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BOUNDARY DETERMINATION NOTES:

- The subject parcel, conveyed to Melissa Garland Crowell, (Instrument No. 2014-0021456); was originally created by deed recorded 3 December 1962, in Book 1636 of Official Records, at Page 217, Marin County Records, (MCR).

This division of the former lands of Johnson was originally surveyed 25 October 1962 by A.H. Dakin, Survey No. S-728.

The Crowell parcel is senior to southerly lands formerly conveyed to Raab, deed recorded 14 August 1987, in Official Records Instrument No. 87-54910, MCR, being Parcels A & B of Book 24, of Parcel Maps, at Page 5, MCR. These parcels are junior to present lands conveyed to Schindler (I.N. 2004-0057384, formerly 819-OR-58) as well as the Crowell Parcel.
- Ms. Crowell conveyed that during the construction of the residence upon Parcel A, of Book 24, of Parcel Maps, at Page 5, MCR, a land-slide occurred near her southerly boundary. Subsequent to the land-slide a substantial I-beam and wood retaining wall were constructed. Original points shown upon the 1962 Dakin survey were searched for but not found and are believed to be destroyed during the repair of the land-slide.
- The subject parcel is a portion of deed conveyed to Carl E. Johnson, et ux, Book 501 of Official Records, at Page 334, recorded 24 July 1945, MCR.

A parcel was first divided from, or out of, Book 501 of Official Records, at Page 334 by deed conveyed to Chubak, recorded 5 August 1953, in Book 819 of Official Records, at Page 58, MCR. This same parcel is presently the lands conveyed to Mary Schindler (I.N. 2004-0057384) and is senior to the Crowell parcel.
- A 1/2" rebar with tag "LS 2701" wired to it set in a 2" concrete-filled iron pipe, per Roemer & Estes Survey No. 1820, dated April 1965, (copy on file with this office), was accepted as the northeasterly corner of Book 501 of Official Records, at Page 334, recorded 24 July 1945, MCR. This coincides, (within expected tolerances of the time), with found 1/2" iron pipe with plastic plug "LS 4366" as shown upon Detail "3-C", Sheet Three.
- A 1/2" iron pipe found near the northwesterly corner of Lands of Crowell was found to be N 19° 00' E 0.81 feet from the corner. A survey by E.A. Lockton, Survey No. S-4636, dated 12 July 1965 found an iron rod at this point. Another survey by Rhodes Engineering, Survey No. 119-S, dated 7 March 1963 indicated a found iron pin. A note on the Rhodes Engineering plat has a caveat that states: "The information shown on this drawing is based on field and record data as shown, but does not indicate the establishment of the boundary corners or guarantee the accuracy of the corner points indicated as found."

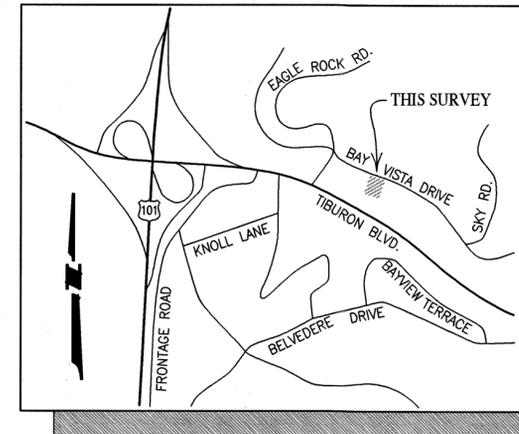
A 5/8" rebar was found approximately 2.6 feet northeasterly or the northwest corner of the Lands of Crowell. (See Sheet Two)
- Two-inch angle iron points were found near the southerly line of Bay Vista Drive fronting the former lands conveyed to Gobershock, by deed recorded 27 February 1948, in Book 574 of Official Records, at Page 308, MCR and is more particularly shown upon Sheet Two of this survey.

BASIS OF BEARINGS

The Basis of Bearings of this survey is S 19° 00' W 247.90' MEAS. (248.05' 24-PM-5) between found 1/2" rebar with tag "LS 2701" wired to it in 2" concrete-filled iron pipe & found 1/2" rebar with plastic cap "LS 4366" per 24-PM-5, accepted as point on the easterly line of 501-OR-334, as shown.

LEGEND

- Denotes set 3/4" I.D. galvanized iron pipe with plastic plug "DANSKIN PLS 4794"
- Denotes found 1/2" rebar with plastic cap "LS 4366" per 24-PM-5, unless noted otherwise
- A.H.D. Denotes A.H. Dakin Survey #S-728, October 1962 Copy on file with this firm
- E.A.L. Denotes Eugene Lockton Survey S-4636, July 12, 1965 Copy on file with this firm
- CALC. Denotes calculated
- I.N. Denotes Official Records Instrument Number, Marin County Records
- MEAS. Denotes measured
- M- Denotes Book of Maps, Marin County Records
- OR- Denotes Official Records, Marin County Records
- PM- Denotes Book of Parcel Maps, Marin County Records



VICINITY MAP

NOT TO SCALE

NOTES

- All dimensions shown are in feet and decimals thereof, save monument dimensions, being in inches.
- The purpose of this survey is to comply with the Section 8762 of Business and Professions Code (Land Surveyors' Act.)
- Easements, recorded or otherwise, not in scope of services.
- No attempt has been made as part of this survey to locate and/or show existence of all improvements on the subject property. Only selected improvements are shown.
- The road right-of-way widths are from a preponderance of evidence, such as copious recorded maps, Assessor's Map, etc.
- All maps and deeds referenced on this survey use identical courses as those shown hereon, except those shown in parenthesis.
- DATE OF SURVEY : 17 May 2021 -24 June 2021

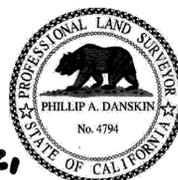
EXEMPTION NOTE:

N/A Exempt from SB2 fee per G.C. 27388.1(a)(2)(B) & G.C. 27388.1(a)(2)(D)

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 Melissa G. Crowell in July 2021.

Signed PLM 9/10/21
Phillip A. Danskin - PLS 4794



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 15th day of SEPTEMBER, 2021.

T. W. Park
Tracy W. Park, PLS 8176
County Surveyor



By: _____
Deputy County Surveyor

COUNTY RECORDER'S STATEMENT

Filed this 17th day of SEP, 2021 at 9:00 AM in Book 2021 of Maps at Page 166 at the request of the Marin County Department of Public Works.

Stacy Scott
County Recorder

\$ 88 -
Fee \$

h. J. O.
Deputy County Recorder

2021-0058034
Serial No.

RECORD OF SURVEY

OF LANDS CONVEYED TO
MELISSA GARLAND CROWELL
AS DESCRIBED IN
OFFICIAL RECORDS INSTRUMENT No. 2014-0021456
MARIN COUNTY RECORDS
VICINITY MILL VALLEY
MARIN COUNTY CALIFORNIA
MAY 2021 SURVEY No. 1170



PREPARED BY
PHILLIP A. DANSKIN & ASSOCIATES
LAND SURVEYOR
SONOMA, CALIFORNIA
(415) 459-2558

APN 034-142-41

SHEET 1 OF 3

166

BASIS OF BEARINGS

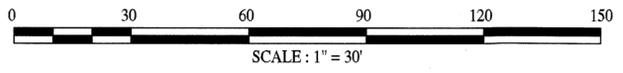
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- 2). The purpose of this survey is to comply with the Section 8762 of Business and Professions Code (Land Surveyors' Act.)
- 3). Easements, recorded or otherwise, not in scope of services.
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- 7). DATE OF SURVEY : 17 May 2021 -24 June 2021



RECORD OF SURVEY

OF LANDS CONVEYED TO
 MELISSA GARLAND CROWELL
 AS DESCRIBED IN
 OFFICIAL RECORDS INSTRUMENT No. 2014-0021456
 MARIN COUNTY RECORDS
 VICINITY MILL VALLEY

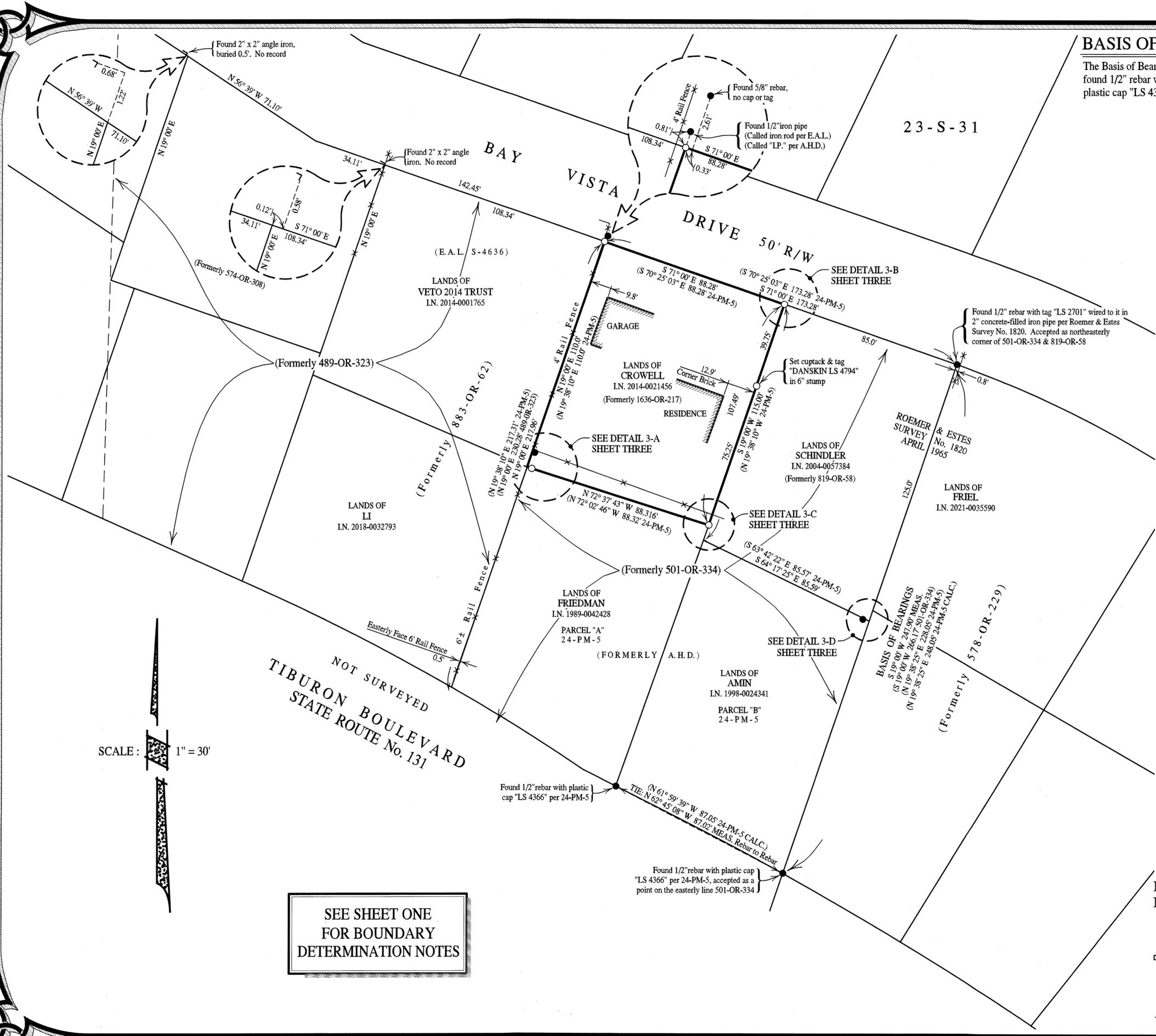
MARIN COUNTY CALIFORNIA
 MAY 2021 SURVEY No. 1170

PREPARED BY
PHILLIP A DANSKIN & ASSOCIATES
 LAND SURVEYOR
 SONOMA, CALIFORNIA
 (415) 459-2558

APN 034-142-41

SHEET 2 OF 3

SEE SHEET ONE
 FOR BOUNDARY
 DETERMINATION NOTES



SCALE: 1" = 30'

