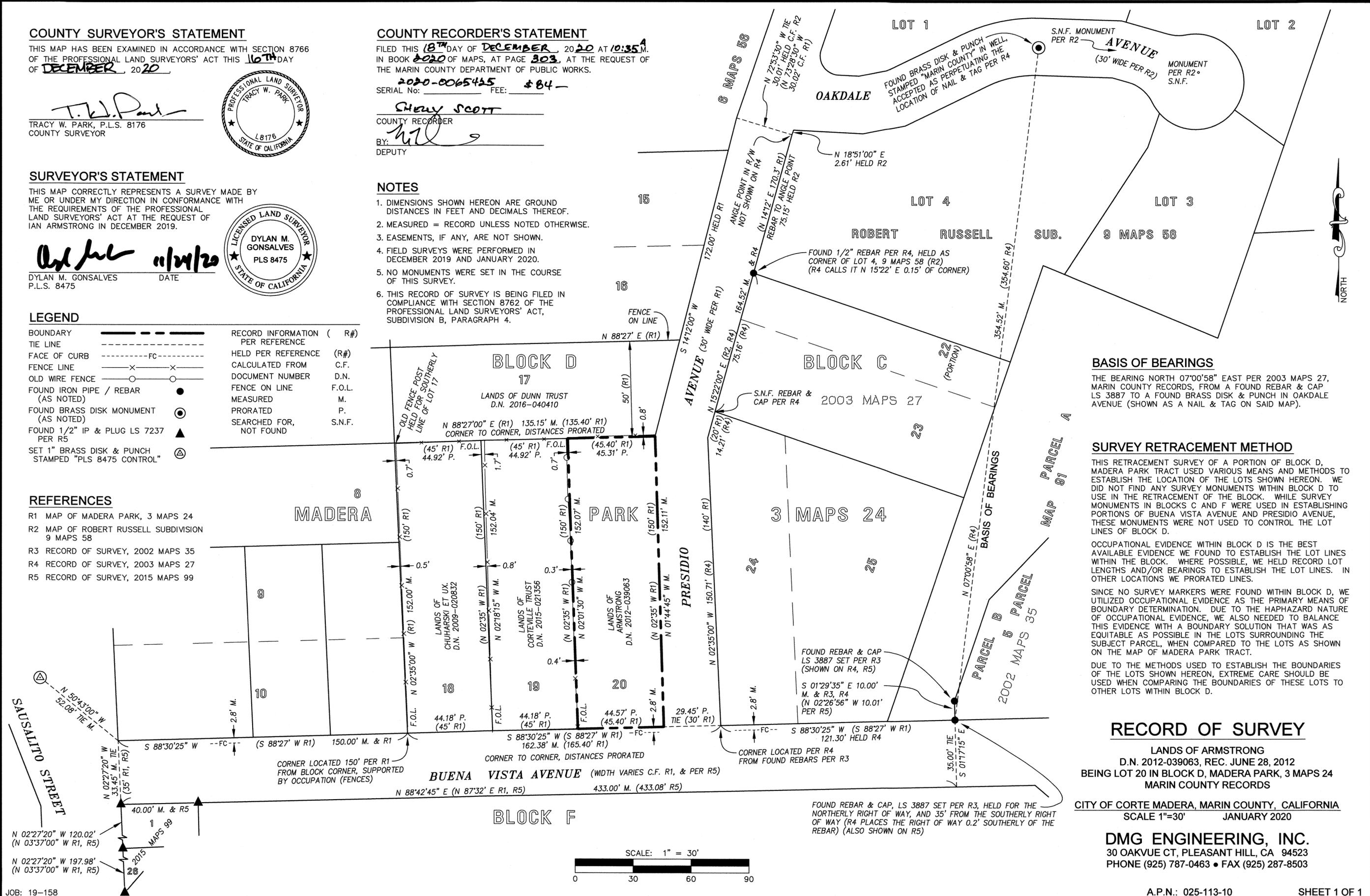
COUNTY RECORDER'S STATEMENT

FILED THIS 18TH DAY OF DECEMBER, 2020 AT 10:35 A.M. IN BOOK 2020 OF MAPS, AT PAGE 303, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

Sherry Scott, COUNTY RECORDER, BY: [Signature], DEPUTY

NOTES

- 1. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
2. MEASURED = RECORD UNLESS NOTED OTHERWISE.
3. EASEMENTS, IF ANY, ARE NOT SHOWN.
4. FIELD SURVEYS WERE PERFORMED IN DECEMBER 2019 AND JANUARY 2020.
5. NO MONUMENTS WERE SET IN THE COURSE OF THIS SURVEY.
6. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBDIVISION B, PARAGRAPH 4.



BASIS OF BEARINGS

THE BEARING NORTH 07°00'58" EAST PER 2003 MAPS 27, MARIN COUNTY RECORDS, FROM A FOUND REBAR & CAP LS 3887 TO A FOUND BRASS DISK & PUNCH IN OAKDALE AVENUE (SHOWN AS A NAIL & TAG ON SAID MAP).

SURVEY RETRACEMENT METHOD

THIS RETRACEMENT SURVEY OF A PORTION OF BLOCK D, MADERA PARK TRACT USED VARIOUS MEANS AND METHODS TO ESTABLISH THE LOCATION OF THE LOTS SHOWN HEREON. WE DID NOT FIND ANY SURVEY MONUMENTS WITHIN BLOCK D TO USE IN THE RETRACEMENT OF THE BLOCK.

OCCUPATIONAL EVIDENCE WITHIN BLOCK D IS THE BEST AVAILABLE EVIDENCE WE FOUND TO ESTABLISH THE LOT LINES WITHIN THE BLOCK. WHERE POSSIBLE, WE HELD RECORD LOT LENGTHS AND/OR BEARINGS TO ESTABLISH THE LOT LINES. IN OTHER LOCATIONS WE PRORATED LINES.

SINCE NO SURVEY MARKERS WERE FOUND WITHIN BLOCK D, WE UTILIZED OCCUPATIONAL EVIDENCE AS THE PRIMARY MEANS OF BOUNDARY DETERMINATION. DUE TO THE HAPHAZARD NATURE OF OCCUPATIONAL EVIDENCE, WE ALSO NEEDED TO BALANCE THIS EVIDENCE WITH A BOUNDARY SOLUTION THAT WAS AS EQUITABLE AS POSSIBLE IN THE LOTS SURROUNDING THE SUBJECT PARCEL, WHEN COMPARED TO THE LOTS AS SHOWN ON THE MAP OF MADERA PARK TRACT.

DUE TO THE METHODS USED TO ESTABLISH THE BOUNDARIES OF THE LOTS SHOWN HEREON, EXTREME CARE SHOULD BE USED WHEN COMPARING THE BOUNDARIES OF THESE LOTS TO OTHER LOTS WITHIN BLOCK D.

RECORD OF SURVEY

LANDS OF ARMSTRONG D.N. 2012-039063, REC. JUNE 28, 2012 BEING LOT 20 IN BLOCK D, MADERA PARK, 3 MAPS 24 MARIN COUNTY RECORDS

CITY OF CORTE MADERA, MARIN COUNTY, CALIFORNIA SCALE 1"=30' JANUARY 2020

DMG ENGINEERING, INC. 30 OAKVUE CT, PLEASANT HILL, CA 94523 PHONE (925) 787-0463 • FAX (925) 287-8503

