

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 21ST DAY OF JUNE 2023



TRACY W. PARK, PLS 8176 COUNTY SURVEYOR

LIONEL KEITH VINCENT, PLS 8248 DEPUTY COUNTY SURVEYOR

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 THE MCCARTHY'S IN FEBRUARY OF 2022.



JOSH WOELBING, PLS 9387

RECORDER'S STATEMENT

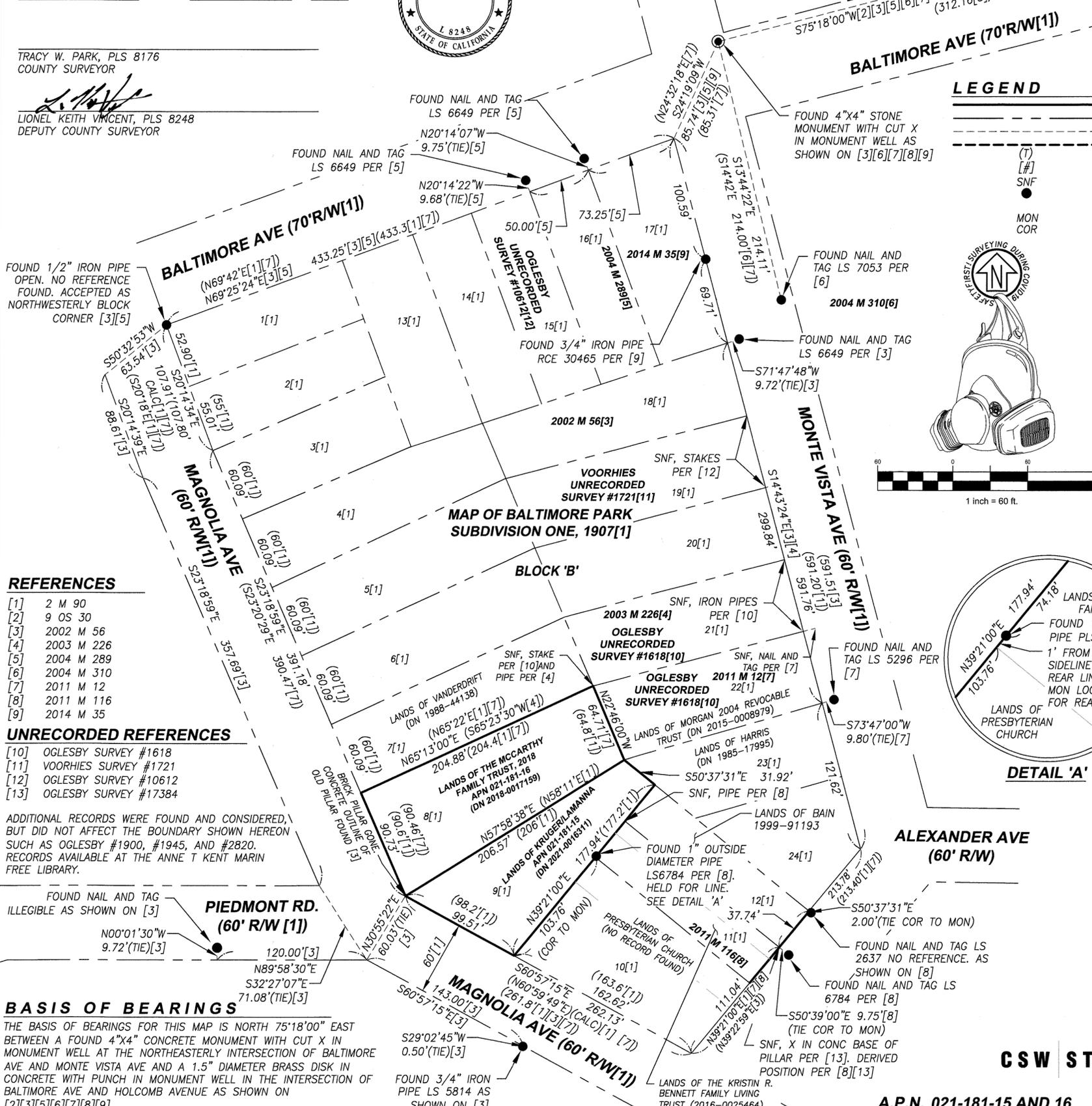
FILED THIS 23RD DAY OF JUNE 2023 AT 8:05AM

IN BOOK 2023 OF MAPS AT PAGE 121 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2023-0015763 FEE \$84

SHELLY SCOTT COUNTY RECORDER

DEPUTY COUNTY RECORDER



REFERENCES

- [1] 2 M 90
[2] 9 OS 30
[3] 2002 M 56
[4] 2003 M 226
[5] 2004 M 289
[6] 2004 M 310
[7] 2011 M 12
[8] 2011 M 116
[9] 2014 M 35

UNRECORDED REFERENCES

- [10] OGLESBY SURVEY #1618
[11] VOORHIES SURVEY #1721
[12] OGLESBY SURVEY #10612
[13] OGLESBY SURVEY #17384

ADDITIONAL RECORDS WERE FOUND AND CONSIDERED, BUT DID NOT AFFECT THE BOUNDARY SHOWN HEREON SUCH AS OGLESBY #1900, #1945, AND #2820. RECORDS AVAILABLE AT THE ANNE T KENT MARIN FREE LIBRARY.

BASIS OF BEARINGS

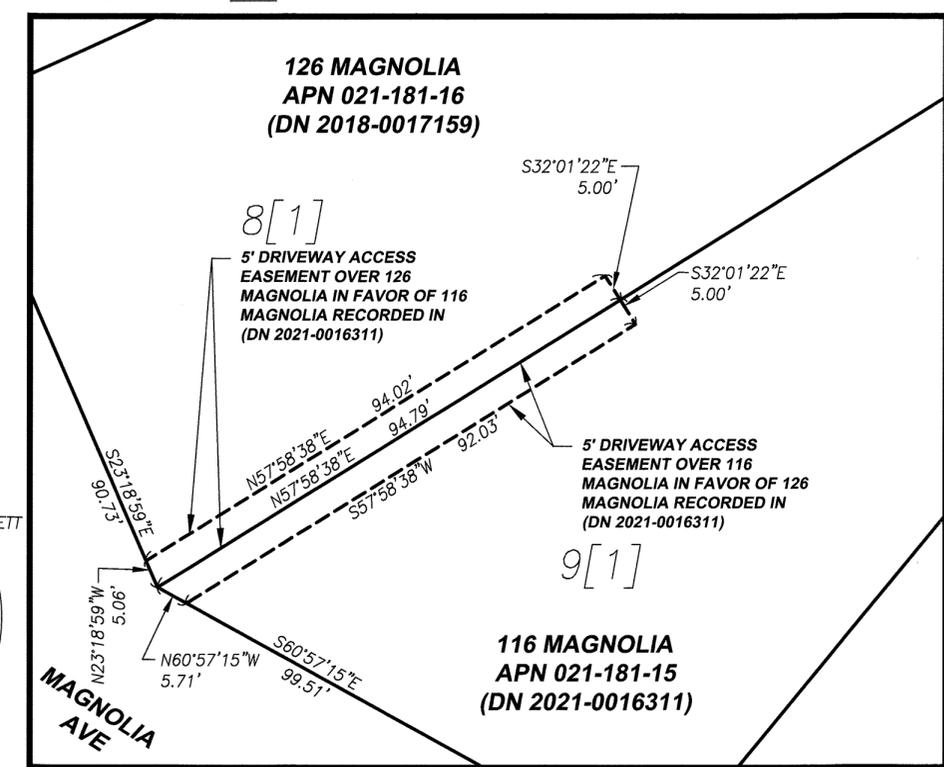
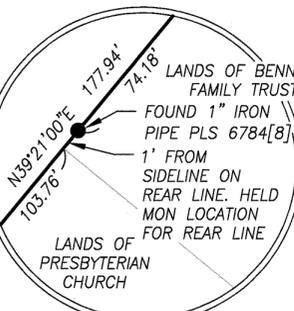
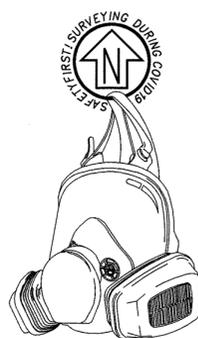
THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 75°18'00" EAST BETWEEN A FOUND 4"x4" CONCRETE MONUMENT WITH CUT X IN MONUMENT WELL AT THE NORTHEASTERLY INTERSECTION OF BALTIMORE AVE AND MONTE VISTA AVE AND A 1.5" DIAMETER BRASS DISK IN CONCRETE WITH PUNCH IN MONUMENT WELL IN THE INTERSECTION OF BALTIMORE AVE AND HOLCOMB AVENUE AS SHOWN ON [2][3][5][6][7][8][9].

BASIS OF BEARINGS

FOUND 1.5" DIAMETER BRASS DISK IN CONCRETE WITH PUNCH IN MONUMENT WELL AS SHOWN ON [3][7][8]

LEGEND

- BOUNDARY
BOUNDARY ADJACENT
BOUNDARY TIES
DRIVEWAY ACCESS EASEMENT
TOTAL REFERENCE MAP OR DEED SEARCHED NOT FOUND
FOUND MONUMENT AS NOTED
MONUMENT CORNER



NOTES

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. FIELD SURVEYS PERFORMED IN FEBRUARY OF 2021.
3. THIS MAP IS BEING FILED IN COMPLIANCE WITH 8762(b)(2) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
4. 116 AND 126 MAGNOLIA ARE CURRENTLY IN COMMON OWNERSHIP BY THE LANDS OF MCCARTHY FAMILY TRUST 2018. THE TRUST IS SELLING 116 MAGNOLIA AND WILL RESERVE A DRIVEWAY ACCESS EASEMENT DURING THE SALE OF THE PROPERTY THAT IS RECORDED CONCURRENTLY ONCE A NEW OWNER IS IN PLACE, SO THAT BOTH ENTITIES HAVE ACCESS TO THE PROPERTY OVER A PORTION OF THE SHARED DRIVEWAY. SEE THE 116 AND 126 MAGNOLIA DRIVEWAY DETAIL ABOVE.

PRELIMINARY RECORD OF SURVEY LANDS OF MCCARTHY FAMILY TRUST 2018

BEING LOTS 8 AND 9 OF THAT CERTAIN MAP ENTITLED "BALTIMORE PARK SUBDIVISION NO. 1" FILED IN BOOK 2 OF MAPS, PAGE 90 AND AS DESCRIBED IN DOCUMENT NUMBER 2018-0017159 AND 2020-0005333, MARIN COUNTY RECORDS.

CITY OF LARKSPUR, COUNTY OF MARIN, STATE OF CALIFORNIA NOVEMBER, 2022

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SHEET 1 OF 1

A.P.N. 021-181-15 AND 16