

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 MATTHEW S. ANGELL, ANGELL LAW SERVICES IN DECEMBER, 2019

DATED: 2-22-21

Ray C. Carlson
RAY C. CARLSON
LS 3890



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 27th DAY OF FEBRUARY, 2021

BY: TRACY W. PARK, PLS 8176
MARIN COUNTY SURVEYOR

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



RECORD OF SURVEY

OF THE LANDS OF JIMMY GREENE AND EMILIA GABRIELE AS DESCRIBED IN THAT DEED RECORDED IN OFFICIAL RECORDS AS DOCUMENT NUMBER 2016-015814, MARIN COUNTY RECORDS, AND THE LANDS OF KENYON FAMILY TRUST AS DESCRIBED IN THAT DEED RECORDED IN OFFICIAL RECORDS AS DOCUMENT NUMBER 2013-014544, MARIN COUNTY RECORDS.

MILL VALLEY COUNTY OF MARIN STATE OF CALIFORNIA

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- NOTES**
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊙ PIN INSIDE STREET MONUMENT WELL
 - IP IRON PIPE
 - NT NO TAG
 - R1&M RECORD AND MEASURED DATA ARE IDENTICAL
 - CR2 CALCULATED FROM RECORD DATA
 - SNF SEARCHED FOR; NOT FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - * SEE SHEET 2 FOR REFERENCE DATA
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ WM WATER METER
 - ⊕ 40" REDWOOD TREE
 - X- FENCE
 - - - TIE LINE
 - - - ADJOINER LINE
 - - - EASEMENT LINE
 - - - FLOWLINE
 - - - CENTERLINE
 - - - EDGE OF PAVEMENT
 - ▭ BUILDING
 - ▭ BOUNDARY LINE
 - ▭ BUILDING OVERHANG

- REFERENCES**
- R1 MAP OF PARK HILL UNIT 1 / 11 MAPS 61
 - R2 PARCEL MAP RESUBDIVISION OF LOT NO. 62 / 1 PARCEL MAPS 22
 - R3 RECORD OF SURVEY / 2018 MAPS 9
 - R4 RECORD OF SURVEY / 2005 MAPS 184
 - R5 RECORD OF SURVEY / 2020 MAPS 12

BASIS OF BEARINGS

S45°19'59"E, 185.90', MEASURED AND CALCULATED FROM THAT RECORD OF SURVEY FILED IN BOOK 2018 OF MAPS AT PAGE 9, MARIN COUNTY RECORDS, BETWEEN A FOUND NAIL AND BRASS TAG STAMPED LS 7973 MARKING THE MOST NORTHERLY CORNER OF PARCEL A, HEREIN DESIGNATED POINT 'A' AND A TRILLIUM LANE MONUMENT IN STANDARD STREET MONUMENT WELL, HEREIN DESIGNATED POINT 'B', AS SAID MONUMENTS ARE SHOWN AND DELINEATED ON SAID RECORD OF SURVEY.

RECORDER'S STATEMENT

FILED THIS 27th DAY OF March, 2021 AT 8:11AM IN BOOK 2021 OF MAPS, AT PAGE 29 AT THE REQUEST OF RAY C. CARLSON AND THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

Shelly Scott
COUNTY RECORDER \$86.00 FEE

Anna Delgado
DEPUTY COUNTY RECORDER 2021-0015364 SERIAL NO.

REASONING STATEMENT

FIELD SURVEY TIES BETWEEN SEVERAL STREET MONUMENTS AS SHOWN AND DELINEATED ON MAP OF PARK HILL UNIT 1 (R1), IN THE AREA OF TRILLIUM LANE AND ERICA ROAD, ARE ON AVERAGE 0.26 FEET LONG IN COMPARISON TO THE MAP CENTERLINE CALCULATIONS (R1). IN GENERAL, THIS IS WHAT ROEMER AND ESTES INDICATED ON THEIR 1975 RECORD OF SURVEY FILED IN 13 SURVEYS 2, SEE NOTE 1 OF THAT MAP. ROEMER AND ESTES ALSO INDICATE AN ALTERNATE SOLUTION, SEE NOTE 2 THEREON, THAT EMPLOYS A SOUTH 82 DEGREE 20 MINUTE EAST, 5.00 FOOT SHIFT OF THE TRILLIUM LANE CENTERLINE.

ORIGINAL SUBDIVISION DATA AS SHOWN ON THE MAP OF PARK HILL UNIT 1 (R1) STREET CENTERLINE, RIGHT-OF-WAY LINES AND LOT LINES BETWEEN ERICA ROAD AND TRILLIUM LANE RESULTS IN AN OVERLAP OF LOT LINES INTO STREET RIGHT-OF-WAYS OF BETWEEN 3.5'-5.0' (RIGHT ANGLE DISTANCE).

IN 1998, MIKE BROGAN & ASSOCIATES, INC., ACCEPTS ROEMER AND ESTES ALTERNATE SOLUTION AND SHIFTS TRILLIUM LANE CENTERLINE SOUTH 82 DEGREES 20 MINUTES EAST, 5.00 FEET FROM THE PHYSICAL STREET MONUMENTS, SEE RECORD OF SURVEY 1998 MAPS 122. THIS 5' SHIFT ELIMINATES THE OVERLAP OF LOT LINES INTO THE RIGHT OF WAY. RECENT ATTEMPT TO CONTACT MIKE BROGAN TO REVIEW HIS SURVEY AND HIS REASONING FOR ACCEPTING THE 5' SHIFT WAS NOT SUCCESSFUL.

SUBSEQUENT TO BROGAN'S SURVEY IN 1998, SEVERAL SURVEYORS INCLUDING L.A. STEVENS AND ASSOCIATES, I.L. SCHWARTZ ASSOCIATES, INC., AND TY HAWKINS ALSO ACCEPT THE 5 FOOT SHIFT FOR SURVEYS THEY COMPLETED ON TRILLIUM LANE. THIS 5 FOOT SHIFT ALLOWS FOR A GOOD FIT BETWEEN PHYSICAL IMPROVEMENTS. EXISTING SEWER MANHOLES ARE CLOSELY CENTERED IN THE 10' P.U.E. AS SHOWN AND DELINEATED ON THE PARK HILL SUBDIVISION MAP RUNNING ALONG THE WESTERLY LINE OF LANDS HEREIN SURVEYED, AS ARE FENCING IN THAT AREA. WATER METER LOCATIONS, IN THE AREA ON TRILLIUM LANE ARE POSITIONED INSIDE THE RIGHT OF WAY BY 2'-3' WHEN UTILIZING THE 5' SHIFT. OTHERWISE, THOSE METERS WOULD BE OUTSIDE THE ROAD RIGHT OF WAY WHICH WAS NOT STANDARD PRACTICE.

A SEARCH OF COUNTY RECORDS RESULTED IN SEVERAL DATED SITE PLANS SHOWING PROPOSED IMPROVEMENTS RELATING TO THE PROPERTIES HEREIN SURVEYED. SITE PLAN DATED 1978 SHOWS A PROPOSED CARPORT FOR PRIOR OWNERS OF 1013 TRILLIUM LANE (CURRENT OWNERS: GREENE AND GABRIELE, APN 200-173-25). THE SETBACK FROM PROPOSED CARPORT'S SOUTHEASTERLY SIDE TO THE SOUTHEAST PARCEL LINE WAS STATED AS 25 FEET. CURRENT POSITION OF ROOF OVERHANG RUNS PARALLEL TO AND 25 FEET NORTHWEST OF SAID BOUNDARY AS SHOWN AND DELINEATED HEREON. SITE PLAN, ON FILE AT THE COUNTY OF MARIN, DATE UNKNOWN SHOWS THE PROPOSED HOUSE LOCATION ON 1013 TRILLIUM LANE PROPERTY, APN 200-173-25. THIS SITE PLAN POSITIONS THE PROPOSED 1013 TRILLIUM LANE HOUSE IN A DIFFERENT LOCATION THAN THE 1978 SITE PLAN AND WOULD RESULT IN A POSSIBLE ALTERNATE BOUNDARY SOLUTION. THERE IS A SITE PLAN DATED 1988 SHOWING PROPOSED IMPROVEMENTS FOR 1011 TRILLIUM LANE, APN 200-173-23. THAT PLAN SHOWS AN EXISTING GARAGE ENCRANCHING NORTHERLY INTO TAMALPAIS COMMUNITY SERVICE DISTRICT PROPERTY AND BY SCALE INTO 1013 TRILLIUM LANE PROPERTY. ALSO FILED AT THE COUNTY IS A TRILLIUM LANE MASTER PLAN, REVISED DATED NOV. 20, 1968, THAT SHOWS THE MENTIONED GARAGE COMPLETELY ON THE 1011 TRILLIUM LANE PROPERTY WITH NO ENCRANCHMENT. AT THE SAME TIME THIS MASTER PLAN SHOWS THE HOUSE LOCATION ON 1013 TRILLIUM LANE MORE IN LINE WITH THE ABOVE MENTIONED 1978 SITE PLAN. KNOWING ALL THESE VARIATIONS IN SITE PLANS/MASTER PLAN, THIS SURVEYOR CANNOT TRUST ANY OF THESE PLANS TO ACCURATELY DEPICT THE LOCATIONS OF BOUNDARIES AND OR IMPROVEMENTS SHOWN AND DID NOT UTILIZE THAT INFORMATION IN RESOLVING THE BOUNDARIES SHOWN AND DELINEATED HEREON.

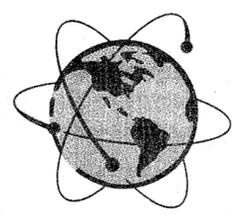
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RECORD OF SURVEY

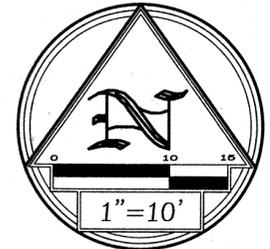
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REFERENCES

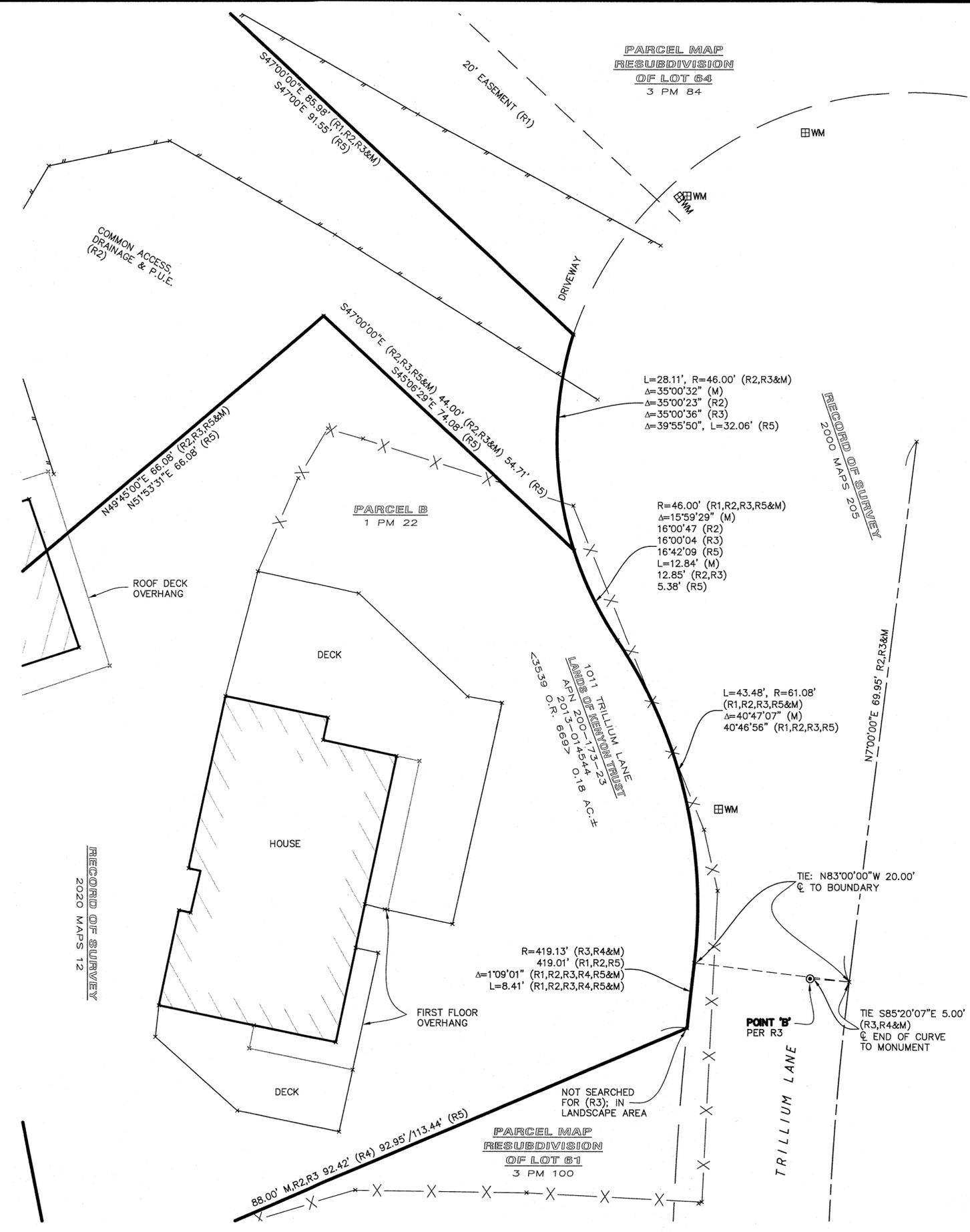
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- PARCEL MAP RESUBDIVISION OF LOT NO. 62 / 1 PARCEL MAPS 22
- R3. RECORD OF SURVEY / 2018 MAPS 9
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- R5. RECORD OF SURVEY / 2020 MAPS 12

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PARCEL MAP
RESUBDIVISION
OF LOT 64
3 PM 84

PARCEL B
1 PM 22

PARCEL MAP
RESUBDIVISION
OF LOT 61
3 PM 100

L=28.11', R=46.00' (R2,R3&M)
Δ=35°00'32" (M)
Δ=35°00'23" (R2)
Δ=35°00'36" (R3)
Δ=39°55'50", L=32.06' (R5)

R=46.00' (R1,R2,R3,R5&M)
Δ=15°59'29" (M)
16°00'47" (R2)
16°00'04" (R3)
16°42'09" (R5)
L=12.84' (M)
12.85' (R2,R3)
5.38' (R5)

L=43.48', R=61.08'
(R1,R2,R3,R5&M)
Δ=40°47'07" (M)
40°46'56" (R1,R2,R3,R5)

R=419.13' (R3,R4&M)
419.01' (R1,R2,R5)
Δ=1°09'01" (R1,R2,R3,R4,R5&M)
L=8.41' (R1,R2,R3,R4,R5&M)

POINT 'B'
PER R3

TRILLIUM LANE

RECORD OF SURVEY
2020 MAPS 12

RECORD OF SURVEY
2005 MAPS 205

1011 TRILLIUM LANE
APN 200-173-23
AT 2013-014544
0.18 A.C.F.
3539 C.R.

TIE: N83°00'00"W 20.00'
TO BOUNDARY

TIE S85°20'07"E 5.00'
(R3,R4&M)
END OF CURVE
TO MONUMENT

NOT SEARCHED
FOR (R3); IN
LANDSCAPE AREA

COMMON ACCESS,
DRAINAGE & P.U.E.
(R2)

ROOF DECK
OVERHANG

DECK

HOUSE

DECK

FIRST FLOOR
OVERHANG

NOT SEARCHED
FOR (R3); IN
LANDSCAPE AREA

PARCEL MAP
RESUBDIVISION
OF LOT 61
3 PM 100