

LEGEND

- SUBJECT PROPERTY BOUNDARY LINES PER[A]
- OTHER PROPERTY BOUNDARY LINES
- - - TIE LINES
- - - ORIGINAL LOT LINES PER[1]
- - - EXISTING WOOD FENCE
- - - EXISTING CHAIN LINK FENCE
- FOUND 3/4" BRASS DISK STAMPED "LS 7053" PER[3]
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 6344" PER[4]
- FOUND 3/4" BRASS DISK STAMPED "LS 6344" PER[4]
- FOUND 3/4" BRASS DISK STAMPED "LS 3971" UO PER[3]
- SET 3/4" REBAR & PLASTIC CAP PLS 8080
- MCA MARIN COUNTY FREE LIBRARY ANNE T. KENT (CA ROOM)
- MCR MARIN COUNTY RECORDER
- C1 CALCULATED PER[1]
- CA CALIFORNIA
- CONC CONCRETE
- FD FOUND
- DN DOCUMENT NUMBER
- MON MONUMENT
- N&T NAIL AND TAG
- OU ORIGIN UNKNOWN
- TAG 3/4" BRASS DISK
- UNO UNLESS NOTED OTHERWISE
- WELL MONUMENT WELL
- WD WOOD



REFERENCES:

- [1] "MAP OF SUBDIVISION FOUR, MARIN TERRACES", BOOK 5 OF MAPS, PAGE 33. (5 M 33)
- [2] "PARCEL MAP, LAND DIVISION OF LOTS 29, 30 & 31, MARIN TERRACE SUBDIVISION #4", BOOK 5 OF PARCEL MAPS, AT PAGE 87 (5 PM 87)
- [3] "RECORD OF SURVEY, LANDS OF SANDERS", BOOK 34 OF SURVEYS, PAGE 39 (34 S 39)
- [4] "RECORD OF SURVEY, LANDS OF GROOMS", BOOK 2004 OF MAPS, PAGE 326 (2004 M 326)
- [5] UNRECORDED SURVEY "PORTION LOTS 32-33 - BLOCK 403, MARIN TERRACES, SUB. 4", OGLESBY, JACOBS & WICKHAM; JOB#17670, WITH HARD COPY (OJW-17670) MCA

- [A] DEED DOCUMENT: 2020-0047470, FILED 10/05/2020 (SIPE & GHAFARI)
- [B] DEED DOCUMENT: 2009-0060019, FILED 10/23/2009 (PELTZ & MILLER)

BASIS OF BEARINGS:

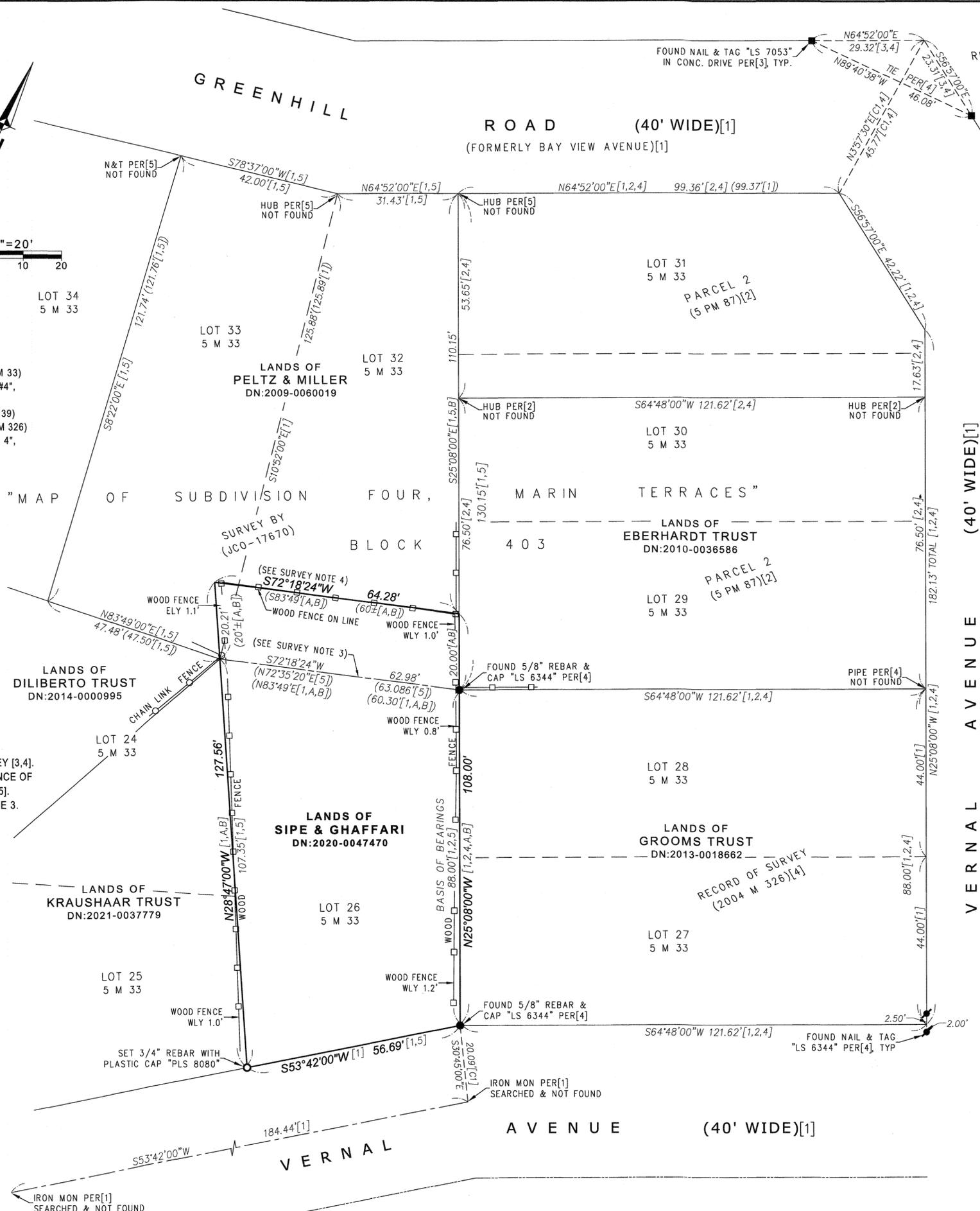
THE BASIS OF BEARINGS FOR THIS SURVEY IS N25°08'00"W BETWEEN FOUND 5/8" REBARS AND PLASTIC CAPS STAMPED "LS 6944" PER[4] FILED IN THE OFFICE OF THE MARIN COUNTY RECORDER.

MAP NOTES:

- 1) REFERENCED DOCUMENTS ARE PER MARIN COUNTY RECORDERS OFFICE, UNO.
- 2) DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 3) ALL DETAILS SHOWN HEREON ARE NOT TO SCALE.
- 4) ANY ENCROACHMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PARTIES INVOLVED TO RESOLVE ANY ISSUES THAT ARISE THEREFROM.
- 5) ALL DIMENSIONS SHOWN ARE CONSIDERED MEASURED AND RECORD PER[1] AND WHEN RECORD DIMENSIONS DIFFER FROM FIELD MEASURED THE RECORD DATA IS SHOWN IN (PARENTHESES) AND THE MAP REFERENCE(S) ARE SHOWN IN [BRACKETS].

SURVEY NOTES:

- 1. THIS SURVEY WAS BASED ON "MAP OF SUBDIVISION FOUR, MARIN TERRACES"[1].
- 2. THE MONUMENTS FOR THIS SURVEY WERE RECOVERED FROM RECORD OF SURVEY [3,4].
- 3. THE NORTHERLY LINE OF LOT 26 WAS DERIVED BY HOLDING BEARING AND DISTANCE OF THE WESTERLY AND EASTERLY LINES OF LOT 26 PER[1] AS PER HARD COPY PER[5].
- 4. THIS BEARING IS ACCEPTED AS THE BEARING FOR LOT 26 AS PER SURVEY NOTE 3.



RECORD OF SURVEY (34 S 39)[3]

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 DAVID SIPE IN DECEMBER 2021.

6/4/2024
 DUSTIN BYRON WILTON, PLS 8080 DATE



COUNTY SURVEYOR'S STATEMENT:
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 26TH DAY OF JUNE, 2024.

TRACY W. PARK, PLS 8176
 COUNTY SURVEYOR
 BY: LIONEL KEITH VINCENT, PLS 8248
 DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT:
 FILED THIS 28 DAY OF JUNE, 2024 AT 2 p.m., IN BOOK 2024 OF MAPS, AT PAGE 092, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2024-0018525 FEE: \$84.

COUNTY RECORDER
 ELLEN SE
 BY DEPUTY COUNTY RECORDER

RECORD OF SURVEY
LANDS OF SIPE & GHAFARI

AS DESCRIBED IN DEED DOCUMENT NO. 2020-0047470 BEING LOT 26 & A PORTION OF LOTS 32 & 33, BLOCK 403 "MAP OF SUBDIVISION FOUR, MARIN TERRACES", RECORDED IN BOOK 5 OF MAPS, AT PAGE 33. MARIN COUNTY RECORDERS OFFICE

MILL VALLEY, COUNTY OF MARIN, CALIFORNIA
 SCALE: 1"=20' SHEET 1 OF 1 JUNE 2024

AMERICAN LAND SURVEYING
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