

REFERENCES

- RM Record Map PM Parcel Map
- OS Official Survey M All maps post 1997
- DN Deed Number CR Corner Record
- R1 DENOTES 6 RM 97
- R2 DENOTES DN 2014-023693
- R3 DENOTES CORNER RECORD AP#043-083-07, FILED 10/03/2000
- R4 DENOTES 2016 M 7

LEGEND

- FOUND STD. STREET MONUMENT, PER R1, AS NOTED
- FOUND 3/4" IP & PLUG, RCE 30465, PER R3, AS NOTED
- FOUND NAIL & TAG, PLS 5290, PER R4, AS NOTED
- ∅ SET NAIL & TAG, RCE 30465
- SFNF SEARCHED FOR NOT FOUND
- () DENOTES RECORD DATA
- ⊞ DENOTES BOUNDARY LINE

COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act, this 30th day of June, 2020.

Tracy W. Park, PLS 8176
County Surveyor
By: *David O. Knell*
David O. Knell, PLS 5301
Deputy County Surveyor



RECORDER'S STATEMENT:

Filed this 10 day of July, 2020,
at 9:33A.m. in Book 2020 of Maps at Page 178
at the request of Marin County Department of Public Works.
Shelly Scott Serial No. 2020-0029586
County Recorder
By: *A. C. Muto* Fee: \$84.00
Deputy County Recorder

SURVEYOR'S STATEMENT:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Joshua Keppel & Amy Berger in Jun 2020.

Signed this 25 Day of June, 2020.

James L. Hallberg
RCE No. 30465

James L. Hallberg
6-25-2020



BOUNDARY NOTES:

- All monuments as shown on this Subdivision Map (6 RM 97) were thoroughly searched for & not found except for that one which was located between Lots 16 and 28. This monument was held for position & the easterly curb line of Strawberry Drive was held to match the record centerline bearing. All internal Strawberry Circle curb lines were located as shown with the northerly curb line fronting Lots 3 & 4 providing significant confirmation. Various fence lines were located with the westerly & southerly fence lines of Lot 16 being accepted as on respective boundary lines.

MAP NOTES:

- All courses and Right of Way widths shown hereon are derived from thorough evaluation of the record documents; any discrepancies between record values are shown with said record values in parentheses.
- Field Survey completed in May 2020.

BASIS OF BEARINGS:

The Basis of Bearings for this survey is N 7°32'00" E, Back of Easterly Roll Curb Line along Strawberry Drive per 6 RM 97. Nail & Tags set in sidewalk along Strawberry Drive & shown hereon as "Pt.A" & "Pt.B" represent 6' Easterly offset from Roll Curb Line Basis.

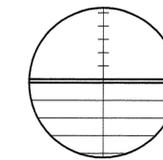
RECORD OF SURVEY

Lands of KEPPEL/BERGER (DN 2014-023693)
Being Lot 10, of the Map entitled
"Map of Strawberry Manor Subdivision Two",
recorded March 1950 in Book 6 of Maps at Page 97
Mill Valley, Marin County, California

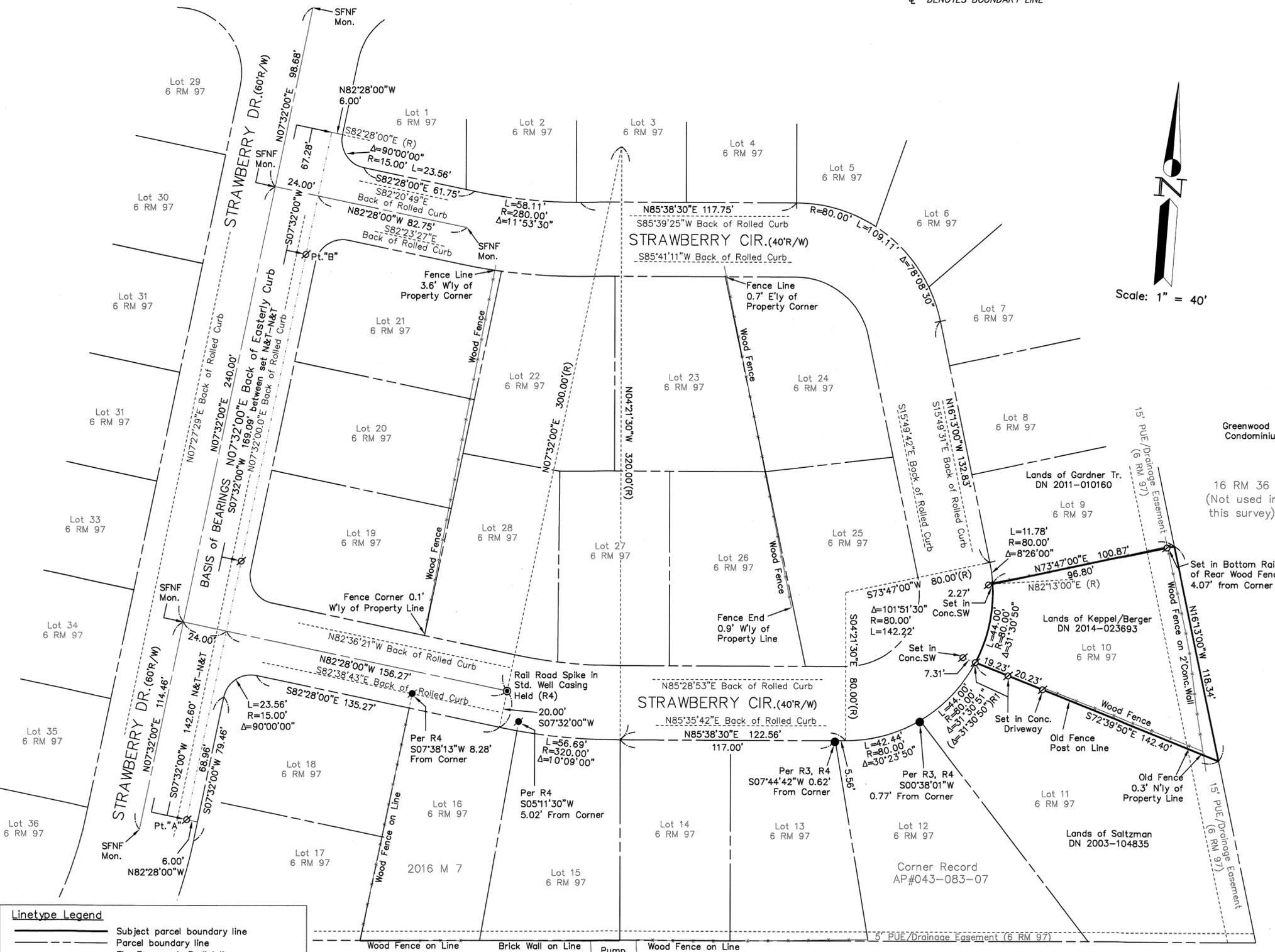
Scale: 1" = 40' Date: Jun 2020

J.L. ENGINEERING

Civil Engineers - Land Surveyors
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TIBURON BLVD.
(CA HWY. 131)



Linetype Legend

—	Subject parcel boundary line
- - -	Parcel boundary line
⋯	Tie, Easement, Radial line
—+—	Right of Way center line
—x—	Fence line
⋯	Basis of Bearings line