

RECORD OF SURVEY

LANDS OF BROUSSEAU & SANDNER  
D.N. 2020-067250, REC. DECEMBER 28, 2020  
AND BEING PORTIONS OF LOTS 4 & 16, BLOCK P  
AMENDED MAP OF THE TOWN OF LARKSPUR,  
3 MAPS 83, MARIN COUNTY RECORDS

CITY OF LARKSPUR, MARIN COUNTY, CALIFORNIA  
NO SCALE AUGUST 2024

DMG ENGINEERING, INC.  
30 OAKVUE CT, PLEASANT HILL, CA 94523  
PHONE (925) 787-0463 • FAX (925) 287-8503

BOUNDARY NOTES

THE EARLIEST AVAILABLE DOCUMENTED EVIDENCE OF A SURVEY FOR THE SUBJECT PARCEL OF LAND IS A DEC 1938 SURVEY PERFORMED BY JC OGLESBY, JOB NO 3792 (FIELD BOOK 255, PAGES 52-53).

THESE FIELD NOTES AND THE ACCOMPANYING PLAT SHOW THE LOCATIONS OF STRUCTURES WITH RESPECT TO BOUNDARY LINES. WE WERE UNABLE TO FIND ANY MONUMENTS SET PER THIS FIELD WORK, BUT WE WERE ABLE TO UTILIZE THE LOCATION OF STRUCTURES TO AID IN RETRACEMENT OF SURVEY 3792.

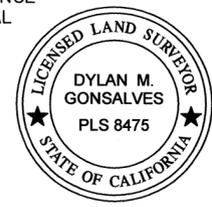
THE BOUNDARIES WERE DETERMINED AS FOLLOWS:

1. WE ACCEPTED THE LOCATION OF THE WEST LINE OF LOT 4, BLOCK P, AS DELINEATED ON 2019 MAPS 25 (WHICH CORRELATES WITH THE LOCATION SHOWN ON 26 SURVEYS 96).
2. WE ALSO ACCEPTED THE 50.00' WIDTH ALONG KING STREET AS SHOWN ON 2019 MAPS 25, AND HELD THE EAST LINE OF LOT 4 PARALLEL WITH THE WEST LINE OF LOT 4.
3. THE DEED FOR THE SUBJECT PARCEL (D.N. 2020-067250) CALLS TO THE NORTHEAST CORNER OF LOT 4 AS IT INTERSECTS KING STREET, AND THEN CALLS A DISTANCE OF 169.04' SOUTHERLY ALONG THE EAST LINE OF LOT 4 TO THE POINT OF BEGINNING FOR THE SUBJECT PARCEL. FROM THE POINT OF BEGINNING WE FOLLOWED THE DEED CALLS IN A COUNTER-CLOCKWISE DIRECTION, TO REESTABLISH THE NORTH LINES OF THE SUBJECT PARCEL. THE FIELD NOTES FOR SURVEY 3792 SHOW ONE OF THE NORTHERLY CORNERS (THE CORNER BETWEEN THE 2 COURSES THAT ARE 17.00' AND 6.54' IN LENGTH) TO BE 9" FROM THE EXISTING STRUCTURE. BECAUSE THE FIELD NOTES ARE THE BEST AVAILABLE EVIDENCE WE HAVE TO REESTABLISH THE SUBJECT BOUNDARIES, WE HELD THIS 9" DISTANCE BETWEEN THE EXISTING STRUCTURE AND THE BOUNDARY CORNER. THIS RESULTED IN THE DISTANCE ALONG THE EAST LINE OF LOT 4 FROM KING STREET TO THE POINT OF BEGINNING TO BE 168.77', INSTEAD OF 169.04' AS CALLED IN THE DEED.
4. WE HELD THE RECORD ANGLES AND DISTANCES IN THE SUBJECT DEED TO REESTABLISH THE NORTH LINES OF THE SUBJECT PARCEL, CLOSING ON THE WEST LINE OF LOT 4 AS REESTABLISHED IN NOTE 1 ABOVE.
5. WE THEN HELD DEED RECORD DISTANCE ALONG THE WEST LINE OF LOT 4, RUNNING THROUGH THE FOUND IRON PIPE THAT WAS SET PER 26 SURVEYS 96. WE THEN CONTINUED ALONG THE WEST LINE OF LOT 16 RECORD DEED ANGLE AND DISTANCE TO THE SOUTHWEST CORNER OF THE SUBJECT PARCEL.
6. THE DEED FOR THE PROPERTY TO THE SOUTH (D.N. 2012-065951) CALLS TO THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY DEED (D.N. 2020-067250), THEREFORE WE CONTINUED TO HOLD DEED RECORD ANGLES AND DISTANCES TO REESTABLISH THE SOUTHERLY AND SOUTHEASTERLY LINES OF THE SUBJECT PARCEL. THE LOCATION OF THE SOUTHERLY AND SOUTHEASTERLY BOUNDARY LINES ARE IN CLOSE ALIGNMENT WITH AN OLD PICKET FENCE RUNNING IN THE SAME LOCATION AS SHOWN HEREON.
7. THERE IS A MAJOR DISCREPANCY AS TO THE LOCATION OF THE COMMON CORNER WHERE LOTS 4, 5, 16 AND 17 ALL CONVERGE. PLAT 3792 SHOWS THIS CORNER AS 194.48' FROM KING STREET, THOUGH THIS IS NOT SUPPORTED BY THE GEOMETRY SHOWN ON THE ORIGINAL MAP OF THE TOWN OF LARKSPUR IN 1 MAPS 13. SUBSEQUENT SURVEYING COMPLETED BY JC OGLESBY IN 1957 SHOW THIS CORNER 190.91' FROM KING STREET, A DISCREPANCY OF 3.57'.
8. TO REESTABLISH THE COMMON CORNER BETWEEN LOTS 4, 5, 16, AND 17, WE ACCEPTED THE NORTH LINE OF LOT 17, PER FOUND MONUMENTATION AND ANGLES/DISTANCES SHOWN ON 36 SURVEYS 86. WE INTERSECTED THE NORTH LINE OF LOT 17 AS SHOWN THEREON, WITH THE EAST LINE OF LOT 4 AS DESCRIBED IN NOTE 2 ABOVE. THIS IS SHOWN AS "POINT 1" ON THIS SURVEY. THIS RESULTED IN A LENGTH ALONG THE NORTH LINE OF LOT 17 OF 50.25', WHICH AGREES WITH THE ORIGINAL MAPPED LENGTH OF 50.3'. FROM THE COMMON CORNER, WE HELD THE RECORD ANGLE AS SHOWN ON 36 SURVEYS 86 TO REESTABLISH THE WEST LINE OF LOT 17.
9. THE SECOND TO LAST COURSE OF THE SUBJECT DEED CLOSES ON THE NORTHEAST CORNER OF LOT 16, WHICH IS ALSO THE SOUTHEAST CORNER OF LOT 4. WE HELD THE ANGLE FOR THIS COURSE, CLOSING ON THE WEST LINE OF LOT 17 AS DESCRIBED ABOVE IN NOTE 8, AS THE DEED WRITER OF THE SUBJECT PROPERTY MISTAKENLY THOUGHT THIS IS WHERE THE COMMON CORNER FOR THE 4 LOTS WAS LOCATED. THIS IS SHOWN AS "POINT 2" ON THIS SURVEY. THIS CORNER IS 194.24' MEASURED FROM KING STREET, WHICH IS FAIRLY CLOSE TO THE 194.48' DISTANCE REFERENCED IN NOTE 7 ABOVE.
10. THIS HAS THE UNFORTUNATE AFFECT OF ESTABLISHING AN ANGLE POINT IN THE EAST LINE OF THE SUBJECT PROPERTY, BUT IS NECESSARY IN ORDER TO REESTABLISH THE DEED LOCATION PER SURVEY 3792, WHILE HOLDING THE LOCATION OF THE 4 COMMON CORNERS REESTABLISHED PER NOTE 8.
11. THE CLOSING LINE OF THE SUBJECT DEED IS 25.44' IN LENGTH, AND OUR SURVEY MEASURES THIS AS 25.47' IN LENGTH WHEN COMBINING THE TWO COURSES ALONG THE EAST LINE OF 4.49' AND 20.98'.
12. THE SUBJECT PARCEL HAS SEVERAL LINES IN COMMON WITH 2015 MAPS 151, A RECORD OF SURVEY OF THE PROPERTY TO THE NORTH OF THE SUBJECT PARCEL. WE REJECTED THE LOCATION OF THE COMMON BOUNDARY LINES SHOWN ON 2015 MAPS 151, AS 2015 MAPS 151 DID NOT ALIGN WITH BOUNDARIES SHOWN ON JC OGLESBY SURVEY 3792.

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 HANNAH SANDNER IN JUNE 2024.

Dylan M. Gonsalves 2/29/25  
DYLAN GONSALVES DATE  
P.L.S. 8475



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 11<sup>TH</sup> DAY OF MARCH, 2024. 2025

TRACY W. PARK, P.L.S. 8176  
COUNTY SURVEYOR

BY: Lionel Keith Vincent  
LIONEL KEITH VINCENT, P.L.S. 8248  
DEPUTY COUNTY SURVEYOR



NOTES

1. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBDIVISION B, PARAGRAPHS 2 AND 4.
2. FIELD SURVEYS WERE PERFORMED IN JULY & AUGUST 2024.
3. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. MEASURED = RECORD UNLESS NOTED OTHERWISE.
5. EASEMENTS, IF ANY, ARE NOT SHOWN.
6. MONUMENT LOCATIONS MAY BE EXAGGERATED FOR CLARITY.

RECORDER'S STATEMENT

FILED THIS 12<sup>TH</sup> DAY OF MARCH, 2024 AT 9:56 AM.  
IN BOOK 2025 OF MAPS, AT PAGE 032, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

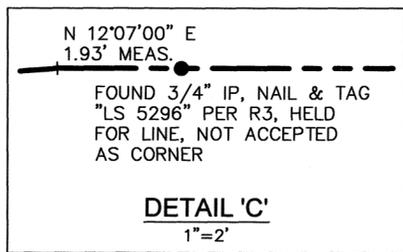
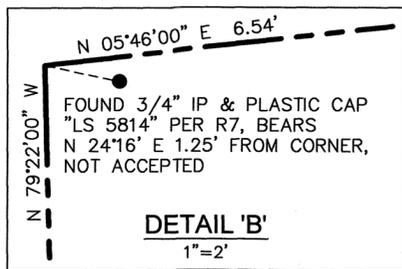
SERIAL No: 2025-000566 FEE: \$ 86.-

BY: Shelly Scott  
SHELLY SCOTT  
COUNTY RECORDER

BY: Ellen  
DEPUTY COUNTY RECORDER

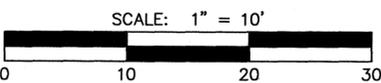
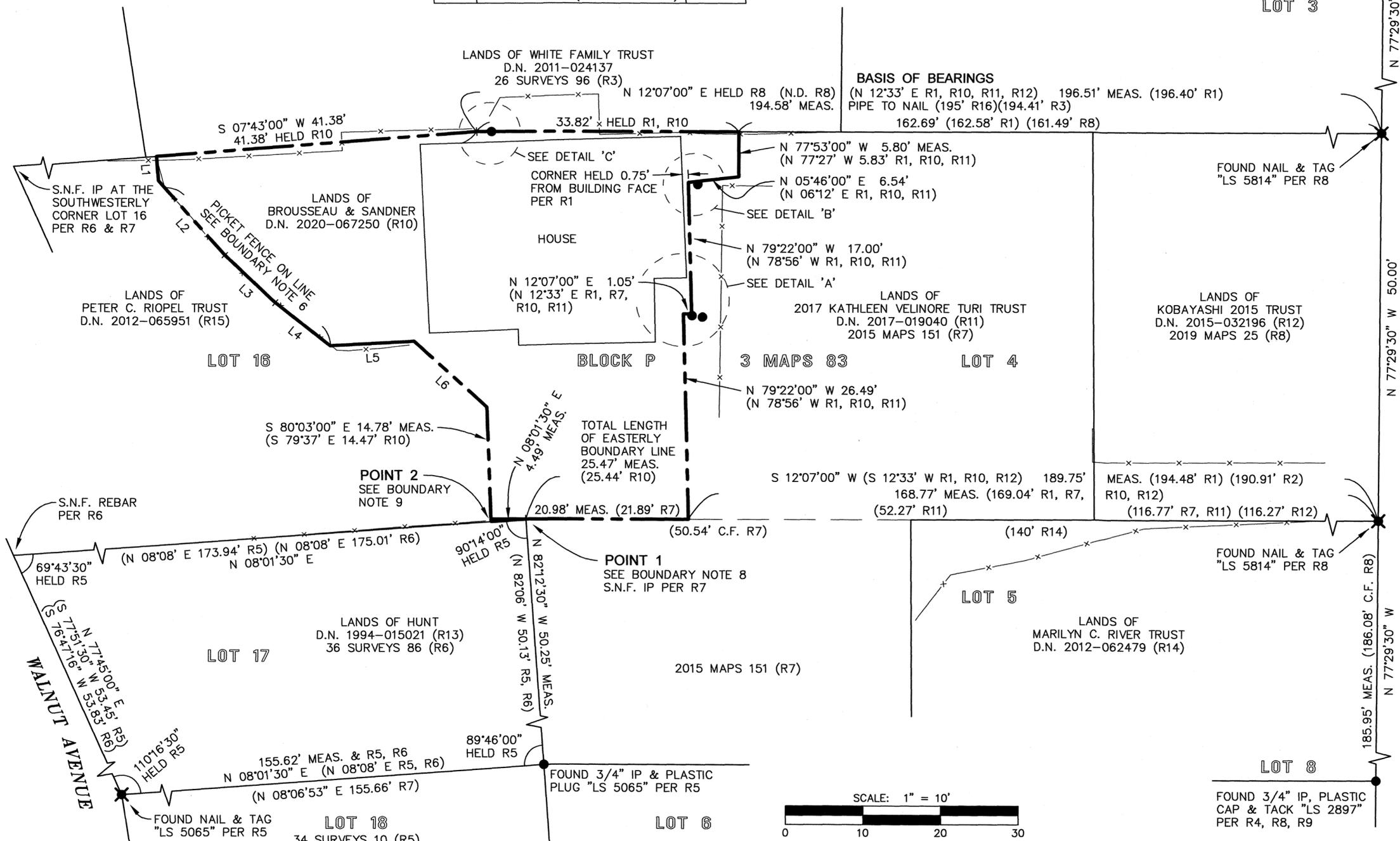
**LEGEND**

BOUNDARY	— — — — —
HISTORIC LOT LINE	— — — — —
FENCE LINE	— x — x — x —
FOUND IRON PIPE / REBAR (AS NOTED)	●
FOUND NAIL & TAG (AS NOTED)	✕
REFERENCE INFORMATION	( R#)
CALCULATED FROM	C.F.
DOCUMENT NUMBER	D.N.
IRON PIPE MONUMENT	IP
NO DISTANCE SHOWN ON MAP	N.D.
SEARCHED FOR, NOT FOUND	S.N.F.



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 82°24'00" E (S 81°58' E R10)	3.17'
L2	N 60°16'00" E (N 60°42' E R10)	12.87'
L3	N 55°29'00" E (N 55°55' E R10)	8.95'
L4	N 50°14'00" E (N 50°40' E R10)	9.00'
L5	N 09°08'00" E (N 09°34' E R10)	10.82'
L6	N 54°10'00" E (N 54°36' E R10)	12.67'



**RECORD OF SURVEY**

LANDS OF BROUSSEAU & SANDNER  
 D.N. 2020-067250, REC. DECEMBER 28, 2020  
 AND BEING PORTIONS OF LOTS 4 & 16, BLOCK P  
 AMENDED MAP OF THE TOWN OF LARKSPUR,  
 3 MAPS 83, MARIN COUNTY RECORDS  
 CITY OF LARKSPUR, MARIN COUNTY, CALIFORNIA  
 SCALE 1"=10' AUGUST 2024

**DMG ENGINEERING, INC.**  
 30 OAKVUE CT, PLEASANT HILL, CA 94523  
 PHONE (925) 787-0463 • FAX (925) 287-8503



**BASIS OF BEARINGS**

THE BEARING N 12°07'00" E OF THE EASTERLY LINE OF LOT 3, BLOCK P, AMENDED MAP OF LARKSPUR, TAKEN FROM A FOUND 3/4" IP, NAIL & TAG "LS 5296" PER 26 SURVEYS 96 TO A FOUND NAIL & TAG "LS 5814" PER 2019 MAPS 25.

**REFERENCES**

- R1 J.C. OGLESBY, R.E. 3230 JOB #3792 ENTITLED "SURVEY OF PORTION LOT 4 - BLOCK P, MAP OF LARKSPUR, MARIN COUNTY, CALIFORNIA, SURVEYED FOR HILDRED PROBERT", DATED DECEMBER 1938, AND FIELD NOTES BOOK 255 PAGES 52 & 53. OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY
- R2 J.C. OGLESBY, R.E. 3230 JOB #14011, FIELD BOOK 721, PAGE 77, OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY
- R3 RECORD OF SURVEY, 26 SURVEYS 96
- R4 RECORD OF SURVEY, 27 SURVEYS 6
- R5 RECORD OF SURVEY, 34 SURVEYS 10
- R6 RECORD OF SURVEY, 36 SURVEYS 86
- R7 RECORD OF SURVEY, 2015 MAPS 151
- R8 RECORD OF SURVEY, 2019 MAPS 25
- R9 RECORD OF SURVEY, 2020 MAPS 79
- R10 DEED, D.N. 2020-067250
- R11 DEED, D.N. 2017-019040
- R12 DEED, D.N. 2015-032196
- R13 DEED, D.N. 1994-015021
- R14 DEED, D.N. 2012-062479
- R15 DEED, D.N. 2012-065951
- R16 AMENDED MAP OF THE TOWN OF LARKSPUR, 3 MAPS 83

