

BASIS OF BEARINGS

THE BEARING SOUTH 61°23'00" EAST, BETWEEN THE FOUND MONUMENTS ON THE CENTERLINE OF ALTURAS WAY, AS SAID MONUMENTS AND CENTERLINE ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON OCTOBER 5, 1995 IN BOOK 34 OF SURVEYS AT PAGE 12, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

NOTES:

1. THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762(b) OF THE PROFESSIONAL LAND SURVEYORS ACT.
2. ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES.
4. IN OR OUT AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE THE SUBJECT PROPERTY.
5. MONUMENT TIE LINES ARE EXTENSIONS OF THE SIDE PROPERTY LINES.
6. DATE OF FIELD SURVEY: NOVEMBER 26, 2018 & NOVEMBER 5, 2020.

RECORD REFERENCES

- (1) DOC. NO. 2020-0039426
- (2) DOC. NO. 2020-0039427
- (3) DOC. NO. 2020-0039428
- (4) MILL VALLEY TERRACES, SUBDIVISION NO. 1", 5 RM 11
- (5) RECORD OF SURVEY, 34 OS 12
- (6) RECORD OF SURVEY, 17 OS 4
- (7) DOC. NO. 2020-0039422

LINE	BEARING	DISTANCE
L1	S28°21'05"W(2)(3)	2.56'(2)(3)
L2	S34°48'28"E(2)(3)	9.70'(2)(3)
L3	S78°15'40"E(2)(3)	15.81'(2)(3)
L4	N62°10'04"E(2)(3)	18.27'(2)(3)
L5	S55°51'00"E(2)(3)	5.24'(2)(3)

LEGEND

- DOC. NO. DOCUMENT NUMBER
 FD FOUND
 N.T.S. NOT TO SCALE
 R/W RIGHT-OF-WAY
 U.O. UNKNOWN ORIGIN
 () INDICATES RECORD REFERENCE
 ● FOUND 2" BRASS DISK WITH PUNCH IN MONUMENT WELL PER 34 OS 12
 ● FOUND IRON PIPE OR REBAR AS NOTED
 ○ SET 3/4" IRON PIPE WITH PLASTIC PLUG & TACK "LS 7735"
 ✕ SET TACK & TAG "LS 7735"
 ——— SUBJECT BOUNDARY LINE PER (1)(2)(3)
 - - - ADJOINING LOT LINE / RIGHT-OF-WAY LINE
 ——— LOT LINE PER 5 MAPS 11
 ——— CENTERLINE
 □ WOOD FENCE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

BOUNDARY NARRATIVE:

1. LOTS 10, 11 AND 12 OF BLOCK 2 PER 5 RM 11 WERE ESTABLISHED BY A RETRACEMENT OF 34 OS 12. THE LOT DEPTHS OF 124.99' ARE CORROBORATED BY 17 OS 4.
2. LOT 13, BLOCK 2 PER 5 RM 11 WAS ESTABLISHED BY HOLDING THE LOT DEPTH OF 124.99' AS DETAILED ABOVE AND HOLDING THE RECORD FRONT AND REAR WIDTHS OF 48.90' PER 5 RM 11.
3. INTERIOR LINES SEPARATING THE 3 NEW PARCELS ARE ESTABLISHED FROM DESCRIPTIONS IN THE RECORDED LOT LINE ADJUSTMENT AND THE 3 RESULTANT DEEDS.

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 GREEN RIDGE PARTNERS LLC, BROOKS AND CLAIRE McDONALD AND DENNIS AND ANNETTE SULLIVAN 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 24th DAY OF MAY, 2021.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

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



RECORDER'S STATEMENT:

FILED THIS 28TH DAY OF MAY, 2021 AT 8:11 A. M. IN BOOK 3021 OF MAPS, AT PAGE 92 AT THE REQUEST OF TROY J. ERICKSON AND THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

Shelly Scott
COUNTY RECORDER

\$84-
FEE

W.J.
DEPUTY COUNTY RECORDER

3021-0035575
SERIAL NO.

RECORD OF SURVEY

OF THE LANDS OF BROOKS McDONALD AND CLAIRE McDONALD, AS SAID LANDS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON AUGUST 28, 2020 AS DOCUMENT NUMBER 2020-0039426, OF THE LANDS OF GREEN RIDGE PARTNERS LLC, AS SAID LANDS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON AUGUST 28, 2020 AS DOCUMENT NUMBER 2020-0039427 AND OF THE LANDS OF DENNIS W. SULLIVAN AND ANNETTE M. SULLIVAN, AS SAID LANDS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON AUGUST 28, 2020 AS DOCUMENT NUMBER 2020-0039428, AND ALL AS DESCRIBED IN THAT CERTAIN APPROVAL OF LOT LINE ADJUSTMENT APPLICATION RECORDED ON AUGUST 28, 2020 AS DOCUMENT NUMBER 2020-0039422; ALL RECORDED IN THE OFFICE OF THE RECORDER OF MARIN COUNTY.

MILL VALLEY MARIN COUNTY CALIFORNIA

APRIL 2021



MUIR CONSULTING, INC.

139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639

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www.muirconsulting.com