

RECORD OF SURVEY

LOT LINE ADJUSTMENT OF THE LANDS OF MARGARET AND ANDREW SABIN AND THE LANDS OF HUTCHINGS TRUST

PER DOCUMENT NUMBER 2023-009799 AND DOCUMENT NUMBER 2023-0009800, MARIN COUNTY RECORDS, IN CONJUNCTION WITH LOT LINE ADJUSTMENT, PROJECT ID P3770, MARIN COUNTY PLANNING DEPT., APPROVED DEC. 9, 2022. LYING WITHIN RANCHO CANADA DE HERRERA NEAR THE TOWN OF SAN ANSELMO

COUNTY OF MARIN STATE OF CALIFORNIA

LESCURE ENGINEERS, INC

5468 SKYLANE BLVD. SUITE 203 SANTA ROSA, CA 95403 (707) 575-3427 le@lescore-engineers.com (707) 542-2353 fox APN: 176-290-15 & 25 PROJECT: #20020 SHEET 1 OF 1

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 MARGARET AND ANDREW SABIN IN SEPT, 2022.



John C. Pawson 6/19/23 DATE JOHN C. PAWSON PLS 9077

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 16th DAY OF JUNE, 2023.



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

LIONEL KEITH VINCENT, P.L.S. 8248 BY: DEPUTY COUNTY SURVEYOR

RECORDER'S STATEMENT

FILED THIS 23rd DAY OF JUNE, 2023 AT 8:05 A.M. IN BOOK 2023 OF MAPS, AT PAGE 119, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS. SERIAL NO. 2023-0015761 FEE: \$84

SHELLY SCOTT COUNTY RECORDER

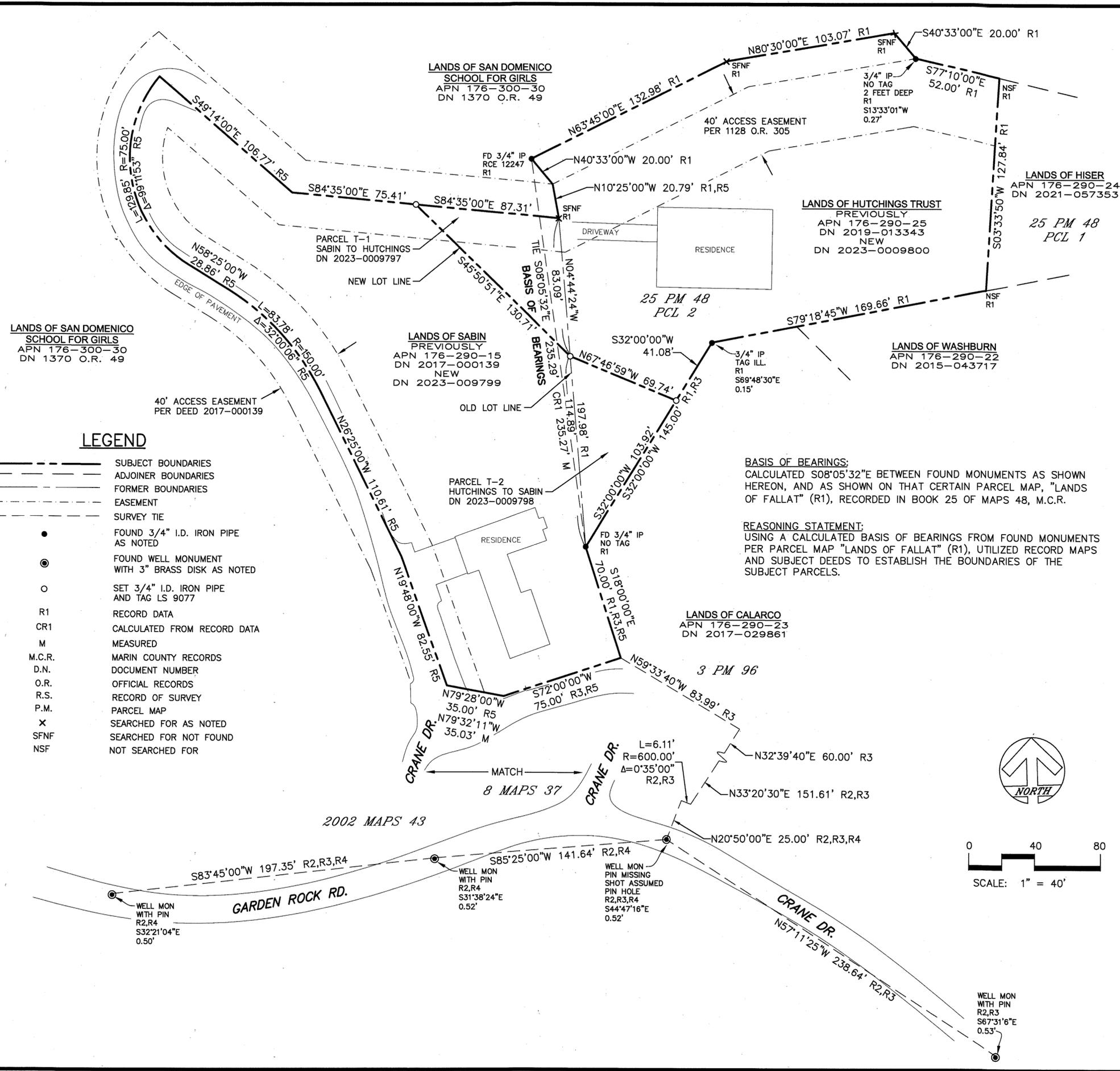
BY: DEPUTY COUNTY RECORDER

NOTES

- 1. THIS RECORD OF SURVEY CONDUCTED TO MONUMENT THE NEW COMMON BOUNDARY OF SABIN AND HUTCHINGS PURSUANT TO LOT LINE ADJUSTMENT, PROJECT ID P3770, MARIN COUNTY PLANNING DEPT., RECORDED AS DN 2023-0009799 AND 2023-009800, M.C.R. RECORDED AS DN 2023-009799 AND 2023-009800, M.C.R.
2. THIS MAP IS FILED PURSUANT TO THE REQUIREMENTS OF SECTION 8762, SUBDIVISION B, OF THE PROFESSIONAL LAND SURVEYORS' ACT.
3. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

REFERENCES, MARIN COUNTY RECORDS

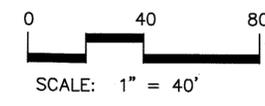
- R1 PARCEL MAP, 25 PM 48
R2 SUBDIVISION MAP, 8 MAPS 37
R3 PARCEL MAP, 3 PM 96
R4 RECORD OF SURVEY, 2002 MAPS 43
R5 DEED-SABIN, D.N. 2017-000139



LEGEND table with symbols for boundaries, easements, and monuments.

BASIS OF BEARINGS: CALCULATED S08°05'32"E BETWEEN FOUND MONUMENTS AS SHOWN HEREON, AND AS SHOWN ON THAT CERTAIN PARCEL MAP, "LANDS OF FALLAT" (R1), RECORDED IN BOOK 25 OF MAPS 48, M.C.R.

REASONING STATEMENT: USING A CALCULATED BASIS OF BEARINGS FROM FOUND MONUMENTS PER PARCEL MAP "LANDS OF FALLAT" (R1), UTILIZED RECORD MAPS AND SUBJECT DEEDS TO ESTABLISH THE BOUNDARIES OF THE SUBJECT PARCELS.



WELL MON WITH PIN R2,R3 S67°31'6"E 0.53'