19 | 20 | 21 | 22 | 23 | 32 | 33 | 34

STETSON AVE.
50' R/W

N 45°34'40"W 25.00'

N 44°26'00"E 213.00'
"BASIS OF BEARINGS"

VICINITY MAP
NOT TO SCALE
ELM AVE. MAPLE AVE. COLLEGE AVE. SAN FRANCISCO BLVD. STETSON AVE. FOSTER AVE. TERRACE AVE. RUSSELL AVE. SITE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N 44°26'00"E BETWEEN FOUND NAILS ON THE CENTERLINE OF STETSON AVE.

SCALE: 1"=20'

N 45°34'40"W 25.00'

N 44°26'00"E 61.56'

set P.K. NAIL WITH LS TAG 5379

N 44°26'00"E 75.44'

13.94'

S 45°34'00"E 10.00'

INGRESS/EGRESS ESM'T PER PARCEL 2 OF DOC. 94-065572

30.00'

S 16°53'18"E 22.80'

S 44°26'00"W 3.00'

24

MORRIS
(DOC. NO. 89-12068)

31

STETSON PARTNERS
(A CA. LIMITED PARTNERSHIP)

N 45°34'00"W 83.20'

MADRONE TRACT
1 RM 112

25

NOTE: CORNER POINTS ORIGINALLY DELINEATED BY 2x2 HUB LS 2738 PER LOCKETT SURVEY WERE DESTROYED BY CONSTRUCTION/ RESET POINTS AS SHOWN

DOC. NO. 94-065571
± 9,322 SQ. FT.

30

N 45°34'00"W 123.60'

STETSON PARTNERS
(A CA. LIMITED PARTNERSHIP)
DOC. NO. 94-067386

N 45°34'00"W 123.00'

FOSTER AVE.
50' R/W

RUSSELL AVE.
50' R/W

N 44°26'E 100'

N 44°26'00"E 3.00'

set PK NAIL WITH LEAD PLUG ± 1' BELOW GRADE AT BASE OF RETAINING WALL (SOUTHERLY SIDE)

FOUND ½" REBAR AND CAP L.S. 5290

set PK NAIL WITH LS TAG 5379 ON TOP OF RETAINING WALL

26

21.80'

80.175'

29

± 9,324 SQ. FT.

50'

50'

23

28 OS 23

McDONNELL
(DOC. NO. 88-14291)

(80.16' - 28 OS 23)

N 45°34'00"W 47.10'

24.56'

75.44'

N 44°26'00"E 100.00'

SET NAIL & TAG LS 5379 ON FENCE

CORNER FALLS AT EXISTING FENCE CORNER

N 45°34'40"W 34.68'

27

(IN CONCRETE BASE OF FENCE POST)

FOUND ¾" I.P. & TAG L.S. 3803

28

ROUSH
(2334 OR 203)

N 45°28'00"W 2.75' (TIE)

WOOD FENCE

N 44°32'00"E 17.84' (TIE)

N 44°32'00"E 40.00'

NOTE: FENCE TO ACTUAL CORNER POINT PER THIS SURVEY IS ± 2.9 FEET (see 16 OS 51)

NOTE: FENCE TO ACTUAL CORNER POINT PER THIS SURVEY IS ± 1.7 feet

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF TOM CHEK IN MARCH 1995.

Douglas J. Scranton

DOUGLAS J. SCRANTON P.L.S. NO. 5379
EXPIRATION DATE: JUNE 30, 1996

LICENSED LAND SURVEYOR DOUGLAS J. SCRANTON No. 5379 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 24th DAY OF MAY, 1995.

MEHDI MADJD-SADJADI
COUNTY SURVEYOR, MARIN COUNTY, CALIFORNIA

BY: _____ DEPUTY

REGISTERED PROFESSIONAL ENGINEER C 30212 EXP. 6-30-97 CIVIL STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS 1st DAY OF June 1995 AT 2:15 P M., IN BOOK 33 OF RECORD OF SURVEYS AT PAGE 88 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

FEE: $7.00 SERIAL NO. 95-025099

Joan C. Thayer
MARIN COUNTY RECORDER

BY: Betty Joan Gallis DEPUTY

LEGEND

- ○ SET ½" REBAR W/ PLASTIC CAP STAMPED PLS 5379 (Unless noted otherwise)
- ■ FOUND 2"x2" HUB & TAG LS 2738.
- △ FOUND NAIL AS SHOWN IN BK. 28 O.S. 23 AND ALSO ON AN UNRECORDED "RECORD OF SURVEY OF LOT LINE ADJUSTMENT BETWEEN DEWEERD AND FREEMAN" BY W.O. LOCKETT DATED NOV. 1981.
- ◎ FOUND ¾" I.P. & NAIL AS SHOWN IN BK. 28 O.S. 23 AND ALSO ON SAID UNRECORDED RECORD OF SURVEY BY W.O. LOCKETT.
- ● FOUND MONUMENTS AS DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET & DECIMALS THEREOF.

RECORD of SURVEY

LANDS of STETSON PARTNERS
(A CALIFORNIA LIMITED PARTNERSHIP)
AS DESCRIBED PER DOCUMENT NO'S
94-065571, 94-065572 & 94-067386

BEING LOTS 29, 30, & 31 AND A PORTION OF LOTS 24, 25, 26, 27 & 28 OF THE MAP OF MADRONE TRACT (1 MAPS 112)

KENTFIELD MARIN CO. CALIFORNIA
SCALE 1"=20' MARCH 1995
SHEET ONE OF ONE

JOB NO. 9435

DJ SCRANTON SURVEYING 845 OLIVE AVENUE SUITE 208 NOVATO, CA 94945 (APN 71-163-86 & 87)

Can # 7695