

**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 ROBERT AND CAROLINE COLVIN, LELAND DURKEE AND JENNIFER WREN IN APRIL, 2021.

*Troy J. Erickson*  
TROY J. ERICKSON, P.L.S. #7735



**COUNTY SURVEYOR'S STATEMENT:**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 16th DAY OF November, 2022.

*Tracy W. Park*  
TRACY W. PARK, PLS 8176  
COUNTY SURVEYOR



**BOUNDARY NARRATIVE:**

1. THE ORIGINAL MAP "TAMALPAIS PARK" CONTAINS NO BEARINGS OR CURVE RADII ALONG THE RIGHT-OF-WAY LINES OF SYCAMORE AVENUE. INFORMATION SHOWN ON THE ASSESSOR MAPS ARE BEING HELD AS BEST EVIDENCE OF THE INTENDED GEOMETRY OF SYCAMORE AVENUE. THIS METHODOLOGY IS CONSISTENT WITH (3)(4)(5).
2. ESTABLISHED SOUTHWESTERLY RIGHT-OF-WAY LINE OF SYCAMORE AVENUE PER FOUND MONUMENTS IN MONUMENT LINE OF SYCAMORE AVENUE AND FOUND PIPES AND NAILS/TAGS ALONG SAID RIGHT-OF-WAY LINE AND OFFSETS TO RIGHT-OF-WAY LINE PER (3)(4)(5)(6).
3. OFFSET RIGHT-OF-WAY LINE ESTABLISHED PER STEP 2 ABOVE 40.00' NORTHEASTERLY PER RECORD 40' STREET WIDTH PER (3)(4)(5)(6) TO ESTABLISH NORTHEASTERLY RIGHT-OF-WAY LINE OF SYCAMORE AVENUE.
4. USING BEARINGS AND DISTANCES SHOWN ON ASSESSOR MAPS 30-02 AND 28-22, FRONT CORNERS OF LOTS 98, 100, 102 AND 104 WERE ESTABLISHED.
5. SIDELINES OF LOTS 98, 100, 102 AND 104 ESTABLISHED BY HOLDING THE N48°06'E BEARING OF THE LOT SIDELINES PER (3)(4)(5)(6) AND RECORD DISTANCES PER (1) FROM THE FRONT LOT CORNERS ESTABLISHED PER STEP 4. ABOVE.

**RECORDER'S STATEMENT:**

FILED THIS 10th DAY OF November, 2022 AT 8:57 A.M. IN BOOK 2022 OF MAPS, AT PAGE 216 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

**SHELLY SCOTT**  
COUNTY RECORDER

**\$84**  
FEE

*Shelly Scott*  
DEPUTY COUNTY RECORDER

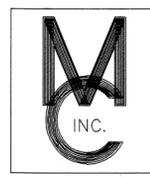
**2022-0038123**  
SERIAL NO.

**RECORD OF SURVEY**

OF THE LANDS OF ROBERT COLVIN, JR. AND CAROLINE S. COLVIN, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 13, 2019 AS DOCUMENT NUMBER 2019-0033549, MARIN COUNTY RECORDS; AND OF THE LANDS OF LELAND CUTLER DURKEE AND JENNIFER WREN, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JULY 15, 2014 AS DOCUMENT NUMBER 2014-0029226, MARIN COUNTY RECORDS; BEING ALL OF LOTS 98 AND 104, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF TAMALPAIS PARK, MILL VALLEY, CALIFORNIA", SAID MAP FILED FOR RECORD ON APRIL 4, 1906 IN VOLUME 2 OF MAPS AT PAGE 55, MARIN COUNTY RECORDS.

CITY OF MILL VALLEY MARIN COUNTY CALIFORNIA

OCTOBER 2022



**MUIR CONSULTING, INC.**  
139 CHURCH AVENUE  
OAKDALE, CA 95361  
(209) 845-8630 FAX (209) 845-8639  
SURVEYING • G.I.S. • G.P.S.  
www.muirconsulting.com

LINE	BEARING	DISTANCE	REF ( )
L1	N48°06'00"E	11.75'	(3)(4)(5)
L2	N16°00'00"W	16.26' (16.257')(5)	(3)(4)
L3	N48°06'00"E	10.00'	(3)(4)(5)
L4	N27°06'00"W	23.72'	(3)(4)
L5	N48°06'00"E	9.50'	(3)(4)
L6	N32°59'00"W	18.07'	(3)
L7	N26°14'41"E	13.69'	
L8	N22°19'06"E	34.36'	

- LEGEND**
- CLF CHAIN LINK FENCE
  - DOC. NO. DOCUMENT NUMBER
  - FD FOUND
  - P/L PROPERTY LINE
  - R/W RIGHT-OF-WAY
  - SNF SEARCHED FOR BOUNDARY EVIDENCE NOTHING FOUND
  - (T) TOTAL
  - ( ) INDICATES RECORD REFERENCE
  - FOUND BRASS DISK WITH INSCRIBED "X" IN MONUMENT WELL
  - FOUND IRON PIPE AS NOTED
  - ⊗ FOUND 3/4" BRASS TAG & TACK AS NOTED
  - SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK "LS 7735"
  - ⊗ SET 3/4" BRASS TAG AND TACK "LS 7735"
  - SET WOOD GINNY WITH 3/4" BRASS TAG AND TACK "LS 7735"
  - SUBJECT BOUNDARY LINE
  - ADJOINING LOT LINE / RIGHT-OF-WAY LINE
  - MONUMENT LINE
  - BUILDING LINE
  - - - CHAIN LINK FENCE
  - - - SURVEY TIE LINE

- RECORD REFERENCES**
- (1) "MAP OF TAMALPAIS PARK" 2 MAPS 55
  - (2) RECORD OF SURVEY, 31 RS 9
  - (3) RECORD OF SURVEY, 2015 MAPS 162
  - (4) RECORD OF SURVEY, 2009 MAPS 17
  - (5) RECORD OF SURVEY, 2008 MAPS 92
  - (6) RECORD OF SURVEY, 2005 MAPS 231
  - (7) MARIN COUNTY ASSESSOR MAP 30-05
  - (8) MARIN COUNTY ASSESSOR MAP 28-22

**BASIS OF BEARINGS**  
THE BEARING SOUTH 21°15'30" EAST OF THE MONUMENT LINE OF SYCAMORE AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 4, 2015 IN BOOK 2015 OF MAPS AT PAGE 162, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

- NOTES:**
1. THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762 (B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
  2. ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.