

BASIS OF BEARINGS

THE BEARING NORTH 61°23'00" WEST AS MEASURED BETWEEN FOUND CENTERLINE MONUMENTS SHOWN ON THAT MAP OF TERRA BUENA SUBDIVISION (R3), ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO

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 PATRICK T. "PEACH" DURKIN IN FEBRUARY OF 2021.

[Signature]
G. HARMINA, III, PLS 7950

June 10, 2021
DATE



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT

THIS 30TH DAY OF JUNE 2021.

[Signature]
TRACY W. PARK, PLS 8176
COUNTY SURVEYOR



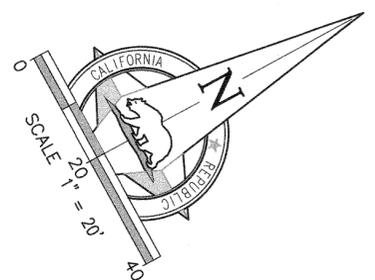
COUNTY RECORDER'S CERTIFICATE

FILED THIS 2ND DAY JULY 2021, AT 8:00 A.M.

IN BOOK 2021 OF MAPS AT PAGE 119 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

DOC. NO. 2021-0043796 FEE PAID \$84-

[Signature]
SHERY SCOTT
COUNTY RECORDER
[Signature]
DEPUTY



DOCUMENT REFERENCES

- R1 SUBJECT GRANT DEED TO DURKIN, RECORDED UNDER DN 2019-0015688, MCR
- R2 MAP OF SUBDIVISION NO. ONE, MILL VALLEY TERRACES, FILED IN BOOK 5 OF MAPS, AT PAGE 11, MCR
- R3 MAP OF TERRA BUENA SUBDIVISION, FILED IN BOOK 19 OF MAPS, AT PAGE 75, MCR
- R4 RECORD OF SURVEY, FILED IN BOOK 16 OF SURVEYS, AT PAGE 40, MCR
- R5 RECORD OF SURVEY, FILED IN BOOK 29 OF SURVEYS, AT PAGE 16, MCR
- R6 RECORD OF SURVEY, FILED IN BOOK 32 OF SURVEYS, AT PAGE 58, MCR
- R7 RECORD OF SURVEY, FILED IN BOOK 2006 OF MAPS, AT PAGE 225, MCR
- R8 CORNER RECORD FOR APN 050-013-18, FILED OCTOBER 25, 2007 ON FILE AT THE COUNTY SURVEYOR'S OFFICE

THE FOLLOWING REFERENCES ARE LISTED HERE TO PERPETUATE THE FACT THAT THEY WERE REVIEWED AND CONSIDERED IN THIS SURVEY BUT WERE NOT UTILIZED IN THE RESOLUTION OF THE BOUNDARY:

PARCEL MAP, 18 PM 77, MCR
RECORD OF SURVEY, 16 SURVEYS 41, MCR
RECORD OF SURVEY, 19 SURVEYS 78, MCR

LEGEND

- SET 5/8-INCH REBAR, YELLOW CAP PLS 7950
- ⊙ FOUND MONUMENT WELL, 2-INCH BRASS DISK, LS 4694 PER R3
- FOUND 5/8-INCH REBAR & YELLOW CAP, RCE 18200 PER R7
- ✱ FOUND MONUMENT AS NOTED, YELLOW CAP, LS 4694 PER R6 & R8
- ✱ FOUND NAIL & BRASS TAG IN TOP OF WOOD WALL, LS 4694 PER R8
- () RECORD DATA
- DN DOCUMENT NUMBER
- FD FOUND
- MCR MARIN COUNTY RECORDS
- R# DOCUMENT REFERENCE

BOUNDARY NOTES

1. SUBJECT SUBDIVISION (R2) HAS SIGNIFICANT ERRORS SPECIFICALLY IN THE SIDE LINE DIMENSIONS OF LOTS 13-16 BY EVIDENCE OF MATHEMATICALLY CLOSING THE BLOCK; AND A LABELING ERROR IN THE COURSE ALONG CALIFORNIA AVENUE (S-W SHOULD BE N-W) AS IDENTIFIED BY R5.
2. THIS SURVEY HOLDS R4 AS OCCUPATION AGREES AND SUBSEQUENT SURVEYS HAVE ALSO HELD R4. THIS SURVEY DOES NOT AGREE WITH THE PRINCIPLE OF PRORATION OF LOTS IN THIS INSTANCE DUE TO THE ERRORS IN R2 AND THE FACT THAT NO ORIGINAL MONUMENTS FROM R2 WERE FOUND BUT OWNERS HAVE ACCEPTED THE RESOLUTION AND HAVE CLEARLY OCCUPIED TO THE LINES AS SHOWN ON R4.
3. THE RESOLUTION PER R4 WAS HELD FROM ALTURA WAY TO THE COMMON LINE OF LOT 3 AND LOT 2. RECORD DATA FROM R2 WAS THEN HELD FOR LOT 2 AND LOT 1 TO RE-ESTABLISH THE RIGHT OF WAY ALONG LORING AVENUE AND CALIFORNIA AVENUE.

NOTES

1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. NO EASEMENTS WERE FOUND ON RECORD.

RECORD OF SURVEY

OF THE LANDS OF PATRICK T. DURKIN, AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2019-0015688, BEING LOT 1, BLOCK 1 OF THAT CERTAIN MAP OF MILL VALLEY TERRACES, FILED IN BOOK 5 OF MAPS, AT PAGE 11, MARIN COUNTY RECORDS

MILL VALLEY AREA COUNTY OF MARIN STATE OF CALIFORNIA
FEBRUARY 2021
APN 050-013-16

1031Survey, Inc.
High Definition Surveying

1857 Rainier Circle, Petaluma, California 94954

415-827-6370