

Legend

- Adjacent Property Line
- Surveyed Boundary
- Existing Fence
- Set 1/2" Rebar and Plastic Cap LS 4397 Unless Otherwise Noted
- Found or Set Monument As Noted
- Found 4" X 4" Fence Post as Noted.
- RM Record Maps
- () Record Bearing or Distance - R2

Monument Notes

- (A) Found concrete block wall. Accepted the angle point in the wall as the common property corner for Lots 1, 2, 21, and 22 as shown on 4 RM 35.
- (B) Found 4" by 4" wood fence post N 69° E 92.4 feet from the southeasterly corner of Lot 2. (Record is 92.4 feet per R2 and R3.)
- (C) Set Nail and Brass Tag LS 4397 in sidewalk S21°20'47"E 6.57' from corner.
Found 4" x 4" wood fence post at fence intersection. Accepted as the northwesterly lot corner.
- (D) Set Rebar and Plastic Cap LS 4397 as offset to the corner per Detail A.

Notes

1. All dimensions are in feet and decimals of feet.
2. Searched for all relevant monuments near the surveyed property. The found monuments are shown.
3. The field surveying for this map was done in July, 2021.

Basis of Bearings

The Basis of Bearings for this map is N 69°00'00" E along the curb line of Pine Street. (N69°E per 4 RM 35.)

Surveyor's Opinion and Boundary Location Doctrines

Lot 2 shown on this map was created by the subdivision map filed January 13, 1913 in Book 4 of Maps at page 35, Marin County Records. No monuments are shown on the subdivision map. The house on this lot was built in 1915. The northerly bearings of the house on this lot and the houses on the adjoining lots are close to matching the northerly bearings of the lots shown on the subdivision map.

From this set of facts certain reasonable inferences can be drawn. The lots were probably staked by the surveyor who signed the subdivision map. The original stakes were probably used by the contractors when they built the foundations for the houses. The westerly and northerly fences around this lot were probably probably built by owners or their neighbors using the original lot stakes.

The southerly lot line was established by splitting the curbs on Pine Street and offsetting the street centerline 22 feet northerly.

The southwest corner of Lot 2 was restored by projecting the westerly fence line to the southerly lot line. The intersection of these lines is the corner.

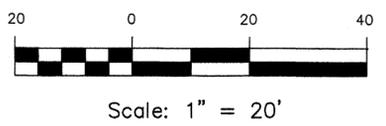
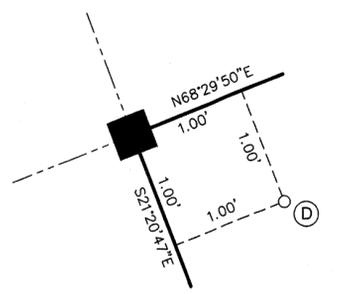
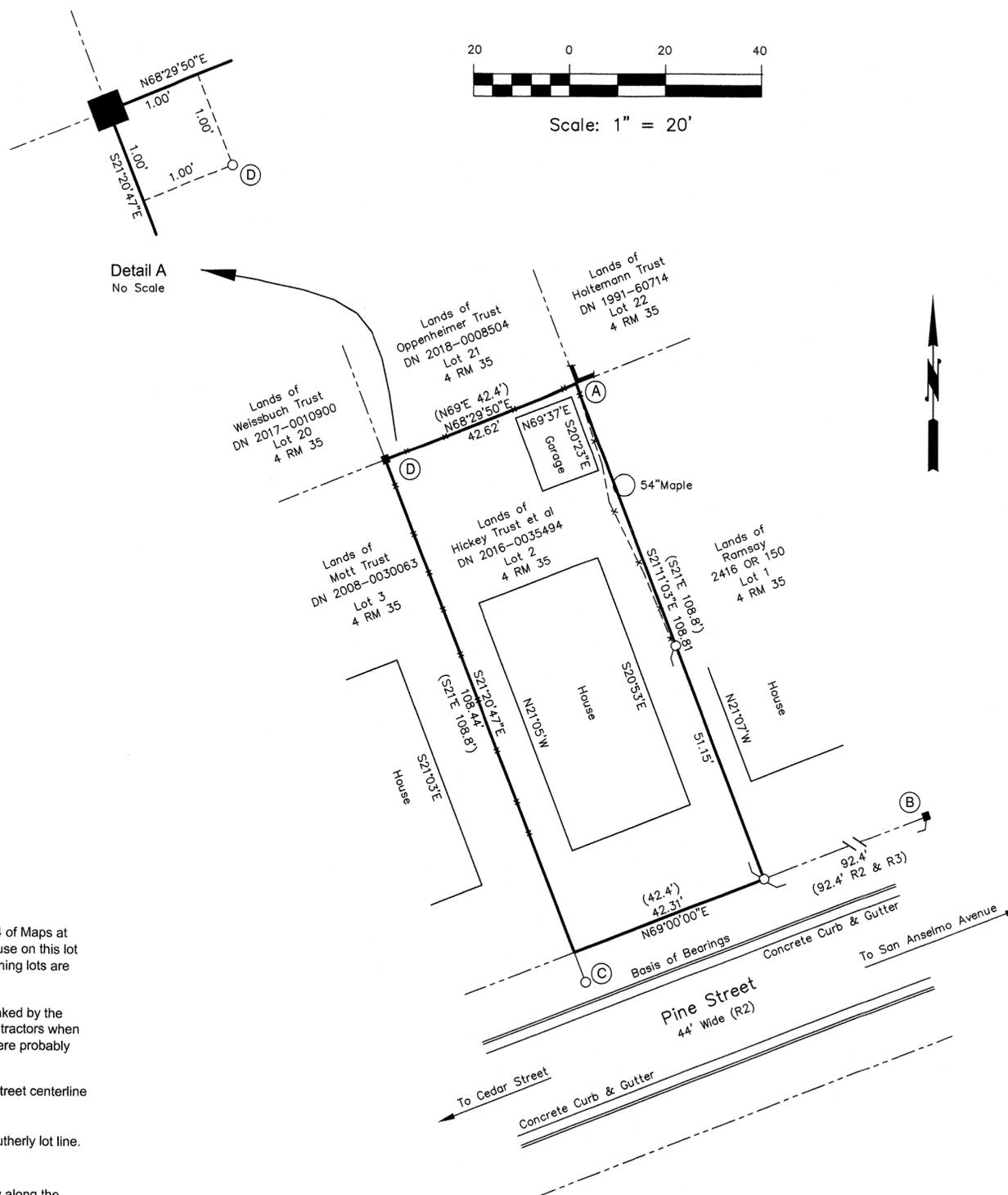
The southeasterly lot corner was restored by holding the record distance of 92.4 feet westerly along the street right of way from the found fence post at the angle point in the right of way. This angle point is shown on 2, Maps 94.

The angle point in the concrete block wall at the southwest corner of Lot 22, 4 RM 35 was accepted as the northeast corner of Lot 2.

The four inch by four inch wood fence post at the intersection of the fences on the northerly and westerly boundaries was accepted as the northwesterly corner of this lot.

This survey follows the footsteps of the original surveyor for Lot 2. The original lot corners were restored using the best evidence obtainable.

Boundary Location Doctrines relied upon for this survey are: the Common Grantor Doctrine and the Original Surveyor/Following Surveyor Doctrine.



Surveyor's Statement

This map correctly represents a survey made by me or under my direction in conformance with the Professional Land Surveyors' Act at the request of Brendan Hickey in July 2021.

Dale White
Dale White LS 4397



County Surveyor's Statement

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 24th day of November, 2021.

Tracy W. Park, PLS 8176
County Surveyor

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



Recorder's Certificate

Filed this 3 day of DECEMBER, 2021, at 9:16AM
in Book 2021 of Maps at Page 210, at the request
of the Marin County Department of Public Works.

Serial No. 2021-0071385, Fee \$84

Shelley Scott
County Recorder

Krista Jones
By: Deputy Recorder

Record of Survey

Lands of Hickey Trust
DN 2016-0035494
Marin County Records

150 PINE STREET
SAN ANSELMO MARIN COUNTY CALIFORNIA
Scale: 1" = 20' July, 2021

WHITE & PRESCOTT
1400 Grant Avenue
Novato, CA 94945
415-506-4268

A.P.N. 007-251-29 SHEET 1 OF 1

References

- R1 DN 2016-0035494
- R2 04 RM 35
- R3 02 RM 94