

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS (S62°01'12"E). BETWEEN 2 FOUND MONUMENTS, ONE BEING A 3/4" IRON PIPE WITH A TACK TAGGED "RCE 12094" PER R3, AND A FOUND STREET WELL MONUMENT WITH A RAILROAD SPIKE INSIDE PER R8

( ) RECORD AS SHOWN  
 APN ASSESSOR'S PARCEL NO.  
 ANS AREA NOT SEARCHED  
 CALC CALCULATED  
 DN: DOCUMENT NUMBER  
 FD FOUND  
 IP IRON PIPE  
 INT. INTERIOR  
 M&R MEASURED AND RECORD PER (RX)  
 (NRF) NO REFERENCE FOUND  
 NTS NOT TO SCALE  
 YP.PLUG YELLOW PLASTIC PLUG  
 (R#) MAP REFERENCE DOCUMENTS  
 R/W RIGHT OF WAY  
 SFNF SEARCHED FOR NOT FOUND  
 UNO UNLESS NOTED OTHERWISE

**METHOD OF BOUNDARY ESTABLISHMENT**

5 MAPS 3 MISCLOSES BY 0.28'. THE ERROR WAS PLACED ALONG THE NORTHWEST PORTION OF THE RECORD MAP. THE WESTERLY LINE OF LOT 1 RECORD BEARING AND DISTANCE WAS HELD AS WAS BEARING AND DISTANCE OF THE NORTH EASTERLY LINE OF LOT 5 AND 6. THIS CHANGED THE BEARING OF OF THE NORTHERLY LINE OF LOT 1, 7, AND 6 FROM N79°50'E TO N79°46'31"E AND LENGTHENED THE SIDE LINES OF LOTS 1,7, AND 6. THE TOTAL LENGTH OF THE EASTERLY LINE OF LOT 1 RESULTED IN A DISTANCE OF 187.39' VS. 187.19' MAP DIST. THE TOTAL LENGTH OF THE LOT LINE COMMON TO LOTS 2,3,7, AND 6 RESULTED IN A DISTANCE OF 240.27' VS. 240.18' MAP DIST. THE NORTHERLY LINE OF LOTS 1,7 AND 6 RESULTED IN A DISTANCE OF 271.48' VS. 271.54'. IT WAS THEREFORE DETERMINED THAT THE RESULTANT DISTANCES BETWEEN THE LOTS SHOULD BE PRORATED. DEED 2019-0033998 IS CONSIDERED SENIOR DUE TO THE EXCEPTION WRITTEN IN THE SUBJECT PARCEL DEED 2023-0016720 AND WAS HELD AS SUCH HEREIN.

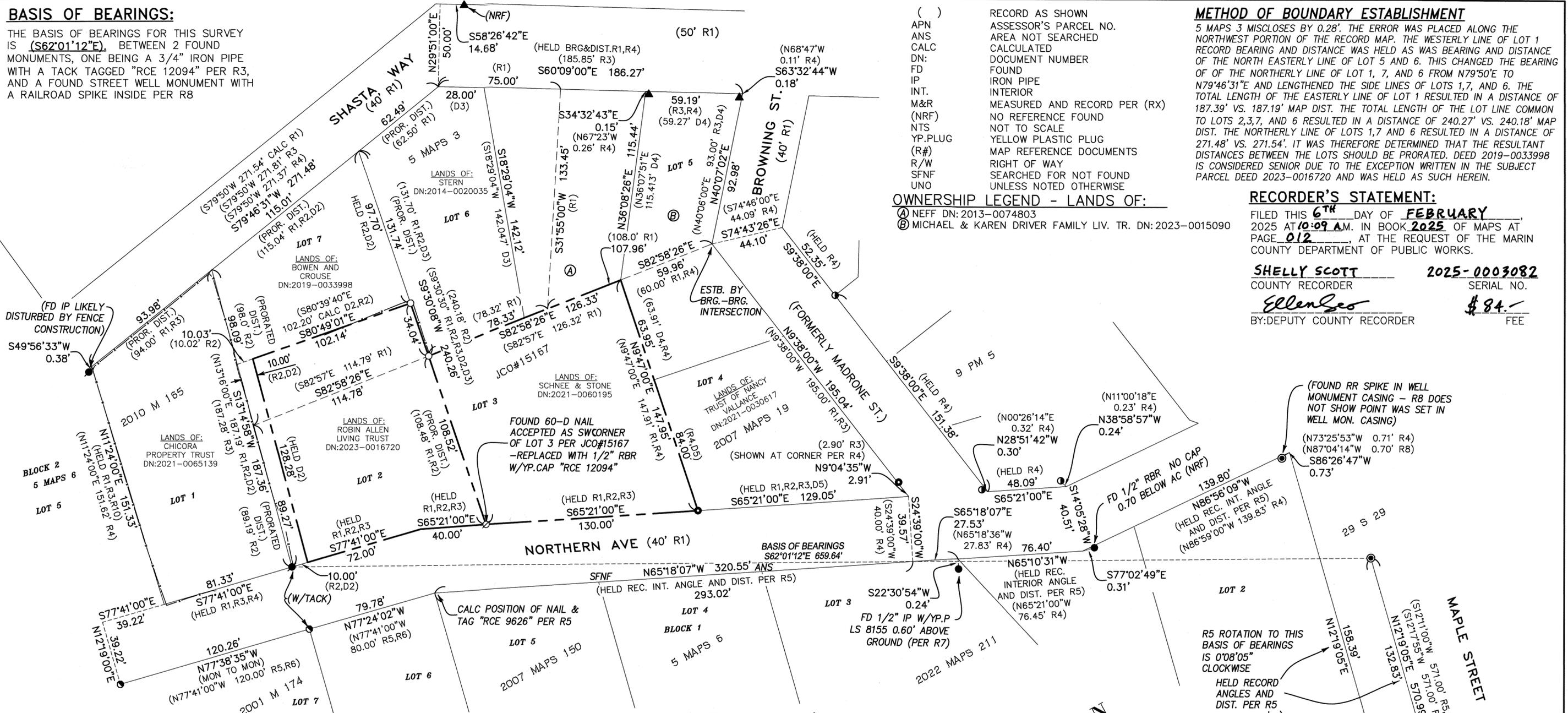
**OWNERSHIP LEGEND - LANDS OF:**

- (A) NEFF DN: 2013-0074803
- (B) MICHAEL & KAREN DRIVER FAMILY LIV. TR. DN: 2023-0015090

**RECORDER'S STATEMENT:**

FILED THIS 6<sup>TH</sup> DAY OF FEBRUARY 2025 AT 10:09 A.M. IN BOOK 2025 OF MAPS AT PAGE 012, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

**SHELLY SCOTT** 2025-0003082  
 COUNTY RECORDER SERIAL NO.  
*Ellen Seo* \$84.  
 BY: DEPUTY COUNTY RECORDER FEE



**RECORD REFERENCES:**

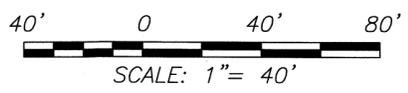
- (R1) 5 MAPS 3
- (R2) JCO#15167
- (R3) 2010 MAPS 165
- (R4) 2007 MAPS 19
- (R5) 2007 MAPS 150
- (R6) 2001 MAPS 174
- (R7) 2022 MAPS 211
- (R8) 29 SURVEYS 29
- (R9) 9 PARCEL MAPS 5
- (R10) 5 MAPS 6
- (D1) 2023-0016720
- (D2) 2019-0033998
- (D3) 2014-0020035
- (D4) 2023-0015090
- (D5) 2021-0030617

**LEGEND:**

- FOUND BOUNDARY MONUMENT AS NOTED
- ⊙ FOUND WELL STREET MONUMENT 2.5" BDWP STAMPED "DEPARTMENT OF PUBLIC WORKS" (PER R8) UNO
- ⊙ FD 1" IP W/YP.PLUG & 13/16" N&BT "LS 3313" (PER R8,R9)
- FOUND 3/4" IP W/YP.PLUG "LS 5461" (PER R6)
- ▲ FOUND 3/4" IP W/YP.PLUG "LS 3971" (PER R4) UNO
- FOUND 3/4" IP W/YP.PLUG & TACK "LS 6649" (PER R4)
- FOUND 3/4" IP W/YP.PLUG "RCE 12094" (PER R3)
- SET 3/4" IRON PIPE WITH YELLOW PLASTIC PLUG "RCE 12094"
- ⊘ SET 1/2" REBAR WITH YELLOW PLASTIC CAP "RCE 12094"

**LINETYPE LEGEND**

- ADJACENT PROPERTY LINE
- BOUNDARY LINE THIS SURVEY
- - - TIE LINE
- - - OLD LOT LINE
- x - x - EXISTING FENCE



**COUNTY SURVEYOR'S STATEMENT:**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 5<sup>TH</sup> DAY OF FEBRUARY 2025.

TRACY W. PARK, PLS 8176 - COUNTY SURVEYOR

BY: LIONEL KEITH VINCENT, PLS 8248 DEPUTY COUNTY SURVEYOR



**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 MR. DAVID SCHNEE & MS. CYNTHIA STONE IN JUNE OF 2024.

*Leon E. Oberkamper* Jan 15, 2025  
 LEON E. OBERKAMPER DATE  
 RCE 12094



**RECORD OF SURVEY**

OF THE LANDS OF ROBIN ALLEN LIVING TRUST BEING DESCRIBED IN DN: 2023-0016720, MARIN COUNTY RECORDS AND THE LANDS OF SCHNEE & STONE BEING DESCRIBED IN DN: 2021-0060195 MARIN COUNTY RECORDS  
 MILL VALLEY, COUNTY OF MARIN, STATE OF CALIFORNIA  
 NOVEMBER 2024

APN: (049-102-13 & 049-102-05) JOB#: 24-135 SHEET 1 OF 1  
**OBERKAMPER & ASSOCIATES**  
 CIVIL ENGINEERS INC.  
 7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945  
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