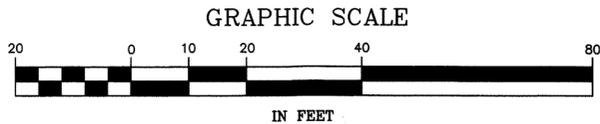


All distances are in feet and decimals thereof.  
All ties are perpendicular unless noted otherwise.  
Measured bearings are rotated 17°04'37" clockwise  
from record per ( )2



Area owned in fee by Robinson but presently encumbered by the City of Larkspur's right-of-way. The City's interest will be extinguished upon:

1. Merger of this parcel with the property described in ( )4, as described in ( )9;
2. Execution of a quitclaim deed to Robinson by the Larkspur City Manager, as authorized by ( )9; and
3. Recordation of ( )9, as required by Streets and Highways Code Section 8336.

The same area was the subject of quitclaim deed ( )7 and a quiet title action per ( )8.

Area: 3,090 Sq. Ft.

LEGEND

- Found Rebar and Yellow Plastic Cap Stamped PLS 6784( )5, Unless Noted Otherwise
- ✕ Found Nail & Tag( )2, Illegible, in Top of Curb
- Set 5/8" Rebar & Red Plastic Cap Stamped "L.A. STEVENS LS 6649"
- Wood Fence
- CONC. Concrete
- CL Centerline
- (R) Radial Bearing
- RS Record of Survey filed in Official surveys prior to 1998 & in Book of Maps
- TBC Top Back of Curb

BASIS OF BEARINGS

(A)→(B) S10°56'51"E 223.50'  
(S28°01'28"E 223.50')C2

NOTE

Boundary evidence collected between 07/15/2020 & 08/07/2020

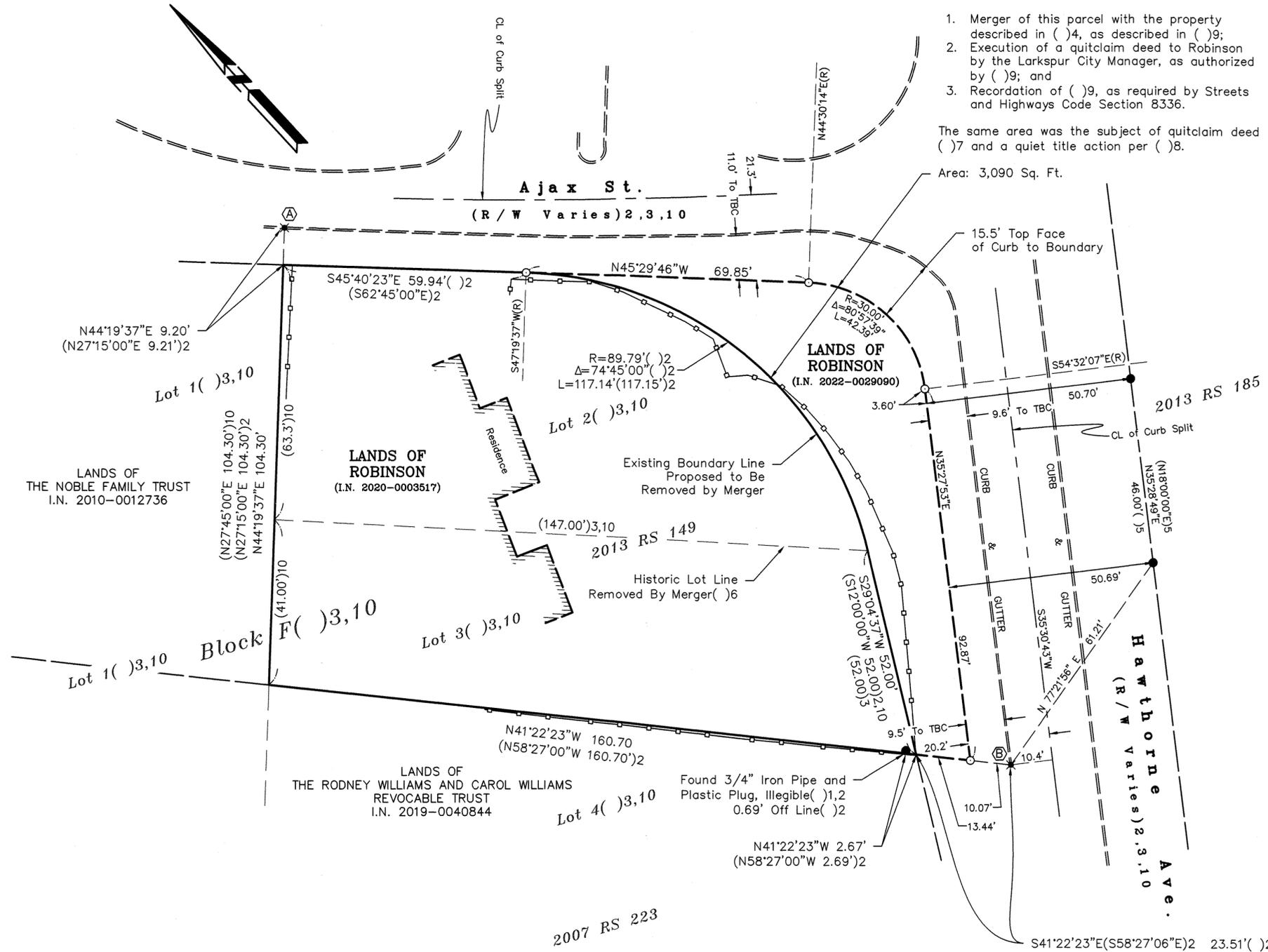
The Title Reports reviewed during the course of this survey were provided by Marin Land Title Consulting, dated August 4, 2020, Order Numbers: 303202047 & 303202048.

Dashed lines are not to be considered the location of final boundary lines, except for the thick dashed line representing the parcel described in ( )8, which is encumbered by the public right-of-way. All other dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are those of the parcels owned by Yvonne Robinson.

The Amended Map of the Town of Larkspur ( )10 gives lot dimensions in Block F that are not shown on the original Map of the Town of Larkspur ( )3, but it does not appear that Block F was re-surveyed during the course of preparing the Amended Map. Both maps state that they were surveyed in November 1887 by H.C. Ward. Robinson's deed refers to ( )3.

REFERENCES

- ( )1 2007 RS 223, "Lands of Fitzmaurice", by Lawrence P. Doyle, filed Oct. 25, 2007
- ( )2 2013 RS 149, "Lands of Marin County Exchange Corp.", by Lawrence P. Doyle, filed Oct. 25, 2013
- ( )3 1 RM 13, "Map of the Town of Larkspur", by H.C. Ward, filed Mar. 22, 1888
- ( )4 I.N. 2020-0003517, Grantor: Charles Robinson, Grantee: Yvonne Robinson, executed: Jan. 9, 2020, recorded: Jan. 28, 2020
- ( )5 2013 RS 185, "Lands of Murray", by Meridian Surveying Engineering, Inc., filed Dec. 27, 2013
- ( )6 I.N. 84031095, Notice of Merger, recorded Jun. 29, 1984
- ( )7 I.N. 2021-0043624, Quitclaim Deed, Grantor: Jerry J. Jegen, Grantee: Yvonne Robinson, executed: Apr. 16, 2021, recorded Jul. 1, 2021
- ( )8 I.N. 2022-0029090, Judgment Quietening Title, Marin County Superior Court Case CIV 2003493, Plaintiff: Yvonne Robinson, Defendants: American Land and Trust Co., Jerry J. Jegen, Rachel Jegen, City of Larkspur; dated Jul. 27, 2021, recorded Aug. 9, 2022
- ( )9 Larkspur City Council Resolution 71/20, adopted Oct. 21, 2020
- ( )10 3 RM 83, "Amended Map of the Town of Larkspur", by H.C. Ward, filed Oct. 30, 1906



RECORD OF SURVEY

LANDS OF YVONNE ROBINSON

Lots 2 & 3, Block F, 1 RM 13 & portions of Ajax Street and Hawthorne Avenue described in I.N. 2022-0029090

CITY OF LARKSPUR COUNTY OF MARIN STATE OF CALIFORNIA APRIL, 2023 SCALE: 1" = 20'

L.A. Stevens & Associates, Inc. Professional Land Surveyors \* (415) 382-7713 7 Commercial Blvd. Suite 1 \* Novato, California 94949

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 Yvonne Robinson in July, 2020.

Lawrence A. Stevens, PLS 6649



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



RECORDER'S STATEMENT

Filed this 23rd day of JUNE, 2023 at 8:05 A.M. in Book 2023 of Maps at Page 123 at the request of the Marin County Department of Public Works.

Serial No 2023-0015765 Fee: \$84 SHELLY SCOTT County Recorder Q.C. Deputy County Recorder

AP 020-222-02