

BASIS OF BEARINGS

The Basis of Bearings of this survey is S 58° 11' 32" E 917.90' MEAS. (917.41' G.M.D. CALC) between the re-established position of "old hub", Point "A" (See Boundary Note 2 & Sheet Two), and found standard street monument with 2" bronze disk & punchmark stamped "MARIN CO. PUB. WORKS DEPT." per 21-S-22, as shown.

LEGEND

- Denotes found standard street monument well casing as noted
- Denotes set 3/4" I.D. galvanized iron pipe with plastic plug "DANSKIN PLS 4794", unless noted otherwise
- Denotes found monument as noted
- Denotes position of hubs found per 10-S-87
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NOTES

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- 5). DATE OF SURVEY : 16 September 2022 - 30 September 2022

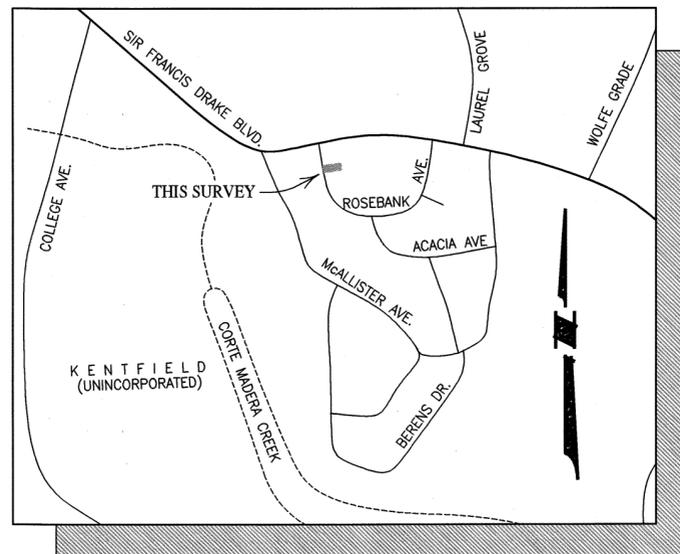
RECORD OF SURVEY

OF LANDS CONVEYED TO
 DANIELLE DUPAR & THEODORE SUMMERS
 AS DESCRIBED IN
 OFFICIAL RECORDS INSTRUMENT No. 2021-069760
 BEING LOT 55 OF
 "MIRA MONTE TRACT, KENTFIELD, MARIN CO., CAL"
 RECORDED IN BOOK 2 OF MAPS, AT PAGE 60
 MARIN COUNTY RECORDS
 VICINITY KENTFIELD
 MARIN COUNTY CALIFORNIA
 SEPTEMBER 2022 SURVEY No. 1202



APN 074-043-21

PREPARED BY
PHILLIP A DANSKIN & ASSOCIATES
 LAND SURVEYOR
 SONOMA, CALIFORNIA
 (415) 459-2558



VICINITY MAP
NOT TO SCALE

BOUNDARY NOTES :

- 1). The calculated position of a found hub near the northwesterly corner of Lot 56, (2-Maps-60), and the calculated position of a found hub near the southeasterly corner of Lot 69, (2-Maps-60), as found per Book 10 of Surveys, at page 87, were accepted as the hubs shown upon Hool & Lockett, (H & L), Survey No. 1993, dated February 1963. The method used for re-establishing the calculated position of these hubs was from the found County monuments set in the west-bound lane of Sir Francis Drake Boulevard. (See Sheet Three for graphic representation and route-of-calculation to the positions of these hubs.)
- 2). During the Hool & Lockett, (H & L), Survey No. 1993, dated February 1963, an "old hub" was found at the southeast corner of Lot 55, (2-Maps-60). The calculated position of this found hub was accepted as the said corner of Lot 55, (by employing the position of the hubs, per Hool & Lockett Survey No. 1993, mentioned in Note One.) The Hool & Lockett 1963 survey was rotated to coincide with these two hubs, which measures South 89° 48' 47" East 520.90 feet, (North 89° 14' 32" East 521.00 feet per H & L.)
- 3). The original G.M. Dodge hard-copy/manuscript for the Mira Monte Tract, (2-Maps-60), on file with the Oglesby collection of the Marin Free Library, contains the centerline courses of Rosebank and Acacia Avenues. It was from these centerline courses that the Lot courses were calculated. (SEE SHEET TWO).

Previously recorded surveys in the block containing Lots 1 through 52, may not have utilized the G.M. Dodge hard-copy, and will not coincide with this survey.
- 4). It is speculated that the provenance of the found monuments in the centerline of Acacia Avenue, per 26-Surveys-3, recorded 14 June 1989, may have come from the "Map of Re-Subdivision of Portion of Mira Monte Tract," recorded in 1947, in Book 6 of Maps, at Page 27. Rigid adherence to these monuments would not coincide with the occupational evidence near the subject parcel nor coincide with the found old hub at the southeast corner of Lot 55 mentioned in Note Two above.

EXEMPTION NOTE:

Exempt from SB2 fee
 per G.C. 27388.1(a)(2)(B)
 & G.C. 27388.1(a)(2)(D)

RECORDER'S STATEMENT

Filed this 2nd day of December 2022 at 10:36 A.M.
 in Book 2022 of Maps at Page 225 at the request of
 the Marin County Department of Public Works.

SHELLY SCOTT
 County Recorder

\$90
 Fee

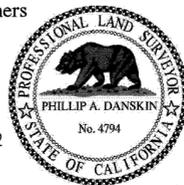
[Signature]
 Deputy County Recorder

2022-0039225
 Serial No.

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 Renie Dupar & Ted Summers in September 2022.

Signed *[Signature]* 21 November 2022
 Phillip A. Danskin - PLS 4794



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 30th day of NOVEMBER 2022.

Tracy W. Park, PLS 8176
 County Surveyor

By: *[Signature]*
 Lionel Keith Vincent, PLS 8248
 Deputy County Surveyor



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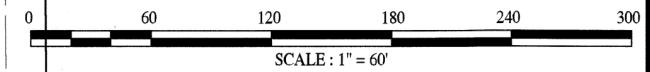
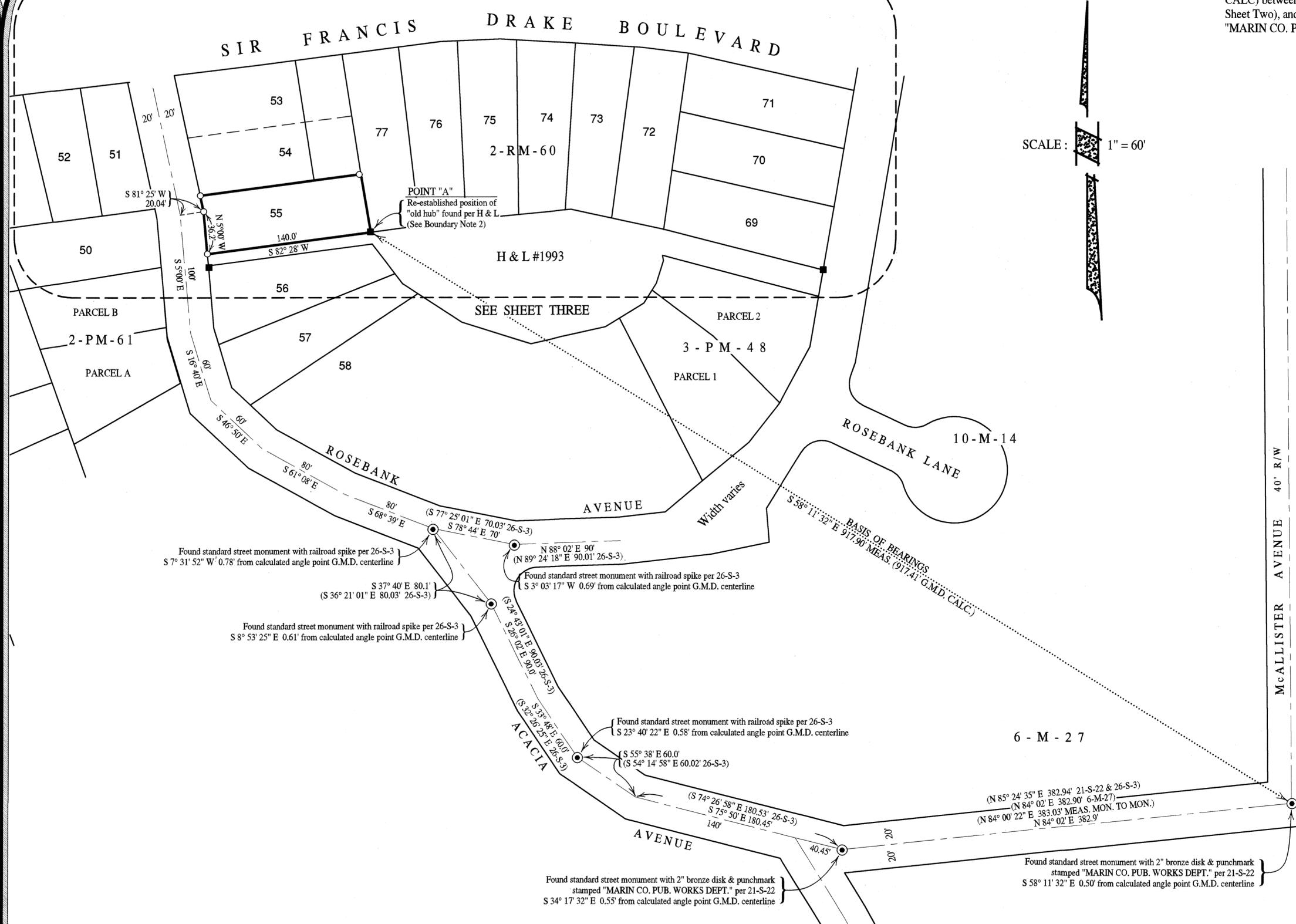
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SCALE : 1" = 60'



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 VICINITY KENTFIELD

MARIN COUNTY SEPTEMBER 2022 CALIFORNIA SURVEY No. 1202

G.M. DODGE HARDCOPY OF STREET CENTERLINE COURSES
 (EMPLOYED FOR BASIS OF BEARINGS)



PREPARED BY
PHILLIP A. DANSKIN & ASSOCIATES
 LAND SURVEYOR
 SONOMA, CALIFORNIA
 (415) 459-2558

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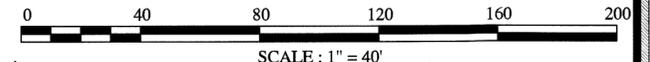
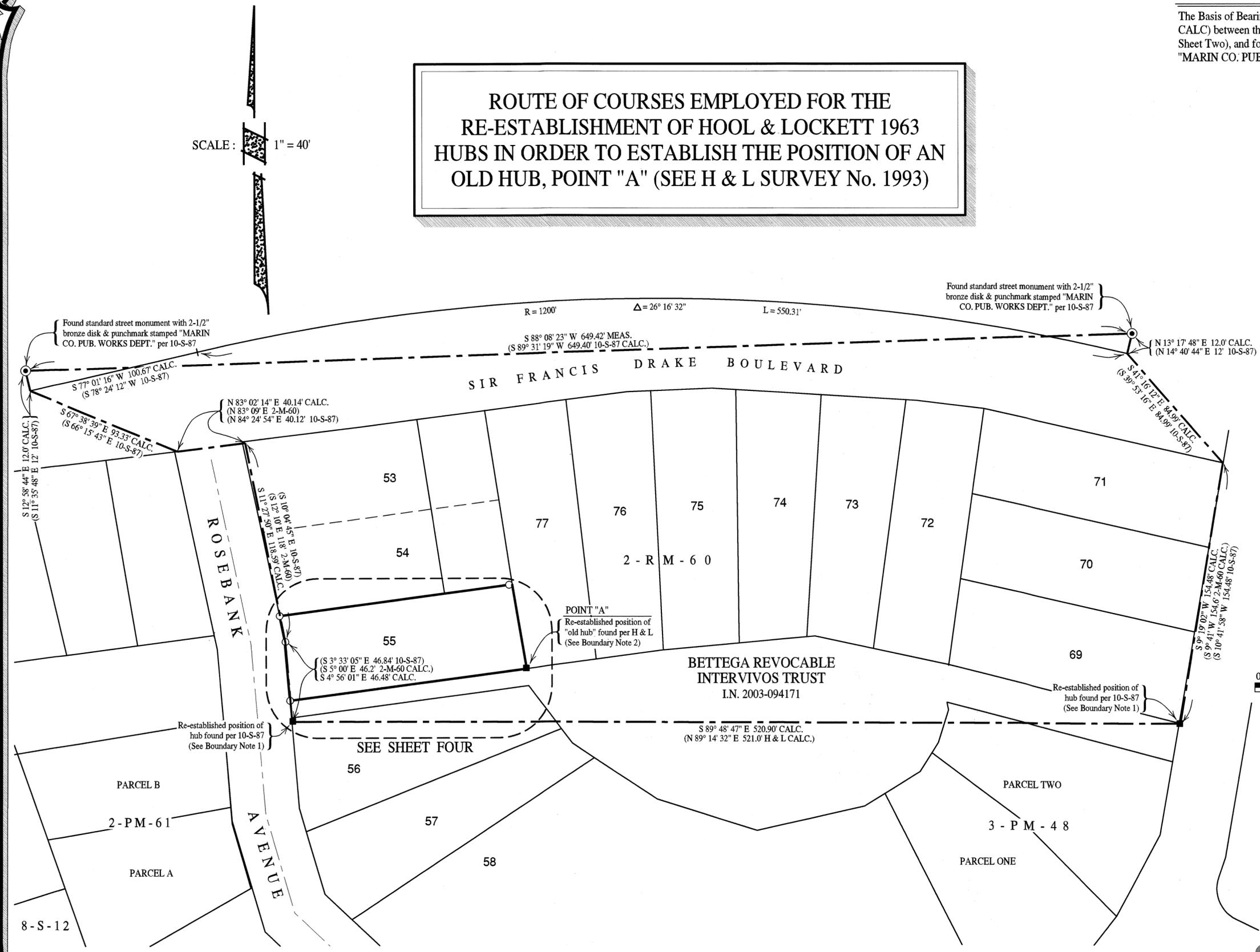
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ROUTE OF COURSES EMPLOYED FOR THE RE-ESTABLISHMENT OF HOOL & LOCKETT 1963 HUBS IN ORDER TO ESTABLISH THE POSITION OF AN OLD HUB, POINT "A" (SEE H & L SURVEY No. 1993)

SCALE : 1" = 40'



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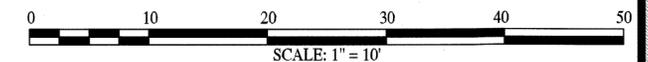
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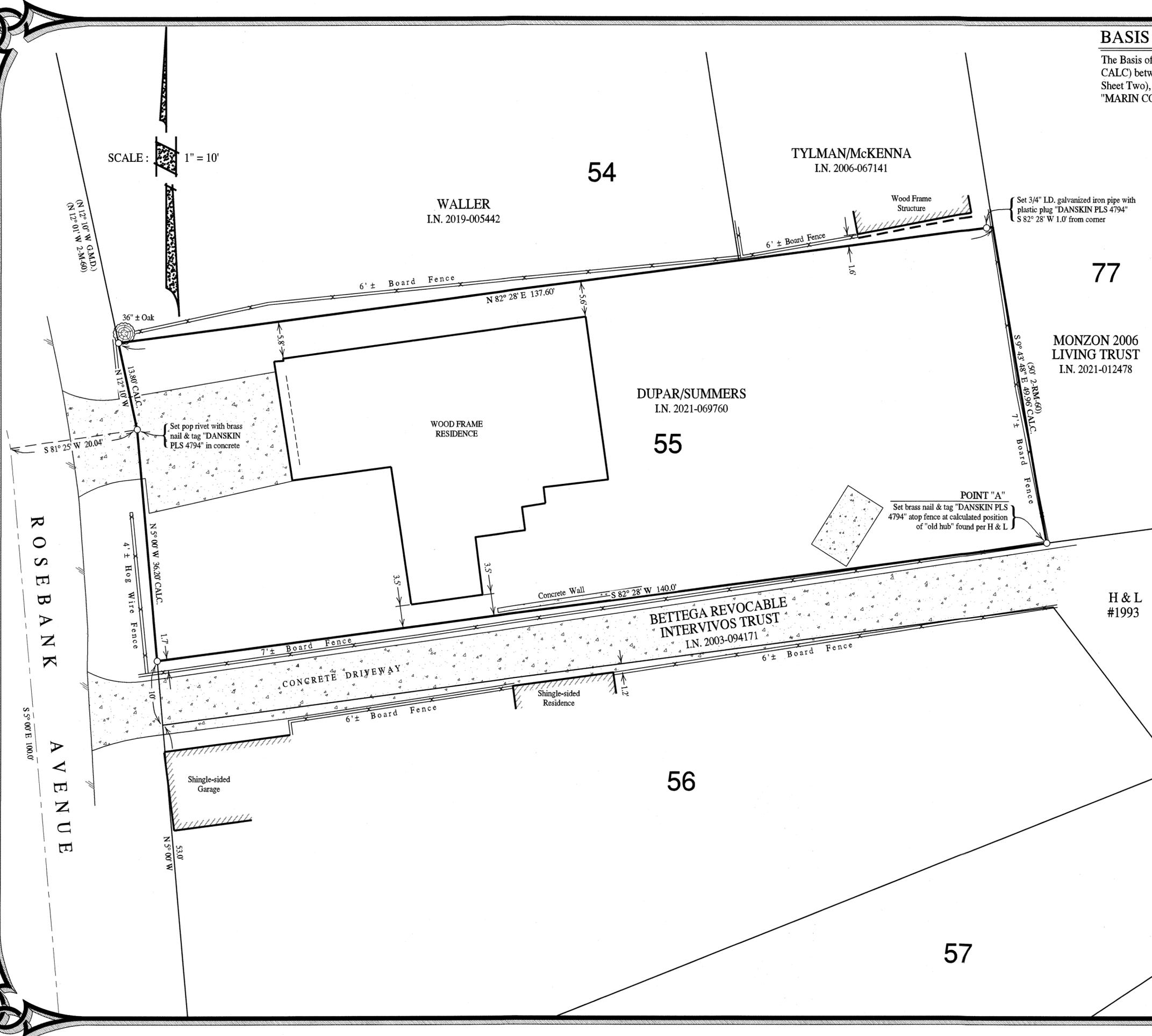
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SCALE: 1" = 10'

77

DUPAR/SUMMERS
I.N. 2021-069760

55

BETTEGA REVOCABLE
INTERVIVOS TRUST
I.N. 2003-094171

56

MONZON 2006
LIVING TRUST
I.N. 2021-012478

H & L
#1993

57

ROSEBANK AVENUE