

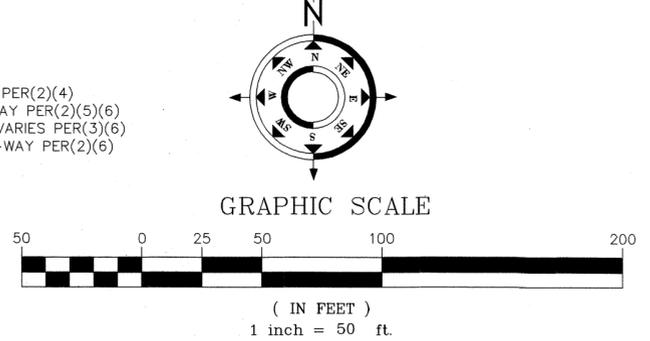
LINE	BEARING	DISTANCE	REFERENCE
L1	S74°03'17"W	86.57'	
L2	S74°03'17"W	22.79'	(22.88')(5)
L3	S74°03'17"W	29.21'	(5)
L4	S74°03'17"W	20.80'	(2)
L5	S74°03'17"W	26.22'	(2)
L6	N00°00'00"E	120.16'	(100.00')(1)* (120.00')(2)(6) (120.10')(5)

*NOTE:
DISTANCE IS CALCULATED PER(1)

ROAD WIDTH REFERENCES:
1. SOUTH STREET 50' RIGHT-OF-WAY PER(2)(4)
2. EDWARDS AVENUE 40' RIGHT-OF-WAY PER(2)(5)(6)
3. EDWARDS AVENUE RIGHT-OF-WAY VARIES PER(3)(6)
4. ALEXANDER AVENUE 40' RIGHT-OF-WAY PER(2)(6)

BOUNDARY NARRATIVE:
1. ESTABLISHED THE SOUTHERLY LINE OF THE NORTHERLY HALF OF THE BLOCK BY A RETRACEMENT OF PARCEL MAP 2020 MAPS 196.
2. SOUTHEASTERLY CORNER OF THE SUBJECT LOT WAS ESTABLISHED BY HOLDING 7.00' WESTERLY ALONG THE LINE ESTABLISHED IN STEP 1, ABOVE, AS SHOWN ON 2020 MAPS 196.
3. SOUTHWESTERLY CORNER OF THE SUBJECT LOT ESTABLISHED BY HOLDING 50.00' WESTERLY FROM SOUTHEASTERLY CORNER PER SUBJECT DEED AND "EDWARDS-HARRISON TRACT" 1 MAPS 3.
4. SIDELINES ESTABLISHED BY LINES PERPENDICULAR TO LINE ESTABLISHED IN STEP 1 FROM THE CORNERS ESTABLISHED IN STEPS 2 & 3.
5. NORTHERLY LINE OF SUBJECT PROPERTY ESTABLISHED BY HOLDING A LINE PARALLEL WITH THE LINE ESTABLISHED IN STEP 1 AND HOLDING THE MEASURED DISTANCES SOUTHERLY FROM THE FOUND NAILS & TAGS SHOWN ON PARCEL MAP 2020 MAPS 196.

LEGEND:
CONC CONCRETE
DOC. NO. DOCUMENT NUMBER
FD FOUND
MW MONUMENT WELL
O.U. ORIGIN UNKNOWN
SFNF SEARCHED FOR NOT FOUND
() RECORD REFERENCE
✱ FOUND NAIL/TACK & TAG AS NOTED
● FOUND 5/8" REBAR AND CAP, TAGGED "LS 8494" PER(2)
⊙ FOUND 2.5" BRASS DISC W/ PUNCH IN MONUMENT WELL AS NOTED
—— SUBJECT BOUNDARY LINE
—— ADJOINING LOT LINE/RIGHT-OF-WAY LINE
- - - - BOUNDARY TIE LINE
- - - - MONUMENT LINE
- - - - EASEMENT LINE
- - - - OLD LOT LINE



BASIS OF BEARINGS:
THE BEARING NORTH 59°45'12" EAST, BETWEEN THE FOUND REBAR LOCATED AT THE SOUTHWEST CORNER OF LOT 1 AND THE FOUND MONUMENT IN MONUMENT WELL ALONG THE MONUMENT LINE OF EDWARDS AVENUE, ALL AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 7, 2020 IN BOOK 2020 OF MAPS AT PAGE 196 IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS SURVEY.

RECORD REFERENCES:
(1) DOC. NO. 2020-0003065
(2) PARCEL MAP - 2020 MAPS 196
(3) RECORD OF SURVEY - 2004 MAPS 126
(4) RECORD OF SURVEY - 2000 MAPS 95
(5) RECORD OF SURVEY - 26 S 49
(6) "EDWARDS-HARRISON TRACT" - 1 RM 3

NOTES:
1. THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762 (B)(2) OF THE LAND SURVEYOR'S ACT.
2. ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
3. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE BY DATA INSIDE ().
4. ALL RECORDS ARE MARIN COUNTY RECORDS, UNLESS OTHERWISE NOTED.

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 KATJA NELSON IN JANUARY, 2023.

Jack M. Smith
JACK M. SMITH, P.L.S. #7539
LICENSE EXPIRES: 12-31-2023



COUNTY SURVEYOR'S STATEMENT:
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 30TH DAY OF MAY, 2023.

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



Lionel K. Vincent
BY: LIONEL KEITH VINCENT
DEPUTY COUNTY SURVEYOR
P.L.S. 8248

RECORDER'S STATEMENT:
FILED THIS 2nd DAY OF JUNE, 2023 AT 8:30AM.
IN BOOK 2023 OF MAPS AT PAGE 108, AT THE REQUEST OF
MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2023-0013890 FEE: \$84

Shelly Scott
BY: COUNTY RECORDER
JC
BY: DEPUTY COUNTY RECORDER

RECORD OF SURVEY

OF THE LANDS OF THE 121 SOUTH STREET LLC AS DESCRIBED IN THAT CERTAIN GRANT DEED FILED FOR RECORD ON JANUARY 24, 2020 AS DOCUMENT NO. 2020-0003065, MARIN COUNTY RECORDS, AND BEING ALL OF LOT 20 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE EDWARDS-HARRISON TRACT", FILED FOR RECORD ON FEBRUARY 24, 1886 IN BOOK 1 OF MAPS AT PAGE 3 IN THE OFFICE OF THE RECORDER, MARIN COUNTY.

SAUSALITO MARIN COUNTY CALIFORNIA
MARCH 2023



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