

CORNER RECORD

Document Number APN 176-172-02
County of Marin, California

Brief Legal Description:, Lot 212 "Map of Sleepy Hollow, Unit two" recorded in Book 6 of Record Maps Page 14, Marin County Records

CORNER TYPE

COORDINATES

(Optional)

Government Corner ☐
Meander ☐
Rancho ☐
Date of Survey : August, 2002

Control ☐
Property ☒
Other ☐

N. _____
E. _____
Zone _____ Datum _____
Elev. _____

Corner --Left as found ☒ Found and tagged ☐ Established ☐ Reestablished ☐ Rebuilt ☐

Identification and type of corner found: Evidence used to identify or procedure used to establish or reestablish the corner.

This survey is based upon found monuments shown on that certain Record of Survey entitled: "Lands of Thomson-Trustee, Boundary Survey of Lot 212, Map of Sleepy Hollow Unit Two, 6 RM 14" recorded in Book 24 Official Survey, Page 54, Marin County Records.

A Description of the physical condition of the monument as found and as set or reset.

See Sheet two.



SURVEYOR'S STATEMENT

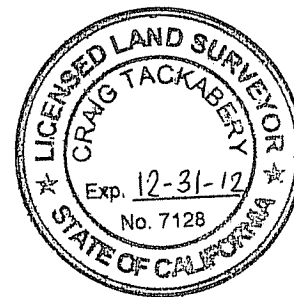
This Corner Record was prepared by me or under my direction in conformance with the Professional Land Surveyor's Act on April, 30, 2012

Signed Linda A. Carruthers P.L.S. 7053

COUNTY SURVEYOR'S STATEMENT

This Corner Record was received APRIL 30, 2012 and examined and filed APRIL 30, 2012.

Signed Craig Tackabery Title COUNTY SURVEYOR
CRAIG TACKABERY



County Surveyor's Comments _____

FD 1 1/2" RB/CAP
LS 2771 PROP.
LINE EXTENDED

N 37°40'00"W
59.00'

WIRE FENCE OVER
LINE 5.3'

WIRE FENCE

10' SBL

LAST WOOD FENCE
POST OVER LINE 0.25'

FD NAIL/TAG
LS 2771 ON
FENCE POST

FD 1 1/2" RB/CAP
LS 2771

N 41°30'00"E
75.00'

FD 3/4" IP

N 07°37'20"W
87.23'

N 47°30'00"W
30.00'

FD 1" IP/TAG
LS 2771

143.10'

N 88°06'40" E

PARTIAL BOUNDARY SURVEY

22 VAN RIPPER COURT
APN 176-172-04

24 OS 54

25' SETBACK (SBL)
LINE (ORD. NO. 784)

EXISTING HOUSE

PROPERTY
LINE (PL)

L=86.64'
R=50.00'

PT A

GATE
CONCRETE
WALL

S 08°54'05"E
59.08'

BASIS OF BEARINGS

THIS SURVEY IS BASED UPON FOUND
MONUMENTS ON TAPPAN COURT BEARING
N 15°06'56" W AND UPON THAT
CERTAIN RECORD OF SURVEY RECORDED
IN BOOK 24 OF SURVEYS AT PAGE 54,
MARIN COUNTY RECORDS.

VAN RIPPER COURT



NOTES:

1. ZONING R1BD
2. OFFSET TO PROPERTY LINE
AND WALL AT FARTHEST
ENCROACHMENT
 - A. PL TO PT A = 9.7'
 - B. SBL TO PT A = 34.7'
 - C. WALL TO PL = 20.5±

CARRUTHERS LAND SURVEYING
319 MILLER AVE., MILL VALLEY, CA
(415) 388-2438

SCALE 1"=30'
DATE: APRIL 2012
PREPARED FOR: SUSAN KHAURY JOB NO. 02-378