

**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 Jeff Kroot in March, 2020.

*Stephen J. Flatland*  
Stephen J. Flatland PLS 7744



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 64°36' E BETWEEN FOUND WELL MONUMENTS IN THE CENTERLINE OF RIDGE ROAD PER 5 RM 35, MARIN COUNTY RECORDS.

**LEGEND**

- FOUND WELL MONUMENT PER R1,R2 AS SHOWN
- FOUND 3/4" COPPER PIPE AS SHOWN
- FOUND NAIL & BRASS TAG, P. L.S. 4694, PER R2
- SET NAIL & BRASS TAG, P.L.S. 7744
- SNF SEARCHED, NOT FOUND
- C CALCULATED
- TIE LINE
- BOUNDARY LINE
- PROPERTY LINE

(172.6R1) RECORD DATA

NOTE: ALL MONUMENTS ON PARKSIDE AVENUE AND WOOD COURT WERE LOOKED FOR AND NOT FOUND

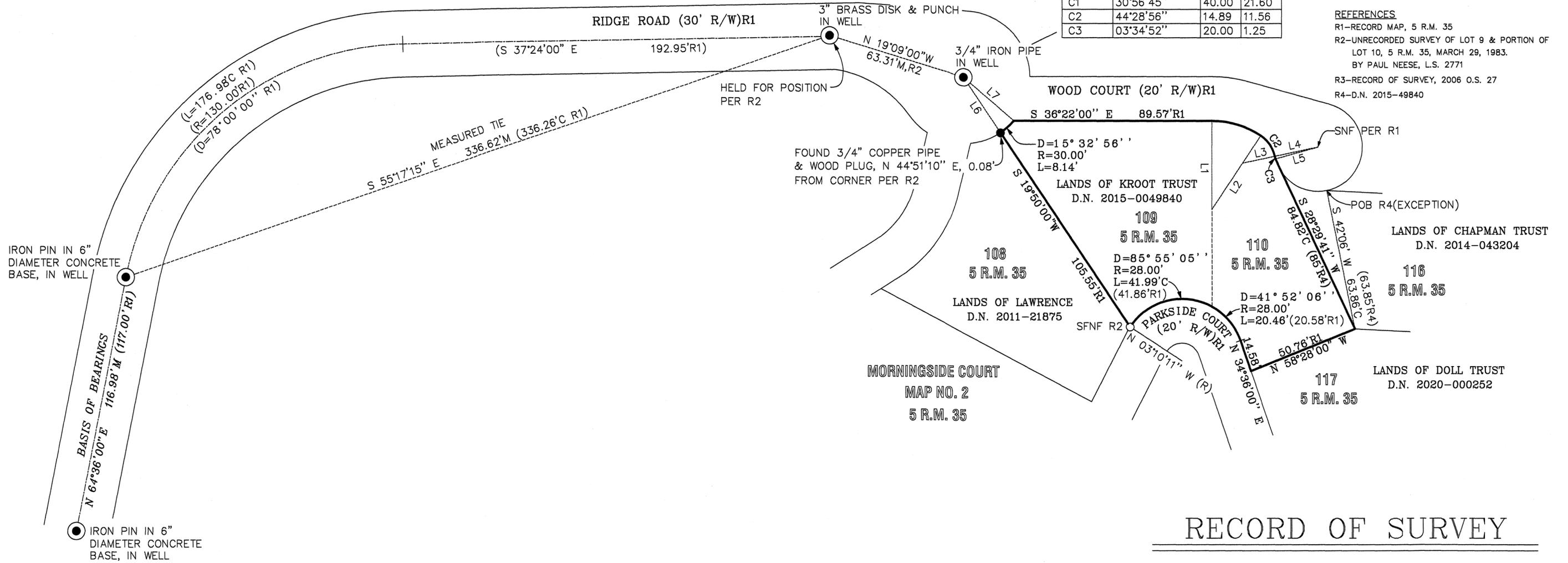
**REFERENCES**

- R1-RECORD MAP, 5 R.M. 35
- R2-UNRECORDED SURVEY OF LOT 9 & PORTION OF LOT 10, 5 R.M. 35, MARCH 29, 1983. BY PAUL NEESE, L.S. 2771
- R3-RECORD OF SURVEY, 2006 O.S. 27
- R4-D.N. 2015-49840

NUMBER	DIRECTION	DISTANCE
L6	S 19°50'00" W (R)	30.00'
L7	S 04°17'04" W (R)	30.00'

NUMBER	DIRECTION	DISTANCE
L1	S 53°38'00" W (R)	40.00'
L2	N 87°09'05" E (R)	40.00'
L3	S 48°21'59" E (R)	14.89'
L4	S 48°21'59" E (R)	20.00'
L5	N 51°56'51" W (R)	20.00'

NUMBER	D=	R=	L=
C1	30°56'45"	40.00	21.60
C2	44°28'56"	14.89	11.56
C3	03°34'52"	20.00	1.25



**RECORD OF SURVEY**

**LANDS OF KROOT**

D.N. 2015-0049840

Being Lot 109 and a portion of Lot 110 as shown upon "Morningside Court, Map No. 2", filed in Book 5 of Maps, at Page 35, Marin County Records.

TOWN OF SAN ANSELMO COUNTY OF MARIN CALIFORNIA

SCALE: 1" = 30' DATE: MARCH, 2021

STEPHEN FLATLAND LAND SURVEYOR  
P.O. BOX 1837 SAN ANSELMO, CA  
PH: (415) 457-5081

**COUNTY RECORDER'S STATEMENT**

Filed this 27th day of OCTOBER, 2023, at 8:00A, in Book 2053 of Maps at Page 197 at the Request of the Marin County Department of Public Works.

Serial Number 2023-002P640

County Recorder

Fee: \$84-

Deputy County Recorder

**COUNTY SURVEYOR'S STATEMENT**

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 16th day of October, 2023.

*Tracy W. Park*  
Tracy W. Park PLS 8176  
County Surveyor

By Deputy



Scale 1" = 30'

A.P.N. 005-172-33

SHEET 1 OF 1