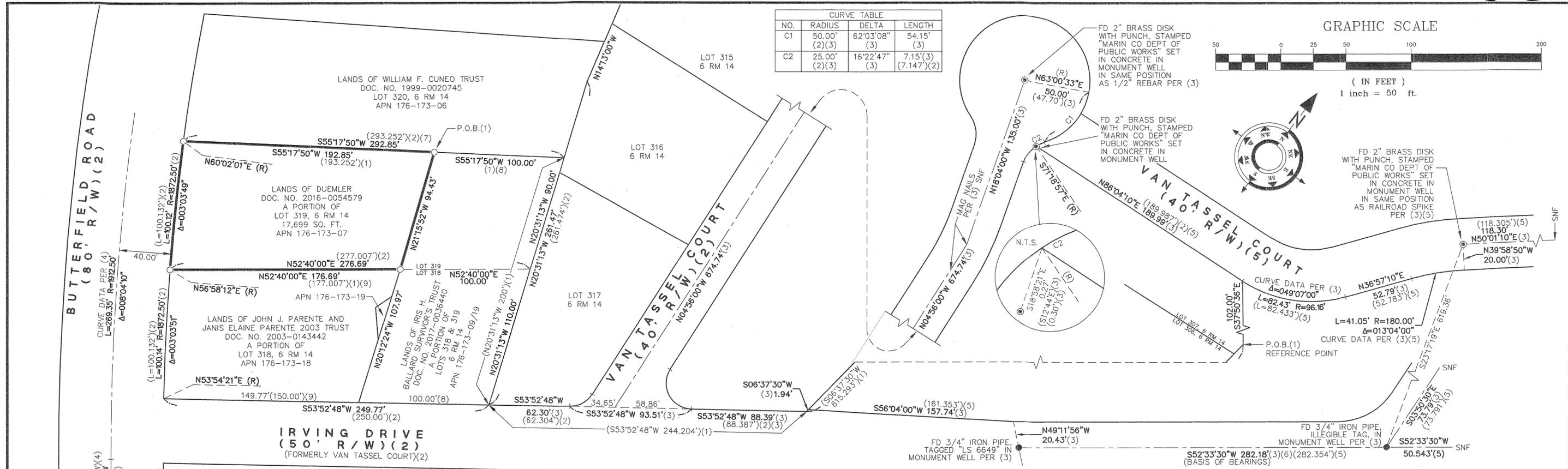
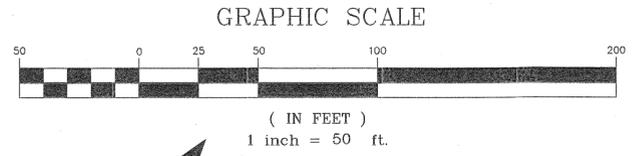


CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	50.00' (2)(3)	62°03'08" (3)	54.15' (3)
C2	25.00' (2)(3)	16°22'47" (3)	7.15'(3) (7.147')(3)



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 BENJAMIN AND DEBORAH DUEMLER IN MAY, 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 22ND DAY OF MARCH, 2023.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

Tracy W. Park
BY: LIONEL KEITH VINCENT, PLS 8176
DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT:

FILED THIS 24TH DAY OF MARCH, 2023 AT 9:15 A.M.
IN BOOK 2023 OF MAPS, AT PAGE 65 AT THE REQUEST OF
THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SHELLY SCOTT
COUNTY RECORDER

Shelly Scott
DEPUTY COUNTY RECORDER

\$ 84
FEE
2023-0006942
SERIAL NO.

BOUNDARY NARRATIVE:

- RETRACEMENT OF RECORD OF SURVEY 2008 MAPS 120 USING FOUND MONUMENTATION ON IRVING DRIVE AND VAN TASSEL COURT ESTABLISHES THE LOCATION OF THE FIRST THREE COURSES OF THE LEAD-IN TO THE P.O.B. OF THE SUBJECT PROPERTY'S LEGAL DESCRIPTION, WHICH MATCH BEARINGS/DISTANCES OF LINES SHOWN ON SAID MAP AND ON 6 RM 14.
- THE FINAL COURSE OF THE LEAD-IN TO THE P.O.B. OF THE SUBJECT PROPERTY'S LEGAL DESCRIPTION IS THE SAME AS THE NORTHERLY LINE OF LOT 319 AS SHOWN ON 6 RM 14, SAID P.O.B. BEING ALONG SAID LINE 100.00 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 319.
- THE NORTHERLY LINE OF THE SUBJECT PROPERTY IS A WESTERLY PROLONGATION OF THE LINE ESTABLISHED IN STEP 2 ABOVE.
- THE WESTERLY LINE OF THE SUBJECT PROPERTY ESTABLISHED BY OFFSETTING 40 FEET FROM THE CENTERLINE OF BUTTERFIELD ROAD, ESTABLISHED FROM MONUMENTATION FOUND PER RECORD OF SURVEY 16 OS 22.
- SOUTHERLY LINE OF SUBJECT PROPERTY IS ACCEPTED AS BEING THE LINE BETWEEN LOTS 318 AND 319 PER 6 RM 14, ENDING AT A POINT 100.00 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 319.

BASIS OF BEARINGS

THE BEARING SOUTH 52°33'30" WEST BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF IRVING DRIVE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED ON JUNE 19, 2008 IN BOOK 2008 OF MAPS AT PAGE 120, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES:

- THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762 (b) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
- ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
- DATE OF FIELD SURVEY: MAY 28, 2021 & JULY 19, 2021.
- TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

LEGEND

- DOC. NO. DOCUMENT NUMBER
- FD FOUND
- N.T.S. NOT TO SCALE
- OS SURVEYS
- PCC POINT OF COMPOUND CURVATURE
- PI POINT OF INTERSECTION
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- SNF SEARCHED NOTHING FOUND
- () INDICATES RECORD REFERENCE
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE AS NOTED
- SET 3/4" IRON PIPE WITH PLASTIC PLUG & TACK "LS 7735"
- EXTERIOR SUBJECT BOUNDARY LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- LOT LINE PER 6 RM 14
- CENTERLINE
- SURVEY TIE LINE/RADIAL LINE

RECORD OF SURVEY

OF THE LANDS OF BENJAMIN T. DUEMLER AND DEBORAH J. DUEMLER, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 22, 2016 AS DOCUMENT NUMBER 2016-0054579, MARIN COUNTY RECORDS; SAID LANDS BEING A PORTION OF LOT 319, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SLEEPY HOLLOW UNIT TWO", FILED FOR RECORD ON JULY 10, 1946 IN BOOK 6 OF MAPS AT PAGE 14, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY.

UNINCORPORATED (SAN ANSELMO) MARIN COUNTY CALIFORNIA

FEBRUARY 2023



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OAKDALE, CA 95361
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SURVEYING • HDS • GPS • UAV
www.muirconsulting.com

- RECORD REFERENCES**
- DOC. NO. 2016-0054579
 - "MAP OF SLEEPY HOLLOW UNIT TWO", 6 RM 14
 - RECORD OF SURVEY, 2008 MAPS 120
 - RECORD OF SURVEY, 16 OS 22
 - "MAP OF SLEEPY HOLLOW KNOLLS UNIT ONE", 6 RM 38
 - RECORD OF SURVEY, 2010 MAPS 6
 - DOC. NO. 1999-0020745
 - DOC. NO. 2017-0036440
 - DOC. NO. 2003-0143442

DRAWN BY: TJE
JOB NO.: 6552-01

APN176-173-07

SHEET 1 OF 1