

NOTES

1. Basis of Bearings is N88°48'00"W 110.24' M (110.21'R1) as measured between POINT "A", a found 5/8" rebar & cap LS 7053 and POINT "B", a found 1/2" rebar & cap LS 5065, as shown on 2003 M 230 (R1), Official Records, Marin County Records. POINTS "C", "D" and "E" are all key held monuments for the boundary resolution of this survey.
2. Distances and dimensions shown are in feet and decimals thereof.
3. All offsets are perpendicular unless otherwise noted.
4. The found 5/8" Rebar & Cap LS 7950 marking the southeast corner of Moss per (R5) does not fall on the held R.O.W. line POINT "C" to POINT "D" held per this survey. In addition, there is a total distance variant of 2.13 feet between POINT "C" and POINT "D" as compared to (R6), a difference not appropriate to prorate for the reasons stated below. There are various discrepancies between record maps in the property line and in right of way location of Laurel Avenue; the resolution shown hereon reflects the best fit of all survey monument ties and established lines of occupation located by this surveyor. In addition, many of the monuments per the various references shown hereon have been removed or obscured either by utility construction or landscaping, making retracement difficult. As such, this surveyor recommends the preparation of Boundary Line Agreements for this property.
5. Calculated area of subject property is 0.183 acres, more or less.
6. Dates of field survey July 2020 through February 2021.

REFERENCES

- R1 2003 Maps 230, M.C.R.
- R2 1999 Maps 56, M.C.R.
- R3 2004 Maps 77, M.C.R.
- R4 Roemer & Estes Survey #S-4179-C-80, dated January 1980 provided by L.A. Stevens & Associates, Inc. 7 Commercial Blvd, Suite 1, Novato, CA. 94949, 415.382.7713.
- R5 2007 Maps 171, M.C.R.
- R6 2 RM 54, M.C.R.
- R7 Grossman Burnett Deed D.N. 2017-0012543, M.C.R.
- R8 Yabrove, Laurien, Harper, Baird, Schuchat and DeBare Deed D.N. 2009-0070040, M.C.R.
- R9 Wendy A. Crowell Revocable Trust Deed D.N. 2017-0043348, M.C.R.

