

BASIS OF BEARINGS:

THE BEARING BETWEEN THE FOUND NAIL AND TAG LS 7251 AND 1-1/2" BRASS DISK WITH PIN IN MONUMENT WELL IS CALCULATED AS S 80°41'28" E, BASED ON RECORD OF SURVEY 2015 M 108.

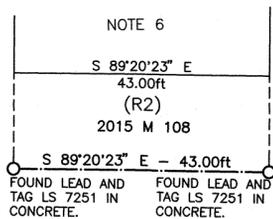
REFERENCES:

- R1 AMENDED MAP OF BOYLE PARK, SUBDIVISION 1, 3 RM 6
R2 RECORD OF SURVEY 2015 M 108
R3 GRANT DEED RECORDED 9/27/2017, DOCUMENT NUMBER 2017-0040985
R4 GRANT DEED RECORDED 2/10/2014, DOCUMENT NUMBER 2014-005717
R5 GRANT DEED RECORDED 10/23/2006, DOCUMENT NUMBER 2006-0066185
R6 RECORD OF SURVEY 31 OS 9
R7 TITLE POLICY FIRST AMERICAN TITLE GUARANTEE #5026900-6780125
R8 RECORD OF SURVEY 2009 M 090

LEGEND:

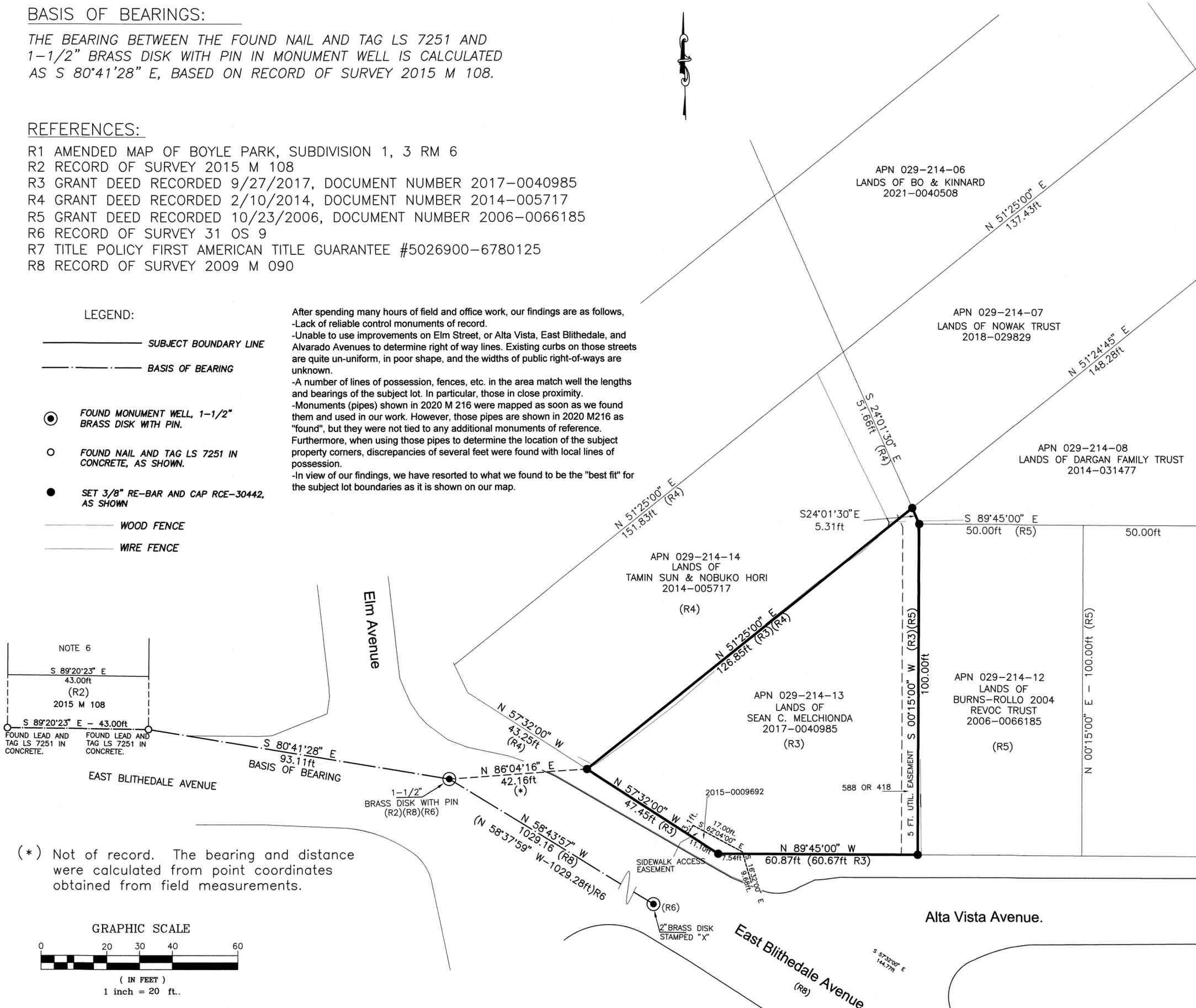
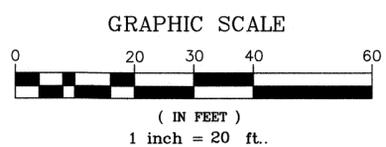
- SUBJECT BOUNDARY LINE
BASIS OF BEARING
FOUND MONUMENT WELL, 1-1/2" BRASS DISK WITH PIN.
FOUND NAIL AND TAG LS 7251 IN CONCRETE, AS SHOWN.
SET 3/8" RE-BAR AND CAP RCE-30442, AS SHOWN
WOOD FENCE
WIRE FENCE

After spending many hours of field and office work, our findings are as follows,
-Lack of reliable control monuments of record.
-Unable to use improvements on Elm Street, or Alta Vista, East Blithedale, and Alvarado Avenues to determine right of way lines. Existing curbs on those streets are quite un-uniform, in poor shape, and the widths of public right-of-ways are unknown.
-A number of lines of possession, fences, etc. in the area match well the lengths and bearings of the subject lot. In particular, those in close proximity.
-Monuments (pipes) shown in 2020 M 216 were mapped as soon as we found them and used in our work. However, those pipes are shown in 2020 M216 as "found", but they were not tied to any additional monuments of reference.
Furthermore, when using those pipes to determine the location of the subject property corners, discrepancies of several feet were found with local lines of possession.
-In view of our findings, we have resorted to what we found to be the "best fit" for the subject lot boundaries as it is shown on our map.



NOTE 6
S 89°20'23" E 43.00ft (R2)
2015 M 108
S 89°20'23" E - 43.00ft
FOUND LEAD AND TAG LS 7251 IN CONCRETE.

(*) Not of record. The bearing and distance were calculated from point coordinates obtained from field measurements.



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 SEAN C. MELCHIONDA.

AGMasso
ALBERTO G. MASSO, RCE-30442
EXPIRATION DATE: MARCH 31, 2024
DATE: 1/27/2023



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 1st DAY OF FEBRUARY 2023

T.W. Park 2023
TRACY W. PARK, PLS 8176
COUNTY SURVEYOR



BY: DEPUTY COUNTY SURVEYOR

RECORDER'S STATEMENT

FILED THIS 3rd DAY OF February 2023 AT 9:10 A.M. IN BOOK 2023 OF MAPS, AT PAGE 38, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SHELLY SCOTT
COUNTY RECORDER

2023-0002008
SERIAL No. 86
FEE

BY: DEPUTY COUNTY RECORDER

NOTES:

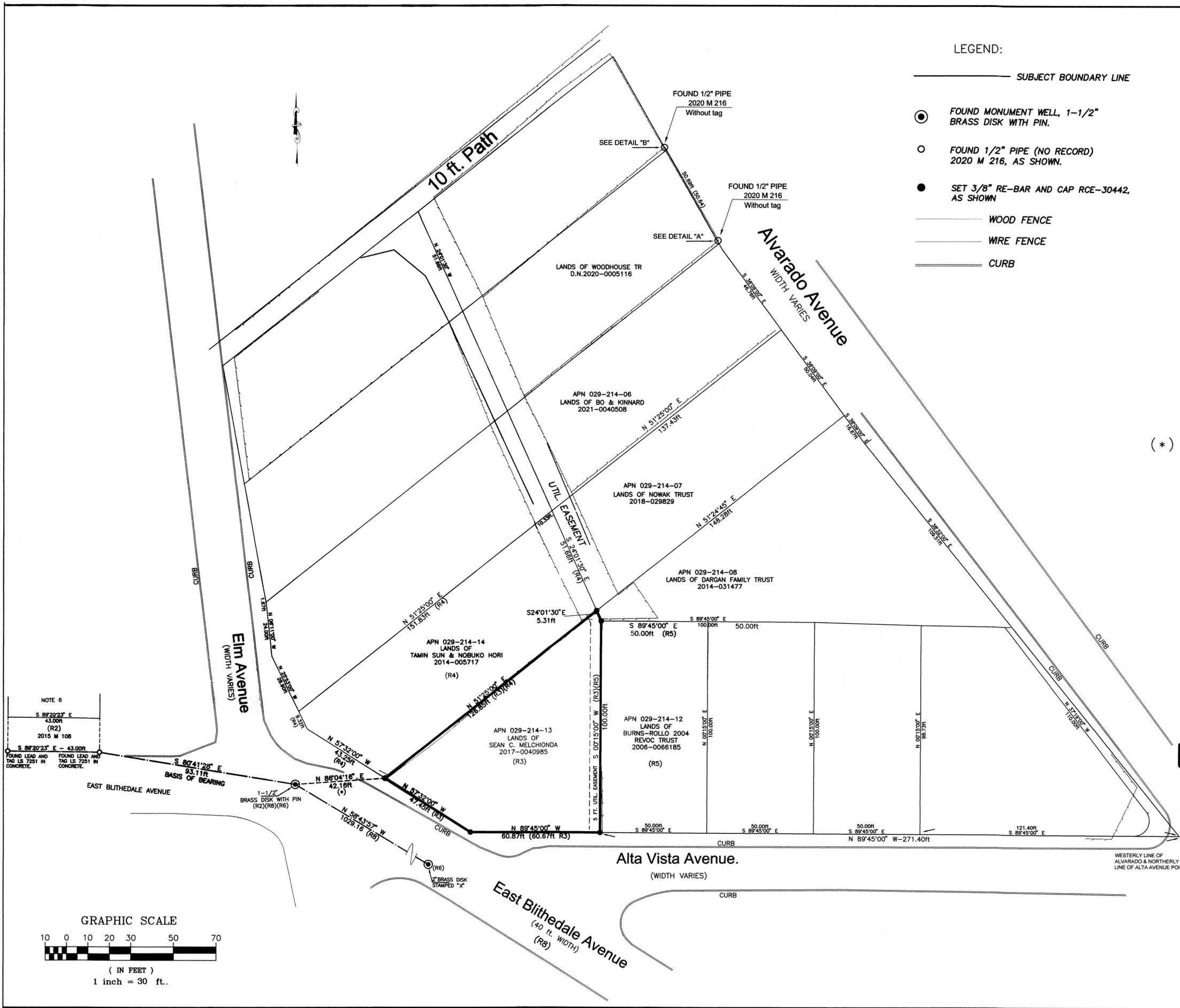
- 1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
3. RECORD=MEASURED UNLESS OTHERWISE NOTED.
4. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
5. THE EASEMENTS FOR PUBLIC UTILITIES AND FOR SIDEWALK ACCESS ARE SHOWN AS PER THE FIRST AMERICAN TITLE GUARANTEE NUMBER 5026900-6780125, DATED 2/03/2022.
6. SHOWN AS "RESIDENCE OF CARMELITA BOYLE" ON AMENDED MAP OF BOYLE PARK 3RM 6.

RECORD OF SURVEY

THE LANDS OF SEAN C. MELCHIONDA
AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2017-0040985, OFFICIAL RECORDS OF MARIN COUNTY.

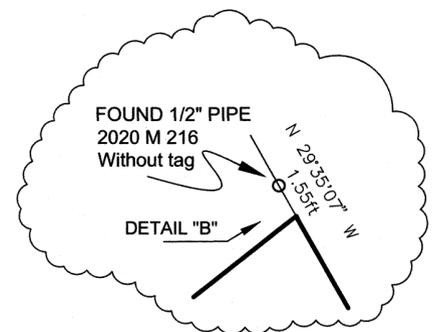
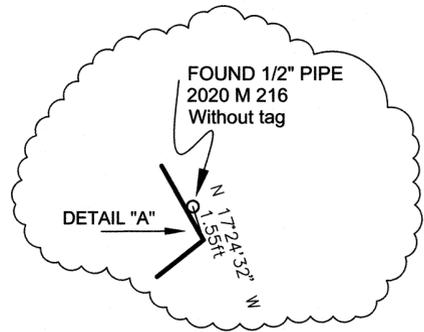
CITY OF MILL VALLEY
COUNTY OF MARIN STATE OF CALIFORNIA

SUMMIT ENGINEERING
5855 CASTLE DRIVE
OAKLAND, CA 94611
PHONE: (510) 842-8064
EMAIL: AGMASSO@COMCAST.NET



LEGEND:

- SUBJECT BOUNDARY LINE
- FOUND MONUMENT WELL, 1-1/2" BRASS DISK WITH PIN.
- FOUND 1/2" PIPE (NO RECORD) 2020 M 216, AS SHOWN.
- SET 3/8" RE-BAR AND CAP RCE-30442, AS SHOWN
- WOOD FENCE
- WIRE FENCE
- CURB



(*) Not of record. The bearing and distance were calculated from point coordinates obtained from field measurements.

NOTES:

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