

**BASIS OF BEARINGS**

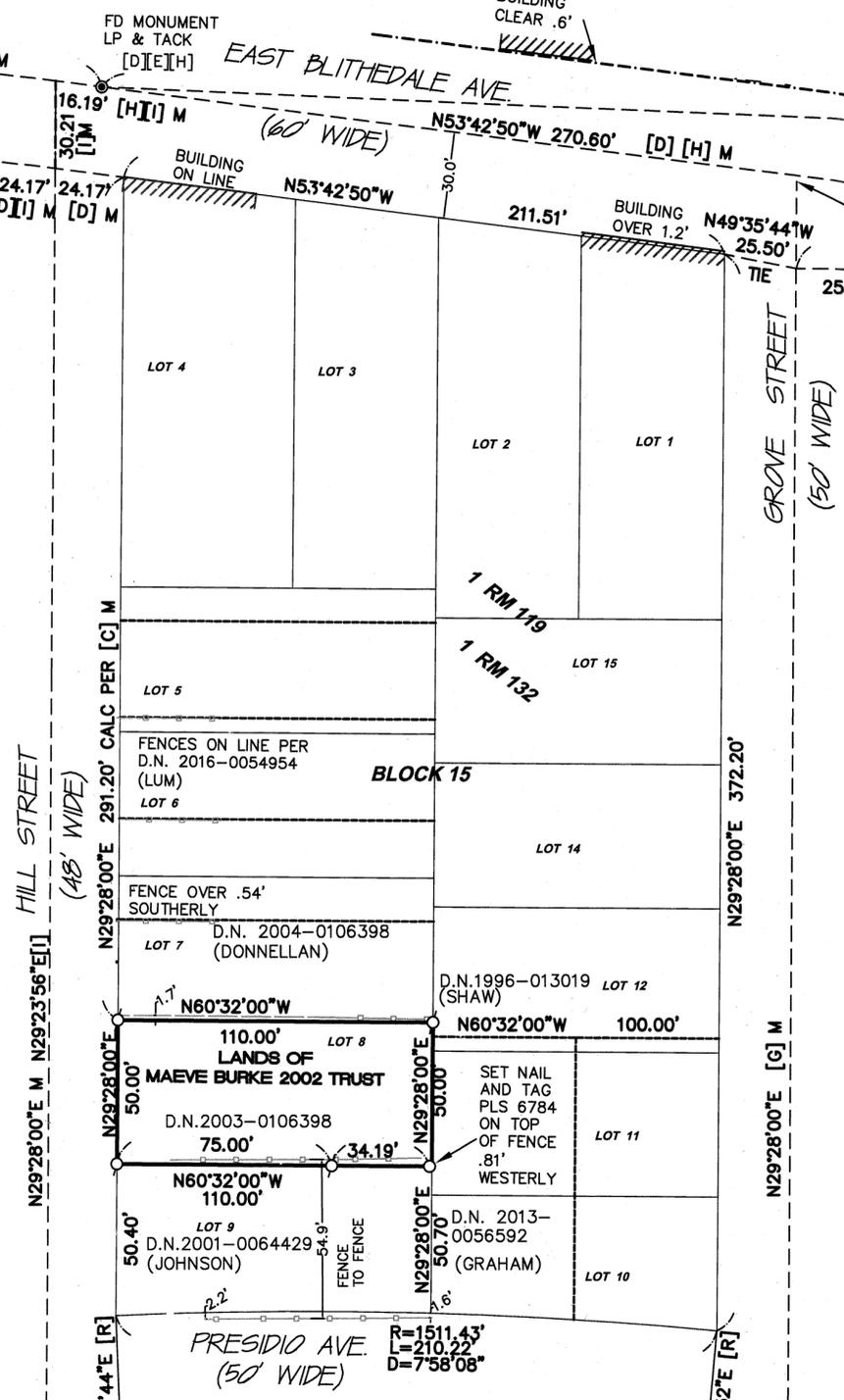
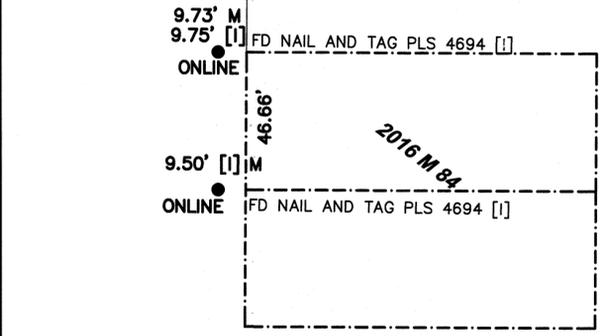
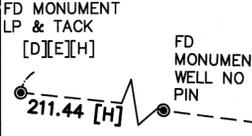
THE BASIS OF BEARING FOR THIS SURVEY IS N53°42'50"W BETWEEN TWO FOUND MONUMENTS IN EAST BLITHEDALE AVE AS SHOWN UPON MAP REFERENCE [D][H] AND [I] ABOVE. ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO.

**GENERAL NOTES**

- 1.) ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
- 2.) RECORD = MEASURED, UNLESS OTHERWISE NOTED.

**BOUNDARY NOTE**

THE SUBJECT PARCEL IS THE ORIGINAL LOT 8 PER [C] CIRCA 1904. PER [D] BLITHEDALE WELL MONUMENTS ARE NOT OF RECORD OR ORIGINAL. THIS SURVEYOR ACCEPTED AND HELD THE EAST BLITHEDALE MONUMENT LINE AS ROAD C/L WITH A RECORD STREET WIDTH OF 60'; THIS SURVEY IS IN AGREEMENT WITH SURVEY REFERENCES [D] [H] & [I] WHICH ALL LOGICALLY ACCEPT THIS SAME MONUMENT LINE AS THE EAST BLITHEDALE CENTERLINE; TO GET TO LOT 8 IN BLOCK 15 PER [C] THIS SURVEYOR ACCEPTED AND HELD THE RECORD DISTANCE OF 291.20' (CALCULATED PER [C]) FROM THE EAST BLITHEDALE SLY R/W LINE TO THE SUBJECT LOT 8; THIS SURVEYOR DID RETRACE NEARBY SURVEYS OF RECORD (WHICH ARE NOT CONTROLLING) AND LOCATED/EVALUATED CENTERLINE CURB SPLITS, OCCUPATION & VISIBLE FENCES IN THE SUBJECT AND SURROUNDING BLOCKS BUT CONFIRMED THEY WERE INDETERMINATE & FORMED AN IRREGULAR PATTERN. YOU CANNOT EXTRAPOLATE BOUNDARY BLOCK TO BLOCK. IT IS BEYOND THE SCOPE OF THIS SURVEY TO SHOW AND RESOLVE ALL DISCREPANCIES OUTSIDE THIS BLOCK GIVEN THE CLEAR NOTES ON [D]. SPECIFICALLY MONUMENTS ARE OF EXISTING WELL TYPE BUT NOT OF RECORD AND BEARINGS DO NOT MATCH CALCULATED OR MEASURED ANGLES AND HAVE BEEN DISREGARDED. THIS IS A PAPER SUBDIVISION WITH NO CONTROLLING MONUMENTS AND THIS SURVEYOR AS STATED GIVES THE MOST WEIGHT TO THE LONG ACCEPTED EAST BLITHEDALE CENTERLINE AS DID SURVEYS [D], [H] & [I].



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 29TH DAY OF MARCH, 2021.

*Tracy 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 MAEVE BURKE IN SEPTEMBER 2020.



*Stanley T. Gray*  
 STANLEY T. GRAY PLS 6784

**RECORDER'S STATEMENT**

FILED THIS 2ND DAY OF APRIL, 2021 AT 10:05 A.M. IN BOOK 2021 OF MAPS, AT PAGE 51 AT THE REQUEST OF STANLEY T. GRAY AND THE COUNTY SURVEYOR.

*Shelley Scott*  
 COUNTY RECORDER  
 DEPUTY COUNTY RECORDER

FEE \$ 84-  
 2021-0022514  
 SERIAL NO.

**LEGEND**

- DEED
- 1 RM 132
- CALC CALCULATED
- D.N DOCUMENT NUMBER
- FD FOUND
- IP IRON PIPE
- L.P LEAD PLUG
- M MEASURED
- N&T NAIL & TAG
- N.O.R. NOT OF RECORD
- N.T.S. NOT TO SCALE
- O.R. OFFICIAL RECORDS
- (R) RADIAL
- SFNF SEARCHED FOR, NOT FOUND
- (X) RECORD DIMENSION
- SET REBAR & CAP, PLS 6784
- FOUND MONUMENT AS NOTED
- FOUND NAIL & TAG AS NOTED

**RECORD OF SURVEY**

LANDS OF MAEVE BURKE TRUST  
 D.N. 2003-0106398  
 OFFICIAL RECORDS OF MARIN COUNTY

MARIN COUNTY MILL VALLEY CALIFORNIA  
 MARCH 2021



**MERIDIAN SURVEYING ENGINEERING, INC.**  
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 (415) 440-4131 (415) 456-5450

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**REFERENCES**

THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE BOUNDARY ANALYSIS AND FIELD SURVEY OF THE SUBJECT PROPERTY. THEY ARE CITED HEREIN FOR CLARITY AND TO PERPETUATE THE FACT THAT THEY WERE CONSIDERED. MAP REFERENCES ULTIMATELY UTILIZED IN THE CONCLUSION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [ ].

- [A] SUBJECT GRANT DEED RECORDED AUGUST 29 2003 AS DOCUMENT D.N. 2003-010638 OFFICIAL RECORDS OF MARIN COUNTY
- [B] MAP OF SUNNYSIDE TRACT, FILED SEPTEMBER 30, 1901 IN VOLUME 1 OF MAPS, AT PAGE 119,
- [C] MAP OF LYON AND HOAG'S SUBDIVISION OF THE SUNNYSIDE TRACT, MILL VALLEY, FILED FEBRUARY 29 1904 IN VOLUME 1 OF MAPS, AT PAGE 132,
- [D] RECORD OF SURVEY PREPARED BY EDWARD W. BEATTIE, FILED DECEMBER 7 1967 IN BOOK 7 OF SURVEYS AT PAGE 10
- [E] RECORD OF SURVEY PREPARED BY EDWARD W. BEATTIE, FILED FEBRUARY 23, 1981 IN BOOK 17 OF SURVEYS AT PAGE 6
- [F] RECORD OF SURVEY PREPARED BY J.L. HALLBERG, FILED APRIL 16, 2007 IN BOOK 2007 OF MAPS AT PAGE 79
- [G] RECORD OF SURVEY PREPARED BY MICHAEL E. FORD, FILED FEBRUARY 28, 2008 IN BOOK 2008 OF MAPS AT PAGE 48
- [H] RECORD OF SURVEY PREPARED BY LINDA CARRUTHERS, FILED FEBRUARY 27 2009 IN BOOK 2009 OF MAPS AT PAGE 24
- [I] RECORD OF SURVEY PREPARED BY LAWRENCE P. DOYLE, FILED JULY 29 2016 IN BOOK 2016 OF MAPS AT PAGE 84
- [J] 1908 SANBORN MAP (MILL VALLEY)

**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF MILL VALLEY, COUNTY OF MARIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS THE FOLLOWS:

LOT 8 IN BLOCK, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, ' MAP OF THE LYON AND HOAG'S SUBDIVISION OF THE SUNNYSIDE TRACT, MILL VALLEY' WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARIN COUNTY, CALIFORNIA, ON THE 29TH DAY OF FEBRUARY 1904, IN VOLUME I OF MAPS, AT PAGE 132, MARIN COUNTY RECORDS.