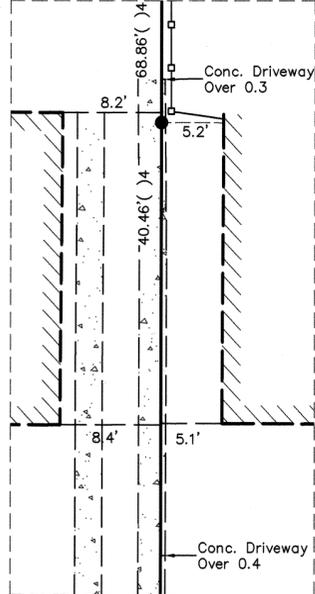
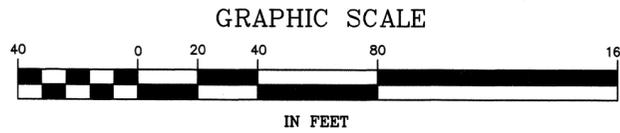


All distances are in feet and decimals thereof.



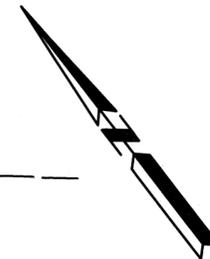
DETAIL A

Scale: 1"=10'



GRAPHIC SCALE

IN FEET



LEGEND

- Found 3/4" Iron Pipe with Nail & Tag "LS 8750", U.N.O.
✕ Found Nail & 3/4" Brass Tag Stamped "LS 8750", U.N.O.
○ Set Mag Nail & 1-1/2" Brass Washer, Stamped "LA STEVENS PLS 6649", U.N.O.
○ Set 5/8" Rebar & 2-1/2" Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
C Calculated per Map
Clr Clear of Boundary Line
NDR No Discovered Record
NTS Not to Scale
SNF Searched Area Nothing Found
UNO Unless Noted Otherwise
Edge of Asphalt Concrete Pavement
Wood Fence
Wire Fence
RM Major Subdivision Map - Filed in Book of Maps
RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter
+ Location of Curb Measurement

NOTES

Boundary evidence collected on/between 9/30/2022, 10/13/2022, 12/13/2022
The Condition of Title Guarantee reviewed during the course of this survey was provided by Old Republic Title Co., dated 11/10/2022, Policy Number A04039-CTG-178010 Only documents within said Policy were reviewed for this work.

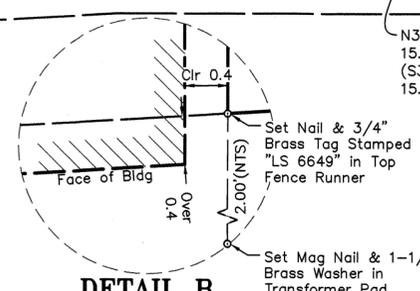
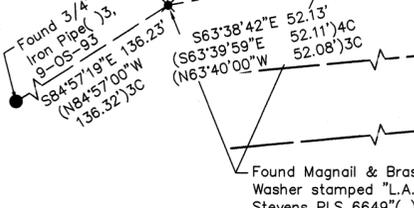
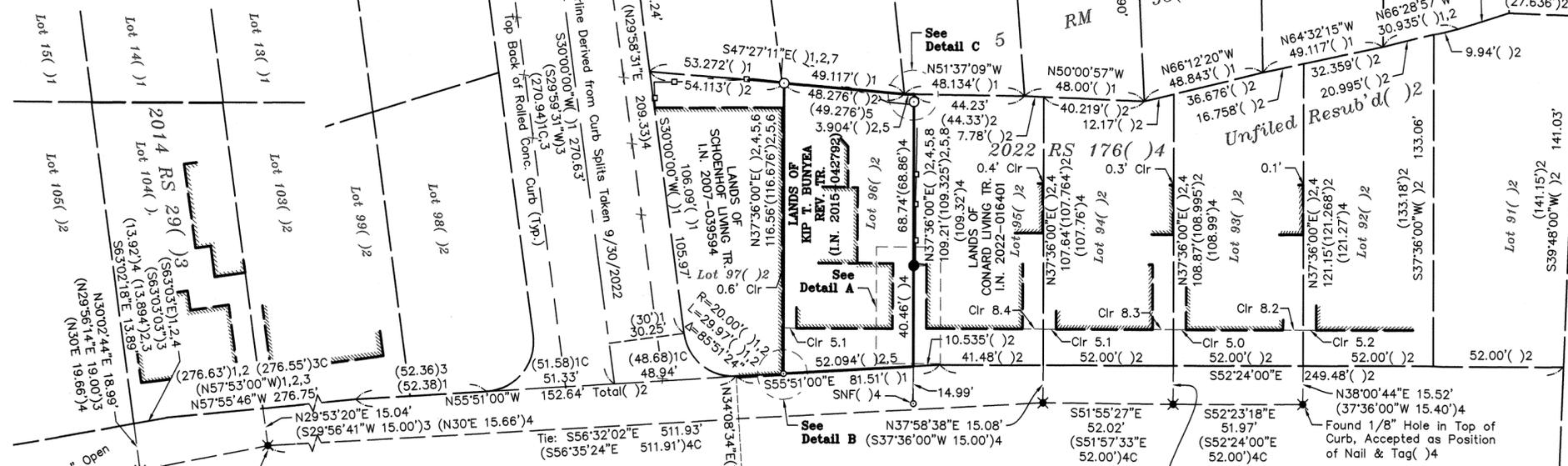
Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by KIP T. BUNYEA REV. TR..

REFERENCES

- () 1 5 RM 95, "Map of Sun Valley Unit One", by J.C. Oglesby, filed 10/19/1942
() 2 Unfiled survey titled, "Resubdivision of a Portion of Sun Valley Unit One Being Ptn. Marked Lot 90 & Business Area", by J.C. Oglesby, Job# , dated February 1943
() 3 2014 RS 29, "Lands of Janisen", by L.A. Stevens & Associates, Inc., filed 2/7/2014
() 4 2022 RS 176, "Lands of Corso & Conrad", by Bear Flag Engineering, Inc., filed 9/23/2022
() 5 I.N. 2015-042792, Grantor: Kip Bunyea Sr., Grantee: Kip T. Bunyea Sr. Rev. Tr., Executed: 9/2/2015, Recorded: 9/2/2015
() 6 I.N. 2007-039594 Lot 97 Grantor: Robert M. Schoenhof, Grantee: The Robert & Pamela Schoenhof Living Tr., Executed: 6/11/2007, Recorded: 6/26/2007
() 7 I.N. 2015-032137 Lot 6 Grantor: Gordon A. Marklinger, Grantee: Marilyn A. Marklinger Executed: 6/30/2015 Recorded: 7/1/2015
() 8 I.N. 2022-016401 Lot 95 Grantor: Judy Ann Conard, Grantee: The Judy Ann Wilder Conard Living Tr. Executed: 4/18/2022 Recorded: 4/19/2022
() 9 I.N. 2002-067083, Grantor: Maria T. Buehler, Grantee: Bradley & Kristin Buehler, Executed: 7/25/2002, Recorded: 8/1/2002

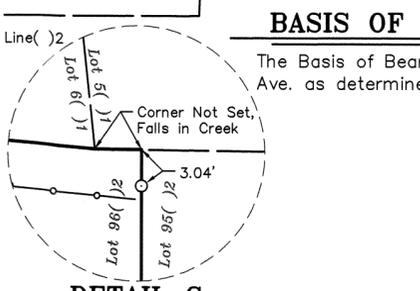
BASIS OF BEARINGS

The Basis of Bearings of this survey is S30°00'00"W ()1,2 along the centerline of California Ave. as determined by curb splits taken 9/30/2022.



DETAIL B

Scale: 1"=1'



DETAIL C

Scale: 1"=10'

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 Bob Bunyea in September, 2022.

Lawrence A. Stevens, PLS 6649



06-27-2024

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 1st day of July, 2024.

Tracy W. Park, PLS 8176, County Surveyor



By: Lionel Keith Vincent, PLS 8248, Deputy County Surveyor

RECORDER'S STATEMENT

Filed this 5th day of July, 2024 at 12:12 p.m. in Book 2024 of Maps at Page 094, at the request of the Marin County Department of Public Works.

Serial No. 2024-0019112 Fee: \$84-

By: County Recorder By: Deputy County Recorder

AP 010-067-09

RECORD OF SURVEY

LANDS OF KIP T. BUNYEA REV. TR. (Lot 96, Unfiled Map of Resubdivision of Sun Valley Unit One) (I.N. 2015-0042792)

CITY OF SAN RAFAEL COUNTY OF MARIN STATE OF CALIFORNIA OCTOBER 2022 SCALE: 1" = 40' L.A. Stevens & Associates, Inc. Professional Land Surveyors * (415) 382-7713 7 Commercial Blvd. Suite 1 * Novato, California 94949

Drawing No. 222240fld.dwg

By: OA/LS

Sheet 1 Of 1