

TOPOGRAPHIC & BOUNDARY SURVEY FOR: 34 RITTER STREET SAN RAFAEL, CA 94901

LEGEND:

	CENTERLINE
	BOUNDARY
	PARCEL LINES
	EASEMENT
	FENCE
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	STREET LIGHT
	ELECTRICAL PULL BOX
	SIGN
	TREE
	INDEX CONTOUR
	INTERMEDIATE CONTOURS
	SANITARY SEWER
	STORM DRAIN
	WATER
	GAS LINE
	RECORD DATA PER:
	SURVEYED POINTS
	SURVEY CONTROL POINT
	FOUND BRASS NAIL & TAG IN LEAD STAMPED "PLS 5520"
	DIMENSION POINT - NOTHING
	FOUND OR SET

ABBREVIATIONS:

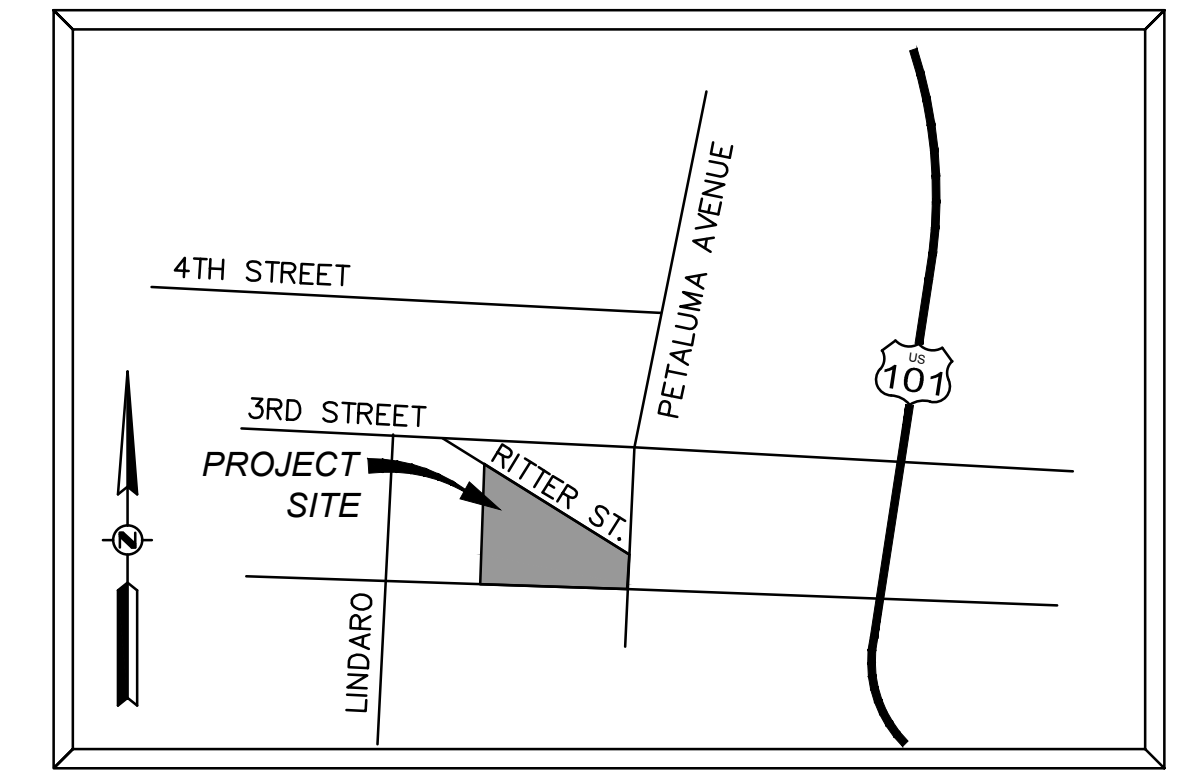
AB	AGGREGATE BASE	GB	GRADE BREAK	PC	POINT OF COMPOUND CURVE
AC	ASPHALT CONCRETE	GR	GRATE ELEVATION	PP	PROPERTY LINE
BLDG	BUILDING	GV	GATE VALVE	PUE	POWER POLE
BOC	BACK OF CURB	HCR	HANDICAP RAMP	PVC	PUBLIC UTILITY EASEMENT
BOW	BACK-OF-WALK	ICV	IRRIGATION CONTROL VALVE	RCVP	REINFORCED CONCRETE PIPE
CAB	CABINET	I/E	INVERT ELEVATION	ROW	RIGHT-OF-WAY
CONC	CONCRETE	IR	IRRIGATION	SDMH	STORM DRAIN MANHOLE
C&G	CURB & GUTTER	INV	INVERT	SD	STORM DRAIN
C&G&S	CURB, GUTTER & SIDEWALK	JP	JOINT POLE	SE	SOUTHEAST
C	CENTERLINE	L	LENGTH	SL	STREET LIGHT
CT	CALTRANS	LF	LINEAL FEET	SS	SANITARY SEWER
CTV	CABLE TV	LIP	LIP OF GUTTER	SSCO	SANITARY SEWER CLEAN OUT
DI	DRAIN / DROP INLET	MAX	MAXIMUM	SSMH	SANITARY SEWER MANHOLE
DWY	DRIVEWAY	MH	MANHOLE	SW	SIDEWALK OR SOUTHWEST
(E)	EXISTING	MIN	MINIMUM	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	NE	NORTHEAST	TS	TOP OF SIDEWALK
FF	FINISHED FLOOR	NW	NORTHWEST	W	WATER
FH	FIRE HYDRANT	OH	OVERHEAD	WV	WATER VALVE
FL	FLOW LINE	OH&E	OVERHEAD TELEPHONE & ELECTRIC	WM	WATER METER
FOC	FACE OF CURB	PB	PULLBOX	VCP	VITRIFIED CLAY PIPE
FP	FINISH PAVEMENT	PCC	PORTLAND CEMENT CONCRETE		

NOTES:

- STRIPING SHOWN ON SECOND STREET NOT SURVEYED IN FIELD DUE TO HIGH TRAFFIC
- CURB AND GUTTER ON SOUTH SIDE OF 2ND STREET SHOWN SCHEMATICALLY BASED ON GOOGLE EARTH IMAGES.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND CITY UTILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



VICINITY MAP
NOT TO SCALE

DATE OF FIELD SURVEY:
FIELD SURVEY COMPLETED 4/28/2020 BY RFE ENGINEERING, INC.

BENCHMARK:
NGS BENCHMARK HT1750

LOCATION: SPC CA ZONE 3, N 665,710, E 1,822,400

DESCRIPTION: RIVET IN THE TOP OF AN 18-INCH PIPE CULVERT HEADWALL. IN THE TOP OF THE WEST HEAD WALL, 79 FEET SOUTH OF THE CENTER LINE OF PACHECO STREET, 9.5 FEET WEST OF THE WEST RAIL OF THE TRACK, SET 0.4 FEET NORTH OF THE SOUTH END OF THE HEADWALL.

ELEVATION: 28.36 (NAVD 88)

BASIS OF BEARINGS:
THE FOUND MONUMENTS FROM RS 1998-058, SAID MONUMENTS BEING THE NORTH LINE OF LOT 3 OF SAID MAP BEARING N 54°01'05" W.

FLOOD PLAIN:
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "AH". AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING). BASE FLOOD ELEVATIONS DETERMINED, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06041C0457E
DATED: MARCH 16, 2016
BFE ON FEMA MAP NEAR PROJECT: 11 FEET (NAVD 88 PER FIS REPORT)

LEGAL DESCRIPTION:

APN: 011-272-20; LOT 1
ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, LYING WITHIN BLOCK 42 OF THE TOWNSITE OF SAN RAFAEL, RACK 1 PULL 4 AND BEING A PORTION OF THE LANDS OF THE TESTAMENTARY TRUST AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 2474, PAGE 133, OFFICIAL RECORDS OF MARIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AS SHOWN ON THAT CERTAIN AMENDED RECORD OF SURVEY MAP RECORDED IN BOOK 1998 AT PAGE 58 OFFICIAL RECORDS OF MARIN COUNTY.

APN: 011-272-21; LOT 2
ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, LYING WITHIN BLOCK 42 OF THE TOWNSITE OF SAN RAFAEL, RACK 1 PULL 4 AND BEING A PORTION OF THE LANDS OF THE TESTAMENTARY TRUST AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 2474, PAGE 133, OFFICIAL RECORDS OF MARIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 AS SHOWN ON THAT CERTAIN AMENDED RECORD OF SURVEY MAP RECORDED IN BOOK 1998 AT PAGE 58 OFFICIAL RECORDS OF MARIN COUNTY.

APN: 011-272-22; LOT 3
ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, LYING WITHIN BLOCK 42 OF THE TOWNSITE OF SAN RAFAEL, RACK 1 PULL 4 AND BEING A PORTION OF THE LANDS OF THE TESTAMENTARY TRUST AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 2474, PAGE 133, OFFICIAL RECORDS OF MARIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 AS SHOWN ON THAT CERTAIN AMENDED RECORD OF SURVEY MAP RECORDED IN BOOK 1998 AT PAGE 58 OFFICIAL RECORDS OF MARIN COUNTY.

APN: 011-272-23; LOT 4
ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, LYING WITHIN BLOCK 42 OF THE TOWNSITE OF SAN RAFAEL, RACK 1 PULL 4 AND BEING A PORTION OF THE LANDS OF THE TESTAMENTARY TRUST AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 2474, PAGE 133, OFFICIAL RECORDS OF MARIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4 AS SHOWN ON THAT CERTAIN AMENDED RECORD OF SURVEY MAP RECORDED IN BOOK 1998 AT PAGE 58 OFFICIAL RECORDS OF MARIN COUNTY.

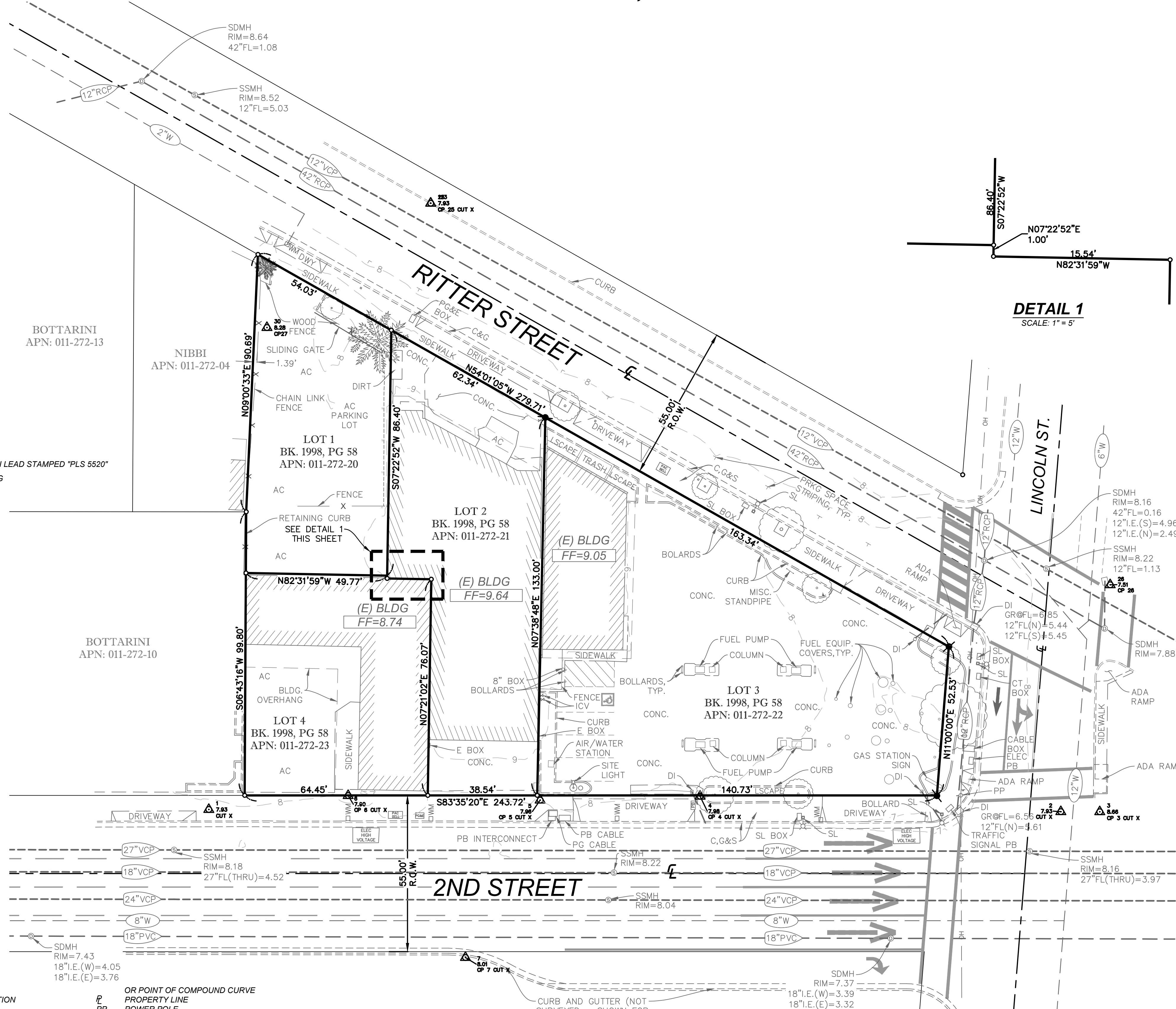
SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS IS A CORRECT REPRESENTATION OF A TOPOGRAPHIC SURVEY MADE UNDER MY DIRECTION ON APRIL 28, 2020.

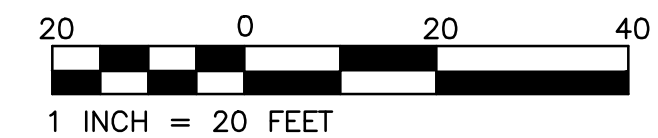
William F. McKinney
WILLIAM F. MCKINNEY, PLS 4715
EXPIRATION: SEP 30, 2021



05/05/2020
DATE



DETAIL 1
SCALE: 1" = 5'



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