



SCALE: 1"=20'
20 10 0 10 20

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°15'08"E AND BETWEEN
Ⓐ A FOUND 1/2" IRON PIPE PER[2] AS NOTED AND Ⓑ A FOUND 3/4" IRON PIPE &
PLASTIC PLUG LS 4022 PER[4], MARIN COUNTY RECORDS.

| LEGEND | |
|--------|--|
| --- | SUBJECT PROPERTY BOUNDARY LINES PER[2,A] |
| --- | PROPERTY BOUNDARY LINES PER[1,2] |
| --- | PROPERTY BOUNDARY LINES PER[3] |
| --- | OTHER PROPERTY BOUNDARY LINES |
| --- | EXISTING WOOD PLANK FENCE UNO |
| --- | EXISTING WOOD POST & WIRE FENCE |
| ● | FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 5290" PER[5] UNO |
| ■ | FOUND 3/4" IRON PIPE & PLASTIC PLUG STAMPED "LS 4402" PER[4] |
| ■ | FOUND OLD 2"X2" REDWOOD HUB, APPEARS TO BE ORIGINAL |
| ○ | SET 3/4" REBAR & BRASS CAP STAMPED "PLS 9361" UNO |
| CC | CALCULATED |
| CONC | CONCRETE |
| DN | DOCUMENT NUMBER |
| GPV | GRAPEVINE |
| MCA | MARIN COUNTY FREE LIBRARY ANNE T. KENT |
| MCR | MARIN COUNTY RECORDER |
| NSF | NOTHING SEARCHED FOR HERE |
| NTS | NOT TO SCALE |
| PL | PROPERTY BOUNDARY LINE |
| PLUG | PLASTIC PLUG UNO |
| CAP | PLASTIC CAP UNO |
| SNF | SEARCHED & NOTHING FOUND |
| TAG | 3/4" BRASS DISK |
| UNO | UNLESS NOTED OTHERWISE |

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) SEE LEGEND FOR COMPLETE DESCRIPTION OF ALL SYMBOLS.
- 5) ANY ENCROACHMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PARTIES INVOLVED TO RESOLVE ANY ISSUES THAT ARISE THEREFROM.
- 6) ALL DIMENSIONS SHOWN ARE CONSIDERED MEASURED AND RECORD AND WHEN RECORD DIMENSIONS DIFFER FROM FIELD MEASURED THE RECORD DATA IS SHOWN IN (PARENTHESES) AND THE MAP REFERENCE(S) ARE SHOWN IN [BRACKETS].
- 7) AN OVERLAP ENCOUNTERED OVER LOT 150 PER[1] BY MAP ENTITLED "MAP SHOWING SUBDIVISION OF PORTION OF PALM HILLS" PER[3], NOT RESOLVED BY THIS SURVEY.

SURVEY NOTES:
THIS SURVEY WAS BASED ON RECORDED AND UNRECORDED MAPS AS SHOWN HEREON, AND A COMBINATION OF PHYSICAL EVIDENCE, INCLUDING FENCE OCCUPATION LINES AND HISTORICAL MONUMENTS, WERE USED IN THE RESOLUTION OF PROPERTY BOUNDARY LINES IN THIS SURVEY.

REFERENCES:

- [1] "PALM HILL, BEING SUBDIVISION A OF BALTIMORE PARK", BOOK 4 OF MAPS, PAGE 43 (4 M 43)MCR
- [2] "MAP OF HEIERLE TRACT, SUBD. OF PORTION LOT B, PALM HILLS", J.C. OGLESBY (JCO-4145)MCA
- [3] "MAP SHOWING SUBDIVISION OF PORTION OF PALM HILLS", C.H. TOWLE (CHT-P105)MCA
- [4] "RECORD OF SURVEY, LANDS OF ASSIMAKIS", BOOK 34 OF SURVEYS, PAGE 41 (34 S 41)MCR
- [5] "RECORD OF SURVEY, LANDS OF BRILLIANT", BOOK 2005 OF MAPS, PAGE 201 (2005 M 201)MCR
- [6] "RECORD OF SURVEY, LANDS CONVEYED TO TURNER D.N. 85-31449 AND LANDS CONVEYED TO MURRAY AND TURNER D.N. 82-17197", BOOK 24 OF SURVEYS, PAGE 37 (24 S 37)MCR
- [7] "RECORD OF SURVEY, OF THE LANDS OF JUSTINE REICHMAN 2021 TRUST", BOOK 2023 OF MAPS, PAE 118

[A] DEED DOCUMENT: 2020-0014318, FILED (NEEMS & COLEMAN)
 [B] DEED DOCUMENT: 94-052410, FILED 6/29/1994 (LAUREYNS TRUST)
 [C] DEED DOCUMENT: 2019-0043799, FILED 11/19/2019 (FRIEDMAN)
 [D] DEED DOCUMENT: 2017-0026746, FILED 7/15/2017 (CORINO TRUST)
 [E] DEED DOCUMENT: 2019-0027001, FILED 7/31/2019 (WOLFE)

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 SEAN NEEMS IN APRIL 2024.

Jozeff Marcus Elemen 12/4/2024
JOZEF MARCUS ELEMEN, PLS 9361 DATE



COUNTY SURVEYOR'S STATEMENT:
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 18TH DAY OF DECEMBER, 2024.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

Lionel Keith Vincent
BY: LIONEL KEITH VINCENT, PLS 8248
DEPUTY COUNTY SURVEYOR

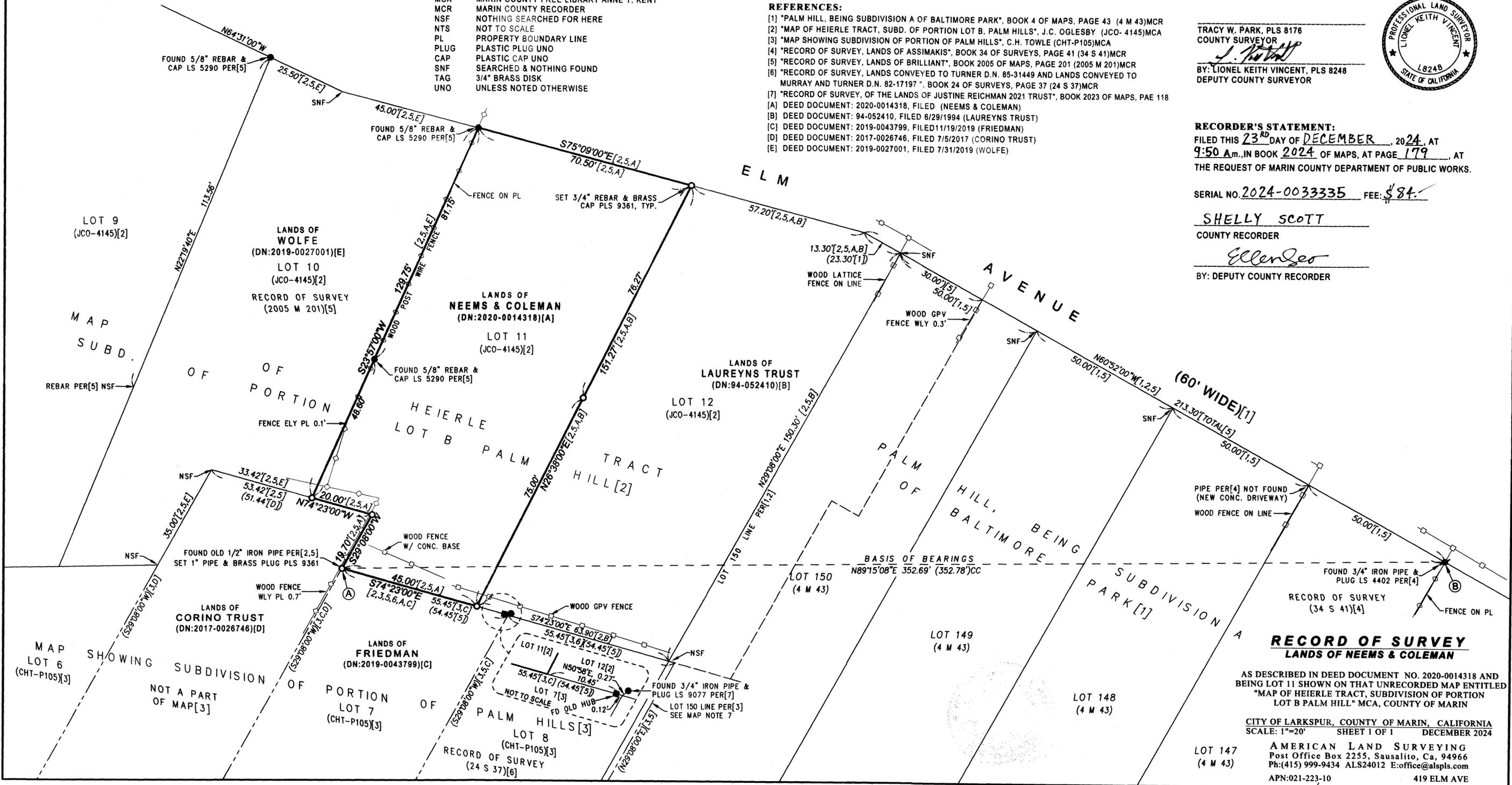


RECORDER'S STATEMENT:
FILED THIS 23RD DAY OF DECEMBER, 2024, AT 9:50 A.M., IN BOOK 2024 OF MAPS, AT PAGE 179, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2024-0033335 FEE: \$84.

Shelly Scott
COUNTY RECORDER

Ellen Leo
BY: DEPUTY COUNTY RECORDER



**RECORD OF SURVEY
LANDS OF NEEMS & COLEMAN**

AS DESCRIBED IN DEED DOCUMENT NO. 2020-0014318 AND BEING LOT 11 SHOWN ON THAT UNRECORDED MAP ENTITLED "MAP OF HEIERLE TRACT, SUBDIVISION OF PORTION LOT B PALM HILL" MCA, COUNTY OF MARIN

CITY OF LARKSPUR, COUNTY OF MARIN, CALIFORNIA
SCALE: 1"=20' SHEET 1 OF 1 DECEMBER 2024

LOT 147 (4 M 43)
AMERICAN LAND SURVEYING
Post Office Box 2255, Sausalito, Ca, 94966
Ph:(415) 999-9434 ALS24012 E:office@alspls.com
APN:021-223-10 419 ELM AVE