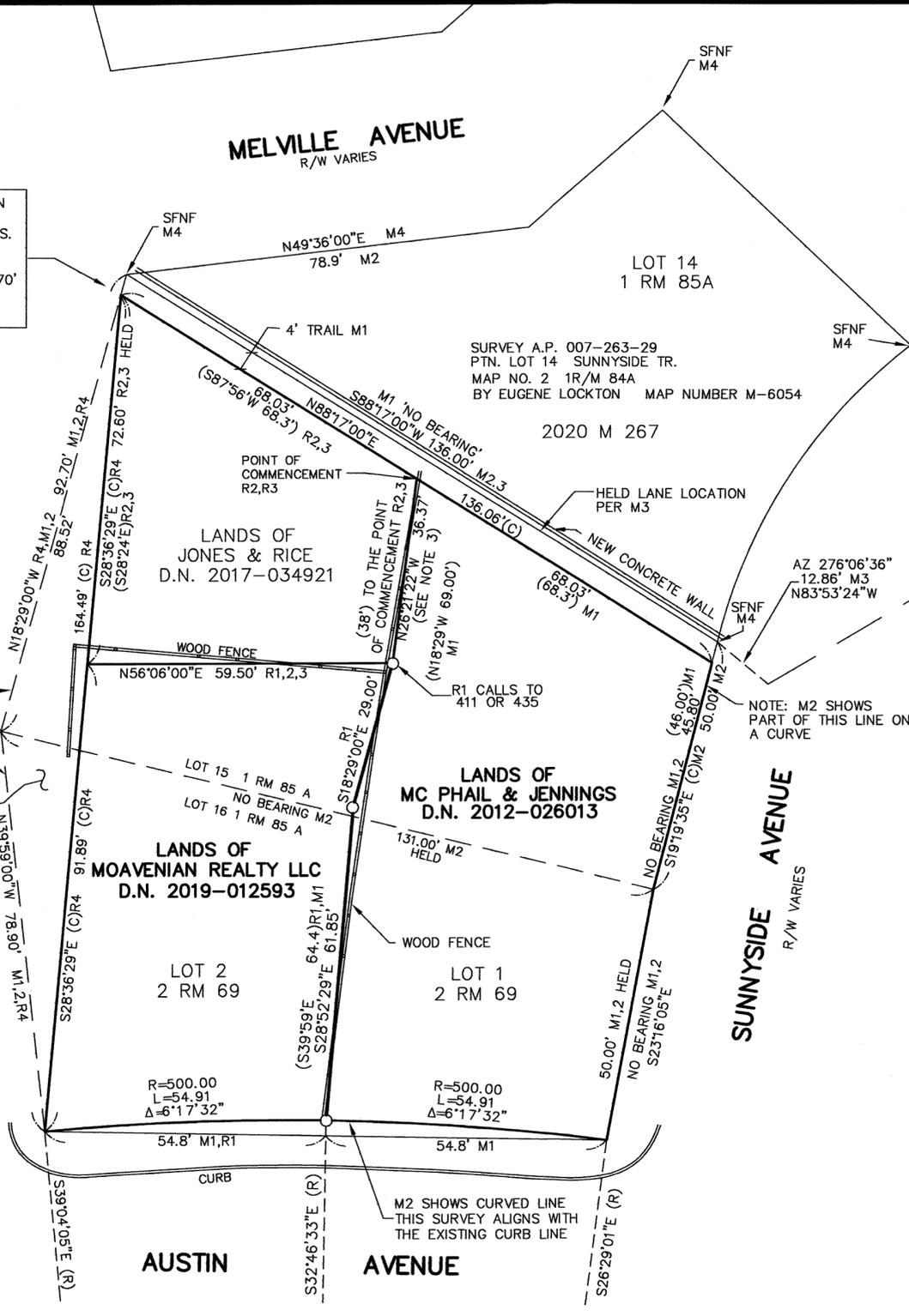


NOTE: THERE IS A DISCREPANCY BETWEEN M1,M2,R4 WHERE THE DISTANCE OF 92.70' CALLS TO DIFFERENT LOCATIONS. M2 WHICH IS AN EARLIER MAP SHOWS 92.70' TO THE ANGLE POINT OF MELVILLE AVE., WHERE M1 SHOWS 92.70' TO THE SOUTH SIDE OF THE 4' TRAIL. R4 USES M1 IN IT'S DESCRIPTION

MELVILLE AVENUE  
R/W VARIES

MELVILLE AVENUE  
R/W VARIES

SUNNYSIDE AVENUE  
R/W VARIES



SURVEY A.P. 007-263-29  
PTN. LOT 14 SUNNYSIDE TR.  
MAP NO. 2 1R/M 84A  
BY EUGENE LOCKTON MAP NUMBER M-6054

2020 M 267

LANDS OF JONES & RICE  
D.N. 2017-034921

LANDS OF MC PHAIL & JENNINGS  
D.N. 2012-026013

LANDS OF MOAVENIAN REALTY LLC  
D.N. 2019-012593

LOT 2  
2 RM 69

LOT 1  
2 RM 69

LOT 14  
1 RM 85A

WOOD FENCE

WOOD FENCE

HELD LANE LOCATION PER M3

NEW CONCRETE WALL

NOTE: M2 SHOWS PART OF THIS LINE ON A CURVE

AUSTIN AVENUE

AUSTIN AVENUE

BASIS OF BEARINGS  
N44°21'26"E  
AZ 44°21'26" 198.09' M3

FD. 1/2" OPEN PIPE PER M3  
AZ 264°13'56" 21.89' M3  
S84°14'39"W

NOTES

- 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THIS SURVEY IS BEING RECORDED IN ACCORDANCE WITH THE BUSINESS & PROFESSIONS CODE OF THE STATE OF CALIFORNIA, SECTION 8762 (b)(2).
3. ON 3-28-41 COLUMBUS & FLORENCE PIERCE OWNED LOTS 1 & 2
ON 5-7-41 COLUMBUS & FLORENCE PIERCE GRANTS TO CRAMER A PORTION OF LOT 2 PER 411 OR 435 CREATING THIS PROPERTY LINE

LEGEND

- FOUND CONCRETE NAIL PER M3 UNLESS NOTED
○ SET 3/4" PIPE AND PLUG P.L.S. 4694
(R) RADIAL LINE
(C) CALCULATED
(T) TOTAL
AZ AZIMUTH BEARING
SFNF SEARCHED FOR, NOT FOUND

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF N44°21'26"E SHOWN AS AN AZIMUTH BEARING OF 44°21'26" BETWEEN TWO CONCRETE NAILS AS SHOWN ON M3

MAP REFERENCES

- M1 GLENWOOD TRACT, SAN ANSELMO, BEING SUBDIVISION LOT 1 ROSENTHAL TRACT & AMENDED MAP BLOCKS 16 & 13 SUNNYSIDE TRACT 2 R.M. 69
M2 MAP NO. 2, SUNNYSIDE TRACT, SAN ANSELMO VALLEY MARIN CO 1 RM 85A
M3 SURVEY A.P. 007-263-29 PTN. LOT 14 SUNNYSIDE TR. MAP NO. 2 1 RM 85A BY EUGENE LOCKTON MAP NUMBER M-6054
M4 2020 M 267

DEED REFERENCES

- R1 D.N. 2019-0012593
R2 D.N. 2017-0034921
R3 411 OR 435
R4 104 OR 103
R5 D.N. 2012-0026013

(PRELIMINARY) RECORD OF SURVEY

LANDS OF MOAVENIAN REALTY LLC
D.N. 2019-012593
BEING PORTION OF LOT 2, BLOCK 13
LANDS OF MC PHAIL & JENNINGS
D.N. 2012-026013
BEING LOT 1, BLOCK 13

GLENWOOD TRACT, SAN ANSELMO, BEING SUBDIVISION LOT 1 ROSENTHAL TRACT & AMENDED MAP BLOCKS 16 & 13 SUNNYSIDE TRACT 2 RM 69

TOWN OF SAN ANSELMO MARIN COUNTY CALIFORNIA

LAWRENCE P. DOYLE

LAND SURVEYOR/CIVIL ENGINEER
100 HELENS LANE MILL VALLEY, CA 94941 (415) 388-9585

DATE: 11/8/2021 SHEET 1 OF 1 A.P. 007-263-12&13
SCALE: 1"=20' JOB No. 21-2896

RECORDER'S STATEMENT

FILED THIS 4 DAY OF NOVEMBER 2022, AT 10:41 A.M. IN BOOK 2022 OF MAPS AT PAGE 197, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS SERIAL NO. 2022-0037002 FEE \$84

SHELLY SCOTT COUNTY RECORDER
BY DEPUTY COUNTY RECORDER

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 2ND DAY OF Nov. 2022.

T.W. Park TRACY W. PARK, PLS 8176 COUNTY SURVEYOR
LIONEL KEITH VINCENT, PLS 8248 DEPUTY COUNTY SURVEYOR



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 MOAVENIAN REALTY LLC IN NOVEMBER 2021

Lawrence P. Doyle LAWRENCE P. DOYLE P.L.S. 4694
DATED: 10/28/2022

