

134

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 PATRICIA RAVASIO IN MAY 2023.

Dylan M. Gonsalves 7/21/23
DYLAN M. GONSALVES DATE
P.L.S. 8475



COUNTY SURVEYOR'S STATEMENT

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

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

BY: *Lionel Keith Vincent*
LIONEL KEITH VINCENT, P.L.S. 8248
DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT

FILED THIS 27TH DAY OF JULY, 2023 AT 1:00 P.M.
IN BOOK 2023 OF MAPS, AT PAGE 134, AT THE REQUEST OF
THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.
SERIAL No: 2023-0018744 FEE: \$84-

COUNTY RECORDER
BY: *[Signature]*
DEPUTY COUNTY RECORDER

RECORD OF SURVEY

LANDS OF RAVASIO TRUST
D.N. 2012-079654, REC. DECEMBER 19, 2012
AND BEING LOTS 6 & 7, BLOCK 7
MAP OF McCUE AND PIXLEY TRACT, 1 MAPS 14
MARIN COUNTY OFFICIAL RECORDS

TOWN OF CORTE MADERA, MARIN COUNTY, CALIFORNIA
SCALE 1"=30' JUNE 2023

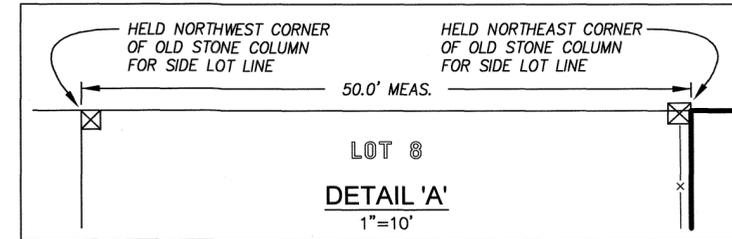
DMG ENGINEERING, INC.
30 OAKVUE CT, PLEASANT HILL, CA 94523
PHONE (925) 787-0463 • FAX (925) 287-8503

NOTES

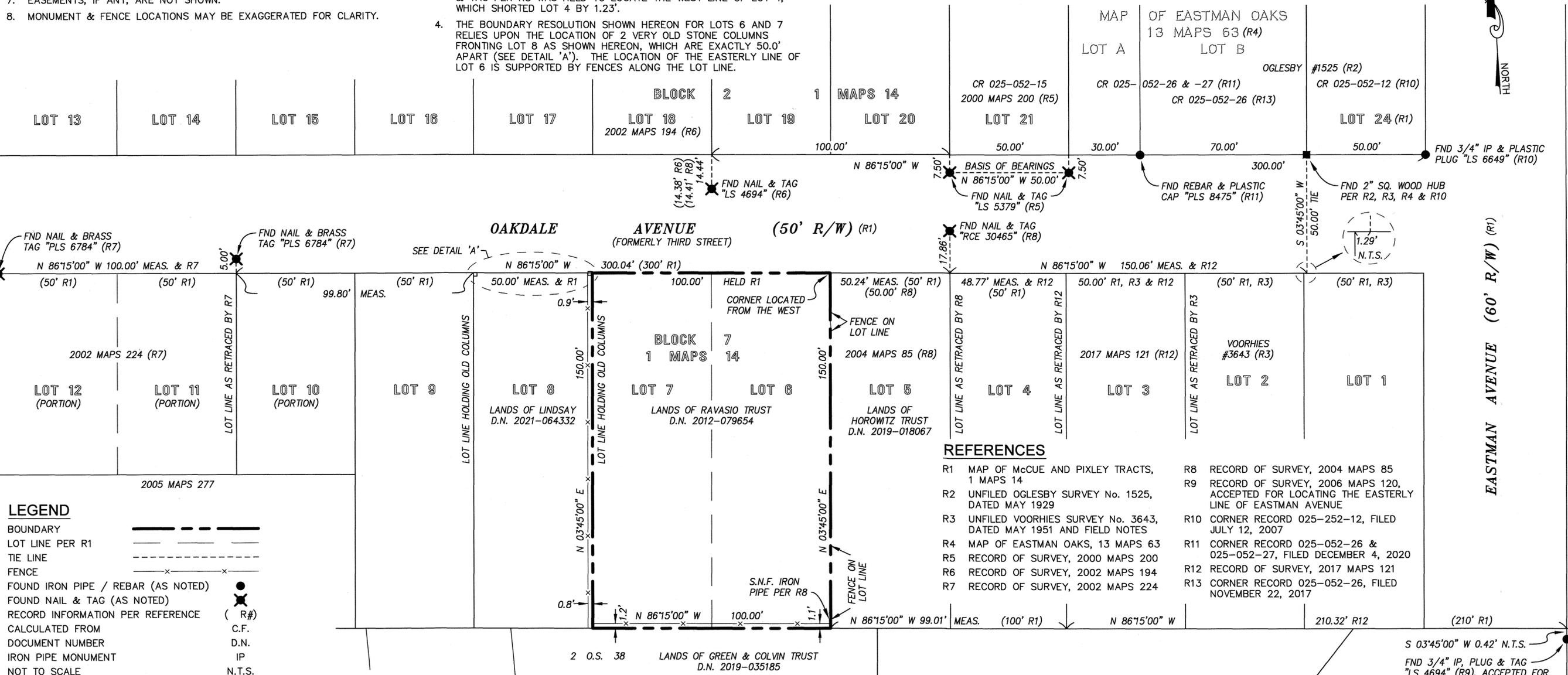
- THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBDIVISION B, PARAGRAPH 4.
- FIELD SURVEYS WERE PERFORMED IN MAY 2023.
- NO MONUMENTS WERE SET DURING THE COURSE OF THIS SURVEY.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MEASURED = RECORD UNLESS NOTED OTHERWISE.
- TIES ARE AT RIGHT ANGLES.
- EASEMENTS, IF ANY, ARE NOT SHOWN.
- MONUMENT & FENCE LOCATIONS MAY BE EXAGGERATED FOR CLARITY.

BOUNDARY NOTES

- BLOCK 7, 1 MAPS 14 HAS FOUR FILED RECORDS OF SURVEY. THE SOLUTIONS SHOWN ON 2002 MAPS 224, 2004 MAPS 85, AND 2005 MAPS 277 WERE ALL REJECTED AS ALL OF THOSE SURVEYS RELIED PRIMARILY ON EVIDENCE OUTSIDE OF THE BLOCK TO DETERMINE THE LOCATIONS OF BOUNDARY LINES.
- 2017 MAPS 121 (R12) UTILIZED VOORHIES No. 3643 (R3) AND OCCUPATION TO ESTABLISH THE BOUNDARY LINES AT HISTORICAL LOCATIONS DETERMINED IN 1951. S.N.F. CUT CROSSES IN CURB & GUTTER PER R3.
- THE EAST LINE OF LOT 4 WAS LOCATED PER R12. THE FOUND NAIL & TAG PER R8 WAS HELD TO LOCATE THE WEST LINE OF LOT 4, WHICH SHORTED LOT 4 BY 1.23'.
- THE BOUNDARY RESOLUTION SHOWN HEREON FOR LOTS 6 AND 7 RELIES UPON THE LOCATION OF 2 VERY OLD STONE COLUMNS FRONTING LOT 8 AS SHOWN HEREON, WHICH ARE EXACTLY 50.0' APART (SEE DETAIL 'A'). THE LOCATION OF THE EASTERLY LINE OF LOT 6 IS SUPPORTED BY FENCES ALONG THE LOT LINE.

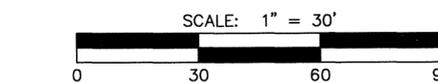


CHAPMAN DRIVE (R/W WIDTH VARIES)
(FORMERLY RALSTON AVENUE)



LEGEND

- BOUNDARY: Solid line
- LOT LINE PER R1: Dashed line
- TIE LINE: Dotted line
- FENCE: Line with 'x' marks
- FOUND IRON PIPE / REBAR (AS NOTED): Circle with dot
- FOUND NAIL & TAG (AS NOTED): Circle with cross
- RECORD INFORMATION PER REFERENCE (R#): Circle with R#
- CALCULATED FROM: Circle with 'C.F.'
- DOCUMENT NUMBER: Circle with 'D.N.'
- IRON PIPE MONUMENT: Circle with 'IP'
- NOT TO SCALE: Circle with 'N.T.S.'
- SEARCHED FOR, NOT FOUND: Circle with 'S.N.F.'



BASIS OF BEARINGS

THE BEARING NORTH 86° 15' 00" WEST BETWEEN TWO FOUND NAILS & TAGS STAMPED "LS 5379" AT 7.50' OFFSETS TO THE NORTHERLY RIGHT-OF-WAY OF OAKDALE AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 2000 OF MAPS AT PAGE 200, MARIN COUNTY RECORDS.

REFERENCES

- R1 MAP OF McCUE AND PIXLEY TRACTS, 1 MAPS 14
- R2 UNFILED OGLESBY SURVEY No. 1525, DATED MAY 1929
- R3 UNFILED VOORHIES SURVEY No. 3643, DATED MAY 1951 AND FIELD NOTES
- R4 MAP OF EASTMAN OAKS, 13 MAPS 63
- R5 RECORD OF SURVEY, 2000 MAPS 200
- R6 RECORD OF SURVEY, 2002 MAPS 194
- R7 RECORD OF SURVEY, 2002 MAPS 224
- R8 RECORD OF SURVEY, 2004 MAPS 85
- R9 RECORD OF SURVEY, 2006 MAPS 120, ACCEPTED FOR LOCATING THE EASTERLY LINE OF EASTMAN AVENUE
- R10 CORNER RECORD 025-252-12, FILED JULY 12, 2007
- R11 CORNER RECORD 025-052-26 & 025-052-27, FILED DECEMBER 4, 2020
- R12 RECORD OF SURVEY, 2017 MAPS 121
- R13 CORNER RECORD 025-052-26, FILED NOVEMBER 22, 2017