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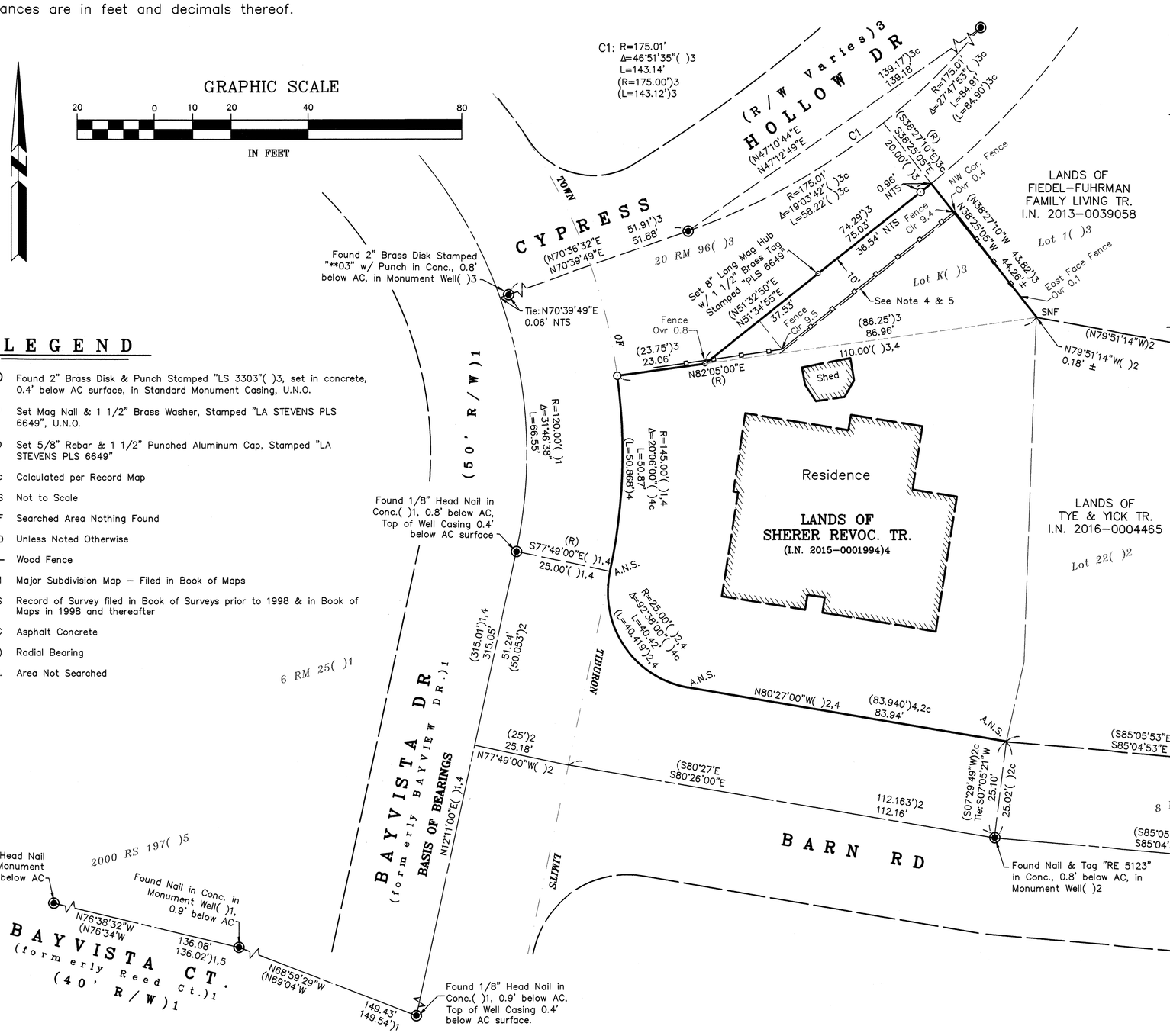
All distances are in feet and decimals thereof.



LEGEND

- ◉ Found 2" Brass Disk & Punch Stamped "LS 3303"( )3, set in concrete, 0.4' below AC surface, in Standard Monument Casing, U.N.O.
- ⊙ Set Mag Nail & 1 1/2" Brass Washer, Stamped "LA STEVENS PLS 6649", U.N.O.
- ○ Set 5/8" Rebar & 1 1/2" Punched Aluminum Cap, Stamped "LA STEVENS PLS 6649"
- Calc Calculated per Record Map
- /NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- Wood Fence
- RM Major Subdivision Map – Filed in Book of Maps
- RS Record of Survey filed in Book of Surveys prior to 1998 & in Book of Maps in 1998 and thereafter
- AC Asphalt Concrete
- (R) Radial Bearing
- A.N.S. Area Not Searched

BASIS OF BEARINGS

The Basis of Bearings of this survey is N12°11'00"E( )1 between found 1/8" nails set in concrete in monument well.

REFERENCES

( )1 6 RM 25, "Map of Bayview Heights Unit One", by J. Warren Nute, RCE 5561, filed 01/17/1947

( )2 8 RM 9, "Map of Bayview Heights Unit Three", by G.F. Comstock, RCE 5123, filed 05/14/1954

( )3 20 RM 96, "Map of Cypress Hollow", by Stuber-Stroeh Associates, Inc., filed 06/14/1991

( )4 I.N. 2015-0001994, Grantor: Sherer, Grantee: Sherer Revoc. Tr., recorded 01/16/2015

( )5 2000 RS 197, filed 11/06/2000

NOTE

1. Boundary evidence collected on/between 6/23/2021 & 6/30/2021
2. The Homeowners Title Insurance Policy reviewed during the course of this survey was provided by Old Republic Title Co., dated 04/10/2007, Policy Number A04039-FTEA-109335.
3. 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 parcels owned by Sherer Revoc. Tr.
4. Northwesterly portion of Lot K is subject to a 10 foot Public Utility Easement per 20 RM 96( )3. The Title Company didn't mention this P.U.E. in the Policy, but they provided no evidence of it being extinguished.
5. Lot K is subject to possible Reservation of Utility Easement per Item #5 in the above mentioned Policy, I.N. 89-11100, between Thomas B. Deffebach and Southwest Diversified/Coscan Partners (SDCP), executed 02/21/1989, recorded 02/24/1989. Location of Easement can not be determined from description. It is described as being "Initially located in the area that Seller's (Deffebach) electrical, gas, sewer, water and other utility lines are located as of the date of recordation hereof. Buyer (SDCP) may however move the location of the easement described in this instrument at any time".
6. Item #6 in the Policy mentioned above refers to a Reservation of Use Easement and Restriction on Development per I.N. 89-11101. The location of this easement does not appear to effect our clients parcel as it describes the servient tenement as Lots 2 & 3 of the Tentative Map which we believe became 20 RM 96( )3.

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 Lori Sherer in May, 2021.

Lawrence A. Stevens, PLS 6649

PROFESSIONAL LAND SURVEYOR * LAWRENCE A. STEVENS L-6649 * STATE OF CALIFORNIA

10-27-2021

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 3RD day of NOVEMBER, 2021.

T.W. Park

Tracy W. Park, PLS 8176, County Surveyor

By Deputy

PROFESSIONAL LAND SURVEYOR * TRACY W. PARK NO. 8176 * STATE OF CALIFORNIA

RECORDER'S STATEMENT

Filed this 5TH day of NOVEMBER, 2021 at 8:05A.m. in Book 2021 of Maps, Page 197, at the request of Marin County Department of Public Works.

Serial No. 2021-0066913 Fee: $84-

SHELLY SCOTT
County Recorder

Deputy Recorder

AP 034-201-03

RECORD OF SURVEY

OF W'LY, S'LY & N'LY BOUNDARY LINES OF LANDS OF

SHERER REVOC. TR.

(IN 2015-0001994)

TOWN OF TIBURON

COUNTY OF MARIN STATE OF CALIFORNIA

JULY 2021 SCALE: 1" = 20'

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

Drawing No. 212125fld.dwg

Sheet 1 Of 1

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