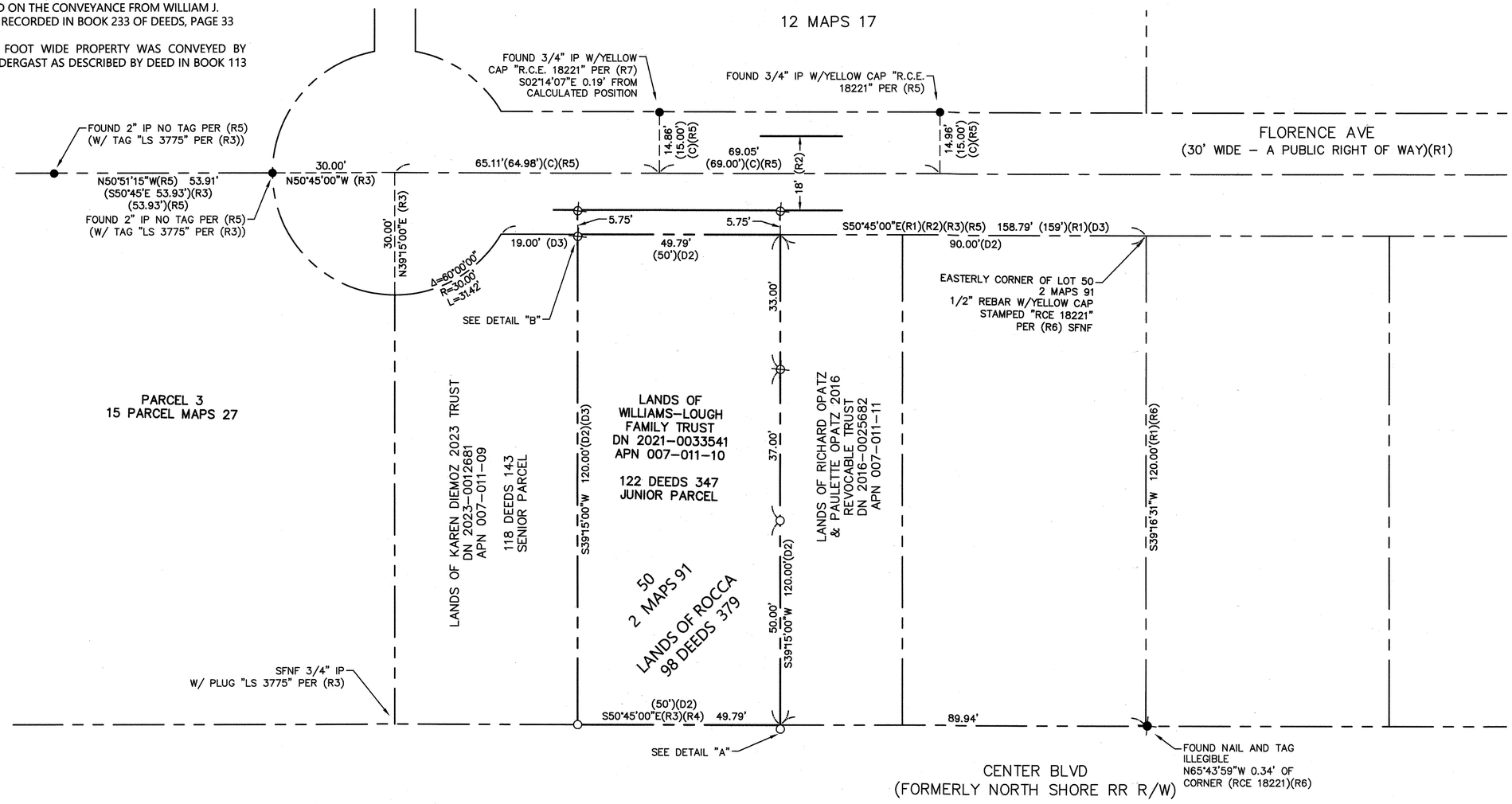
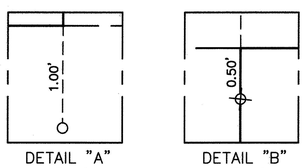
122 DEEDS 347 NOTE:

IT IS APPARENT THAT THE CONVEYANCE FROM ROCCA LAND CO. TO WILLIAM J. MCMAHON RECORDED IN BOOK 122 OF DEEDS, PAGE 347 CONTAINS A SCRIVENER'S ERROR. THE LENGTH OF THIRTY (30) FEET ALONG FLORENCE AVENUE AND THE NORTH SHORE R.R. IS INCORRECT AND SHOULD READ (50) FEET. THE ERROR WAS CORRECTED ON THE CONVEYANCE FROM WILLIAM J. MCMAHON TO AGNES M. QUINN RECORDED IN BOOK 233 OF DEEDS, PAGE 33

THE NEIGHBORING THIRTY (30) FOOT WIDE PROPERTY WAS CONVEYED BY MARIO J, ROCCA TO FRANK C. PEDERGAST AS DESCRIBED BY DEED IN BOOK 113 OF DEEDS, PAGE 240





DETAIL "A" 1"=1'

DETAIL "B" 1"=1'

LEGEND

- PROPERTY LINE
- ADJOINER LINE
- CENTERLINE
- SURVEY TIE
- ● FOUND IRON PIPE, AS NOTED
- ○ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 9380"
- ⊗ SET RIVET WITH 3/4" BRASS TAG STAMPED "PLS 9380"

DN	DOCUMENT NUMBER
P.M.	PARCEL MAP
O.R.	OFFICIAL RECORDS
MAPS	BOOK OF MAPS
( )	RECORD DATA
(C)	CALCULATED
SFNF	SEARCHED FOR, NOT FOUND

N

20 0 20 40
scale 1" = 20' feet

BOUNDARY NOTE

THIS SURVEY MEASURES A DEFICIENCY IN THE LENGTH OF THE CENTERLINE OF FLORENCE AVE BETWEEN THE RADIUS POINT OF THE CUL-DE-SAC, AND THE CENTERLINE INTERSECTION OF FLORENCE AVE AND SAN ANSELMO AVE AS CALCULATED PER R1, AND AS MEASURED BY CURB SPLIT. SAID DEFICIENCY WAS FIRST MEASURED AND MONUMENTED AS SHOWN ON R2, HOWEVER, THE MONUMENTS MARKING SAID CENTERLINE WERE SEARCHED FOR, BUT NOT FOUND BY THIS SURVEY. THIS SURVEY RETRACES SAID CENTERLINES BY CURB SPLIT AS PERFORMED BY R2, AND DISTRIBUTES THE MEASURED DEFICIENCY PROPORTIONATELY TO PARENT LOTS 46, 47, 48, 49 & 50 PER R1. DEFICIENCIES OF PARENT LOTS ARE THEN ALLOCATED ACCORDING TO DEED DESCRIPTIONS AND JUNIOR/SENIOR RIGHTS.

RECORD OF SURVEY

OF THE LANDS OF THE WILLIAMS-LOUGH FAMILY TRUST
AS DESCRIBED BY THAT CERTAIN GRANT DEED, RECORDED ON MAY 20, 2021, AS INSTRUMENT NUMBER 2021-0033541, MARIN COUNTY RECORDS.

TOWN OF SAN ANSELMO
MARIN COUNTY, STATE OF CALIFORNIA
JULY 2025

PREPARED BY

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