

DOCUMENT REFERENCES

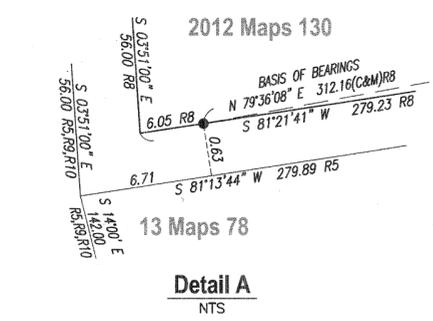
- R1 SUBJECT GRANT DEED TO LAWRENCE/NORTON RECORDED UNDER DN 2014-0016193, MCR
- R2 INDENTURE GRANT TO GRAHAM, RECORDED IN BOOK 473 OFFICIAL RECORDS, AT PAGE 261, MCR
- R3 GRANT DEED TO PERNIS & LIU, RECORDED AS DN 2014-0012516, MCR
- R4 GRANT DEED TO BALDRIDGE FAMILY TRUST, RECORDED AS DN 2012-0045343, MCR
- R5 MAP OF McDEVITT SUBDIVISION, FILED IN BOOK 13 OF MAPS, AT PAGE 78, MCR
- R6 RECORD OF SURVEY, FILED IN BOOK 2003 OF MAPS, AT PAGE 205, MCR
- R7 PARCEL MAP FILED IN BOOK 7 OF PARCEL MAPS, AT PAGE 128, MCR
- R8 RECORD OF SURVEY, FILED IN BOOK 2012 OF MAPS, AT PAGE 130, MCR
- R9 RECORD OF SURVEY, FILED IN BOOK 2019 OF MAPS, AT PAGE 76, MCR
- R10 GRANT DEED TO EGAN, RECORDED AS DN 2018-0001114, MCR

THE FOLLOWING REFERENCES ARE LISTED HERE TO PERPETUATE THE FACT THAT THEY WERE REVIEWED AND CONSIDERED IN THIS SURVEY BUT WERE NOT UTILIZED IN THE RESOLUTION OF THE BOUNDARY:

- 8 SURVEYS 86, MCR
- 1998 MAPS 66, MCR
- 9 MAPS 41, MCR (BOUNDARY OF SUBDIVISION IS SHOWN AS THE MONUMENTED CENTERLINE OF MISSION AVENUE WHICH IS ONLY 30 FEET OF THE RIGHT OF WAY; NO DOCUMENT WAS FOUND FOR THE REMAINING RIGHT OF WAY WIDTH THUS NO RECORD WIDTH OF FULL RIGHT OF WAY IS KNOWN)
- W.G. VOORHIES, SURVEY NO. 2869 ENTITLED "SURVEY OF PORTION OF GRAHAM PROP COUNTRY CLUB HEIGHTS" DATED APRIL 1950, MARIN COUNTY FREE LIBRARY
- W.G. VOORHIES, SURVEY NO. 2900 ENTITLED "SURVEY OF PORTION OF GRAHAM PROP COUNTRY CLUB HEIGHTS" DATED APRIL 1950, MARIN COUNTY FREE LIBRARY

LEGEND

- SET 5/8" REBAR, YELLOW CAP PLS 7950
- FOUND 3/4" PIPE, BLUE CAP, LS 4694 WITH TACK, PER R6
- ✱ FOUND 2" IRON PIPE, BRASS NAIL NO TAG, DOWN 0.8 IN AC, NO RECORD
- () RECORD DATA CALCULATED
- (C&M) CALCULATED & MEASURED
- DN DOCUMENT NUMBER
- NTS NOT TO SCALE
- POB POINT OF BEGINNING
- R# DOCUMENT REFERENCE
- MCR MARIN COUNTY RECORDS
- SNF SEARCHED FOR, NOT FOUND
- WGV W.G. VOORHIES
- EDGE OF PAVEMENT
- FENCE



2003 Maps 205
THIS SURVEY HAS NO CONNECTION TO SUBJECT SURVEY AND RESOLVES RIGHT OF WAY OUT OF PARALLEL WITH MONUMENTED CENTERLINE AS SHOWN ON 9 MAPS 41, THIS WAS NOT UTILIZED IN THIS RESOLUTION

NOTES

- ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
- ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
- MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
- UNRECORDED SURVEYS ARE AVAILABLE AT THE ANNE T. KENT CALIFORNIA ROOM, MARIN COUNTY FREE LIBRARY.
- THE ADJACENT OWNER, PERNIS/LIU, HAVE BEEN CONTENTIOUS REGARDING THE SHARED BOUNDARY LINE EVEN THOUGH THE FENCE HAS AN ANGLE POINT AND THE BOUNDARY IS A STRAIGHT LINE.

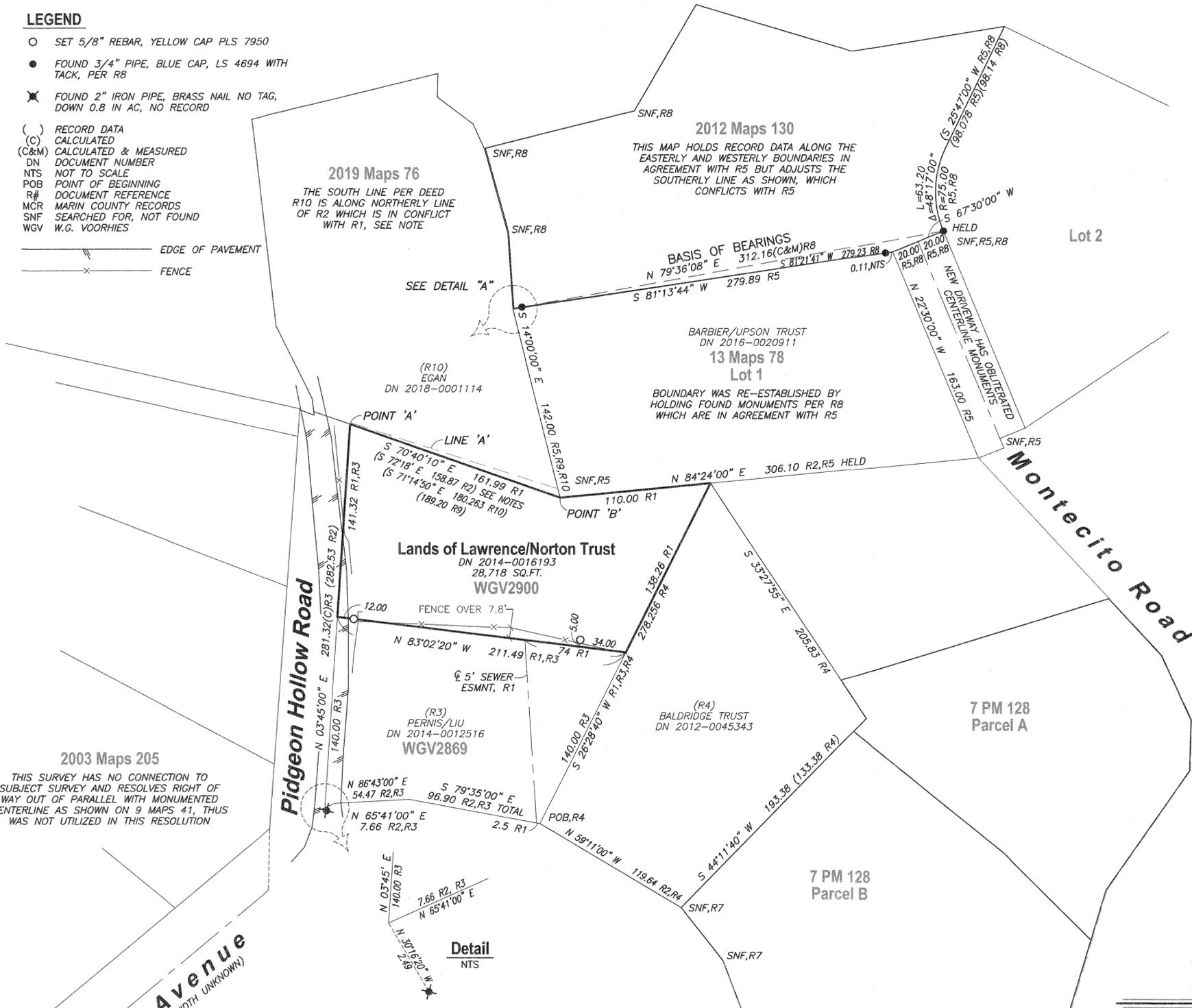
BOUNDARY NOTES

- LINE "A" - THE SUBJECT DEED (R1) AND ADJOINING PARCEL (R10) CALL TO AND ARE BOUND BY R2 THUS THERE SHOULD ONLY BE ONE LINE CONTROLLING ALL THREE DEEDS, YET ALL THREE ARE IN CONFLICT.

LINE "A" PER (R2) HAS AN ERROR OF 6.7 FEET FROM THE POB WHEN STRICTLY HELD. IT APPEARS THAT AN ERROR IN R2 WAS NEVER RESOLVED WHICH RESULTS IN THE DISTANCE ALONG PIDGEON HOLLOW ROAD AND THE CLOSING LINE BEING ADJUSTED AS SHOWN.
- POINT "A" - THIS IS THE POB FOR R1 BUT DUE TO THE CONFLICTS STATED ABOVE AND THE AGREEMENT BETWEEN THE COURSES SHOWN IN DEEDS R1 & R3, THIS POINT WAS RESOLVED AS SHOWN.
- POINT "B" - THIS IS THE POB FOR R2 AND WAS ESTABLISHED BY HOLDING R5 & R8. NEW FENCES EXIST THUS ORIGINAL NAIL HAS BEEN OBLITERATED.
- R6 FINDS CENTERLINE MONUMENTS PER 9 MAPS 41, BUT HOLDS THE NORTHERLY RIGHT OF WAY LINE OF MISSION AVENUE OUT OF PARALLEL AND AT IRREGULAR DISTANCES. R6 DOES NOT AGREE WITH PIDGEON HOLLOW ROAD 40 FOOT WIDE RIGHT OF WAY AS ESTABLISHED BY THIS SURVEY.

BASIS OF BEARINGS

THE BEARING NORTH 79°36'08" EAST AS CALCULATED AND MEASURED BETWEEN FOUND 3/4-INCH IRON PIPES, BLUE CAP, TAGGED LS 4694 PER R6, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO



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 SEAN NORTON IN MARCH OF 2023.

S. J. HARMMA, III
GJ HARMMA, III, PLS 7950

March 11, 2024
DATE



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT
THIS 13TH DAY OF MARCH 2024

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

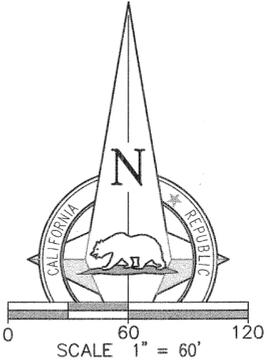
L. Vincent
BY: LIONEL KEITH VINCENT, PLS 8248
DEPUTY COUNTY SURVEYOR



RECORDER'S CERTIFICATE

FILED THIS 15TH DAY OF MARCH 2024 AT 9:00 A.M.
IN BOOK 2024 OF MAPS AT PAGE 047 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS
SERIAL NO. 2024-0006454 FEE \$84-

COUNTY RECORDER
M. J. ...
BY: DEPUTY COUNTY RECORDER



RECORD OF SURVEY

OF THE LANDS OF JAMES LAWRENCE AND SALLY SHIELDS NORTON REVOCABLE TRUST, AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2014-0016193, MARIN COUNTY RECORDS

SAN RAFAEL COUNTY OF MARIN STATE OF CALIFORNIA
JUNE 2023
APN 016-053-01

1031Survey, Inc.
High Definition Surveying

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