

All distances are in feet and decimals thereof.

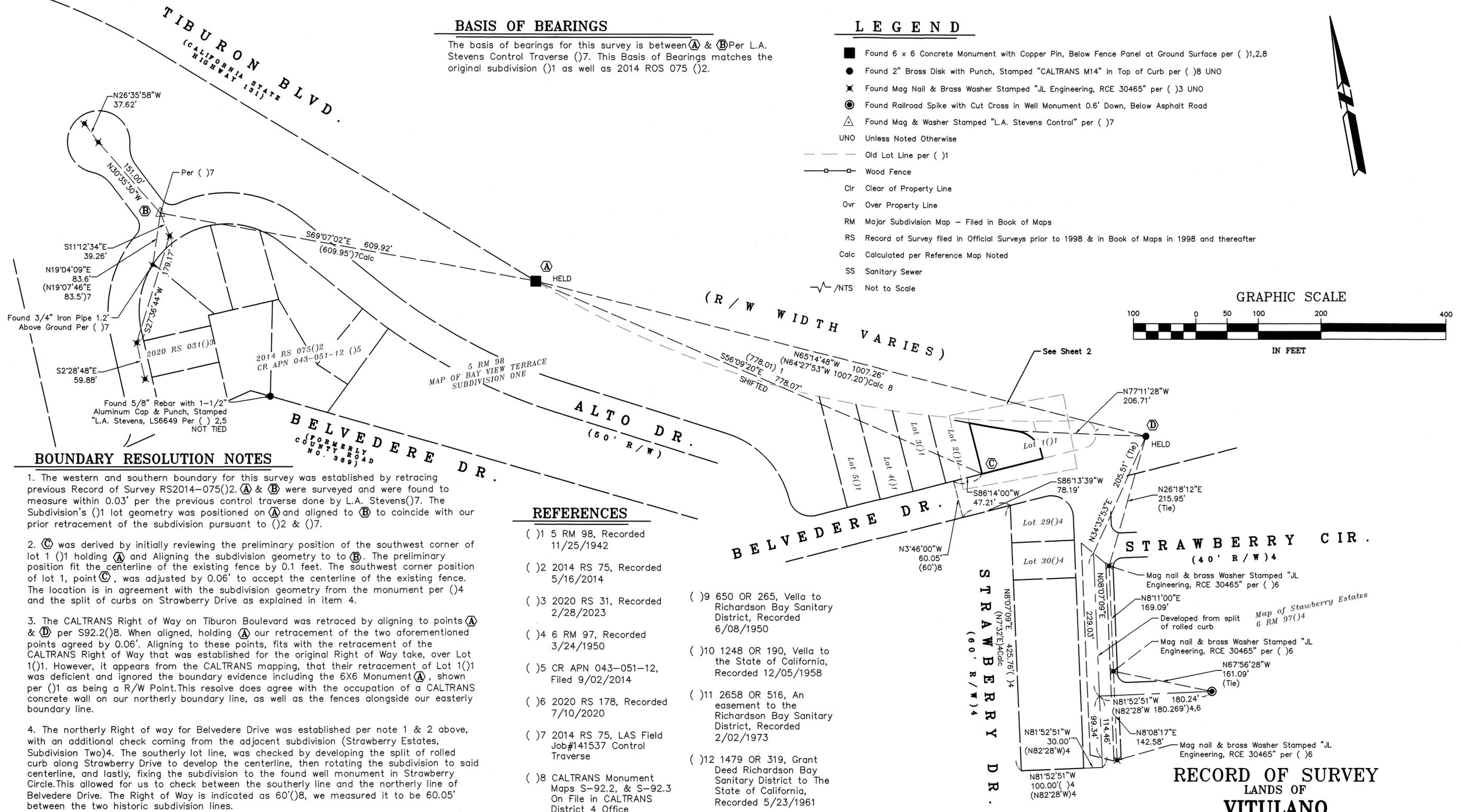
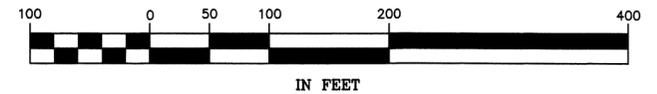
BASIS OF BEARINGS

The basis of bearings for this survey is between (A) & (B) Per L.A. Stevens Control Traverse ()7. This Basis of Bearings matches the original subdivision ()1 as well as 2014 ROS 075 ()2.

LEGEND

- Found 6 x 6 Concrete Monument with Copper Pin, Below Fence Panel at Ground Surface per ()1,2,8
- Found 2" Brass Disk with Punch, Stamped "CALTRANS M14" in Top of Curb per ()8 UNO
- ✕ Found Mag Nail & Brass Washer Stamped "JL Engineering, RCE 30465" per ()3 UNO
- ⊙ Found Railroad Spike with Cut Cross in Well Monument 0.6' Down, Below Asphalt Road
- △ Found Mag & Washer Stamped "L.A. Stevens Control" per ()7
- UNO Unless Noted Otherwise
- Old Lot Line per ()1
- Wood Fence
- Clr Clear of Property Line
- Ovr Over Property Line
- RM Major Subdivision Map - Filed in Book of Maps
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter
- Calc Calculated per Reference Map Noted
- SS Sanitary Sewer
- /— NTS Not to Scale

GRAPHIC SCALE



BOUNDARY RESOLUTION NOTES

1. The western and southern boundary for this survey was established by retracing previous Record of Survey RS2014-075()2. (A) & (B) were surveyed and were found to measure within 0.03' per the previous control traverse done by L.A. Stevens()7. The Subdivision's ()1 lot geometry was positioned on (A) and aligned to (B) to coincide with our prior retracement of the subdivision pursuant to ()2 & ()7.
2. (C) was derived by initially reviewing the preliminary position of the southwest corner of lot 1 ()1 holding (A) and Aligning the subdivision geometry to to (B). The preliminary position fit the centerline of the existing fence by 0.1 feet. The southwest corner position of lot 1, point (C), was adjusted by 0.06' to accept the centerline of the existing fence. The location is in agreement with the subdivision geometry from the monument per ()4 and the split of curbs on Strawberry Drive as explained in item 4.
3. The CALTRANS Right of Way on Tiburon Boulevard was retraced by aligning to points (A) & (D) per S92.2()8. When aligned, holding (A) our retracement of the two aforementioned points agreed by 0.06'. Aligning to these points, fits with the retracement of the CALTRANS Right of Way that was established for the original Right of Way take, over Lot 1()1. However, it appears from the CALTRANS mapping, that their retracement of Lot 1()1 was deficient and ignored the boundary evidence including the 6X6 Monument (A), shown per ()1 as being a R/W Point. This resolve does agree with the occupation of a CALTRANS concrete wall on our northerly boundary line, as well as the fences alongside our easterly boundary line.
4. The northerly Right of way for Belvedere Drive was established per note 1 & 2 above, with an additional check coming from the adjacent subdivision (Strawberry Estates, Subdivision Two)4. The southerly lot line, was checked by developing the split of rolled curb along Strawberry Drive to develop the centerline, then rotating the subdivision to said centerline, and lastly, fixing the subdivision to the found well monument in Strawberry Circle. This allowed for us to check between the southerly line and the northerly line of Belvedere Drive. The Right of Way is indicated as 60'()8, we measured it to be 60.05' between the two historic subdivision lines.

REFERENCES

- ()1 5 RM 98, Recorded 11/25/1942
- ()2 2014 RS 75, Recorded 5/16/2014
- ()3 2020 RS 31, Recorded 2/28/2023
- ()4 6 RM 97, Recorded 3/24/1950
- ()5 CR APN 043-051-12, Filed 9/02/2014
- ()6 2020 RS 178, Recorded 7/10/2020
- ()7 2014 RS 75, LAS Field Job #141537 Control Traverse
- ()8 CALTRANS Monument Maps S-92.2, & S-92.3 On File in CALTRANS District 4 Office
- ()9 650 OR 265, Vella to Richardson Bay Sanitary District, Recorded 6/08/1950
- ()10 1248 OR 190, Vella to the State of California, Recorded 12/05/1958
- ()11 2658 OR 516, An easement to the Richardson Bay Sanitary District, Recorded 2/02/1973
- ()12 1479 OR 319, Grant Deed Richardson Bay Sanitary District to the State of California, Recorded 5/23/1961

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 Rob Vitulano in March, 2023.

Lawrence A. Stevens, PLS 6649



7-20-2023

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 24th day of July, 2023.

Tracy W. Park, PLS 8176, County Surveyor

By: Deputy County Surveyor, Lionel Keith Vincent, PLS 8248



RECORDER'S STATEMENT

Filed this 27th day of July, 2023 at 1:00 P.m. in Book 2023 of Maps at Page 139, at the request of the Marin County Department of Public Works.

Serial No. 2023-0018249 Fee: \$86

By: County Recorder By: Deputy County Recorder

AP 043-052-25

RECORD OF SURVEY LANDS OF VITULANO

Being a Portion of Lot 1, Map of Bayview Terrace, Subdivision 1, 5 RM 98 (IN 2022-0012579)

MILL VALLEY

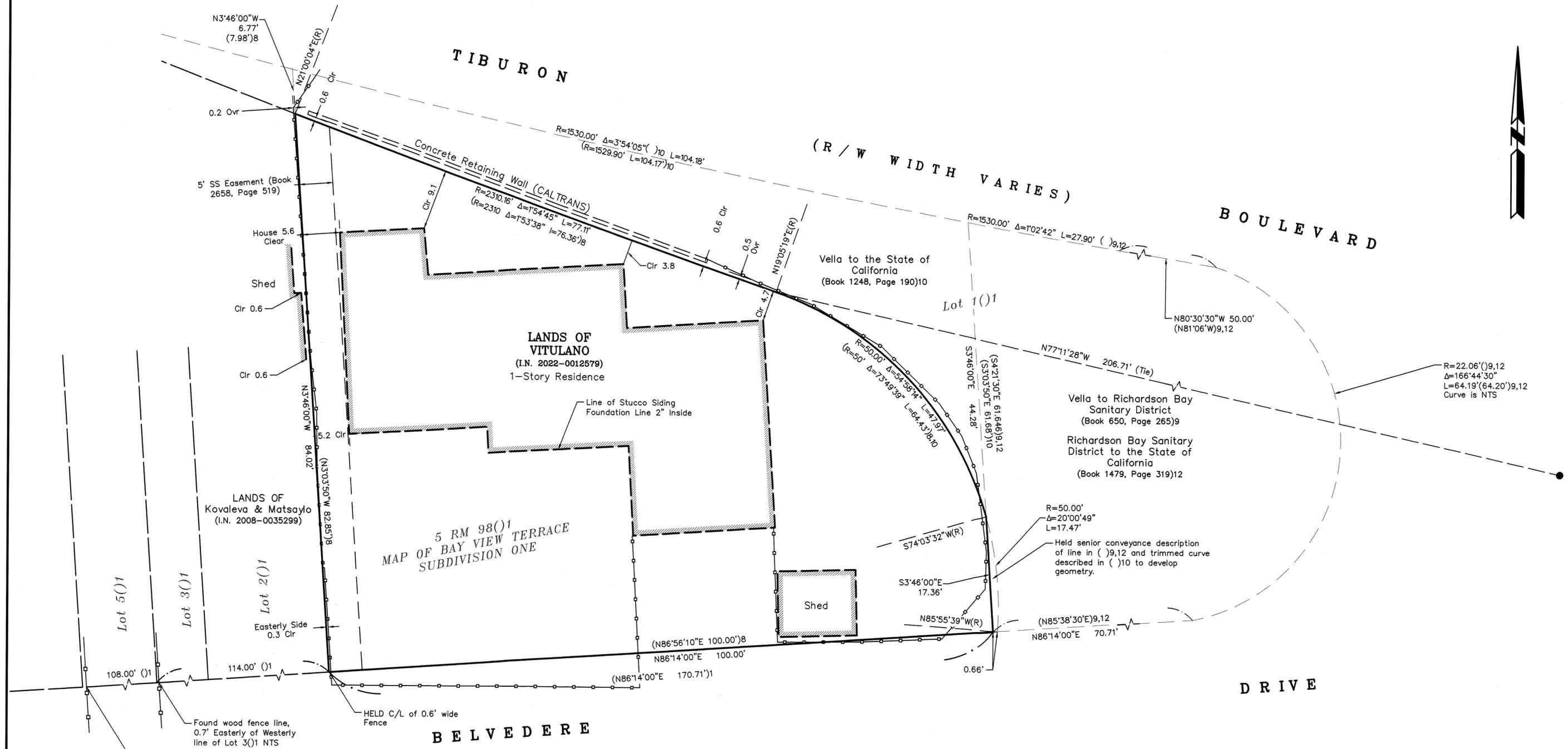
COUNTY OF MARIN STATE OF CALIFORNIA
JULY 2023 SCALE: 1"=100'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

Drawing No. 232291fld.dwg

By:ZR/LAS

Sheet 1 Of 2

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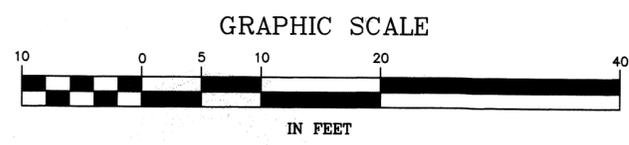


NOTES

Boundary evidence collected on/between 3/21/2023 Through 4/28/2023

The Title Insurance Policy reviewed during the course of this survey was provided by Old Republic Title Company Title Co., dated 03/23/2022, Policy Number A04039-EHP-176044 Only documents within said Policy were reviewed for this work.

Dashed Lines are not to be considered the location of final boundary lines. Said 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 shown as a thick continuous line for the parcels owned by Vitulano.



RECORD OF SURVEY
LANDS OF
VITULANO

Being a Portion of Lot 1, Map of Bayview Terrace,
 Subdivision 1, 5 RM 98
 (IN 2022-0012579)
 MILL VALLEY

COUNTY OF MARIN STATE OF CALIFORNIA
 JULY 2023 SCALE: 1"=10'
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