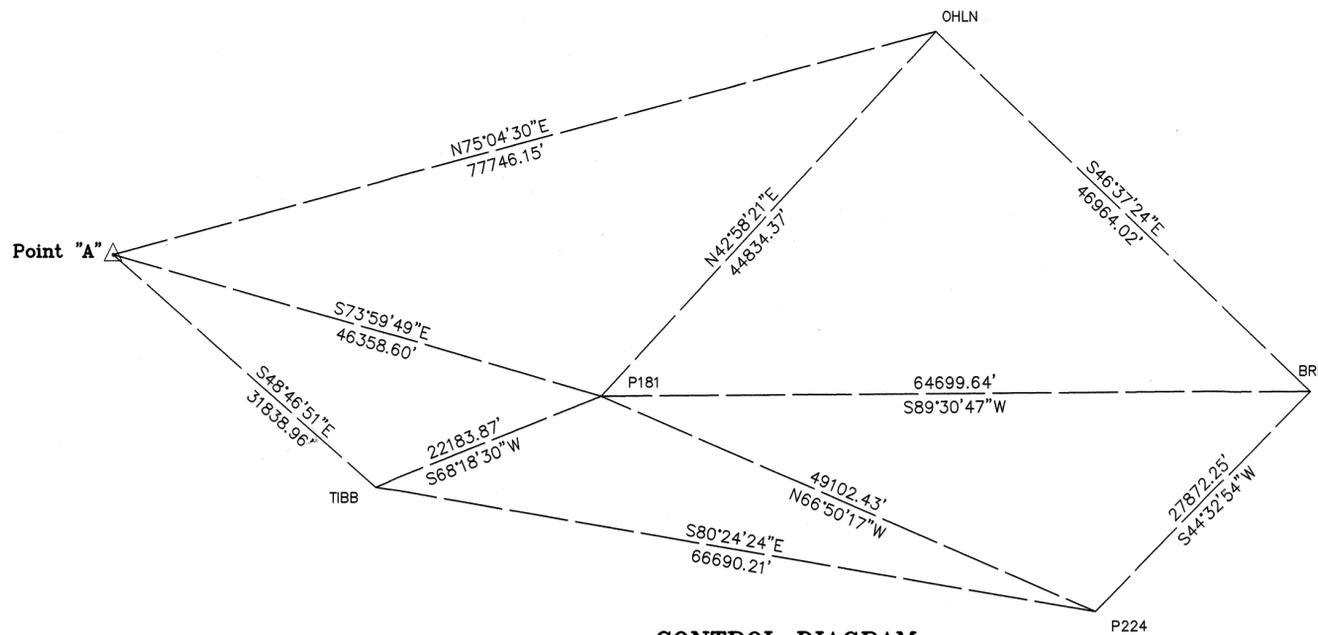
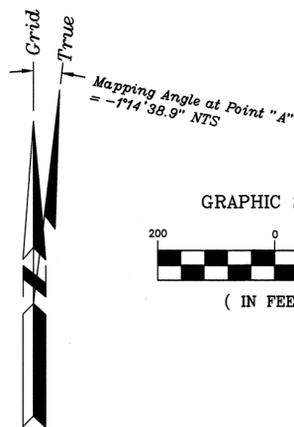
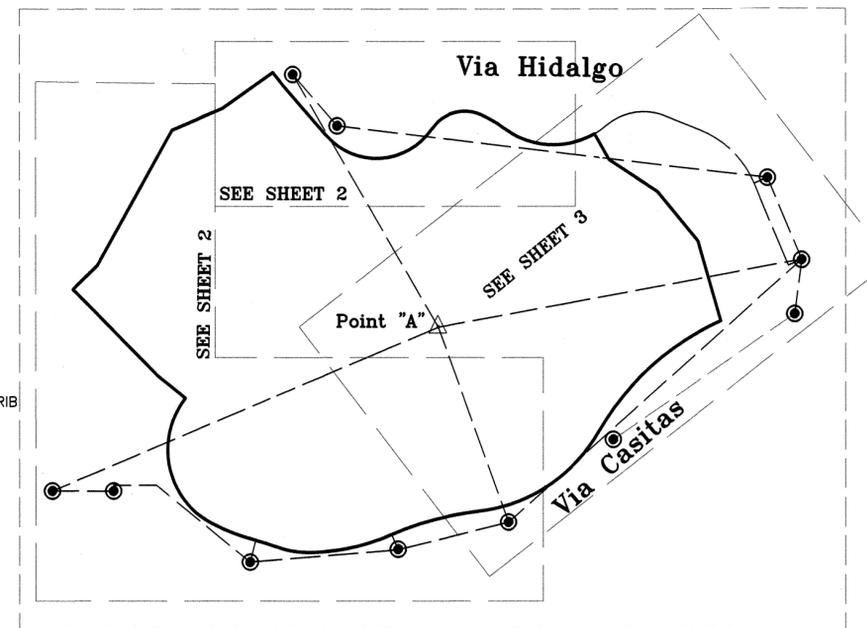


All measured distances are in grid feet and decimals thereof. Multiply by 1.000069234 to approximate local ground distances. State coordinates & bearings are relative to Grid North, based on the California Coordinate System of 1983 (CCS83), Zone 3, Epoch 2010.



CONTROL DIAGRAM
Not to Scale



OVERVIEW SITE
Scale: 1" = 200'

LEGEND

- Found Standard Street Monument, 3/4" inch Brass Tag and Nail in Monument well, () 1 UNO
- Found Iron Monument as Noted Hereon
- Found 2x2 Hub as Noted Hereon
- Set 6" Nail & 1-1/2" Brass Washer Stamped "LA STEVENS PLS 6649", UNO
- Set 5/8" Rebar & 1-1/2" Aluminum Cap with Punch, Stamped "L.A. Stevens, PLS 6649"
- C Calculated per Record Map
- NDR No Discovered Record
- NTS Not to Scale
- UNO Unless Noted Otherwise
- △ Control Point at Base Location
- (R) Radial
- P.U.E. Public Utility Easement
- I.N. Instrument Number

NOTE

Boundary evidence collected between June 12, 2018 & Aug. 21, 2020

No Title Insurance Policy, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon (see Reference Documents list). There may exist other documents of record and not of record that affect this surveyed parcel.

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 Mark Arnold in April, 2018.
Lawrence A. Stevens
Lawrence A. Stevens, PLS 6649



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 26th day of June, 2021.
Tracy W. Park, PLS 8176 County Surveyor
David O. Knell
David O. Knell, PLS 5301 Deputy County Surveyor



RECORDER'S STATEMENT

Filed this 2nd day of JULY, 2021 at 8:00am in Book 2021 of Maps, Page 125, at the request of the Marin County Department of Public Works.
Serial No. 2021-0043802 Fee: \$ 88-
Shay Scott
County Recorder
[Signature]
Deputy Recorder
AP 022-46

GPS COORDINATES (U.S. Survey Feet) (Published by the National Geodetic Survey)				
Station	Northing	Easting	Height	Horiz. Accuracy (95% Conf.)
BRIB	2,161,445.98	6,085,000.81	865.14	0.02
OHLN	2,193,700.47	6,050,864.84	-0.05	0.02
P181	2,160,896.08	6,020,303.57	238.64	0.06
P224	2,141,582.55	6,065,448.17	1338.22	0.07
TIBB	2,152,696.66	5,999,690.58	-67.47	N/A

GPS COORDINATES Adjusted (U.S. Survey Feet) (Based on Field Measurements)				Positional Tolerance (95% Conf., ft)
Station	Northing	Easting	Height(ft)	
Point "A"	2,173,676.70	5,975,741.54	194.478	0.07

BASIS OF BEARINGS

The Coordinates and Bearings shown hereon are based upon the California Coordinate System of 1983, CCS83, Zone 3, (Epoch 2010.00) in accordance with the California Public Resources Code Sections 8801-8819; said coordinates and bearings are based locally upon field-observed ties to the following California Spatial Reference Network Stations: OHLN, TIBB, P181, P224, & BRIB.

REFERENCES

- () 1 16 RM 5, entitled "Condominium Map of Brandywine" filed 06/13/1974
- () 2 13 RM 46, entitled "Map of Bon Air Sub. No. Seven" filed 11/18/1965
- () 3 CR 022-46, By L.A. Stevens and Associates, filed 12/30/2003
- () 4 10 RM 88, entitled "Map of Bon Air Sub. No. Five" filed 11/10/1960
- () 5 8 RM 3, entitled "Map of Bon Air Sub. No. Three" filed 03/12/1954
- () 6 Book 635 Page 84 of Official Records, Grantor: Shultz Co., Grantee: Marin County Hospital District, executed: November 3, 1949, recorded: December 2, 1949
- () 7 16 RM 91, entitled "Map of Eagle Point Condominiums" filed 4/12/1977

SURVEYOR'S NOTES:

- 1. Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are shown as a thick continuous line for the parcel shown.

RECORD OF SURVEY

OF THE
CONDOMINIUM MAP OF BRANDYWINE
Filed 6-13-1974 in Book 16 of Maps at Page 5,
Marin County Records
CITY OF LARKSPUR
COUNTY OF MARIN STATE OF CALIFORNIA
JULY 2019 SCALE: AS NOTED

L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

LEGEND

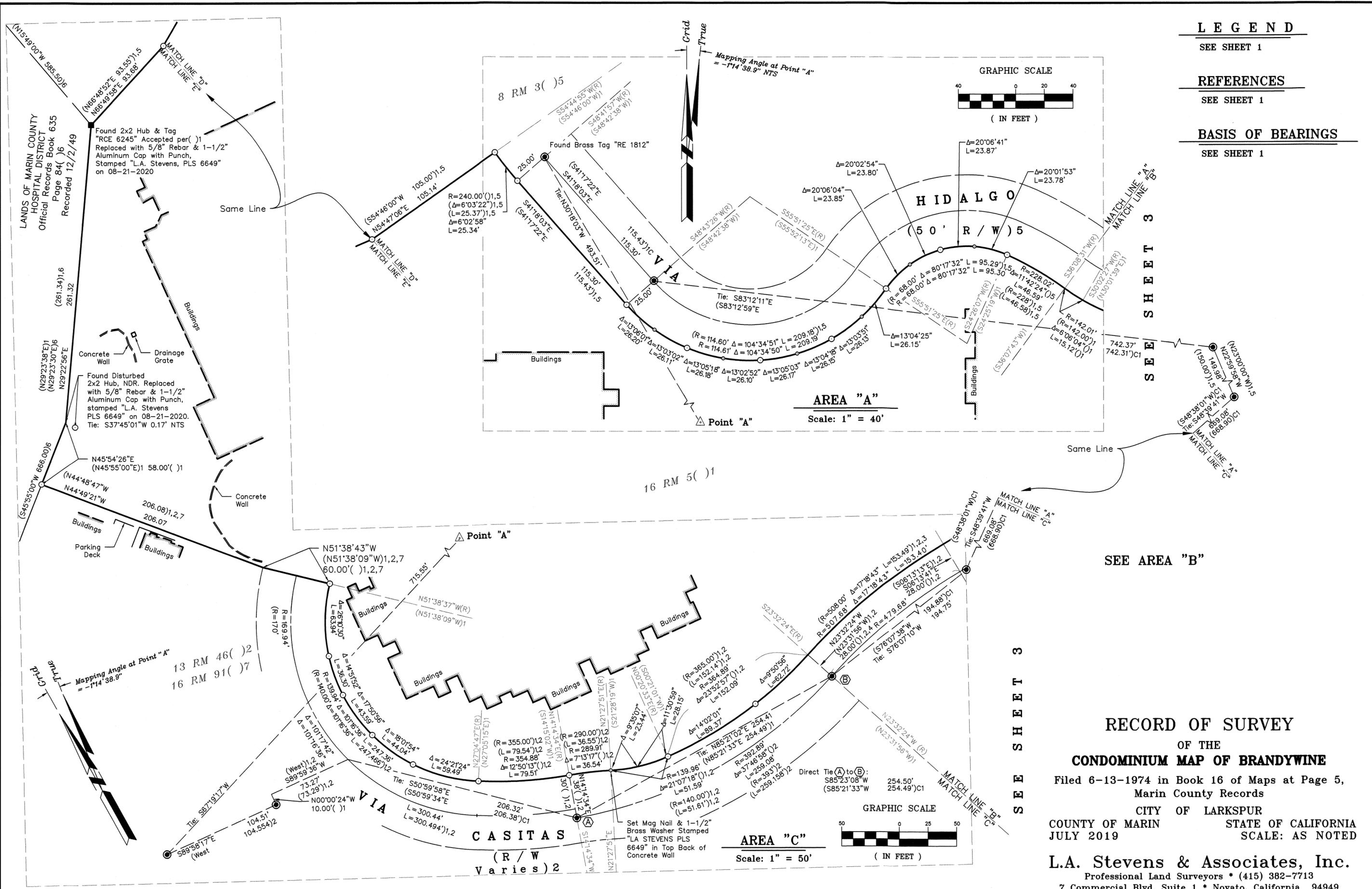
SEE SHEET 1

REFERENCES

SEE SHEET 1

BASIS OF BEARINGS

SEE SHEET 1



SEE AREA "B"

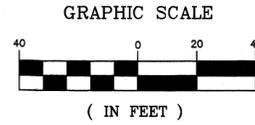
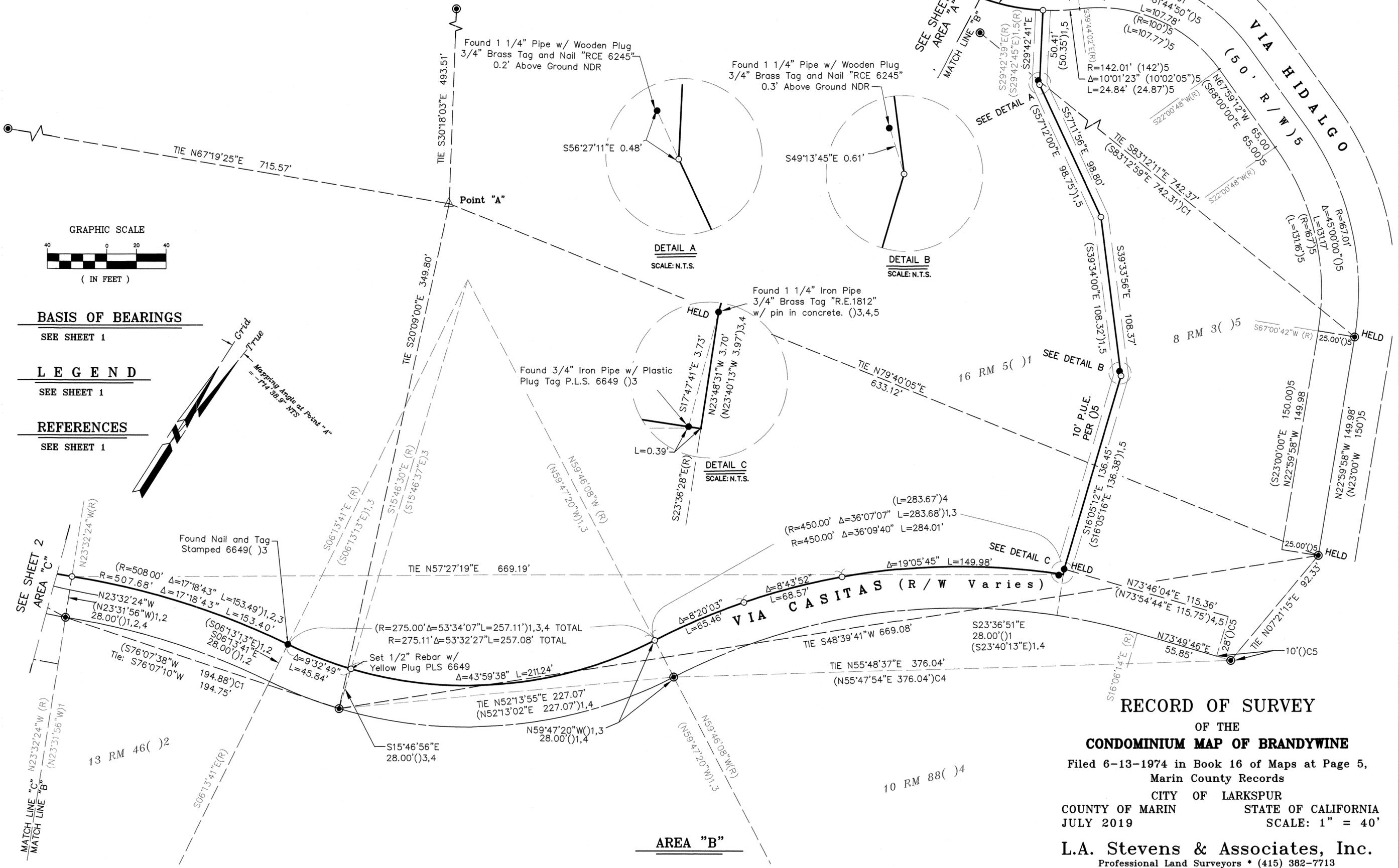
SEE SHEET 3

RECORD OF SURVEY

OF THE
CONDOMINIUM MAP OF BRANDYWINE
 Filed 6-13-1974 in Book 16 of Maps at Page 5,
 Marin County Records
 CITY OF LARKSPUR
 COUNTY OF MARIN STATE OF CALIFORNIA
 JULY 2019 SCALE: AS NOTED

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BASIS OF BEARINGS

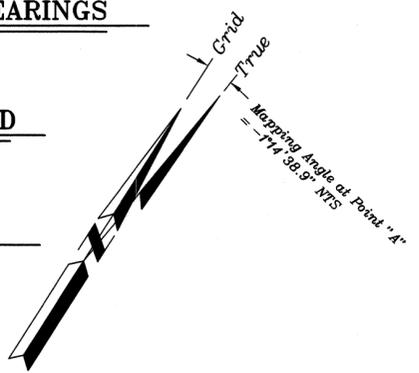
SEE SHEET 1

LEGEND

SEE SHEET 1

REFERENCES

SEE SHEET 1



DETAIL A
SCALE: N.T.S.

DETAIL B
SCALE: N.T.S.

DETAIL C
SCALE: N.T.S.

RECORD OF SURVEY

OF THE
CONDOMINIUM MAP OF BRANDYWINE

Filed 6-13-1974 in Book 16 of Maps at Page 5,
Marin County Records

CITY OF LARKSPUR
COUNTY OF MARIN STATE OF CALIFORNIA
JULY 2019 SCALE: 1" = 40'

L.A. Stevens & Associates, Inc.

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