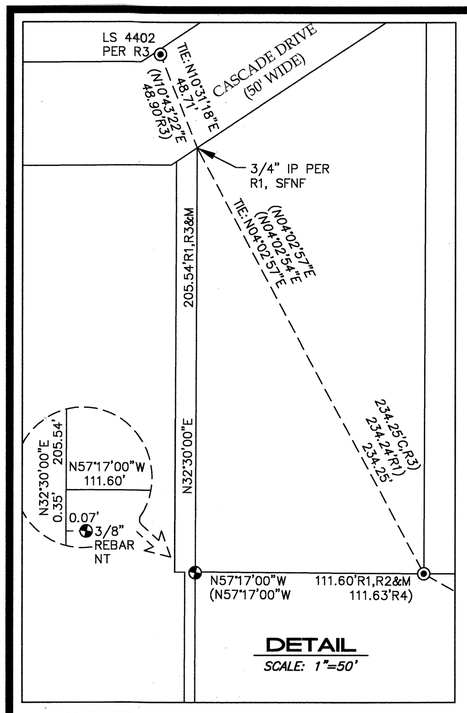
244



DETAIL

SCALE: 1"=50'

LEGEND

———	BOUNDARY LINE
———	ADJOINING BOUNDARY LINE
—— – ——	EASEMENT CENTERLINE
— — — —	EASEMENT EDGE
– – – – – –	SURVEY TIE
— · — · —	OLD BOUNDARY LINE
○	SET PK NAIL AND BRASS WASHER, TAGGED PLS 8155
●	FOUND 1/2" REBAR TAGGED LS 6234 PER R1
◪	FOUND 3/4" IRON PIPE TAGGED LS 4694 PER R2, OR AS NOTED
⊗	FOUND MONUMENT AS NOTED
⊙	FOUND 3/4" IRON PIPE AS NOTED
▲	FOUND 3/4" IRON PIPE TAGGED LS 4694, NO RECORD FOUND, OR AS NOTED
IP	IRON PIPE
C	CALCULATED
MCR	MARIN COUNTY RECORDS
DN	DOCUMENT NUMBER
POR	POINT OF ROTATION
ILLG	ILLEGIBLE
(100'R1)	RECORD DATA
R1&M	RECORD AND MEASURED DATA ARE IDENTICAL
SFNF	SEARCHED FOR NOT FOUND
N/T	NOT TAGGED
CH	CHAINS
NTS	NOT TO SCALE

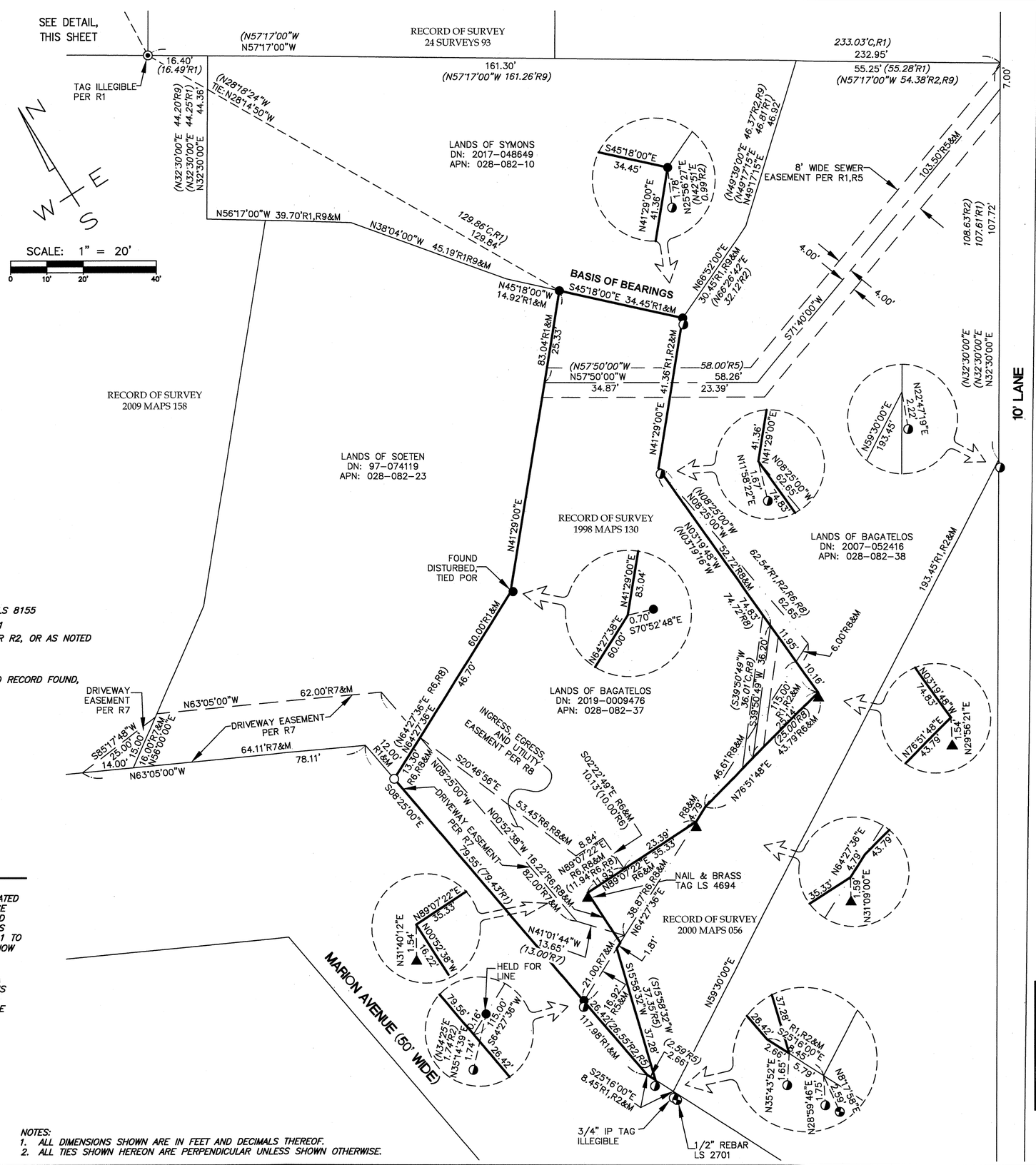
SURVEYOR'S NOTE

1. IT WAS DISCOVERED THAT THE EASTERLY BOUNDARY LINES OF THE LANDS OF RAGSDALE SHOWN ON R2 ARE SHIFTED AND SLIGHTLY ROTATED FROM THE CORRESPONDING BOUNDARY LINES SHOWN ON R1. BECAUSE R2 GIVES NO EXPLANATION FOR THIS SHIFT AND AS TO WHY THEY DID NOT HOLD THE MONUMENTS SHOWN ON R1, THE SOLUTION PER R2 IS REJECTED. THIS SURVEY HELD THE LOCAL MONUMENTS FOUND PER R1 TO RE-ESTABLISH THE BOUNDARY LINES OF THE LANDS OF RAGSDALE (NOW THE LANDS OF BAGATELOS).

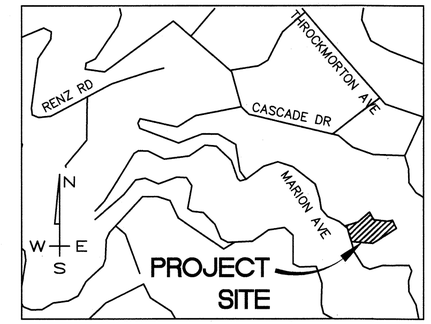
2. THIS LOT WAS SURVEYED IN 1998 PER R1 AND THIS SURVEY IS A RETRACEMENT OF R1 BASED ON MONUMENTS FOUND IN COMMON. THIS SURVEY IS ALSO THE RESULT OF GREAT EFFORT AND AMPLE DUE DILIGENCE TO OBTAIN RECORD AND FIELD EVIDENCE TO ESTABLISH THE BOUNDARY LINES SHOWN.

REFERENCE INDEX

	REFERENCE TITLE	RECORDING DATA
R1	RECORD OF SURVEY	1998 MAPS 130, MCR
R2	RECORD OF SURVEY	2000 MAPS 058(056), MCR
R3	RECORD OF SURVEY	24 SURVEYS 93, MCR
R4	RECORD OF SURVEY	2009 MAPS 158, MCR
R5	GRANT DEED	D.N. 2016-024770 MCR
R6	GRANT DEED	D.N. 2006-039764 MCR
R7	GRANT DEED	D.N. 97-062381 MCR
R8	DEED MODIFICATION	D.N. 2004-050445 MCR
R9	GRANT DEED	D.N. 2017-0048649, MCR



NOTES:
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.



VICINITY MAP NTS

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 LINCOLN PALMER IN JUNE, 2016.

12/6/22

STEVEN J. KLEIN, P.L.S. 8155

LICENSED LAND SURVEYOR
STEVEN J. KLEIN
No. 8155
STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS 16th DAY OF December, 2022, AT 8:54 AM. IN BOOK 2022 OF MAPS, AT PAGE(S) 244, AT THE REQUEST OF THE COUNTY SURVEYOR.

DOC. NO. 2022-0040403 SHELLY SCOTT
COUNTY RECORDER

FEE PAID: $84

DEPUTY COUNTY RECORDER

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 12th DAY OF December 2022.

TRACY W. PARK, P.L.S. 8176
MARIN COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR
TRACY W. PARK
L 8176
STATE OF CALIFORNIA

BASIS OF BEARINGS

S45°18'00"E BETWEEN FOUND 1/2" IRON PIPE MONUMENTS AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 1998 OF MAPS AT PAGE 130, MARIN COUNTY RECORDS.

RECORD OF SURVEY

BEING THE LANDS OF MELINDA BAGATELOS, AS DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NO. 2019-0009476 OF OFFICIAL RECORDS, MARIN COUNTY RECORDS.
LYING WITHIN THE CITY OF MILL VALLEY

COUNTY OF MARIN STATE OF CALIFORNIA

DVC GROUP
CIVIL ENGINEERING ◆ LAND SURVEYING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

APN 028-082-37

JOB NO. 28-16 DECEMBER 2022 SHEET 1 OF 1