



FILING NOTE:

THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762(b) OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBSECTION 2.

GENERAL NOTES:

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
SURVEY MONUMENTS IN THE SUBJECT BLOCK AND ON RACCOON LANE PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

BUILDING NOTE:

DIMENSIONS FROM BUILDING CORNERS TO PROPERTY LINES ARE FROM MARKS SET AT 5.0' UP

EASEMENT NOTE:

EASEMENTS OF RECORD ARE NOT SHOWN ON THIS MAP.

LEGEND

- FOUND 1" REBAR, FOUND BY ①
 - ⊗ FOUND 3/4" IRON PIPE WITH PLUG "LS 3775", FOUND BY ②
 - FOUND LEAD & 3/4" BRASS TAG "LS 3775", FOUND BY ②
 - FOUND HUB & 3/4" BRASS TAG, ILLEGIBLE, FOUND BY ②
 - ▲ FOUND 3/4" IRON PIPE WITH TAG "PLS 5296" PER 2012 MAPS 59
 - SET BRASS TAG "LS 6216"
 - ⊗ SET 3/4" IRON PIPE WITH CAP & TAG "LS 6216"
 - ∅ SET 1/2" RE-BAR & CAP "LS 6216"
- D.N. DOCUMENT NUMBER
() INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE

MAP AND DEED REFERENCES:

- ① "PARCEL MAP OF DIVISION OF LOTS 58, 59, 60 & 61, UNRECORDED MAP OF LYFORD'S HYGEIA, JUR'S PROPERTY" FILED AUGUST 26, 1971 IN BOOK 6 OF PARCEL MAPS, AT PAGE 40, IN THE OFFICE OF THE MARIN COUNTY RECORDER
- ② "MAP OF 1834 CENTRO WEST STREET, A CONDOMINIUM" FILED NOVEMBER 5, 1979 IN BOOK 17 OF MAPS, AT PAGE 90, IN THE OFFICE OF THE MARIN COUNTY RECORDER
- ③ GRANT DEED RECORDED OCTOBER 3, 2007, DOCUMENT NUMBER 2007-0058242, IN THE OFFICE OF THE MARIN COUNTY RECORDER

NOTE:
IT APPEARS 2012 MAPS 59 ACCEPTED "B" FOR THE CORNER, WHEREAS THIS SURVEY FOUND IT OFF THE CORNER AND APPARENTLY DISTURBED, BASED ON MEASUREMENTS TO OTHER FOUND POINTS FROM 17 MAPS 90 AND ITS CONDITION WHEN FOUND. THIS SURVEY RETRACED THE EASTERLY LINE OF THE UNNAMED ALLEY PER 17 MAPS 90 AND 6 PM 40. THIS SURVEY DOES NOT PURPORT TO ESTABLISH THE WIDTH OF THE UNNAMED ALLEY, OR ITS WESTERLY LINE.

TIES:
S 84°46'39" E 3.47' "A" TO CORNER
S 84°11'38" E 3.85' "A" TO "B"
(3.89)' "A" TO "B" 2012 MAPS 59
NOT TO SCALE.

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 BALTAZAR GUZMAN IN MAY, 2022.



Frederick T. Seher
FREDERICK T. SEHER
PROFESSIONAL LAND SURVEYOR NO. 6216

10-19-23
DATE:

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 31st DAY OF NOVEMBER, 2023.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR



BY: *L. Vincent*
LIONEL KEITH VINCENT, PLS 8248
DEPUTY COUNTY SURVEYOR

RECORDER'S STATEMENT:

FILED THIS 9th DAY OF NOVEMBER, 2023 AT 8:00 AM
IN BOOK 2023 OF MAPS, AT PAGE 216, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.
SERIAL NUMBER: 2023-0030350 FEE: \$84-
BY: _____ COUNTY RECORDER
BY: *[Signature]* DEPUTY COUNTY RECORDER

RECORD OF SURVEY

BEING THE LANDS OF BALTAZAR GUZMAN AS DESCRIBED IN DOCUMENT NO. 2007-0058242, MARIN COUNTY RECORDS; ALSO BEING PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF DIVISION OF LOTS 58, 59, 60 & 61, UNRECORDED MAP OF LYFORD'S HYGEIA, JUR'S PROPERTY" FILED FOR RECORD ON AUGUST 26, 1971, IN BOOK 6 OF PARCEL MAPS, AT PAGE 40, MARIN COUNTY RECORDS

TIBURON
SCALE AS NOTED

CALIFORNIA
OCTOBER, 2023



Frederick T. Seher & Associates, Inc.
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