

LEGEND

BOUNDARY	-----
TIE LINE	-----
LOT LINE PER R1	-----
FOUND IRON PIPE / REBAR (AS NOTED)	●
FOUND NAIL & TAG (AS NOTED)	⊗
FOUND WOOD POST (AS NOTED)	○
SET 5/8" REBAR & PLASTIC CAP "PLS 8475"	○
RECORD INFORMATION PER REFERENCE (R#)	(R#)
CALCULATED FROM	C.F.
DOCUMENT NUMBER	D.N.
NO BEARING	N.B.
NO RECORD FOUND	N.R.F.
SEARCHED FOR, NOT FOUND	S.N.F.

BOUNDARY NARRATIVE

IN ORDER TO ESTABLISH THE LOCATION OF THE SUBJECT PARCEL, DETERMINING THE LOCATION OF HILLSIDE AVENUE, AS SHOWN ON 3 MAPS 28 WAS OF UTMOST IMPORTANCE AS HILLSIDE AVENUE IS THE ONLY STREET SHOWN ON 3 RM 28. THE LOCATION OF HILLSIDE AVENUE WAS ESTABLISHED FROM SOUTH TO NORTH, USING THE LOCATION ESTABLISHED BY OGLESBY IN 1934, AND THEN ROTATING THE PORTION OF HILLSIDE AVENUE NORTH OF THE ANGLE POINT IN THE SUBJECT PARCEL TO FIT THE FOUND MONUMENTS ALONG HILLSIDE AVENUE AS SHOWN ON 26 O.S. 80 AND 2021 MAPS 188.

THE LOCATION OF THE WESTERLY RIGHT OF WAY OF BOLSA AVENUE AS SHOWN ON 2001 MAPS 234 AND 2014 MAPS 165 WAS REJECTED FOR SEVERAL REASONS, AS FOLLOWS: THE WIDTH OF BOLSA AVENUE AS SHOWN ON 3 MAPS 51 IS 40'. AT NO POINT SINCE 3 MAPS 51 HAS ANY SURVEY DETERMINED THAT BOLSA AVENUE IS 40' WIDE. 5 O.S. 43, 21 O.S. 55, AND 33 O.S. 9 ALL CALCULATE THE WIDTH OF BOLSA AVENUE TO BE 35'. 2001 MAPS 234 AND 2014 MAPS 165, IF HELD, WOULD RESULT IN THE WIDTH OF BOLSA AVENUE TO BE SIGNIFICANTLY LESS THAN 35'. FURTHERMORE, AS SHOWN ON THE OCCUPATION DETAIL, THERE IS A GARAGE SITTING ON THE 20'X30' PORTION OF THE SUBJECT PARCEL THAT FITS WITHIN THE BOUNDARIES AS SHOWN HEREON, BUT IF THE BOUNDARY DETERMINATION SHOWN ON 2001 MAPS 234 AND 2014 MAPS 165 WERE HELD, THE GARAGE WOULD BE SIGNIFICANTLY ENCRoACHING ONTO THE ADJOINING PROPERTY. THE HOUSE ON THE SUBJECT PARCEL WAS BUILT IN 1935 ACCORDING TO ASSESSOR RECORDS, AND THE GARAGE WAS LIKELY BUILT AT A SIMILAR TIME. THERE LIKELY WOULD HAVE BEEN ORIGINAL MONUMENTS IN PLACE AT THE TIME THE GARAGE WAS BUILT THAT SUPPORT THE BOUNDARY DETERMINATION SHOWN HEREON. LASTLY, THE NAIL AND TAG "LS 8908" ACROSS BOLSA AVENUE PER CR 029-113-24 IS 34.92' FROM THE ESTABLISHED SUBJECT PARCEL BOUNDARY, WHICH AGREES WITH PREVIOUS DETERMINATIONS THAT BOLSA AVENUE IS 35' WIDE.

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 TRODELLA IN NOVEMBER 2022.

Dylan M. Gonsalves 4/14/23
 DYLAN M. GONSALVES DATE
 P.L.S. 8475



REFERENCES

- R1 SUNNY HEIGHTS ADDITION TO EASTLAND, 3 RM 28
- R2 J.C. OGLESBY, R.E. 3230 JOB #2323 ENTITLED, "SURVEY OF LOT 7 AS PER SUBDIVISION OF LOTS 19 & 34, GARDNER TR., MILL VALLEY, CAL., SURVEYED FOR WALTER W. DERR," DATED DECEMBER 10, 1934. OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY
- R3 RECORD OF SURVEY, 5 O.S. 43
- R4 RECORD OF SURVEY, 26 O.S. 80
- R5 RECORD OF SURVEY, 2001 MAPS 68
- R6 RECORD OF SURVEY, 2001 MAPS 234
- R7 RECORD OF SURVEY, 2007 MAPS 28
- R8 CORNER RECORD 029-113-24
- R9 RECORD OF SURVEY, 2014 MAPS 165
- R10 RECORD OF SURVEY, 2021 MAPS 188
- R11 DEED, D.N. 2021-062930

NOTES

1. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBDIVISION B, PARAGRAPH 5.
2. FIELD SURVEYS WERE PERFORMED IN NOVEMBER 2022.
3. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. MEASURED = RECORD UNLESS NOTED OTHERWISE.
5. TIES ARE AT RIGHT ANGLES, RADIAL, OR AS NOTED.
6. EASEMENTS, IF ANY, ARE NOT SHOWN.
7. MONUMENT LOCATIONS MAY BE EXAGGERATED FOR CLARITY.

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 17TH DAY OF APRIL, 2023.

TRACY W. PARK, P.L.S. 8176
 COUNTY SURVEYOR

BY: *Lionel Keith Vincent*
 LIONEL KEITH VINCENT, P.L.S. 8248
 DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT

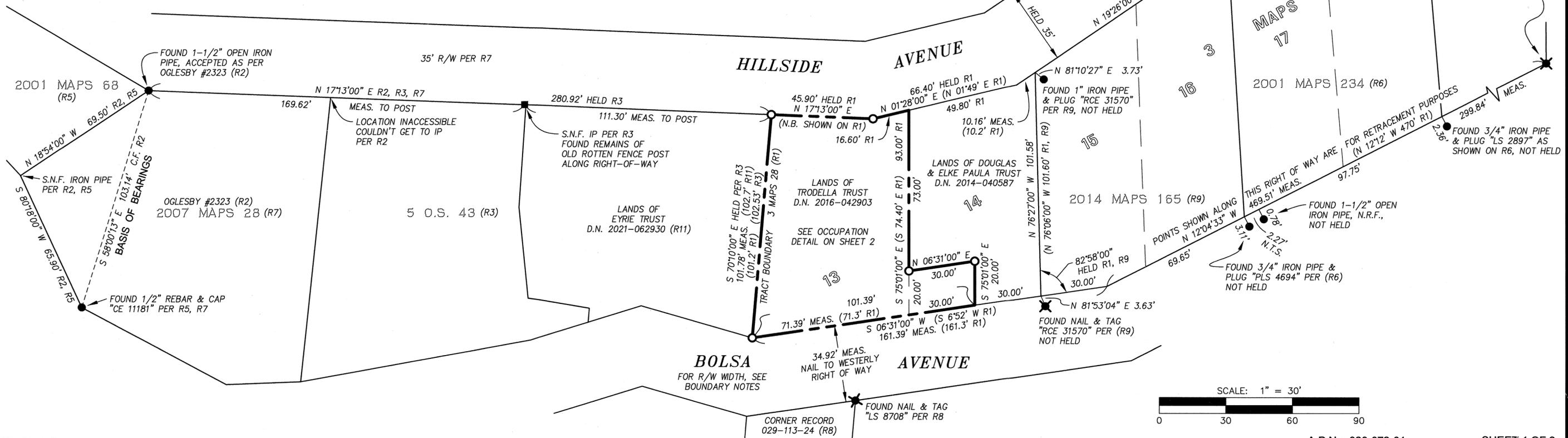
FILED THIS 21ST DAY OF APRIL, 2023 AT 9:05 AM.
 IN BOOK 2023 OF MAPS, AT PAGE 93, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL No: 2023-0010063 FEE: \$86

Shelly Scott
 SHELLEY SCOTT
 COUNTY RECORDER
 BY: *Shelly Scott*
 DEPUTY COUNTY RECORDER

BASIS OF BEARINGS

THE BEARING SOUTH 58°00'13" EAST, CALCULATED PER DATA ON OGLESBY JOB #2323 (R2), FROM A FOUND 1-1/2" OPEN IRON PIPE AS SHOWN THEREON, TO A FOUND 1/2" REBAR & CAP "RCE 11181" AS SHOWN ON RECORD OF SURVEY 2001 MAPS 68 (R5)



RECORD OF SURVEY

LANDS OF TRODELLA FAMILY TRUST
 D.N. 2016-042903, REC. SEPTEMBER 22, 2016
 BEING LOT 13 AND A PORTION OF LOT 14
 MAP OF SUNNY HEIGHTS ADDITION TO EASTLAND
 3 MAPS 28, MARIN COUNTY RECORDS
 CITY OF MILL VALLEY, MARIN COUNTY, CALIFORNIA
 SCALE 1"=30' JANUARY 2023

DMG ENGINEERING, INC.
 30 OAKVUE CT, PLEASANT HILL, CA 94523
 PHONE (925) 787-0463 • FAX (925) 287-8503

