





## PROJECT:

DUNKLIN ADDITION

## OWNER:

DONACIN DUNKLIN

## PROJECT ADDRESS:

440 LANCASTER BLVD.

MOSS BEACH, CA 94038

## CONTACT INFORMATION

EMAIL: donacin2002@yahoo.com

PHONE: 510-823-5682

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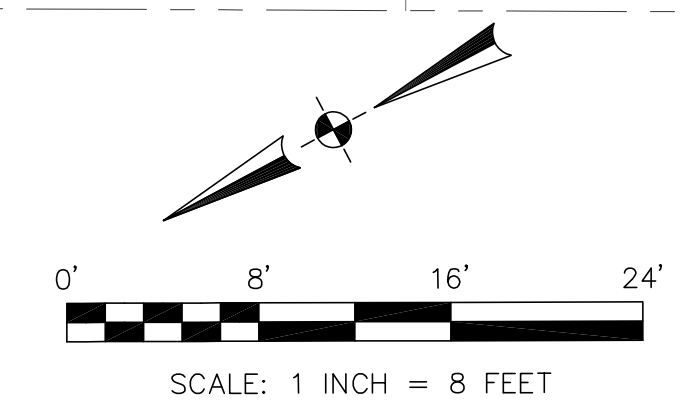
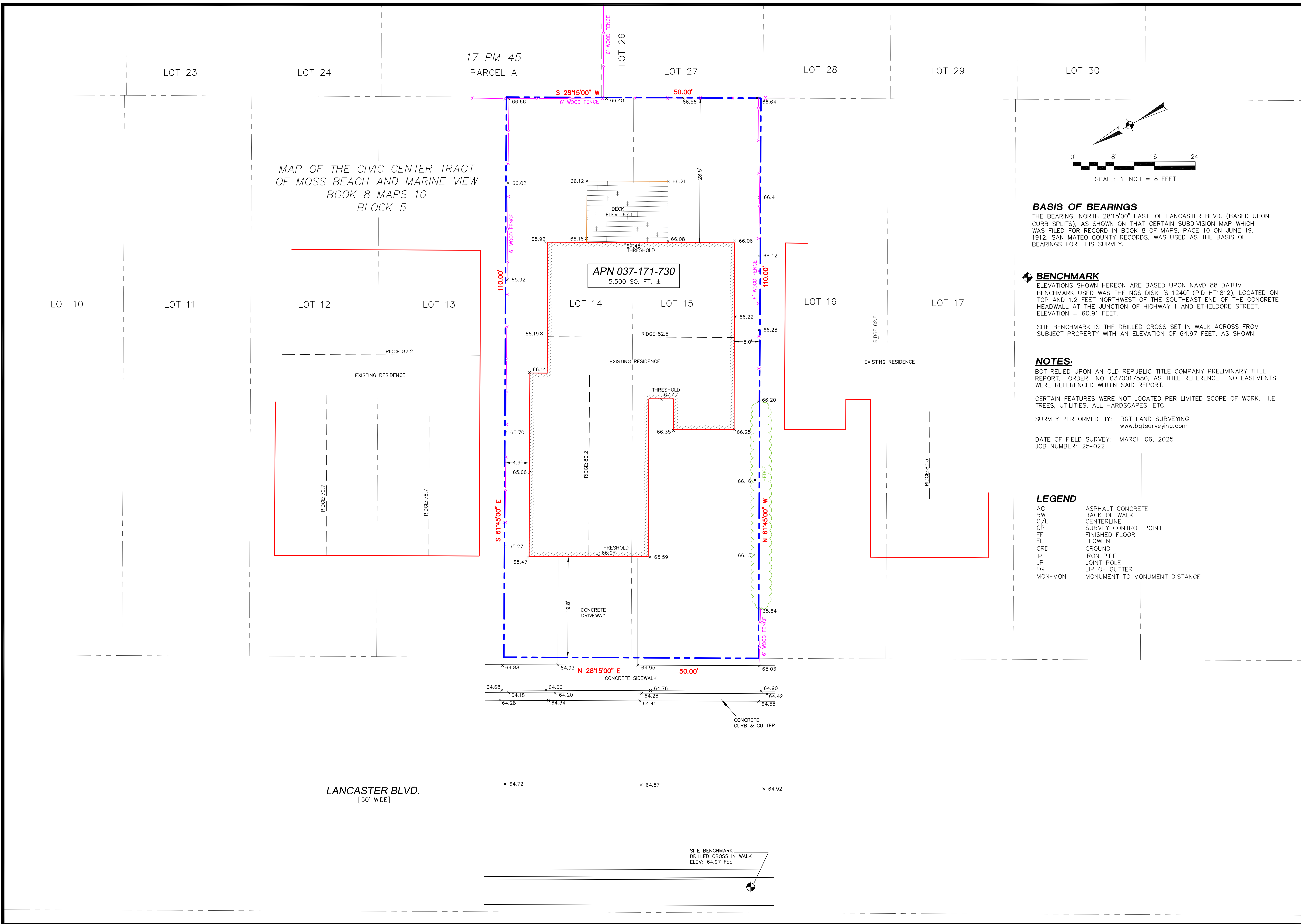












**BASIS OF BEARINGS**  
THE BEARING, NORTH 28°15'00" EAST, OF LANCASTER BLVD. (BASED UPON CURB SPLITS), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP WHICH WAS FILED FOR RECORD IN BOOK 8 OF MAPS, PAGE 10 ON JUNE 19, 1912, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**  
ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORRE STREET. ELEVATION = 60.91 FEET.

SITE BENCHMARK IS THE DRILLED CROSS SET IN WALK ACROSS FROM SUBJECT PROPERTY WITH AN ELEVATION OF 64.97 FEET, AS SHOWN.

**NOTES:**  
BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0370017580, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

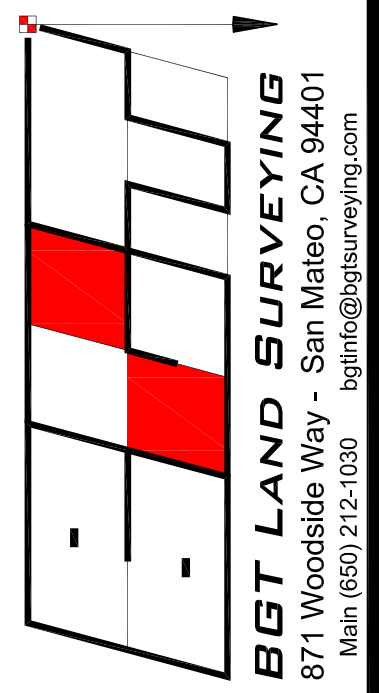
CERTAIN FEATURES WERE NOT LOCATED PER LIMITED SCOPE OF WORK. I.E. TREES, UTILITIES, ALL HARDSCAPES, ETC.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: MARCH 06, 2025  
JOB NUMBER: 25-022

**LEGEND**

AC	ASPHALT CONCRETE
BW	BACK OF WALK
C/L	CENTERLINE
CP	SURVEY CONTROL POINT
FF	FINISHED FLOOR
FL	FLOWLINE
GRD	GROUND
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
MON-MON	MONUMENT TO MONUMENT DISTANCE



BOUNDARY SURVEY & HOUSE LOCATION MAPPING

LOTS 14-15, BLOCK 5, "MAP OF CIVIC CENTER TRACT OF MOSS BEACH AND MARINE VIEW" (BOOK 8 MAPS 10)

440 LANCASTER AVENUE

MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:	037-171-730
Prepared For:	DONACIN DUNKLIN 440 LANCASTER BLVD. MOSS BEACH, CA 94038
Date:	MARCH 2025
Scale:	1" = 8'
Contour Interval:	N/A
Drawn by:	BGT
Revisions:	
<b>SU-1</b>	
Job No.	25-022