

**COUNTY SURVEYOR'S STATEMENT:**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 21<sup>ST</sup> DAY OF JULY 2023.



TRACY W. PARK, PLS 8176 - COUNTY SURVEYOR

BY: Lionel Keith Vincent, PLS 8248  
DEPUTY COUNTY SURVEYOR

**ADJOINERS TABLE**

- ① LANDS OF McVARISH  
INST. NO. 2006-0073628
- ② LANDS OF ROGER P. HOFFMAN  
& NANCY A. HOPKINS, TRUST  
INST. NO. 2001-0009088

**SURVEYOR'S NOTE:**

I APPLIED THE SAME ROTATION AND SCALE FACTOR ALONG PORTOLA AVENUE AS NOTED ON THE CENTER OF BALBOA PER 28 S 3 TO ESTABLISH THE NORTHWEST CORNER OF LOT 15.

PORTOLA AVENUE IS NOT NOTED AS 40' RIGHT OF WAY, PER R1, HOWEVER THE CALCULATED BOUNDARIES ON EACH SIDE OF THE CENTERLINE CONFIRM THE WIDTH TO BE 40'

**RECORDER'S STATEMENT:**

FILED THIS 27<sup>TH</sup> DAY OF JULY 2023 AT 1:00 P.M. IN BOOK 2023 OF MAPS AT PAGE 132, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

COUNTY RECORDER

\$ 84 - FEE

2023-0018743

BY: Deputy County Recorder

SERIAL NO.

**GENERAL NOTES:**

1. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762, PARAGRAPHS a, b.1, b.2, b.3, b.4, & b.5 OF THE PROFESSIONAL LAND SURVEYORS' ACT (8764 PLSA).
3. DATE OF FIELD SURVEY: MAY, 2023

**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 PETER SALTZMAN IN MAY OF 2023.



SHANE W. RAUCH  
PLS #9471

06/02/23

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS N 67°58'48" E FOR THIS SURVEY IS BETWEEN THE FOUND WELL MONUMENTS W/ 3" BRASS DISCS WITH PUNCH STAMPED "MARIN COUNTY" PER (CR2)

**LINETYPE LEGEND**

- ADJACENT PROPERTY LINE
- BOUNDARY LINE THIS SURVEY
- x-x-x- EXISTING FENCE LINE

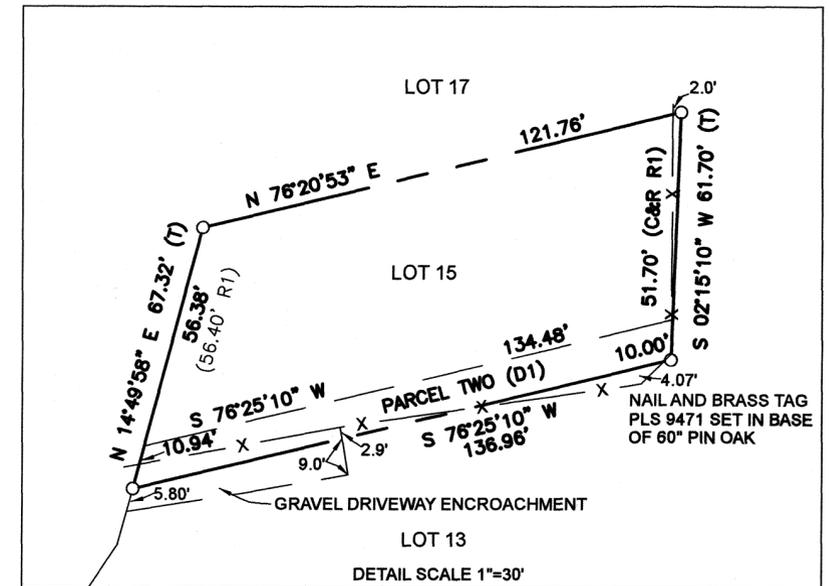
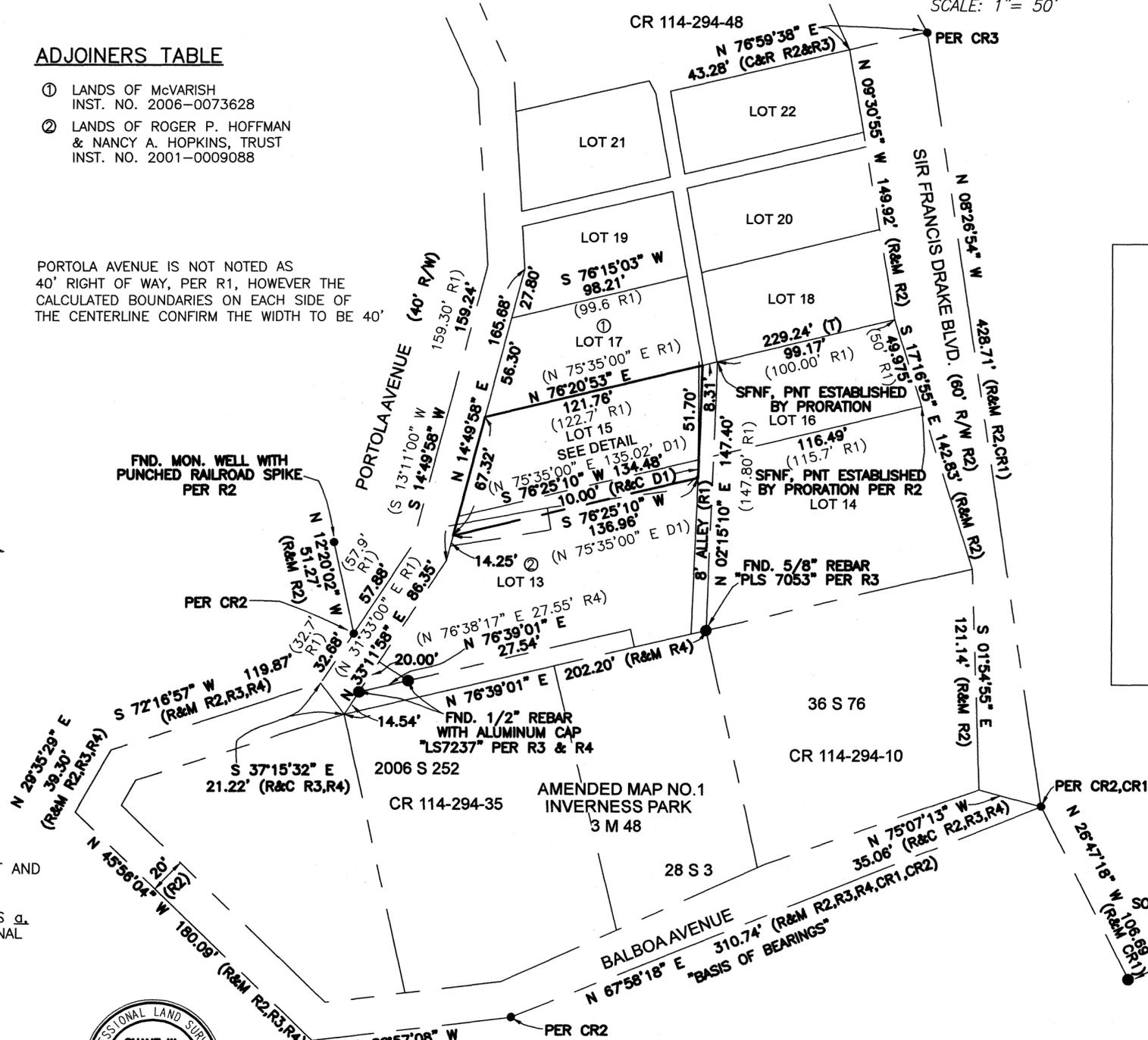
50' 0 50' 100'

SCALE: 1" = 50'



**LEGEND:**

- MONUMENT WELL WITH 3" BRASS DISC WITH PUNCH STAMPED MARIN COUNTY UNLESS OTHERWISE DESIGNATED
- MONUMENT FOUND AS NOTED
- SET 1/2" REBAR, W/ PLASTIC CAP PLS 9471 UNLESS OTHERWISE DESIGNATED
- ( ) MAP DATA PER RECORD REFERENCE, AS SHOWN.
- APN ASSESSOR'S PARCEL NO.
- C.C. CALCULATED CORNER
- NTS NOT TO SCALE
- (R#) MAP REFERENCE DOCUMENTS
- C&R CALCULATED AND RECORD
- R&M RECORD AND MEASURED
- DNS DID NOT SEARCH
- SFNF SEARCHED FOR NOT FOUND
- (T) TOTAL
- C CALCULATED
- (R) RADIAL BEARING



926A DIABLO AVENUE #526, NOVATO CA. 94947  
PHONE: (415) 493-8713

**RECORD OF SURVEY**

OF LOT 15 AND A PORTION OF LOT 13, AMENDED MAP NO. 1 INVERNESS PARK, 3 MAPS 48, BEING THE SAME AS CONVEYED TO PETER W. SALTZMAN AND GIOCONDA R. MOLINARI, TRUSTEES OF THE PETER W. SALTZMAN AND GIOCONDA R. MOLINARI REVOCABLE TRUST, (2022-0039928, MARIN COUNTY RECORDS), NEAR THE TOWN OF POINT REYES STATION, MARIN COUNTY, CALIFORNIA  
JUNE, 2023

**RECORD REFERENCES:**

- (R1) 03 RM 48 SEE ALSO UNRECORDED MAP OF INVERNESS PARK AVAILABLE IN THE CALIFORNIA ROOM OF THE MARIN COUNTY LIBRARY.
- (R2) 28 S 3
- (R3) 36 S 76
- (R4) 2006 S 252
- (CR1) CR 114-294-10
- (CR2) CR 114-294-35
- (CR3) CR 114-294-48
- (D1) 2019-0038366