

All distances are in feet and decimals thereof. Multiply by 1.000082047 to obtain ground distances.

LEGEND

- Found Railroad Spike, Accepted as Original Monument, Per ()1
Found Mag Nail & 1-1/2" Aluminum Washer, Stamped "LA STEVENS CONTROL"
Found 2" Brass Disc with Punch, 0.6 Below Grade, In Monument Well, Accepted as Location of Monument per()2, UNO
Found 6 x 6 Concrete Monument, Per ()4, Accepted as (Exist. Mon. 'Z' Iron Mon)3, Not Located This Survey Due to San Rafael Ave Having Been Repaved Since Originally Locating While Performing Field Work for 2012 RS 107
Calculated per Record Map
NTS Not to Scale
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
SNF Searched Area Nothing Found
UNO Unless Noted Otherwise

BASIS OF BEARINGS

The Basis of Bearings of this survey is S59°18'33"E (rotated clockwise 1°23'27" from record) between a found railroad spike and a 2" Brass Disc with Punch, in a Monument Well, along Tamalpais Avenue, as shown hereon.

REFERENCES

- ()1 6 RM 77, entitled "North Point Subdivision", by Punnett, Perez & Hutchison, recorded February 26, 1949
()2 9 RM 71, entitled "Britton Ridge Subdivision", by Punnett, Perez & Hutchison, recorded March 8, 1951
()3 7 RM 1, entitled "Lagoon Subdivision No. 4", by Punnett, Perez & Hutchison, recorded April 6, 1950
()4 2012 RS 107, entitled "Record of Survey Lot Line Adjustment: Between the Lands of Scarborough Trust & Lands of Dudley", by L.A. Stevens & Associates, Inc., recorded September 14, 2012
()5 I.N. 1999-082706, Grantor: Katherine F. McKenzie, Grantee: Ronald N. Sann & Jennifer H. Sann, executed: 11/15/1999, recorded: 11/18/1999
()6 1056 OR 376, Excepting & Reserving Easement for Ingress and Egress, Drainage, and Public Utility Purposes from ()5, recorded: September 6, 1956

NOTES

- Boundary evidence collected on 2/15/24 & 2/16/24
Intersection of San Rafael Ave & Golden Gate Ave derived by extending centerline bearing of Golden Gate Ave from Mon #1()1 to Monument Line on San Rafael Ave.()3.
Concrete wall along Westerly line of Lands of Sann is 0.1' West of the property line.
The Title Insurance Policy reviewed during the course of this survey was provided by Old Republic Title Co., dated 1-16-2024, Policy Number 0457025908-RB Only documents within said Policy were reviewed for this work.

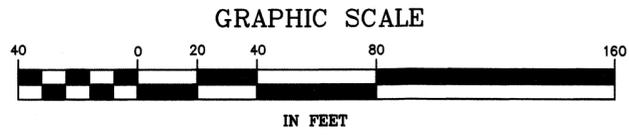
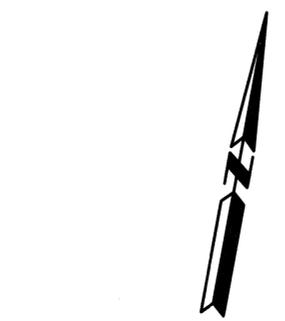
Dashed Lines connected to the boundary hereon are approximate boundary lines of the adjoining right of way and/or adjoining land owners boundaries. Said dashed lines may not be resolved as a part of this boundary resolution, as many issues can impact the location of said boundary lines. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Sann.

RECORD OF SURVEY

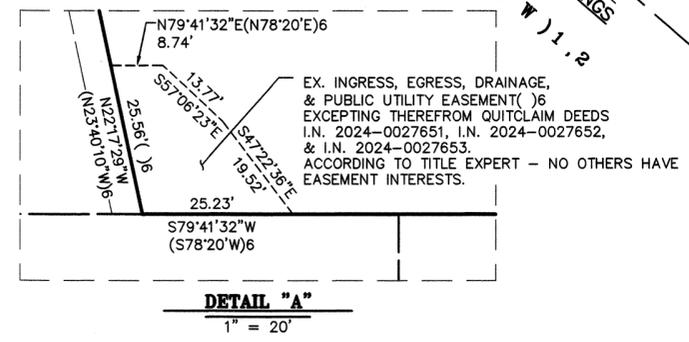
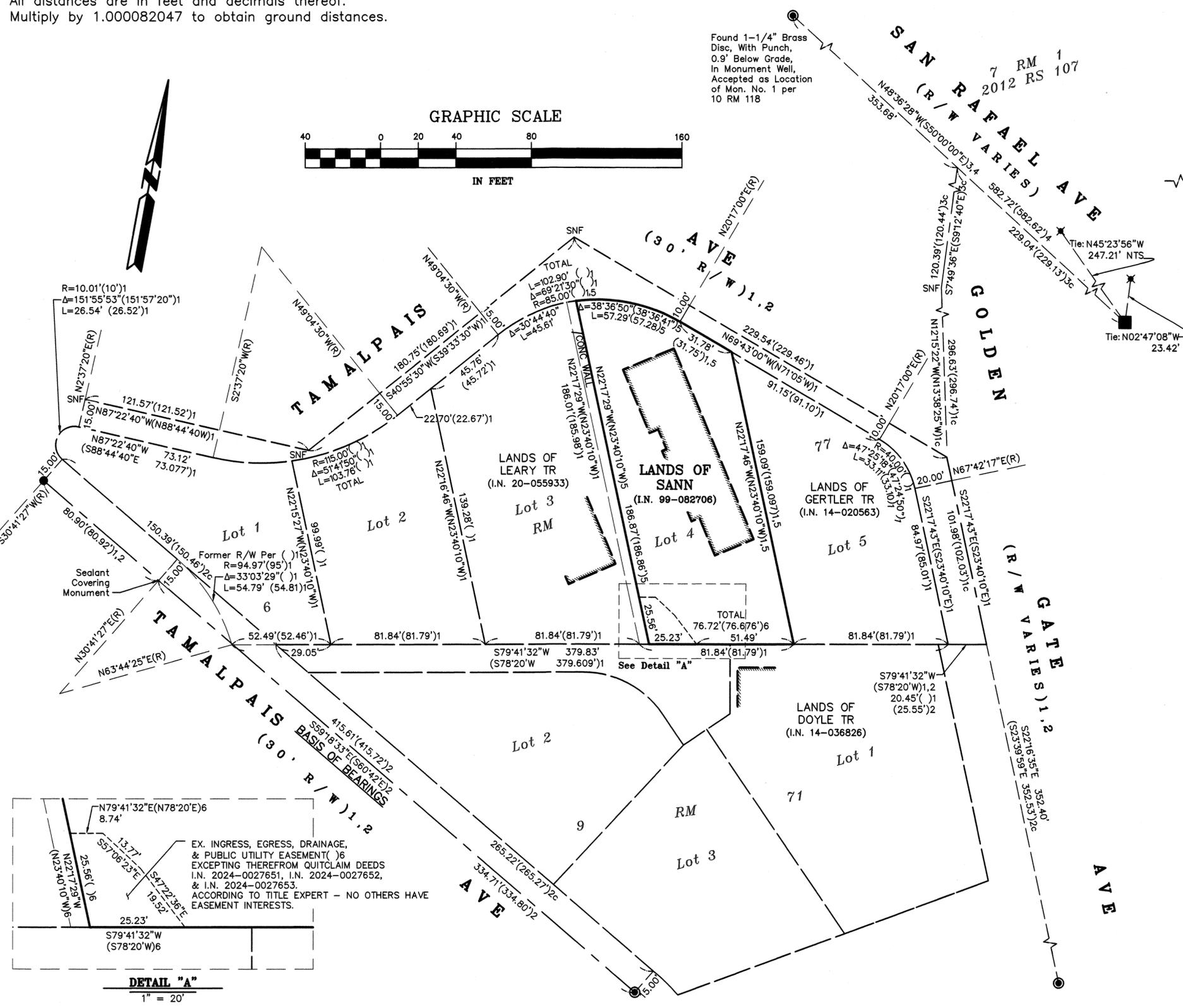
LANDS OF SANN (IN 99-082706)

CITY OF BELVEDERE

COUNTY OF MARIN STATE OF CALIFORNIA
FEBRUARY 2024 SCALE: 1" = 40'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949



Found 1-1/4" Brass Disc, With Punch, 0.9' Below Grade, In Monument Well, Accepted as Location of Mon. No. 1 per 10 RM 118



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 Ron Sann in February, 2024.
Lawrence A. Stevens, PLS 6649



COUNTY SURVEYOR'S STATEMENT
This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 29th day of OCTOBER, 2024.
Tracy W. Park, PLS 8176, County Surveyor
By: Monel Keith Vincent, PLS 8248, Deputy County Surveyor



RECORDER'S STATEMENT
Filed this 1st day of NOVEMBER, 2024 at 0:00 a.m. in Book 2024 of Maps at Page 154, at the request of the Marin County Department of Public Works.
Serial No. 2024-0029374 Fee: \$84.
SHELLY SCOTT Ellen Seo
By: County Recorder By: Deputy County Recorder