

References

- R1 4 Maps 31
- R2 DN 1990-32503
- R3 4 Maps 17
- R4 DN 2011-0029971
- R5 2 OS 52
- R6 2018 Maps 49
- R7 8 PM 44

Legend

- Property Line
- Surveyed Lot Boundary
- Existing Fence
- Set 1/2" Rebar and Plastic Cap LS 4397 Unless Otherwise Noted
- Found Monument or Boundary Evidence as Noted
- Measured
- Reference Document Bearing and Distance
- Line Number

Referenced Bearings and Distances for Lines

- | Line No. | Bearing and Distance  |
|----------|---|
| 1        | N 18° 19' E 48.33' (R1, R3, R5, & R6)<br>N 18° 19' E 47.33' (R2)          |
| 2        | N 72° 09' W 122' (R1, R2, R3, R5, & R6)<br>N 72° 09' W 90' (R4, R5, & R6) |
| 3        | S 18° 19' W 48.33' (R1, R3, R5, & R6)<br>S 18° 19' W 47.33' (R2)          |
| 4        | S 72° 09' E 122' (R1, R3, R5, & R6)                                       |
| 5        | N 18° 19' E 113.81' (R1, R5, & R6)<br>N 18° 19' E 114' (R3)               |
| 6        | N 42° 20' 28" W 45.27' Tie (R6)   |

Monument and Boundary Evidence Notes

- (A) Found Street Monument with a steel pin in the top of the concrete cylinder, no tag.
- (B) Southerly base of an ancient concrete wall held as the northerly boundary of 4 Maps 31. (See 2 OS 52.) The wall is 12" wide and the height varies between less than a foot to about a foot and a half.
- (C) Northerly end of the concrete curb, gutter and sidewalk in Bungalow Avenue held as the northerly boundary of 4 Maps 31.
- (D) Split the curbs to establish the centerline of Bungalow Avenue. Set both right of way lines 17.5 feet on each side of the street centerline.
- (E) Found 1/2 inch Brass Tag PLS 6650 in the concrete driveway approach N 57°36' 18" E 2.63 feet from Lot corner.
- (F) Set nail and Plastic Cap PLS 4397 in the top wood rail of east-west fence at intersection of wood fences.
- (G) Found 3/4" rebar and tag PLS 6650 N 06° 39' 53" W 1.40 feet from a 4" x 4" wood post at the intersection of wood fences. Accepted the post as the Lot corner.
- (H) Set 1.5 inch Metal Disk PLS 4397 in the face of a Concrete Block Wall S 72°35' 58" E 3.00 feet from Lot corner.
- (I) Set 1.5 inch Metal Disk PLS 4397 in the concrete sidewalk S 72°29' 05" E 2.00 feet from Lot corner.



Surveyor's Notes

This is a retracement survey of the original survey of Lot 2, Block 7, 4, Maps 31, MCR. This survey is based on the best available evidence.

Title to the land within Lot 2 is established by DN 1990-32503. This title excludes a one foot wide strip of land from Lot 2 along the northerly boundary of the lot. The exterior boundary of Lot 2 is shown and surveyed on this map because the evidence shows that the original surveyor staked this boundary.

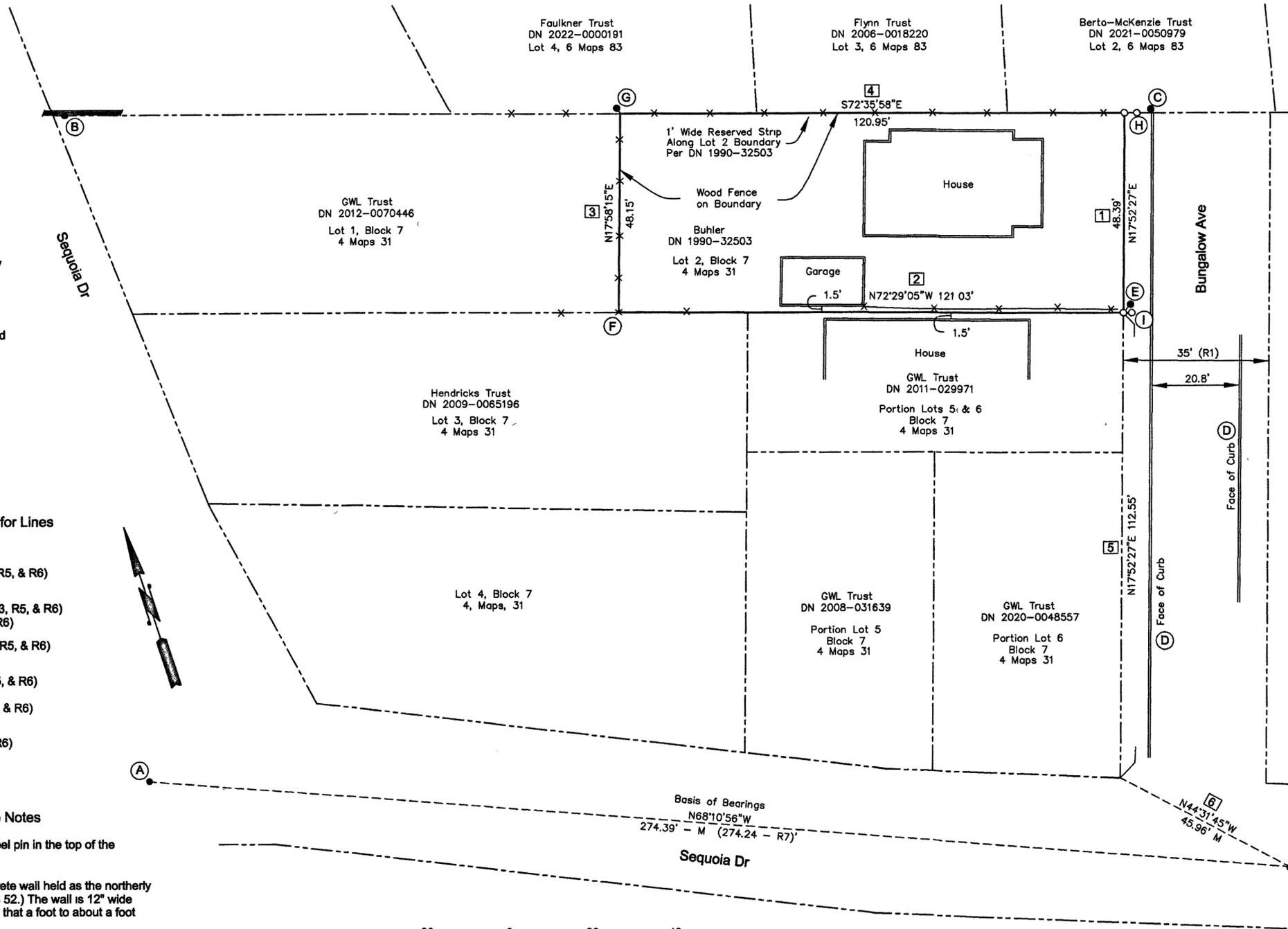
The found monuments and survey shown on 2018, Maps, 49 were not accepted as credible evidence of the boundary of the Buhler parcel as surveyed and shown on this map.

Notes

1. All dimensions are in feet and decimals of feet.
2. Field surveyed in November, 2024.

Basis of Bearings

The Basis of Bearings for this map is N 68°10'56" W between found Street Monuments in Sequoia Drive as shown on 8 PM 44, MCR.



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 Steven Buhler in November, 2024.

*Dale White*  
Date White LS 4397



County Surveyor's Statement

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 6<sup>TH</sup> day of FEBRUARY, 2025.

Tracy W. Park, PLS 8176  
County Surveyor

*Lionel Keith Vincent*  
By: Lionel Keith Vincent, PLS 8248  
Deputy County Surveyor



Recorder's Statement

Filed this 6<sup>TH</sup> day of FEBRUARY, 2025, at 12:38PM

in Book 2025 of Maps at Page 013

Serial No. 2025-0003098 Fee \$84.  
at the request of the Marin County Department of Public Works.

*Shelly Scott*  
County Recorder

*Ellen Deo*  
By: Deputy County Recorder

Record of Survey

Lot 2, Block 7  
Amended Map of Sequoia Park  
Section No. 1  
Book 4 of Maps Page 31, MCR  
Lands of Buhler  
Per DN 1990-32503

SAN ANSELMO  
MARIN COUNTY CALIFORNIA  
Scale: 1" = 20' November, 2024

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