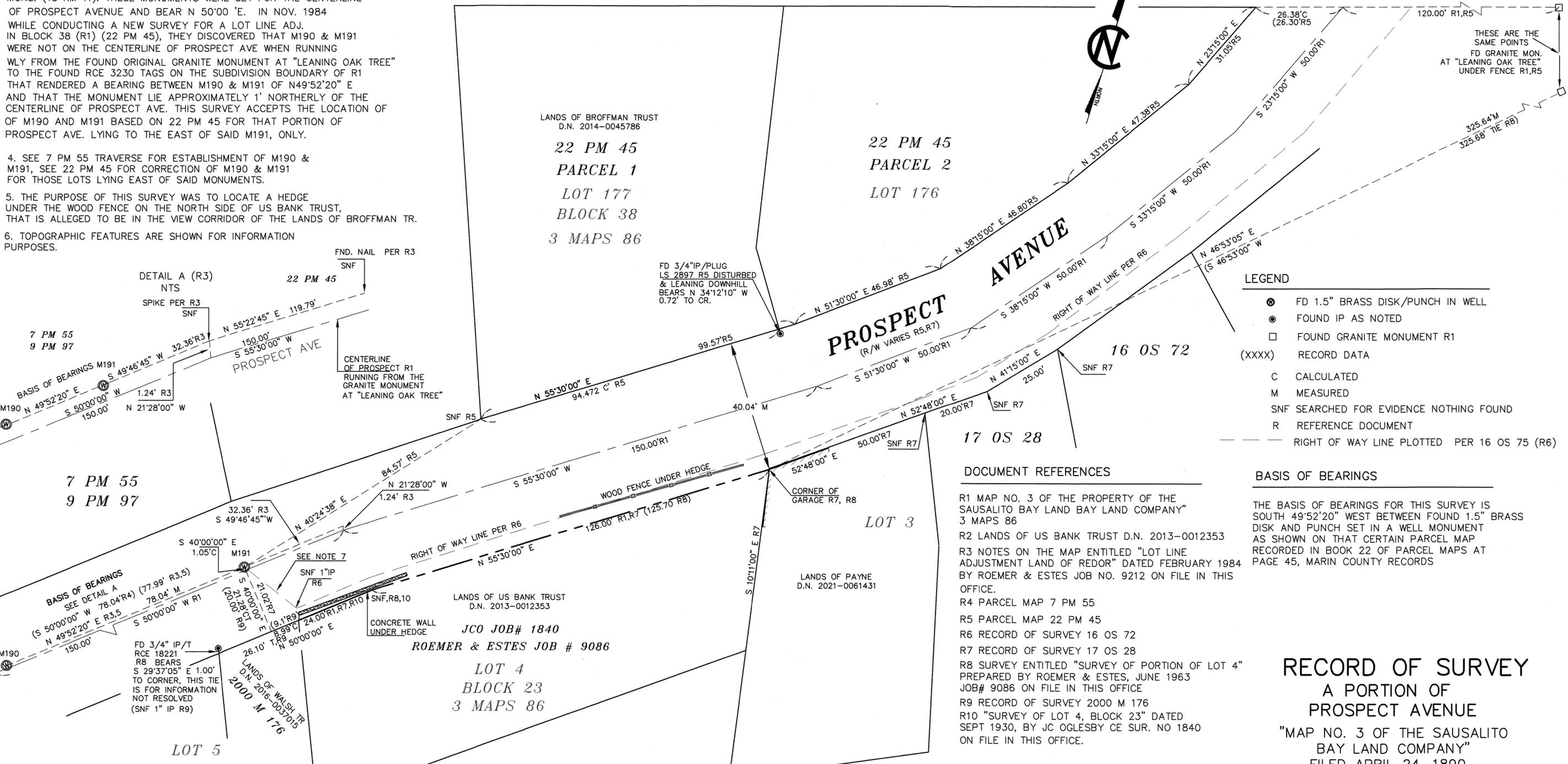
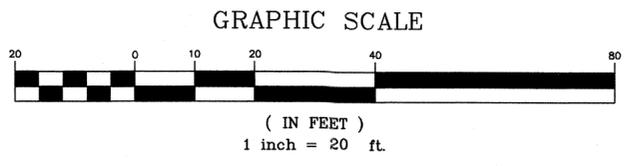


NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THIS SURVEY IS BEING RECORDED IN ACCORDANCE WITH THE BUSINESS & PROFESSIONAL CODE OF THE STATE OF CALIFORNIA, SECTION 8762 (b)(2).
3. R3 DETAILS A DISCREPANCY IN THE BEARING & LOCATION OF M190 & M191. IN AUG. 1972 ROEMER & ESTES FIRED A PARCEL MAP (7 PM 55) BASED ON THE MAP OF MEAD TERRACE MONS. (13 RM 11). THESE MONUMENTS WERE SET FOR THE CENTERLINE OF PROSPECT AVENUE AND BEAR N 50'00" E. IN NOV. 1984 WHILE CONDUCTING A NEW SURVEY FOR A LOT LINE ADJ. IN BLOCK 38 (R1) (22 PM 45), THEY DISCOVERED THAT M190 & M191 WERE NOT ON THE CENTERLINE OF PROSPECT AVE WHEN RUNNING WLY FROM THE FOUND ORIGINAL GRANITE MONUMENT AT "LEANING OAK TREE" TO THE FOUND RCE 3230 TAGS ON THE SUBDIVISION BOUNDARY OF R1 THAT RENDERED A BEARING BETWEEN M190 & M191 OF N49°52'20" E AND THAT THE MONUMENT LIE APPROXIMATELY 1' NORTHERLY OF THE CENTERLINE OF PROSPECT AVE. THIS SURVEY ACCEPTS THE LOCATION OF M190 AND M191 BASED ON 22 PM 45 FOR THAT PORTION OF PROSPECT AVE. LYING TO THE EAST OF SAID M191, ONLY.
4. SEE 7 PM 55 TRAVERSE FOR ESTABLISHMENT OF M190 & M191, SEE 22 PM 45 FOR CORRECTION OF M190 & M191 FOR THOSE LOTS LYING EAST OF SAID MONUMENTS.
5. THE PURPOSE OF THIS SURVEY WAS TO LOCATE A HEDGE UNDER THE WOOD FENCE ON THE NORTH SIDE OF US BANK TRUST, THAT IS ALLEGED TO BE IN THE VIEW CORRIDOR OF THE LANDS OF BROFFMAN TR.
6. TOPOGRAPHIC FEATURES ARE SHOWN FOR INFORMATION PURPOSES.

7. THE SELV LINE OF PROSPECT AVE. AS SHOWN ON 16 OS 72 (R6) WAS NOT ACCEPTED DUE TO A BAD MERIDIAN CREATED BY ACCEPTING A 1" PIPE AT THE NWLY CORNER OF LOT 4 (R1). THIS PIPE IS NOT BELIEVED TO BE THE SAME PIPE SET BY JCO IN 1930 (R10) AND FOUND BY R8 WHICH SHOW A FOUND 3/4" IRON PIPE WITH A 4X4 GUARD. 16 OS 72 IS PLOTTED FOR INFORMATION ONLY.



- LEGEND**
- FD 1.5" BRASS DISK/PUNCH IN WELL
 - FOUND IP AS NOTED
 - FOUND GRANITE MONUMENT R1
 - (XXXX) RECORD DATA
 - C CALCULATED
 - M MEASURED
 - SNF SEARCHED FOR EVIDENCE NOTHING FOUND
 - R REFERENCE DOCUMENT
 - RIGHT OF WAY LINE PLOTTED PER 16 OS 75 (R6)

DOCUMENT REFERENCES

- R1 MAP NO. 3 OF THE PROPERTY OF THE SAUSALITO BAY LAND COMPANY" 3 MAPS 86
- R2 LANDS OF US BANK TRUST D.N. 2013-0012353
- R3 NOTES ON THE MAP ENTITLED "LOT LINE ADJUSTMENT LAND OF REDOR" DATED FEBRUARY 1984 BY ROEMER & ESTES JOB NO. 9212 ON FILE IN THIS OFFICE.
- R4 PARCEL MAP 7 PM 55
- R5 PARCEL MAP 22 PM 45
- R6 RECORD OF SURVEY 16 OS 72
- R7 RECORD OF SURVEY 17 OS 28
- R8 SURVEY ENTITLED "SURVEY OF PORTION OF LOT 4" PREPARED BY ROEMER & ESTES, JUNE 1963 JOB# 9086 ON FILE IN THIS OFFICE
- R9 RECORD OF SURVEY 2000 M 176
- R10 "SURVEY OF LOT 4, BLOCK 23" DATED SEPT 1930, BY JC OGLESBY CE SUR. NO 1840 ON FILE IN THIS OFFICE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 49°52'20" WEST BETWEEN FOUND 1.5" BRASS DISK AND PUNCH SET IN A WELL MONUMENT AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 22 OF PARCEL MAPS AT PAGE 45, MARIN COUNTY RECORDS

RECORD OF SURVEY
A PORTION OF
PROSPECT AVENUE

"MAP NO. 3 OF THE SAUSALITO BAY LAND COMPANY"
FILED APRIL 24, 1890
VOLUME 3 PAGE 86 OF MAPS
ADJOINING
THE LANDS OF US BANK TRUST
D.N. 2013-0012353
MARIN COUNTY RECORDS
CITY OF SAUSALITO MARIN COUNTY CALIFORNIA

LINDA A. CARRUTHERS & ASSOCIATES
P.O. BOX 2053, SAUSALITO, CA 94966
(415) 332-3912

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 PENELOPE BROFFMAN IN SEPTEMBER 2024

Linda A. Carruthers
LINDA A. CARRUTHERS P.L.S. 7053 DATE LICENSE EXPIRES 12/31/24



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT,
THIS 11TH DAY OF DECEMBER 2024

TRACY W. PARK, PLS 8176 COUNTY SURVEYOR
Tracy W. Park

LIONEL KEITH VINCENT, PLS 8248 DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT

FILED THIS 17TH DAY OF DECEMBER 2024.
AT 12:10 P.M. IN BOOK 2024 OF MAPS
AT PAGE 170 AT THE REQUEST OF THE
MARIN COUNTY DEPARTMENT OF PUBLIC WORKS
SERIAL NO. 2024-0032950 FEE \$ 84.

SHELLY SCOTT
COUNTY RECORDER
Shelly Scott
BY DEPUTY COUNTY RECORDER