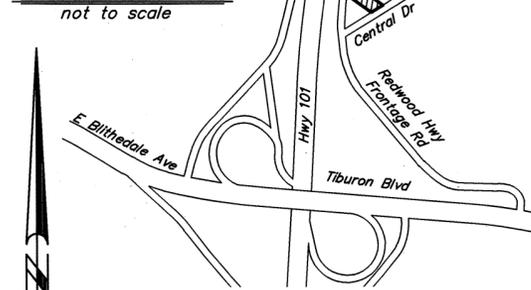


Location Map



MILL VALLEY

Recorder's Statement:

Filed this 2ND day of NOVEMBER, 2023 at 8:00 A.M. in Book 2033 of Maps at Page 203 at the request of the Marin County Department of Public Works.

County Recorder _____ Deputy County Recorder _____
 Fee \$ 90- Serial No. 2023-0029531

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 Julie Dowell in June of 2022.

Dated: Oct. 23, 2023
 Aaron R. Smith, PLS 7901



Basis Of Bearings N 05°26'03" E

Being the bearing between two found Caltrans 2" Brass Discs with punch in concrete monument well casings, and as shown on that "Record of Survey" recorded on June 3, 1987 in book 22 of Maps at page 94.

References:

D1	"Grant Deed"	DN 2022-0027392, M.C.R.
D2	"Grant Deed"	DN 2018-0014416, M.C.R.
R1	"Record of Survey"	22 Surveys 94, M.C.R.
R2	"Map of Sunny Hills"	6 Maps 6, M.C.R.
R3	"Map of Bay View Terrace, Subd. Two"	5 Maps 94, M.C.R.
R4	"Right of Way Record Map"	R92A006
R5	"Record of Survey"	1999 Maps 205, M.C.R.

Line Table

No.	Direction	Length
L1	S 57°36'00" E	20.36'
	(Held Bearing, R2)	
	(Distance Calc., R2)	
L2	S 57°36'00" E	49.35'
	(M & R2)	
L3	S 57°36'00" E	69.71'
	(Held Bearing, R2)	
	(Distance Calc., R2)	
L4	S 32°24'00" W	40.00'
	(M & R2)	
L5	N 31°48'00" E	28.20'
	(M & R1, R2)	
	(Held Bearing, R1)	
	(93.795', R1)	
	(Held Bearing, R1)	
	(53.257', R1, R2)	
	(Tie)	
	(Held Distance, R3)	
	(Tie)	
	(Held Distance, R1, R3)	
	(Held Distance, R3)	

County Surveyor's Statement:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 26TH day of OCTOBER, 2023.

Tracy W. Park, PLS 8176
 County Surveyor
 By: Lionel Keith Vincent, PLS 8248
 Deputy County Surveyor

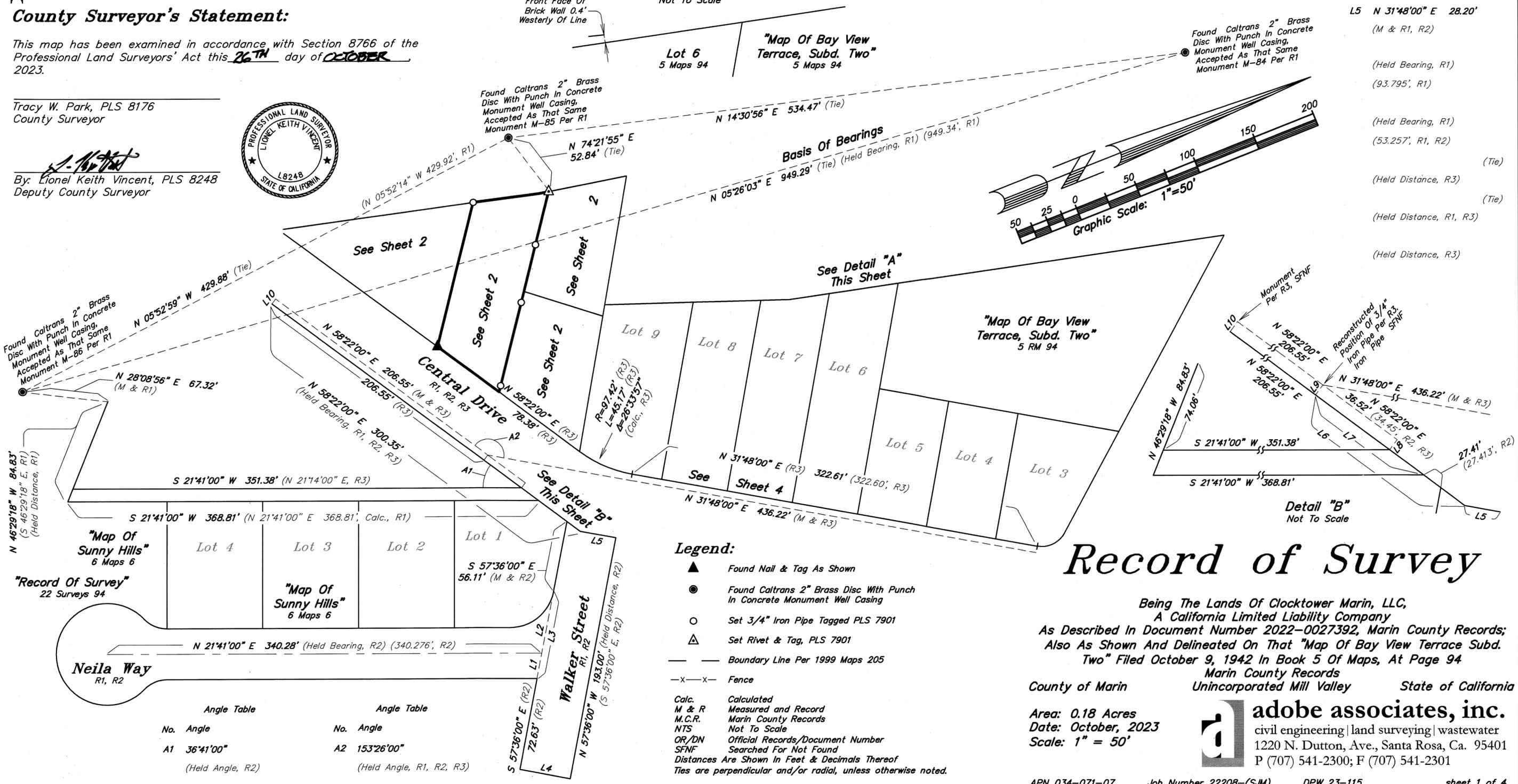
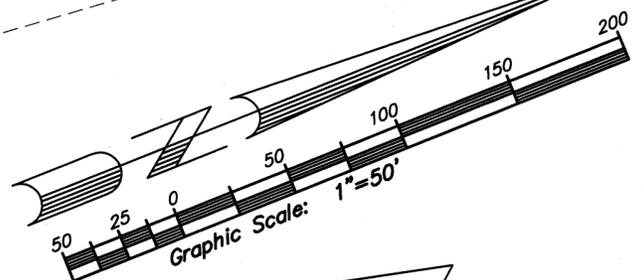


Detail "A"
 Not To Scale

Front Face Of Brick Wall 0.4' Westerly Of Line

Lot 6
 5 Maps 94

"Map Of Bay View Terrace, Subd. Two"
 5 Maps 94



Legend:

- ▲ Found Nail & Tag As Shown
- Found Caltrans 2" Brass Disc With Punch In Concrete Monument Well Casing
- Set 3/4" Iron Pipe Tagged PLS 7901
- △ Set Rivet & Tag, PLS 7901
- Boundary Line Per 1999 Maps 205
- x-x- Fence

Calc. Calculated
 M & R Measured and Record
 M.C.R. Marin County Records
 NTS Not To Scale
 OR/DN Official Records/Document Number
 SFNF Searched For Not Found
 Distances Are Shown In Feet & Decimals Thereof
 Ties are perpendicular and/or radial, unless otherwise noted.

Record of Survey

Being The Lands Of Clocktower Marin, LLC,
 A California Limited Liability Company
 As Described In Document Number 2022-0027392, Marin County Records;
 Also As Shown And Delineated On That "Map Of Bay View Terrace Subd. Two" Filed October 9, 1942 In Book 5 Of Maps, At Page 94
 Marin County Records
 County of Marin Unincorporated Mill Valley State of California

Area: 0.18 Acres
 Date: October, 2023
 Scale: 1" = 50'

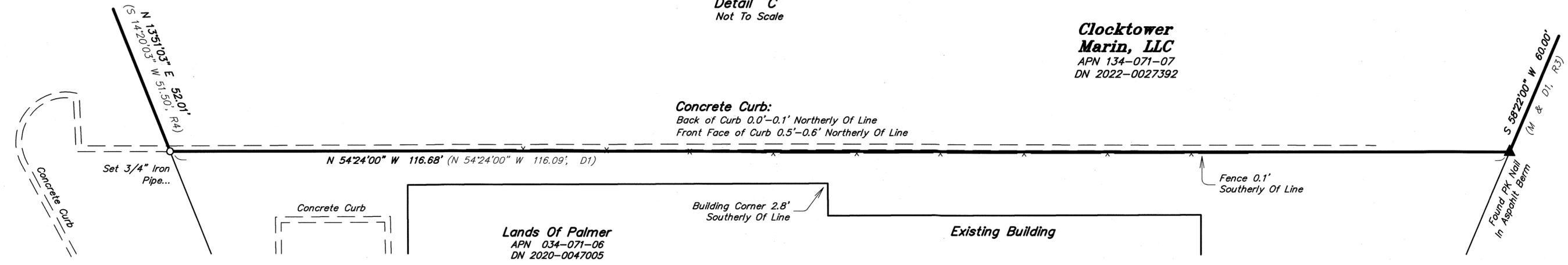
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Angle Table		Angle Table	
No.	Angle	No.	Angle
A1	36°41'00"	A2	153°26'00"
	(Held Angle, R2)		(Held Angle, R1, R2, R3)

Detail "C"
Not To Scale

**Clocktower
Marin, LLC**
APN 134-071-07
DN 2022-0027392

Concrete Curb:
Back of Curb 0.0'-0.1' Northerly Of Line
Front Face of Curb 0.5'-0.6' Northerly Of Line

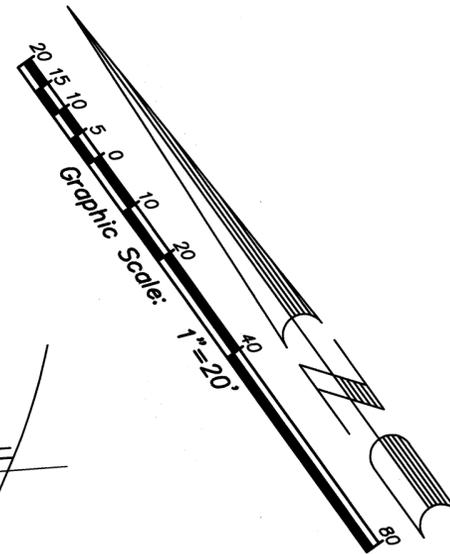


Lands Of Palmer
APN 034-071-06
DN 2020-0047005

Existing Building

Legend:

- ▲ Found Nail & Tag As Shown
 - Found Caltrans 2" Brass Disc With Punch In Concrete Monument Well Casing
 - Set 3/4" Iron Pipe Tagged PLS 7901
 - △ Set Rivet & Tag, PLS 7901
 - Boundary Line Per 1999 Maps 205
 - x-x- Fence
- Calc. Calculated
M & R Measured and Record
M.C.R. Marin County Records
NTS Not To Scale
OR/DN Official Records/Document Number
SFNF Searched For Not Found
Distances Are Shown In Feet & Decimals Thereof
Ties are perpendicular and/or radial, unless otherwise noted.



References:

- | | | |
|----|--------------------------------------|-------------------------|
| D1 | "Grant Deed" | DN 2022-0027392, M.C.R. |
| D2 | "Grant Deed" | DN 2018-0014416, M.C.R. |
| R1 | "Record of Survey" | 22 Surveys 94, M.C.R. |
| R2 | "Map of Sunny Hills" | 6 Maps 6, M.C.R. |
| R3 | "Map of Bay View Terrace, Subd. Two" | 5 Maps 94, M.C.R. |
| R4 | "Right of Way Record Map" R92A006 | |
| R5 | "Record of Survey" | 1999 Maps 205, M.C.R. |

Curve Table

#	Radius	Delta	Length
C1	R=7899.45'	Δ=0°03'22"	L=7.75'
	(R=7899.45', R4)		
C2	R=7899.45'	Δ=0°00'22"	L=0.83'
	(R=7899.45', R5)		

Lot 9
5 Maps 94

"Map Of Bay View Terrace Subd. Two"
5 Maps 94

Map Line Per R5
See Boundary Notes, Sheet 4

Lot 10
5 Maps 94

Lands Of Canter
APN 034-071-05
DN 2020-0031244

Central Drive
R1, R2, R3

Lands Of Adams
APN 034-071-08
DN 2019-0014416

"Record Of Survey"
1999 Maps 205

Map Line Per R5
See Boundary Notes, Sheet 4

See Sheet 3

Map Line Per R5
See Boundary Notes, Sheet 4

Fence 0.5'
Northerly Of Line

See Detail "D"
This Sheet

N 54°24'00" W 162.46' From Set Rivet And Tag To Property Corner
(Southeasterly, D1) (Northwesterly, D2)

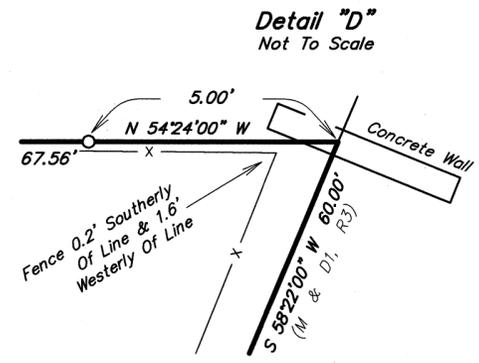
Clocktower Marin, LLC
APN 134-071-07
DN 2022-0027392

See Detail "C" N 54°24'00" W 116.68'
(N 54°24'00" W 116.09', D1)

Existing Building
See Detail "C"

Fence 1.5'
Westerly Of Line

Found PK Nail
In Asphalt Berm



Detail "D"
Not To Scale

Record of Survey

Being The Lands Of Clocktower Marin, LLC,
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As Described In Document Number 2022-0027392, Marin County Records;
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Two" Filed October 9, 1942 In Book 5 Of Maps, At Page 94
Marin County Records
County of Marin Unincorporated Mill Valley State of California

Area: 0.18 Acres
Date: October, 2023
Scale: 1" = 20'

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See Detail "F"
This Sheet

Lands of Adams
APN 034-071-08
DN 2018-0014416

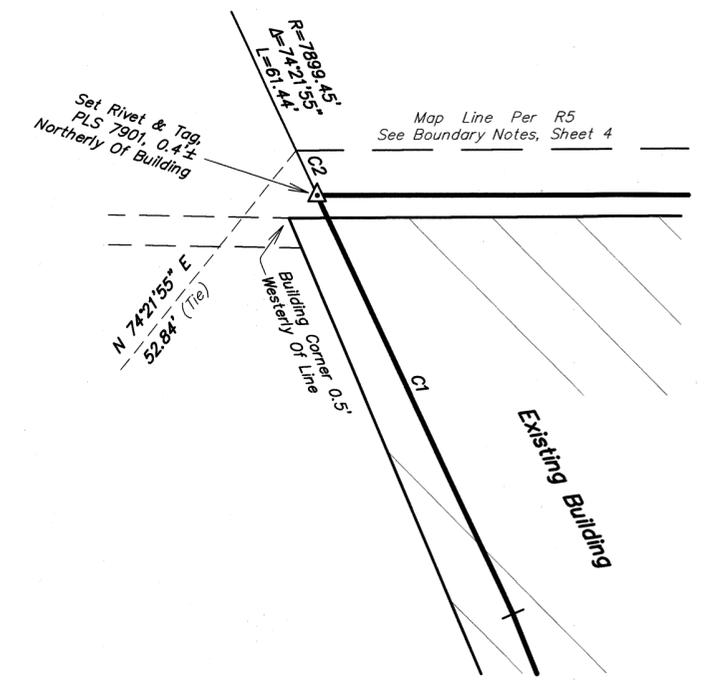
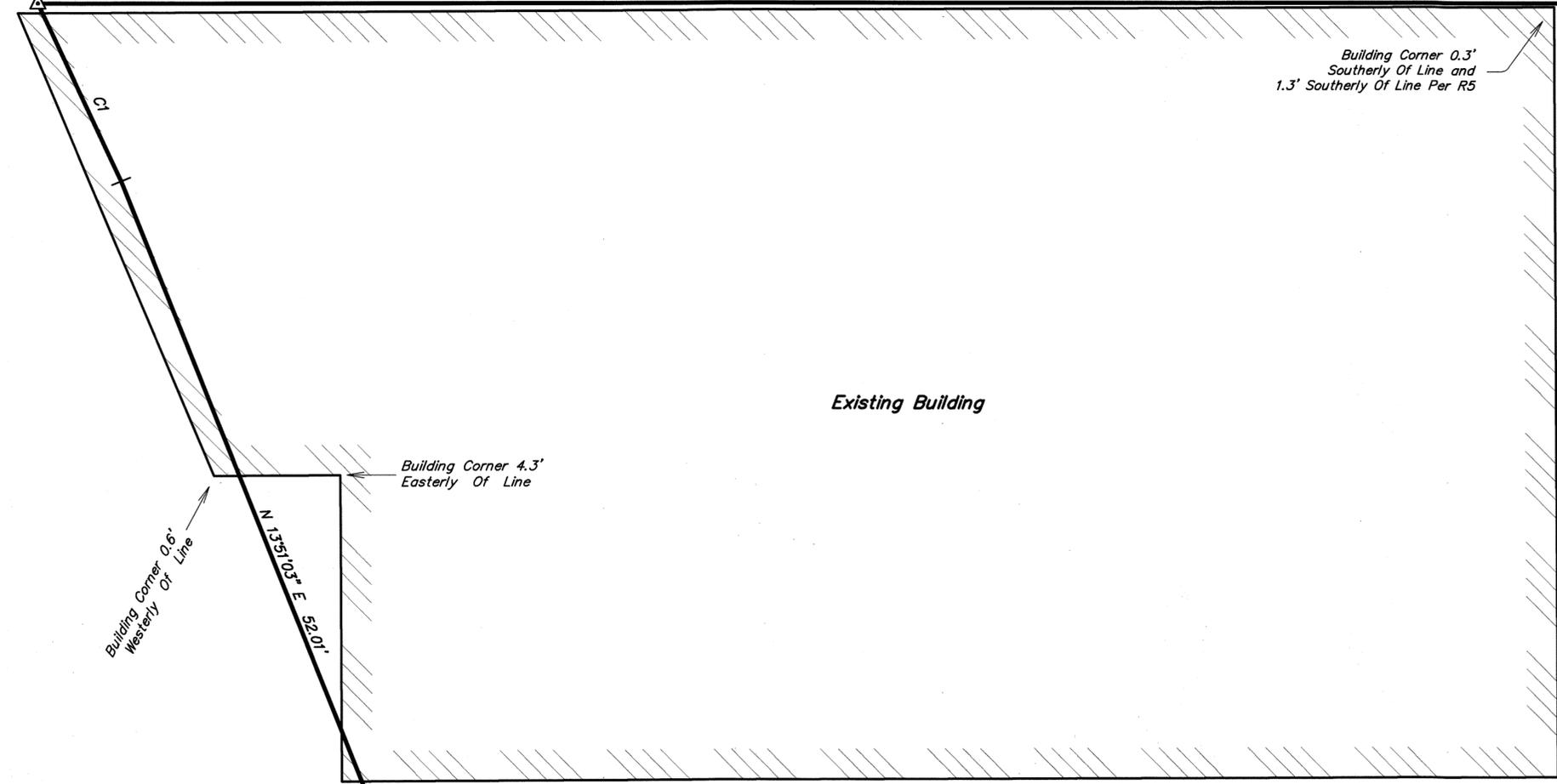
Detail "E"
Not To Scale

Map Line Per R5
See Boundary Notes, Sheet 4

Line Per R5 1.0'
Northerly Of
Property Line

Detail "F"
Not To Scale

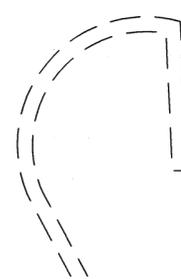
Map Line Per R5
See Boundary Notes, Sheet 4



Clocktower Marin, LLC
APN 134-071-07
DN 2022-0027392

Curve Table

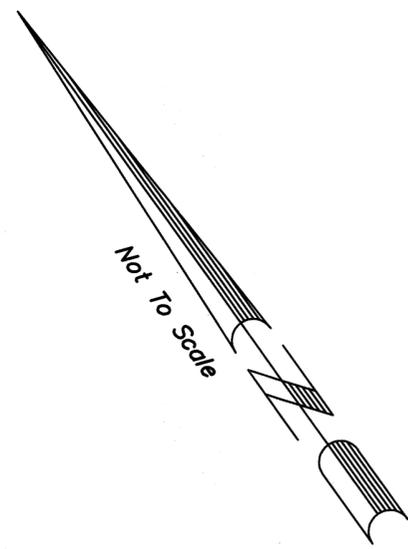
#	Radius	Delta	Length
C1	R=7899.45'	Δ=0°03'22"	L=7.75'
	(R=7899.45', R4)		
C2	R=7899.45'	Δ=0°00'22"	L=0.83'
	(R=7899.45', R5)		



Concrete Curb:
Back of Curb 0.0'-0.1' Northerly Of Line
Front Face of Curb 0.5'-0.6' Northerly Of Line

Lands of Palmer
APN 034-071-06
DN 2020-0047005

Existing Building



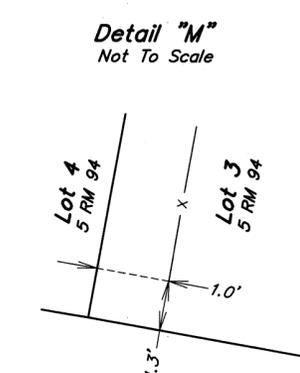
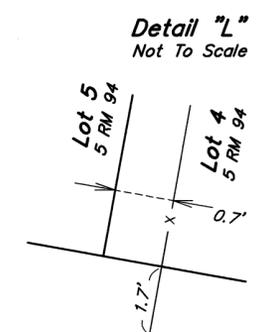
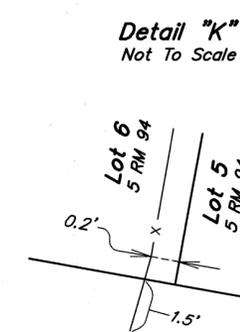
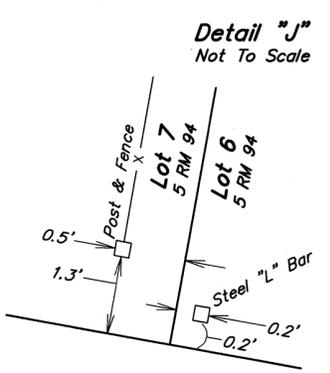
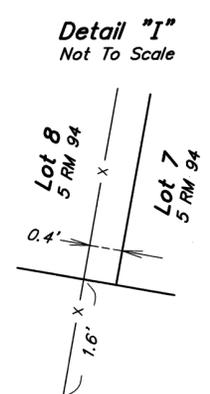
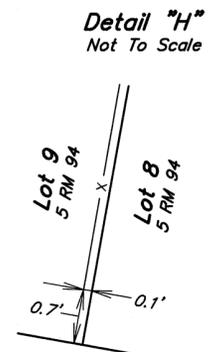
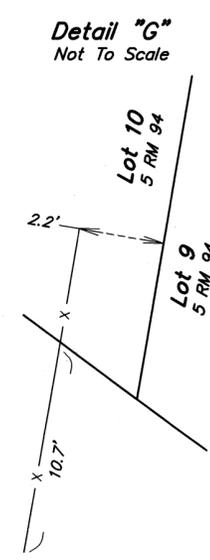
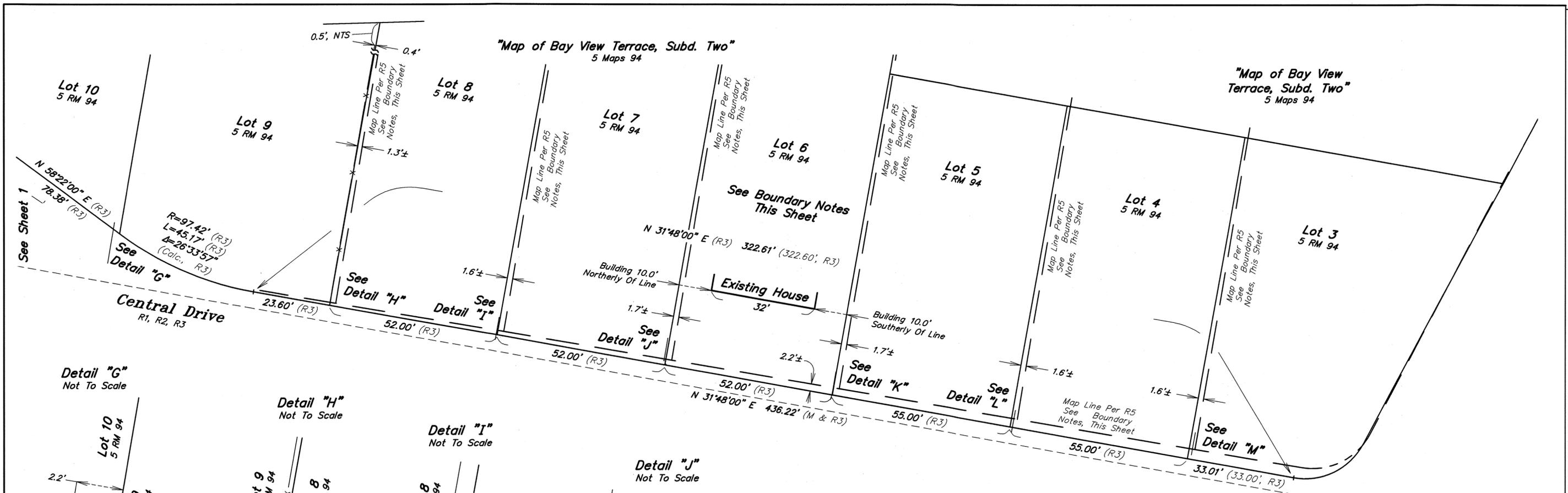
- References:**
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 - R3 "Map of Bay View Terrace, Subd. Two" 5 Maps 94, M.C.R.
 - R4 "Right of Way Record Map" R92A006
 - R5 "Record of Survey" 1999 Maps 205, M.C.R.

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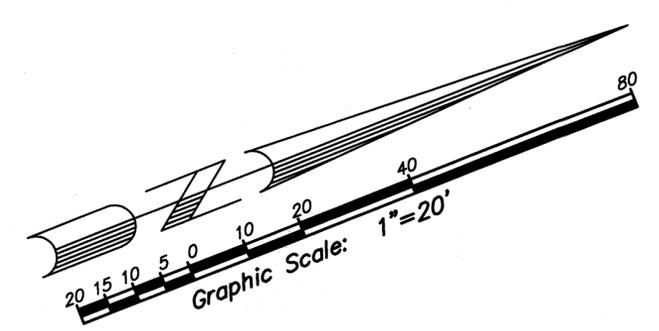
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Date: October, 2023
Scale: Not To Scale

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Boundary Notes

- 1) The purpose of this sheet is to reflect the consistency of the decisions made together with the occupation and layout of the subdivision lines.
- 2) The monuments shown on R3 (5 Maps 94) that would be utilized to reconstruct the subdivision were destroyed. The reconstruction shown hereon is in harmony with the improvements. Sheet 4 reflects the occupation of the lots from that subdivision which is also the adjoining boundary of our parcel.
- 3) While performing the field work, the owner of Lot 6 talked with our crew and mentioned she had a survey done. She did not have a copy but the purpose was to establish the foundation corners on the lot. We located the corners of the foundation and found them to be very consistent with the reconstruction shown hereon.



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