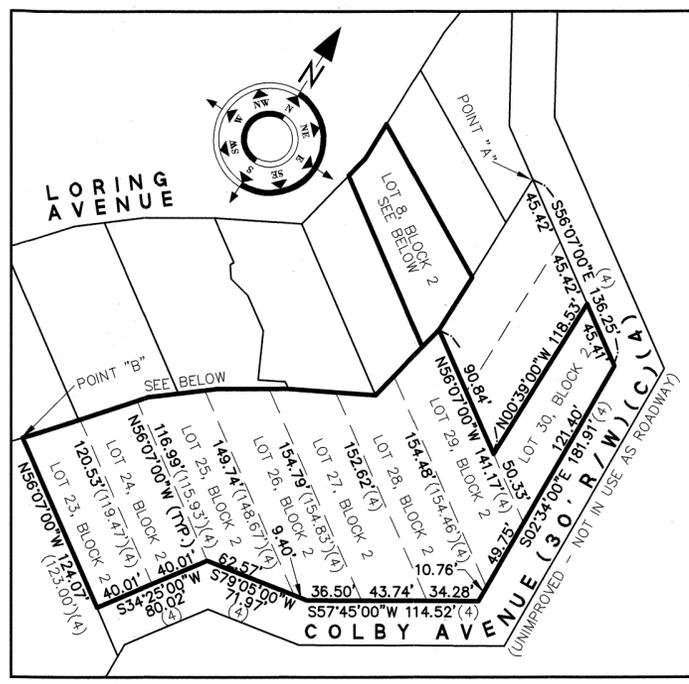


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LOTS 23-30, BLOCK 2 DETAIL
SCALE: 1"=80'

- NOTES:**
- THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762(b) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
 - ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
 - DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES.
 - IN OR OUT AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE THE SUBJECT PROPERTY.
 - MONUMENT TIE LINES ARE EXTENSIONS OF THE SIDE PROPERTY LINES.
 - DATE OF FIELD SURVEY: JUNE 22, 2022 & SEPTEMBER 2, 2022.

BASIS OF BEARINGS

THE BEARING SOUTH 61°23'00" EAST, BETWEEN THE FOUND MONUMENTS ON THE CENTERLINE OF ALTURAS WAY, AS SAID MONUMENTS AND CENTERLINE ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON OCTOBER 5, 1995 IN BOOK 34 OF SURVEYS AT PAGE 12, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

LEGEND

- (C) CALCULATED
- DOC. NO. DOCUMENT NUMBER
- FD FOUND
- N.T.S. NOT TO SCALE
- R/W RIGHT-OF-WAY
- SFNF SEARCHED FOR NOTHING FOUND
- U.O. UNKNOWN ORIGIN
- () INDICATES RECORD REFERENCE
- FOUND 2" BRASS DISK WITH PUNCH IN MONUMENT WELL PER 34 OS 12
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG & TACK "LS 7735" PER (7)
- FOUND IRON PIPE OR REBAR AS NOTED
- ✱ FOUND TACK & BRASS TAG "LS 7735" PER (7)
- SET 3/4" IRON PIPE WITH PLASTIC PLUG & TACK "LS 7735"
- ✱ SET TACK & BRASS TAG "LS 7735" IN CONCRETE DRIVEWAY
- SUBJECT BOUNDARY LINE PER (8)(9)
- - - ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- LOT LINE PER 5 MAPS 11
- CENTERLINE
- WOOD FENCE

BOUNDARY NARRATIVE:

- THE NORTHERLY LINES OF LOTS 23-28 AND THE EASTERLY LINE OF LOT 10, ALL IN BLOCK 2 WERE ESTABLISHED BY A RETRACEMENT OF RECORD OF SURVEY 2021 MAPS 92.
- LOTS 9 AND 8 OF BLOCK 2 WERE ESTABLISHED USING RECORD INFORMATION ALONG THE EASTERLY AND WESTERLY LINES OF SAID LOTS PER 5 MAPS 11.
- THE PERIMETER OF LOTS 23-30, IN BLOCK 2, WERE ESTABLISHED USING RECORD INFORMATION ALONG THE EASTERLY LINE OF LOT 29, THE NORTHERLY LINE OF LOT 30 AND THEN FIVE COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COLBY AVENUE PER 5 MAPS 11.
- ALL MATHEMATICAL ERRORS WITHIN THE INFORMATION SHOWN FOR LOTS 23-30 ON 5 MAPS 11 WERE PUSHED TO THE WESTERLY AND SOUTHERLY LINES OF LOT 23, BLOCK 2

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 DENNIS CHU IN SEPTEMBER, 2022.

Troy J. Erickson
TROY J. ERICKSON, P.L.S. #7735



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 29TH DAY OF AUGUST, 2023.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

Lionel K. Vincent
BY: LIONEL K. VINCENT, PLS 8248
DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT:

FILED THIS 1ST DAY OF SEPTEMBER, 2023 AT 8:15 A M. IN BOOK 2023 OF MAPS, AT PAGE 160 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

COUNTY RECORDER
W. J. De...
DEPUTY COUNTY RECORDER

884-
2023-0021673
FEE SERIAL NO.

RECORD OF SURVEY

OF THE LANDS OF THE DENNIS CHU, TRUSTEE OF THE CWCC TRUST AS SAID LANDS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JULY 13, 2018 AS DOCUMENT NUMBER 2020-0049803, MARIN COUNTY RECORDS, AND OF THE LANDS OF ENOLA EDEVANE LLC, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON OCTOBER 10, 2018 AS DOCUMENT NUMBER 2018-0035287, MARIN COUNTY RECORDS, BEING ALL OF LOT 8 AND ALL OF LOTS 23-30, INCLUSIVE, IN BLOCK 2, ALL AS SHOWN ON THAT CERTAIN MAP ENTITLED "MILL VALLEY TERRACES SUBDIVISION NO. 1" FILED FOR RECORD ON MAY 6, 1920 IN VOLUME 5 OF MAPS AT PAGE 11, MARIN COUNTY RECORDS'

MILL VALLEY MARIN COUNTY CALIFORNIA

AUGUST 2023



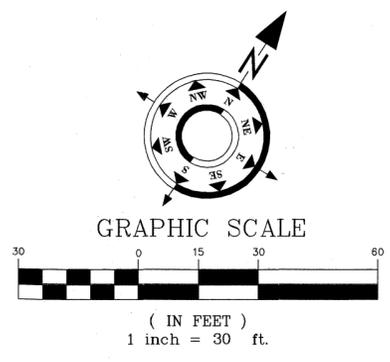
MUIR CONSULTING, INC.

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OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639

SURVEYING • G.I.S. • G.P.S.
www.muirconsulting.com

APNS 050-032-32, 050-032-50

SHEET 1 OF 1



LINE	BEARING	DISTANCE
L1	S28°21'05"W(2)(3)(7)	2.56'(2)(3)(7)
L2	S34°48'28"E(2)(3)(7)	9.70'(2)(3)(7)
L3	S78°15'40"E(2)(3)(7)	15.81'(2)(3)(7)
L4	N82°10'04"E(2)(3)(7)	18.27'(2)(3)(7)
L5	S55°51'00"E(2)(3)(7)	5.24'(2)(3)(7)

- RECORD REFERENCES**
- DOC. NO. 2020-0039426
 - DOC. NO. 2022-0021138
 - DOC. NO. 2020-0040284
 - "MILL VALLEY TERRACES, SUBDIVISION NO. 1", 5 RM 11
 - RECORD OF SURVEY, 34 SURVEYS 12
 - RECORD OF SURVEY, 17 SURVEYS 4
 - RECORD OF SURVEY, 2021 MAPS 92
 - DOC. NO. 2018-0035287
 - DOC. NO. 2020-0049803

DRAWN BY: PLD
JOB NO. 6737-01

LANDS OF LANNG & BAEK
DOC. NO. 2018-0034554
APN 050-032-45

