

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 MITCHELL WORTZMAN, IN NOVEMBER, 2020.

Michael E. Ford
MICHAEL E. FORD, PLS 7237
11-18-21
DATED



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 8TH DAY OF DECEMBER, 2021.

T.W. Park
TRACY W. PARK, PLS 8176
COUNTY SURVEYOR



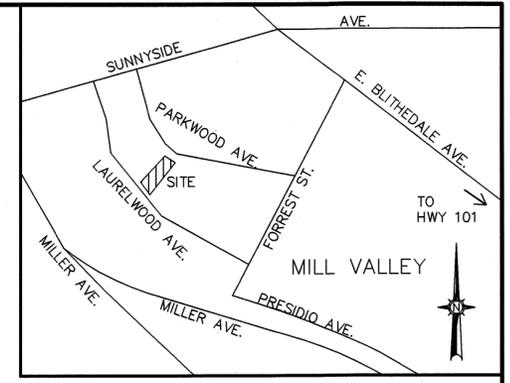
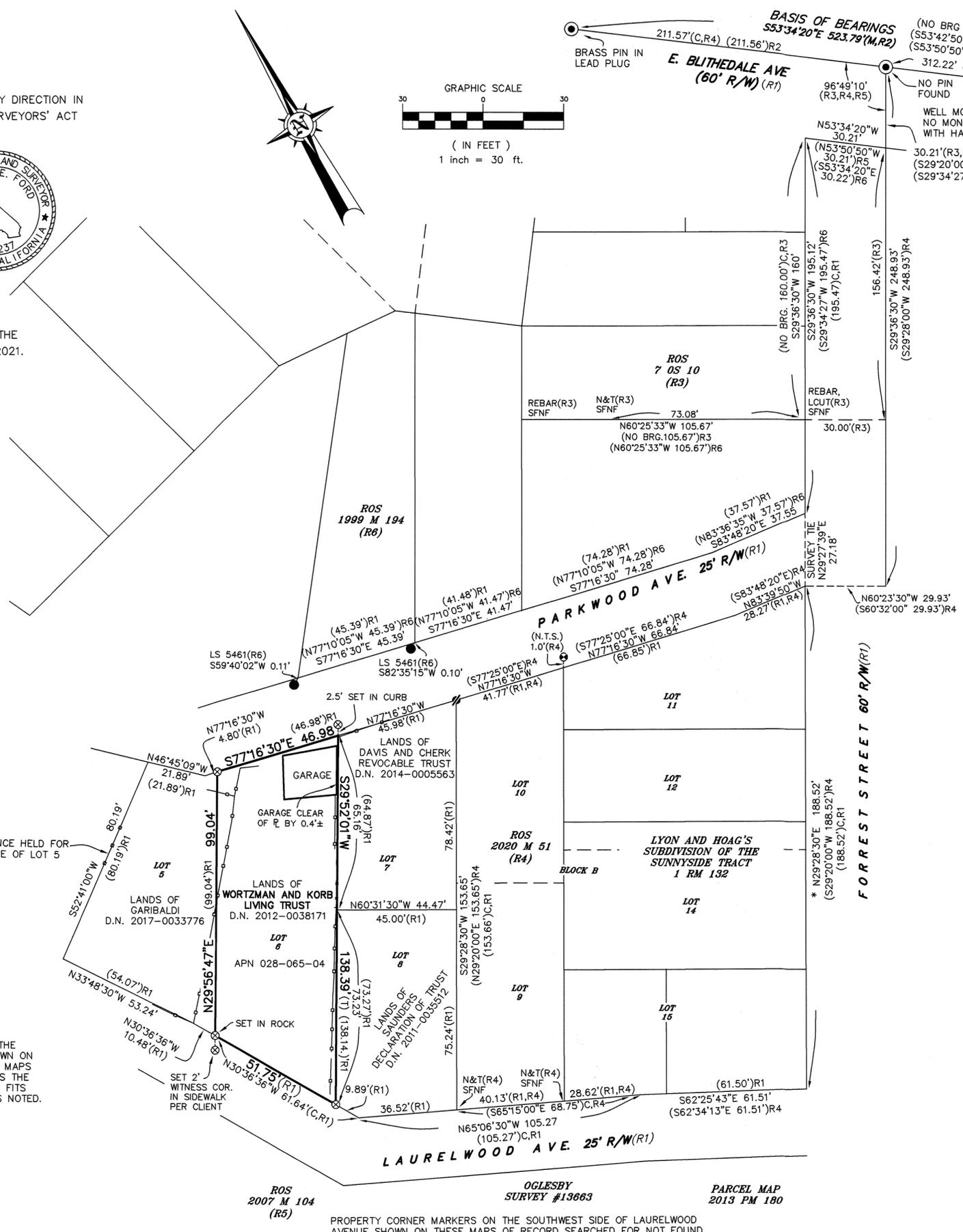
RECORDER'S STATEMENT

FILED THIS 10th DAY OF December, 2021, AT 11:00 A.M. IN BOOK 2021 OF MAPS, AT PAGE 216, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

Shelly Scott
SHELLY SCOTT
COUNTY RECORDER
DEPUTY COUNTY RECORDER

2021-0072499
DOCUMENT NO.
\$ 84
FEES

*** SURVEYOR'S RESOLUTION NOTE:**
THIS PARCEL IS DESCRIBED AS A LOT IN THE LYON & HOAG MILL VALLEY TRACT SUBDIVISION (R1). THERE ARE NO BEARINGS NOTED ON THAT MAP TO CONTROL THE DIRECTION OF LOT LINES AND STREET RIGHTS OF WAY, ONLY DISTANCES ARE SHOWN ON THE MAP, WHICH DO NOT CLOSE MATHEMATICALLY. THIS SURVEY HELD PREVIOUS MAPS OF RECORD IN THE BLOCK AND THE MAP LOT DIMENSIONS, WHERE APPLICABLE, AS THE BEST EVIDENCE TO LOCATE THE SUBJECT PARCEL. THIS METHOD AND REASONING FITS THE OCCUPATION OF THE SUBJECT PARCELS AND ADJOINING PARCELS, EXCEPT AS NOTED.



VICINITY MAP
NO SCALE

REFERENCES

- R1 LYON AND HOAG'S SUBDIVISION OF THE SUNNYSIDE TRACT 1 RM 132
- R2 RECORD OF SURVEY 2020 MAPS 14
- R3 RECORD OF SURVEY 7 OS 10
- R4 RECORD OF SURVEY 2020 MAPS 51
- R5 RECORD OF SURVEY 2007 MAPS 104
- R6 RECORD OF SURVEY 1999 MAPS 194

LEGEND

- SET 1/2" IRON PIPE, TAGGED LS 7237
- ⊗ SET BRASS TAG & RIVET, TAGGED LS 7237
- ⊙ FOUND STREET MONUMENT WELL, AS NOTED
- FOUND 1/2" IRON PIPE, LS 5461 (R6)
- ⊕ FOUND BRASS TAG, LS 4694 (R4)
- ⊗ FOUND MAGNETIC NAIL AND WASHER LS 4694 (R4)
- () RECORD DATA
- C,M CALCULATED, MEASURED
- ℙ PROPERTY LINE
- N&T NAIL AND TAG
- N.T.S. NOT TO SCALE
- X— EXISTING WOOD FENCE
- * SEE SURVEYOR'S RESOLUTION NOTE

BASIS OF BEARINGS:

S53°34'20"E BETWEEN FOUND CENTERLINE MONUMENTS IN EAST BLITHEDALE AVE., AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 2020 OF MAPS AT PAGE 14, MARIN COUNTY RECORDS.

NOTES:

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

RECORD OF SURVEY

THE LANDS OF MITCHELL L. WORTZMAN AND JODI L. KORB LIVING TRUST AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2012-0038171 OFFICIAL RECORDS OF MARIN COUNTY BEING LOT 6 IN BLOCK B AS SHOWN ON MAP OF LYON AND HOAG'S SUBDIVISION OF THE SUNNYSIDE TRACT FILED IN BOOK 1 OF RECORD MAPS AT PAGE 132, MARIN COUNTY RECORDS

LYING WITHIN THE CITY OF MILL VALLEY
COUNTY OF MARIN STATE OF CALIFORNIA
SCALE: 1" = 30' DATE: DECEMBER, 2020

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PROPERTY CORNER MARKERS ON THE SOUTHWEST SIDE OF LAURELWOOD AVENUE SHOWN ON THESE MAPS OF RECORD SEARCHED FOR NOT FOUND