

Monument Notes

- (A) Found Standard Street Monument with 2" disk and punch mark Disk is scribed RCE 14417
- (B) Found Standard Street Monument with 2" disk - no punch mark. Disk is scribed RCE 14417
- (C) Set 3/4" Iron Pipe and plastic plug marked LS 4397 N87°39'00"E 1.00' from property corner
- (D) Set 1/2" diameter brass tag marked LS 4397 in the top rail of a wooden fence S87°39'00"W 26.88' from property corner
- (E) Set 1/2" diameter brass tag marked LS 4397 in the top rail of a wooden fence N78°37'35"W 26.00' from property corner.
- (F) Set 3/4" Iron Pipe and plastic plug marked LS 4397 at property corner

Legend

- Property Line
- Surveyed Lot Boundary
- x- Existing Wood Fence
- (C) o Set Monument as Noted
- (A) o Found Standard Street Monument
- c Calculated Bearing or Distance
- M Measured Bearing or Distance
- (R) Radial Bearing
- (R2) Referenced Document Bearing or Distance

Surveyor's Notes

This is a retracement survey of the original survey of this property. This survey is based on the best available evidence.

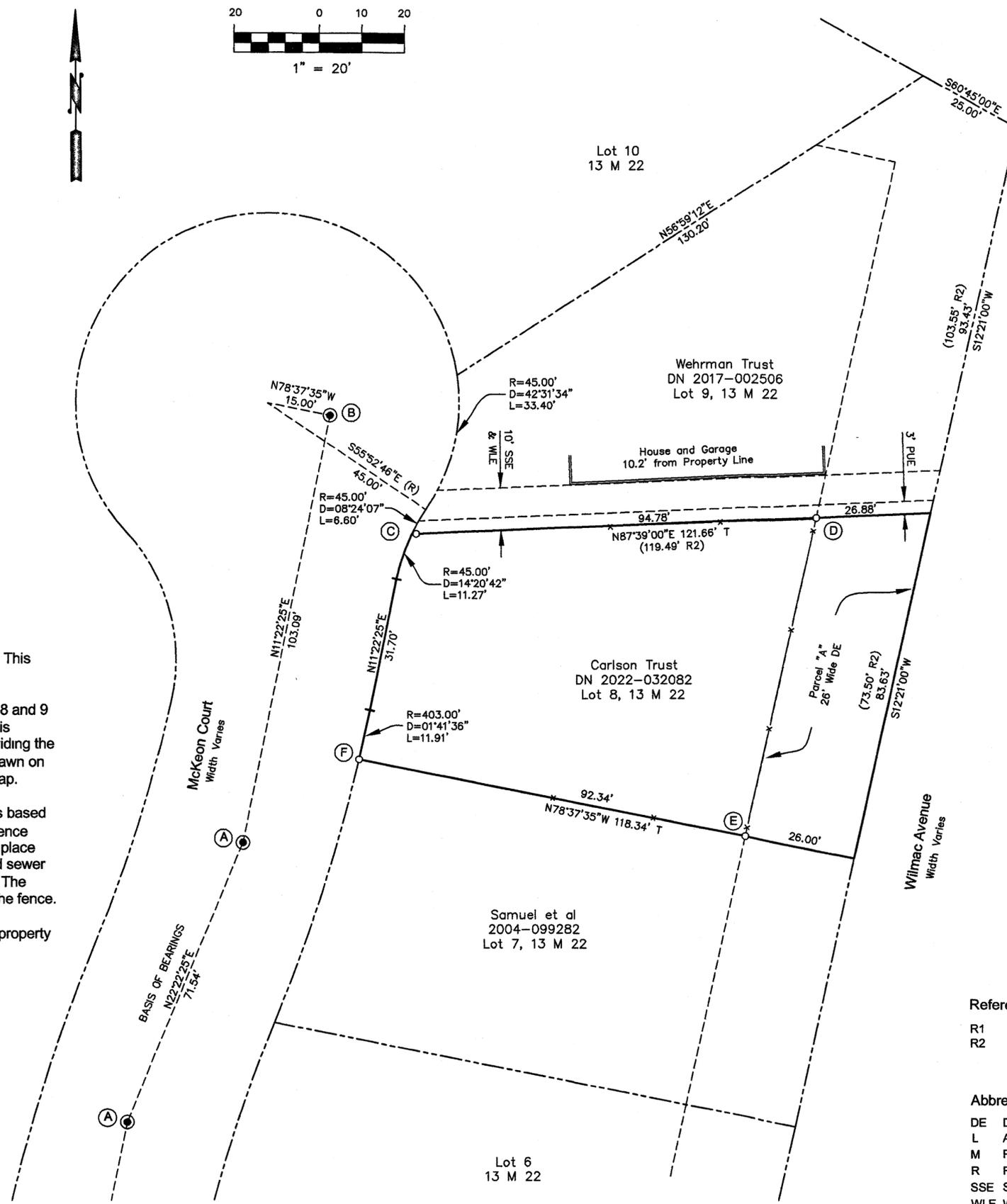
There is a discrepancy between the easterly lot line widths for Lots 8 and 9 as shown on this map and the lot widths shown on 13 Maps 22. This difference is caused by the bearing of N 87° 39' 00" E as shown dividing the two lots on 13, Maps 22. If this bearing were S 87° 39' 00" E as drawn on the map, the easterly lot line distances would agree with the filed map.

The evidence shows that the original surveyor staked these two lots based on the bearing of N 87° 39' 00" E as shown on the filed map. The fence dividing the lots was built and re-built on this line and it has been in place for more than 50 years. All work on the utilities within the water and sewer easements on Lot 9 has occurred on the northerly side of the fence. The house on Lot 9 was constructed 10.2 feet northerly and parallel to the fence.

The boundary between these two lots has been established by the property owners who relied on the original survey.

Notes

1. All dimensions are in feet and decimals of feet.
2. The Basis of Bearings for this map is N 22° 22' 25" E between found Street Monuments in McKeon Court as shown on 13 Maps 22 and this map.
3. Surveyed in June, 2024.



Surveyor's Statement

This map correctly represents a survey made by me or under my direction in conformance with the Professional Land Surveyors' Act at the request of Linda Carlson in June, 2024

Dale White  
Dale White LS 4397



County Surveyor's Statement

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 9th day of OCTOBER, 2024.

Tracy W Park, PLS 8176  
County Surveyor

By: Lionel Keith Vincent, PLS 8248  
Deputy County Surveyor



Recorder's Statement

Filed this 11th day of October, 2024, at 8:30AM

in Book 2024 of Maps at Page 133

Serial No. 2024-0029523, Fee \$84  
at the request of the Marin County Department of Public Works

Shelly Scott  
County Recorder

By: Deputy County Recorder

Record of Survey

Lands of Carlson  
DN 2022-032082  
Lot 8, 13 Maps 22  
Marin County Records

CITY OF NOVATO  
MARIN COUNTY CALIFORNIA  
Scale: 1" = 20' June, 2024

WHITE & PRESCOTT  
1400 Grant Avenue  
Novato, CA 94945  
(415) 506-4268

A P N 140-081-12 SHEET 1 OF 1

References

- R1 DN 2022-032082
- R2 13 M 22

Abbreviations

- DE Drainage Easement
- L Arc Length
- M Record Map
- R Radius
- SSE Sewer Easement
- WLE Water Line Easement