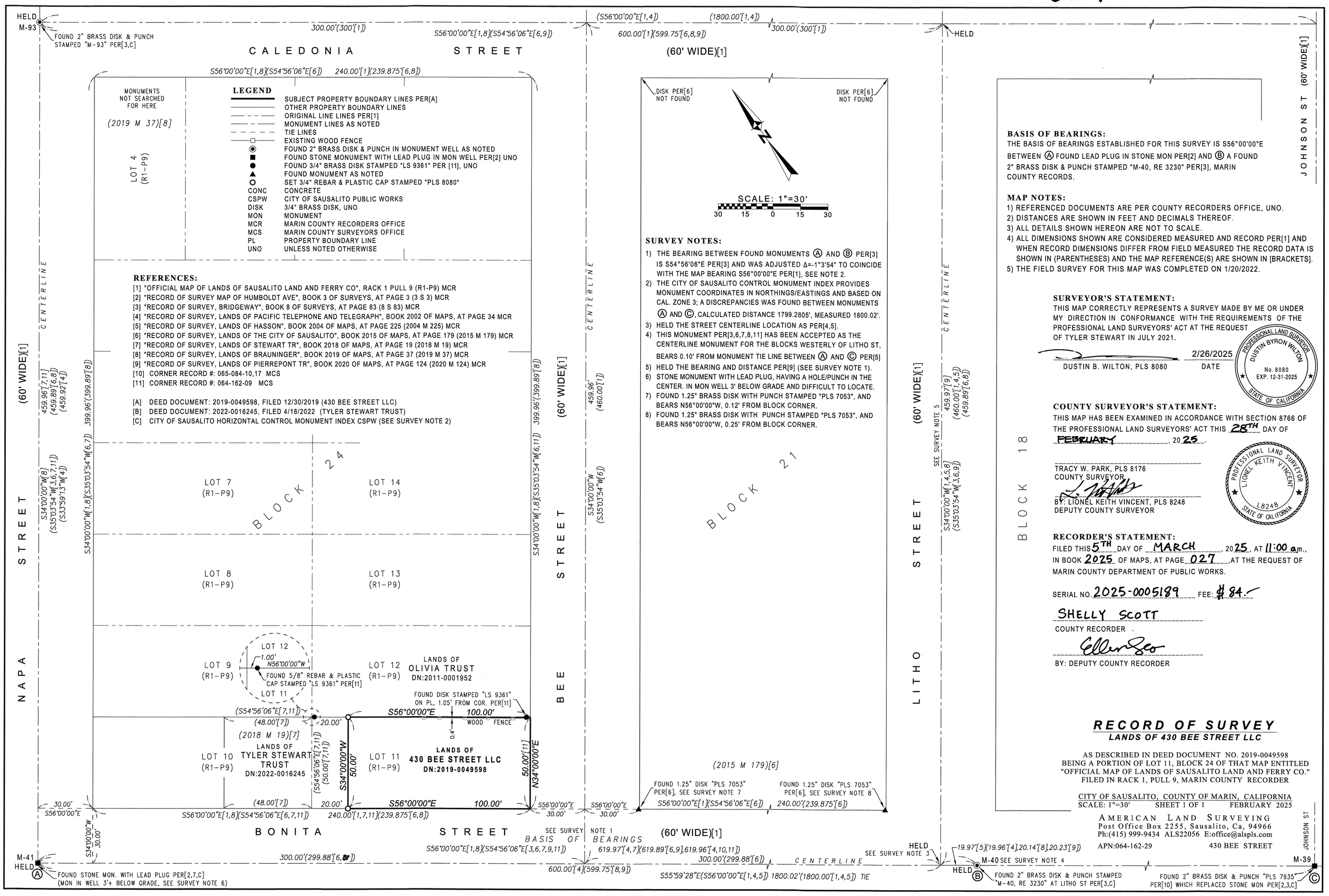
027


HELD
M-93
FOUND 2" BRASS DISK & PUNCH STAMPED "M-93" PER[3,C]
300.00'(300'[1])
S56°00'00"E[1,8](S54°56'06"E[6,9])
(S56°00'00"E[1,4])
(1800.00'[1,4])
600.00'[1](599.75'[6,8,9])
300.00'(300'[1])
HELD
CALEDONIA STREET
(60' WIDE)[1]
S56°00'00"E[1,8](S54°56'06"E[6])
240.00'[1](239.875'[6,8])
MONUMENTS NOT SEARCHED FOR HERE
(2019 M 37)[8]
LOT 4 (R1-P9)
LEGEND
SUBJECT PROPERTY BOUNDARY LINES PER[A]
OTHER PROPERTY BOUNDARY LINES
ORIGINAL LINE LINES PER[1]
MONUMENT LINES AS NOTED
TIE LINES
EXISTING WOOD FENCE
FOUND 2" BRASS DISK & PUNCH IN MONUMENT WELL AS NOTED
FOUND STONE MONUMENT WITH LEAD PLUG IN MON WELL PER[2] UNO
FOUND 3/4" BRASS DISK STAMPED "LS 9361" PER [11], UNO
FOUND MONUMENT AS NOTED
SET 3/4" REBAR & PLASTIC CAP STAMPED "PLS 8080"
CONC CONCRETE
CSPW CITY OF SAUSALITO PUBLIC WORKS
DISK 3/4" BRASS DISK, UNO
MON MONUMENT
MCR MARIN COUNTY RECORDERS OFFICE
MCS MARIN COUNTY SURVEYORS OFFICE
PL PROPERTY BOUNDARY LINE
UNO UNLESS NOTED OTHERWISE
REFERENCES:
[1] "OFFICIAL MAP OF LANDS OF SAUSALITO LAND AND FERRY CO", RACK 1 PULL 9 (R1-P9) MCR
[2] "RECORD OF SURVEY MAP OF HUMBOLDT AVE", BOOK 3 OF SURVEYS, AT PAGE 3 (3 S 3) MCR
[3] "RECORD OF SURVEY, BRIDGEWAY", BOOK 8 OF SURVEYS, AT PAGE 83 (8 S 83) MCR
[4] "RECORD OF SURVEY, LANDS OF PACIFIC TELEPHONE AND TELEGRAPH", BOOK 2002 OF MAPS, AT PAGE 34 MCR
[5] "RECORD OF SURVEY, LANDS OF HASSON", BOOK 2004 OF MAPS, AT PAGE 225 (2004 M 225) MCR
[6] "RECORD OF SURVEY, LANDS OF THE CITY OF SAUSALITO", BOOK 2015 OF MAPS, AT PAGE 179 (2015 M 179) MCR
[7] "RECORD OF SURVEY, LANDS OF STEWART TR", BOOK 2018 OF MAPS, AT PAGE 19 (2018 M 19) MCR
[8] "RECORD OF SURVEY, LANDS OF BRAUNINGER", BOOK 2019 OF MAPS, AT PAGE 37 (2019 M 37) MCR
[9] "RECORD OF SURVEY, LANDS OF PIERREPONT TR", BOOK 2020 OF MAPS, AT PAGE 124 (2020 M 124) MCR
[10] CORNER RECORD #: 065-084-10,17 MCS
[11] CORNER RECORD #: 064-162-09 MCS
[A] DEED DOCUMENT: 2019-0049598, FILED 12/30/2019 (430 BEE STREET LLC)
[B] DEED DOCUMENT: 2022-0016245, FILED 4/18/2022 (TYLER STEWART TRUST)
[C] CITY OF SAUSALITO HORIZONTAL CONTROL MONUMENT INDEX CSPW (SEE SURVEY NOTE 2)
NAPA STREET
(60' WIDE)[1]
CENTERLINE
459.96'[7,11] (459.89'[6,8]) (459.92'[4])
399.96'(399.89'[8])
S34°00'00"W[8] (S35°03'54"W[3,6,7,11]) (S33°59'13"W[4])
S34°00'00"W[1,8](S35°03'54"W[6,7])
BLOCK 24
LOT 7 (R1-P9)
LOT 14 (R1-P9)
LOT 8 (R1-P9)
LOT 13 (R1-P9)
LOT 9 (R1-P9)
LOT 12 (R1-P9)
LOT 12
1.00' N56°00'00"W
FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 9361" PER[11]
LOT 11
LANDS OF OLIVIA TRUST DN:2011-0001952
FOUND DISK STAMPED "LS 9361" ON PL, 1.05' FROM COR. PER[11]
(S54°56'06"E[7,11])
(48.00'[7])
20.00'
S56°00'00"E 100.00'
WOOD FENCE
0.4'
(2018 M 19)[7]
LOT 10 (R1-P9)
LANDS OF TYLER STEWART TRUST DN:2022-0016245
(S54°56'06"E[7,11]) (50.00'[7,11])
S34°00'00"W 50.00'
LOT 11 (R1-P9)
LANDS OF 430 BEE STREET LLC DN:2019-0049598
50.00'[11] N34°00'00"E
30.00' S56°00'00"E
S34°00'00"W 30.00'
S56°00'00"E[1,8](S54°56'06"E[6,7,11])
240.00'[1,7,11](239.875'[6,8])
S56°00'00"E 100.00'
S56°00'00"E 30.00'
BONITA STREET
BEE STREET
459.96' (460.00'[1])
S34°00'00"W (S35°03'54"W[6])
S34°00'00"W[1,8](S35°03'54"W[6,11])
399.96'(399.89'[8])
S56°00'00"E[1,8](S54°56'06"E[3,6,7,9,11])
SEE SURVEY NOTE 1
BASIS OF BEARINGS
619.97'[4,7](619.89'[6,9],619.96'[4,10,11])
300.00'(299.88'[6,8])
600.00'[4](599.75'[8,9])
(60' WIDE)[1]
DISK PER[6] NOT FOUND
DISK PER[6] NOT FOUND
N
SCALE: 1"=30'
30 15 0 15 30
SURVEY NOTES:
1) THE BEARING BETWEEN FOUND MONUMENTS Ⓐ AND Ⓑ PER[3] IS S54°56'06"E PER[3] AND WAS ADJUSTED Δ=-1°3'54" TO COINCIDE WITH THE MAP BEARING S56°00'00"E PER[1], SEE NOTE 2.
2) THE CITY OF SAUSALITO CONTROL MONUMENT INDEX PROVIDES MONUMENT COORDINATES IN NORTHINGS/EASTINGS AND BASED ON CAL. ZONE 3; A DISCREPANCIES WAS FOUND BETWEEN MONUMENTS Ⓐ AND Ⓒ, CALCULATED DISTANCE 1799.2805', MEASURED 1800.02'.
3) HELD THE STREET CENTERLINE LOCATION AS PER[4,5].
4) THIS MONUMENT PER[3,6,7,8,11] HAS BEEN ACCEPTED AS THE CENTERLINE MONUMENT FOR THE BLOCKS WESTERLY OF LITHO ST, BEARS 0.10' FROM MONUMENT TIE LINE BETWEEN Ⓐ AND Ⓒ PER[5]
5) HELD THE BEARING AND DISTANCE PER[9] (SEE SURVEY NOTE 1).
6) STONE MONUMENT WITH LEAD PLUG, HAVING A HOLE/PUNCH IN THE CENTER. IN MON WELL 3' BELOW GRADE AND DIFFICULT TO LOCATE.
7) FOUND 1.25" BRASS DISK WITH PUNCH STAMPED "PLS 7053", AND BEARS N56°00'00"W, 0.12' FROM BLOCK CORNER.
8) FOUND 1.25" BRASS DISK WITH PUNCH STAMPED "PLS 7053", AND BEARS N56°00'00"W, 0.25' FROM BLOCK CORNER.
BLOCK 21
(2015 M 179)[6]
FOUND 1.25" DISK "PLS 7053" PER[6], SEE SURVEY NOTE 7
FOUND 1.25" DISK "PLS 7053" PER[6], SEE SURVEY NOTE 8
S56°00'00"E[1](S54°56'06"E[6])
240.00'(239.875'[6])
S56°00'00"E 30.00'
(60' WIDE)[1]
459.97'[9] (460.00'[1,4,5]) (459.89'[6,8])
S34°00'00"W[1,4,5,8] (S35°03'54"W[3,6,9])
LITHO STREET
HELD
SEE SURVEY NOTE 3
19.97'[5](19.96'[4],20.14'[8],20.23'[9])
M-40 SEE SURVEY NOTE 4
S55°59'28"E(S56°00'00"E[1,4,5]) 1800.02'(1800.00'[1,4,5]) TIE
JOHNSON ST (60' WIDE)[1]
BLOCK 18
BASIS OF BEARINGS:
THE BASIS OF BEARINGS ESTABLISHED FOR THIS SURVEY IS S56°00'00"E BETWEEN Ⓐ FOUND LEAD PLUG IN STONE MON PER[2] AND Ⓑ A FOUND 2" BRASS DISK & PUNCH STAMPED "M-40, RE 3230" PER[3], MARIN COUNTY RECORDS.
MAP NOTES:
1) REFERENCED DOCUMENTS ARE PER COUNTY RECORDERS OFFICE, UNO.
2) DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
3) ALL DETAILS SHOWN HEREON ARE NOT TO SCALE.
4) ALL DIMENSIONS SHOWN ARE CONSIDERED MEASURED AND RECORD PER[1] AND WHEN RECORD DIMENSIONS DIFFER FROM FIELD MEASURED THE RECORD DATA IS SHOWN IN (PARENTHESES) AND THE MAP REFERENCE(S) ARE SHOWN IN [BRACKETS].
5) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 1/20/2022.
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 TYLER STEWART IN JULY 2021.
DUSTIN B. WILTON, PLS 8080
2/26/2025
DATE
PROFESSIONAL LAND SURVEYOR DUSTIN BYRON WILTON No. 8080 EXP. 12-31-2025 STATE OF CALIFORNIA
COUNTY SURVEYOR'S STATEMENT:
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 28TH DAY OF FEBRUARY, 2025.
TRACY W. PARK, PLS 8176
COUNTY SURVEYOR
BY: LIONEL KEITH VINCENT, PLS 8248
DEPUTY COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR LIONEL KEITH VINCENT L8248 STATE OF CALIFORNIA
RECORDER'S STATEMENT:
FILED THIS 5TH DAY OF MARCH, 2025, AT 11:00 a.m., IN BOOK 2025 OF MAPS, AT PAGE 027, AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.
SERIAL NO. 2025-0005189 FEE: $84.
SHELLY SCOTT
COUNTY RECORDER
BY: DEPUTY COUNTY RECORDER
RECORD OF SURVEY
LANDS OF 430 BEE STREET LLC
AS DESCRIBED IN DEED DOCUMENT NO. 2019-0049598
BEING A PORTION OF LOT 11, BLOCK 24 OF THAT MAP ENTITLED "OFFICIAL MAP OF LANDS OF SAUSALITO LAND AND FERRY CO." FILED IN RACK 1, PULL 9, MARIN COUNTY RECORDER
CITY OF SAUSALITO, COUNTY OF MARIN, CALIFORNIA
SCALE: 1"=30' SHEET 1 OF 1 FEBRUARY 2025
AMERICAN LAND SURVEYING
Post Office Box 2255, Sausalito, Ca, 94966
Ph:(415) 999-9434 ALS22056 E:office@alspls.com
APN:064-162-29
430 BEE STREET
M-41 HELD
FOUND STONE MON. WITH LEAD PLUG PER[2,7,C] (MON IN WELL 3'+ BELOW GRADE, SEE SURVEY NOTE 6)
HELD
FOUND 2" BRASS DISK & PUNCH STAMPED "M-40, RE 3230" AT LITHO ST PER[3,C]
M-39
FOUND 2" BRASS DISK & PUNCH "PLS 7935" PER[10] WHICH REPLACED STONE MON PER[2,3,C]