

LEGEND

- FOUND 2" BRASS DISC WITH PUNCH MARK STAMPED "MARIN CO DEPT OF PUBLIC WORKS" IN MONUMENT WELL PER BOOK 21 OF SURVEYS PAGE 22 OR AS NOTED
- FOUND MONUMENT - 5/8" REBAR LS 6784 PER R3 OR AS NOTED
- SET 3/4" BY 28" IRON PIPE WITH BRASS TAG STAMPED "LS 9405"
- △ SET 1/2" BRASS TAG STAMPED "LS 9405" (SEE CORNER NOTE B)
- () RECORD DATA WHEN DIFFERENT FROM MEASURED - PER R1 OR AS NOTED
- CALC CALCULATED FROM RECORD DATA PER R1 OR AS NOTED

- MEASURED SUBJECT PARCEL BOUNDARY
- RECORD PARCEL BOUNDARY
- REFERENCE TIE
- - - SUPERSEDED R1 LOT LINE
- CENTERLINE

DISTANCES ARE IN FEET

WOOD FENCE ON LINE

22

WITNESS PER R3;
OCCUPIED NW COR
LOT 24 AS DIMENSIONED
BEARS N 4° E 1.31'
(N 11° E 1.41')R3 CALC

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ACACIA AVENUE
BASIS OF BEARINGS - N 84° 02' 00" E 383.03' (382.9')
SEE SURVEY NOTE 7

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON MEASURED FOUND MONUMENTS IN THE CENTERLINE OF ACACIA AVENUE WHICH WAS ORIGINALLY ESTABLISHED BY R1 AND MONUMENTED FOR RECORD PER MAP OF RESUBDIVISION OF PORTION OF MIRA MONTE TRACT FILED IN BOOK 6 OF MAPS AT PAGE 27 THEN LATER RE-MONUMENTED BY BOOK 21 OF SURVEYS AT PAGE 22 BEING N 84° 02' 00" E 383.03' (382.90)' 6 MAPS 27

SURVEY NOTES

- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE LANDS DESCRIBED IN DOC NO 2017-0036318 OFFICIAL RECORDS COUNTY OF MARIN
- LOT NUMBERS AND STREET NAMES SHOWN PER R1. RECORD BEARINGS ARE FREQUENTLY OMITTED FROM THE FILED MAP OF MIRA MONTE TRACT. THE UNFILED WORK MAP DESCRIBES ROAD CENTERLINES. IT IS ACCEPTED BY THIS SURVEY THAT THE WORK MAP AND DODGE FIELD NOTES PER FIELD BOOK 87 DEMONSTRATE THE ORIGINAL ESTABLISHMENT OF THE SUBDIVISION IN GREATER DETAIL THAN THE FILED MAP. THE BEARINGS OF BLOCK INTERIOR LOT LINES ARE OPEN TO INTERPRETATION. THE INTENT OF THE CALCULATIONS LISTED HEREON IS TO PROVIDE AN EQUITABLE FRAMEWORK FOR THE LOTS AFFECTED WHICH MEETS ACCEPTABLE LOT CLOSURES FOR MODERN RETRACEMENT AND HONORS ALL AVAILABLE EVIDENCE OF ORIGINAL SUBDIVISION INTENT. DATA SHOWN AS CALCULATED PER R1 IS THE SURVEYOR'S OPINION OF BEST AVAILABLE EVIDENCE FOR PRACTICAL LOCATION AND CONFIRMED BY FIELD INVESTIGATION TO BE SUBSTANTIALLY IN HARMONY WITH HISTORIC LINES OF OCCUPATION AND PRIOR SURVEYS AS SHOWN. SUBSEQUENT RESUBDIVISIONS WERE NOT REVIEWED OR CONSIDERED BEYOND THE SUBJECT PARCEL AND IMMEDIATE ADJOINERS
- CONVEYANCES FOR THE SUBJECT PARCEL DESCRIBE A PORTION OF LOT 31 WITH A FRONTAGE DIMENSION OF 55' (60' AS DIMENSIONED PER R1). DEED EVIDENCE AND OCCUPATION OF THE PARCEL DESIGNATED HEREON AS THOMPSON INDICATE THAT LOT 31 WAS ORIGINALLY CONVEYED TOGETHER WITH LOT 32 AND SUBSEQUENTLY DIVIDED TO ALLOW FOR A LARGER HOME ON LOT 32. THE INTENT OF THE DEED PROVIDES AN ADDITIONAL 5 FEET OF FRONTAGE FOR THE BENEFIT OF LOT 32 OUT OF THE NORTH LINE OF LOT 31 AS SHOWN
- PUBLIC STREET IMPROVEMENTS ON LILAC AVENUE CONSISTING OF A 20' WIDE ASPHALT ROAD WITH NO CURB WERE MEASURED BY THIS SURVEY AND DETERMINED TO BE CENTERED WELL WITHIN THE CALCULATED 40 FOOT WIDE RIGHT OF WAY PER R1. A DILIGENT SEARCH WAS PERFORMED FOR HISTORIC CENTERLINE MONUMENTS ON LILAC AVE AND MCALLISTER AVE. NO EVIDENCE WAS CONSIDERED ALONG EAST R.O.W. LINE OF LILAC AVE
- SIDELINE FENCES ON SUBJECT PARCEL ARE RECENTLY CONSTRUCTED WITHOUT THE BENEFIT OF A SURVEY ACCORDING TO ORAL TESTIMONY BY JON MCCORMICK AND IT IS ACKNOWLEDGED THAT SAID FENCES ARE NOT REPRESENTATIVE OF LINES OF OWNERSHIP
- NO BOUNDARY ESTABLISHMENT IS INTENDED BY THIS SURVEY BEYOND THE SUBJECT PARCEL. ADJOINER TIES AND DIMENSIONS ARE FOR REFERENCE TO FOUND MONUMENTS ONLY AND DO NOT CONSTITUTE ACCEPTANCE OR ENDORSEMENT OF MONUMENTS SHOWN HEREON
- ACACIA AVENUE ORIGINALLY ESTABLISHED BY R1 IS MONUMENTED OF RECORD ON 6 MAPS 27 AND SUBSEQUENTLY PERPETUATED BY 21 SURVEYS 21. NO MATERIAL DISCREPANCY IS FOUND BETWEEN SURVEYS

CORNER NOTES

- (A) BEARS NORTHERLY 1.5' FROM NEW 4 FT TALL WOOD FENCE AND N 79° W 4.75' FROM END OF FENCE NE PARCEL CORNER PER R6 IS ESTABLISHED S 24° 56' E 5.0' FROM CALCULATED SE CORNER LOT 32 PER R1
- (B) SET BRASS TAG LS 9405 ON 4 INCH WIDE WOOD FOOTING OF 7 FT TALL WOOD FENCE ON TOP OF CONC BLOCK RETAINING WALL FOR TRUE CORNER. 3/4" IRON PIPE WITNESS ON LINE BEARS N 56° 34' E 2.0'
- (C) FALLS IN N-S WOOD FENCE LINE AT NORTH BASE OF 3/4" INCH WATERLINE STANDPIPE. MONUMENTS ON LINE PER R2 SEARCHED FOR NOT FOUND

REFERENCES

- R1 MIRA MONTE TRACT - BOOK 2 OF MAPS PAGE 60 (ASSOCIATED GM DODGE FIELD NOTES AND WORK MAP ON FILE AT MARIN CO LIBRARY ANNE KENT ROOM)
- R2 RECORD OF SURVEY - BOOK 32 OF SURVEYS PAGE 18
- R3 RECORD OF SURVEY - BOOK 2006 OF MAPS PAGE 163
- R4 RECORD OF SURVEY - BOOK 2015 OF MAPS PAGE 134
- R5 RECORD OF SURVEY - BOOK 2019 OF MAPS PAGE 068
- R6 DOC NO 2017-0036318 VESTING DEED

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 JON MCCORMICK ON NOVEMBER 23, 2020.

D. Kendall
DAVID KENDALL LS 9405
DATE: 10-18-2021



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 21ST DAY OF OCTOBER, 2021.

TRACY W. PARK PLS 8176
COUNTY SURVEYOR
BY DEPUTY:

David O. Knell
DAVID O KNELL PLS 5301
DEPUTY COUNTY SURVEYOR



COUNTY RECORDER'S STATEMENT

FILED THIS 29 DAY OF OCT, 2021 AT 9:15 A.M. IN BOOK 2021 OF MAPS, AT PAGE 192, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

Shelly Scott
SHELLY SCOTT
COUNTY RECORDER
BY: *Krista Guana* DEPUTY

FEE: \$ 84.00 INSTRUMENT NO. 2021-0065805

RECORD OF SURVEY
FOR
McCORMICK TRUST

LANDS DESCRIBED IN DOC NO. 2017-0036318
PORTION OF LOT 31 OF MIRA MONTE TRACT
RANCHO PUNTA DE QUENTIN - VICINITY OF KENTFIELD
IN UNINCORPORATED COUNTY OF MARIN
STATE OF CALIFORNIA

DATE OF SURVEY: DECEMBER 2020 SCALE: 1 INCH = 30 FEET

MARIN LAND SERVICES
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SCALE: 1" = 30 FEET
0 15 30 60