

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 Andrea Whitney in March, 2021.

Paul M. Brown
Paul M. Brown, PLS 5087

Dated: 7/18/21



COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 22nd day of July, 2021.

By: Tracy W. Park, PLS 8176
County Surveyor, Marin County

David O. Knell
by: David O. Knell, PLS 5301
Deputy County Surveyor



RECORDER'S STATEMENT:

Filed this 4th day of August, 2021 in Book 2021 of Maps at Page 140, at the request of the Marin County Department of Public Works.

Document No. 2021-0049575

Fee Paid: \$86.00

Shelly Scott
County Recorder

Anna Dagan
Deputy County Recorder

Exempt from SB2 Fee per Section 27388.1 (a)(2)(D)

Record of Survey

The Lands Of The 11 William Avenue Revocable Trust dated December 21, 2020 As Described By Deed Recorded December 30, 2020 As Document Number 2020-0067857, Marin County Records; Being Lot 7, Block E As Shown On The "Map Of Baltimore Park Subdivision One, 1907, Marin County, Cal." Filed July 9, 1907 In Volume 2 Of Record Maps At Page 90, Marin County Records
Larkspur, Marin County, California

Area: 7,500 sq. feet
Date: March 2021
Scale: 1"=40'

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

REFERENCE DOCUMENTS:

- R-1 "Map of Baltimore Park" filed in Book 2 of Record Maps at Page 90, Marin County Records
- R-2 "Record of Survey" filed June 12, 1970 in Book 9 of Surveys at Page 30, Marin County Records
- R-3 "Record of Survey" filed January 10, 2005 in Book 2005 of Maps at Page 7, Marin County Records
- R-4 "Record of Survey" filed January 31, 2008 in Book 2008 of Maps at Page 26, Marin County Records
- R-5 "Record of Survey" filed August 3, 2012 in Book 2012 of Maps at Page 93, Marin County Records
- R-6 "Record of Survey" filed February 23, 2018 in Book 2018 of Maps at Page 23, Marin County Records

See NOTES Sheet 2 regarding:
R-7 Corner Record filed October 4, 2005 as Document Number APN 021-171-13
R-8 Corner Record filed July 5, 2012 as Document Number APN 021-171-006

Legend:

- Found Monument As Shown
- Set 3/4" Iron Pipe tagged PLS 5087

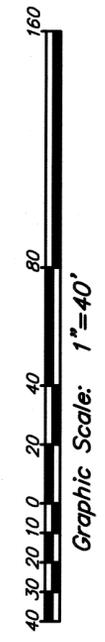
calc. Calculated from record information referenced

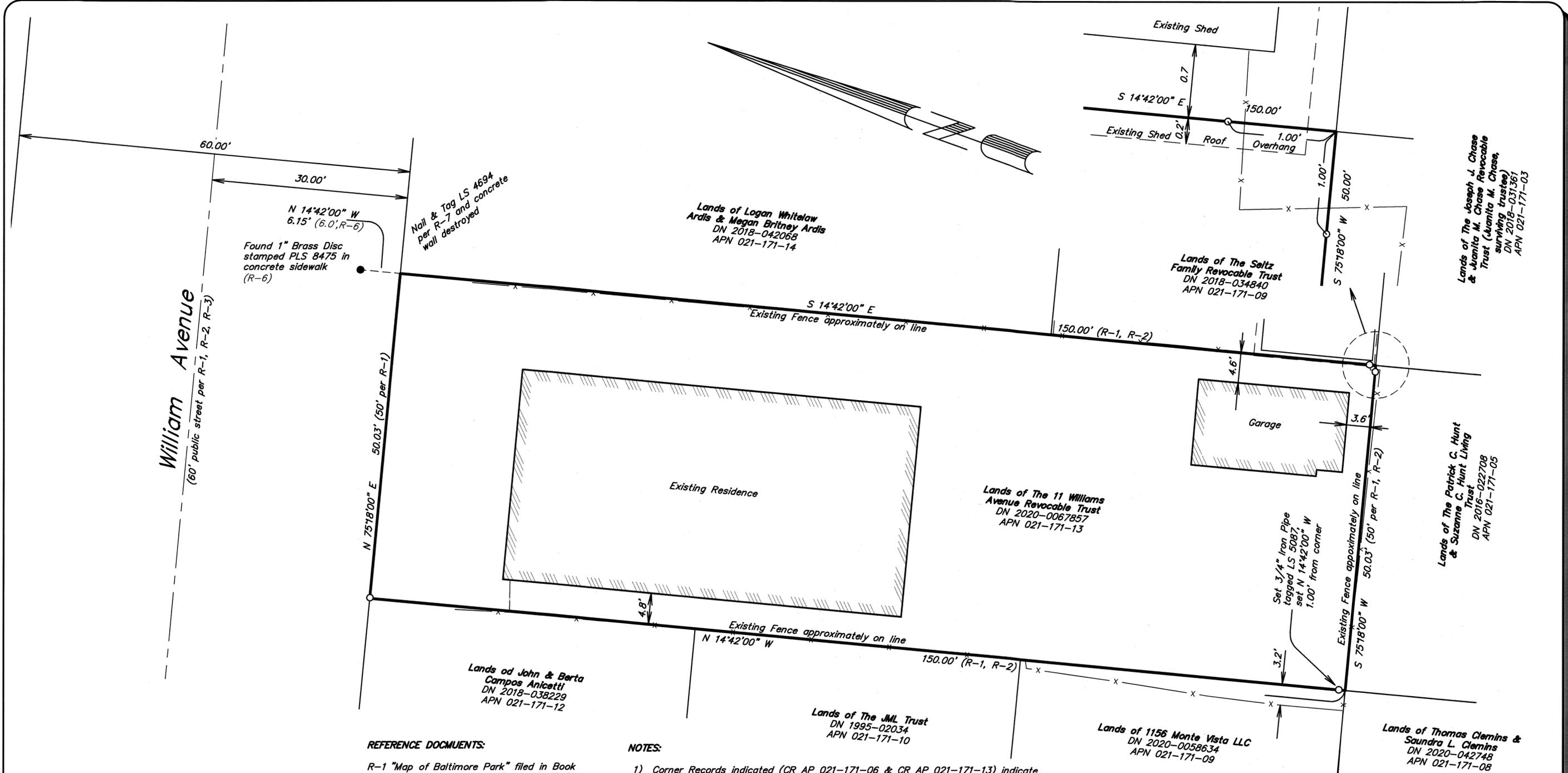
OR/DN Official Records/Document Number
Distances Are Shown In Feet & Decimals Thereof
Ties are perpendicular and/or radial, unless otherwise noted.

DATE OF SURVEY: February 26 & March 2, 2021

"RECORD OF SURVEY"
Book 2012 Of Surveys, Page 93
(R-6)

The Basis of Bearings for this map is N 75°18'00" E, being the bearing between found monuments six feet southerly of the northerly line of Baltimore Avenue as shown on Record of Survey filed June 12, 1970 in Book 9 of Surveys at Page 90, Marin County Records and also shown on Record of Survey filed January 31, 2008 in Book 2008 of Maps at Page 26, Marin County Records.





REFERENCE DOCUMENTS:

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- R-3 "Record of Survey" filed January 10, 2005 in Book 2005 of Maps at Page 7, Marin County Records
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- R-6 "Record of Survey" filed February 23, 2018 in Book 2018 of Maps at Page 23, Marin County Records

NOTES:

- 1) Corner Records indicated (CR AP 021-171-06 & CR AP 021-171-13) indicate the same distance between found monuments shown on R-2 as this survey - 312.16' rather than 312.00' per R-2. However both CR's ignore the 0.16' difference and establish the two parcels record dimension from the monument line in both north/south and east/west dimension from this monument line.
- 2) The found 1" Brass Disc stamped PLS 8475 in the concrete sidewalk, 6.15' northerly of the northerly Lot corner for Lots 7 & 8 (R-6) appears to have used an apportionment distance between these two monuments for the east/west block dimensions and appears to show an apportionment in the north/south block dimension without justification for doing so, but uses record dimension in the north/south Lot 8 dimension.
- 3) The existing curb, gutter and sidewalk improvements do not consistently provide an appropriate block perimeter and were not used to establish it.
- 4) For the purpose of this survey an apportionment of the dimension between the two monuments shown on R-2 ("Record of Survey" filed June 12, 1970 in Book 9 of Surveys at Page 30) was accepted to establish the east/west block and parcel dimensions with the north/south dimensions being established using record dimension, consistent with R-2 & R-4. No compelling reason was found to use the apportionment indicated on R-4, R-6 and R-7 for the north/south block dimension, and was not used for this survey. The solution depicted hereon was determined to provide the most consistent resolution for this survey.

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calc. Calculated from record information referenced

OR/DN Official Records/Document Number
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