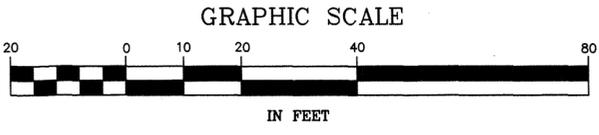
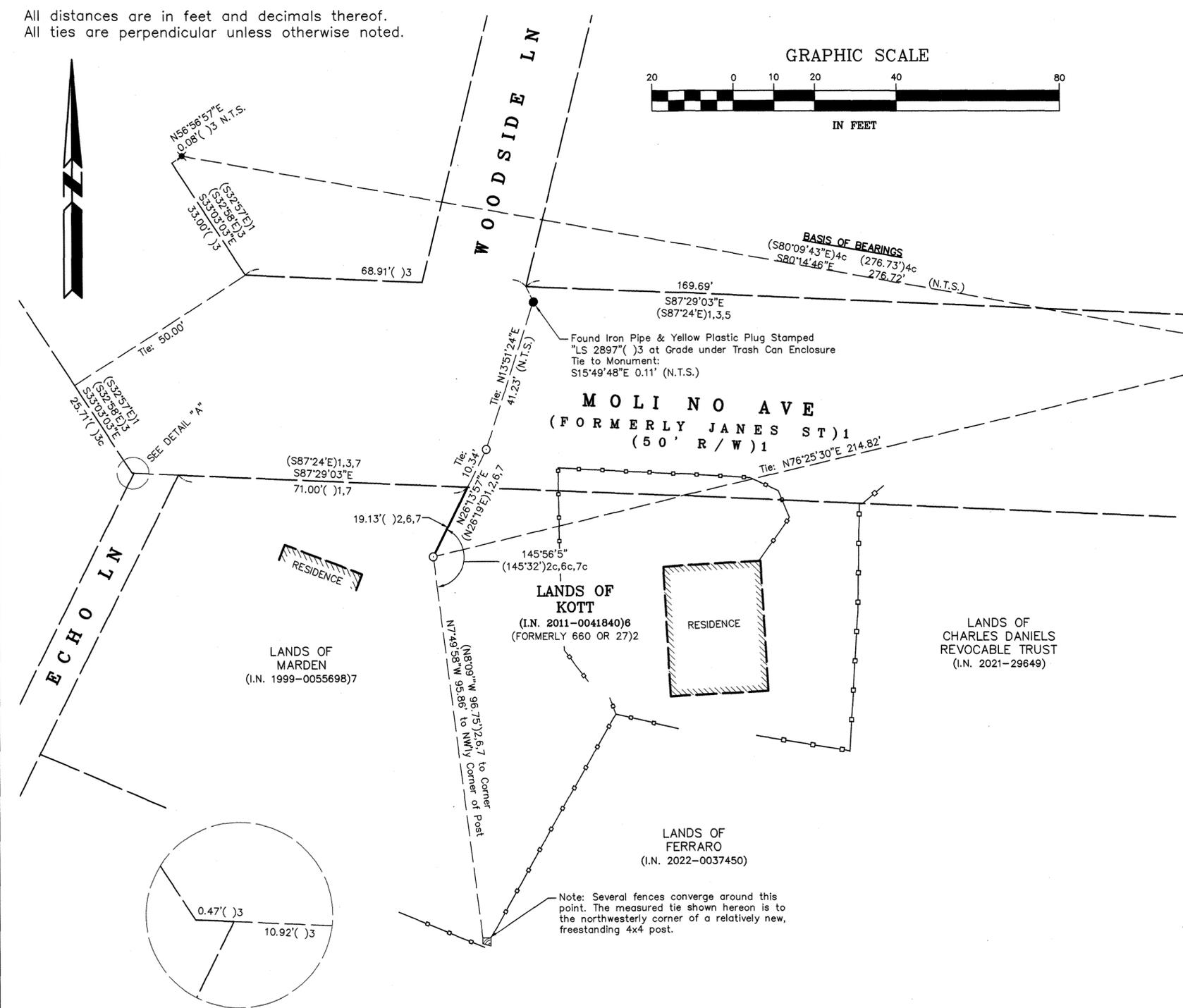


All distances are in feet and decimals thereof.
All ties are perpendicular unless otherwise noted.



NOTES

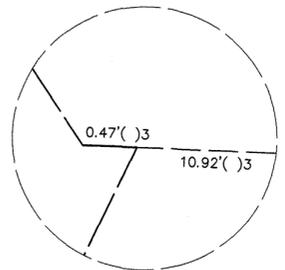
Boundary evidence collected between 10/05/2023 & 10/17/2023.
The identification and location of easements burdening this parcel is outside the scope of services contracted for.
The Preliminary Title Report reviewed during the course of this survey was provided by First American Title Company, dated 08/18/2023, Order Number 2103-7027228. Only documents within said Policy were reviewed for this work.
Dashed Lines connected to the boundary hereon are approximate boundary lines of the adjoining right-of-way or adjoining parcels. Said dashed lines are not resolved as a part of this boundary survey, and many factors could impact their location. The only boundary line established by this survey is shown as a thick continuous line for a portion of the westerly line of the Lands of Judge & Jessica Kott.

REFERENCES

- () 1 3 RM 1, "Map of the Sunrise Tract" by A.D. Avery, filed 11/17/1908
- () 2 660 OR 27; Grantors: Gerard T. Wendinger & Helen S. Wendinger; Grantees: Flora B. Coblentz & Stanton A. Coblentz; Executed 7/21/1950; Recorded 8/1/1950
- () 3 2011 RS 16, by L.A. Stevens & Associates, Inc., filed 1/28/2011
- () 4 Control Coordinate File for () 3
- () 5 2004 RS 257, by Lawrence P. Doyle, PLS 4694, filed 10/4/2004
- () 6 I.N. 2011-0041840; Grantor: Judith A. Dodson, Trustee of the Margaretha S. Kott Revocable Trust; Grantees: Judge James Thomas Kott & Jessica Anne Kott; Executed 8/18/2011; Recorded 8/24/2011
- () 7 I.N. 1999-0055698; Grantor: Dorothy P. McKelvy; Grantees: Charlie Marden & Carol Marden; Executed 7/14/1999; Recorded 7/27/1999

LEGEND

- Set 5/8" Rebar & Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
- △ Found Rebar & Unmarked Red Cap() 4 0.1' Below Grade
- ✱ Found Nail & 3/4" Tag Stamped "LS 2897" in Concrete Driveway() 3
- Found 3/4" Iron Pipe, Yellow Plastic Plug Stamped "PLS 4694" & Cup Tack() 5, 0.1' Below Grade, Unless Noted Otherwise
- Wood Fence
- N.T.S. Not To Scale
- () c Value Calculated from Reference Indicated
- RM Major Subdivision Map filed in Recorder's Book of Maps
- RS Record of Survey filed in Recorder's Book of Maps



DETAIL "A"

1" = 1'

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 Carol Ann Case in October, 2023.

Lawrence A. Stevens, PLS 6649



11-28-2023

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 30th day of NOVEMBER, 2023.

Tracy W. Park, PLS 8176, County Surveyor

By: Lionel Keith Vincent, PLS 8248
Deputy County Surveyor



RECORDER'S STATEMENT

Filed this 8th day of DECEMBER, 2023, at 9:00 a.m. in Book 2023 of Maps at Page 234, at the request of the Marin County Department of Public Works.

Serial No. 2023-0032751 Fee: \$84-

By: County Recorder By: Deputy County Recorder

AP 028-201-05

RECORD OF SURVEY

LANDS OF
JUDGE & JESSICA KOTT
(ptn. W'ly Line I.N. 2011-0041840)

CITY OF MILL VALLEY
COUNTY OF MARIN STATE OF CALIFORNIA
OCTOBER 2023 SCALE: 1" = 20'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

By: M.B.S./L.A.S. Sheet 1 Of 1