

RESOLUTION NO. 2017-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK APPROVING VAST OAK EAST FINAL MAP PHASE 2-A, VAST OAK EAST FINAL MAP PHASE 2-B, VAST OAK EAST FINAL MAP PHASE 2-C, AND VAST OAK EAST FINAL MAP PHASE 2-D, AND ACCEPTING OFFERS OF DEDICATION FOR PUBLIC RIGHT-OF-WAY, PUBLIC PARKS, PUBLIC UTILITY EASEMENTS, PUBLIC ACCESS EASEMENTS, AND DRAINAGE EASEMENTS

WHEREAS, on April 8, 2014, the City Council of the City of Rohnert Park adopted Resolution 2014-035 approving the Tentative Map for the University District Plan, prepared by MacKay & Soms and dated February 2014 (the "Tentative Map"), subject to certain conditions of approval ("Conditions"); and

WHEREAS, Vast Oak Property L.P. and University District LLC ("Developer") has submitted the Final Maps for Phases 2-A, 2-B, 2-C, and 2-D for the Vast Oak East Property ("Maps"), consisting of 278 single-family residential lots, for filing; and

WHEREAS, the Maps have been reviewed by the City Engineer and City Surveyor and have been determined to be technically accurate and in conformance with the California Subdivision Map Act, the City's Municipal Code requirements set forth in Title 16 and the Tentative Map and Conditions; and

WHEREAS, the Developer has complied with all Conditions required to be completed prior to filing the final maps; and

WHEREAS, pursuant to Municipal Code section 16.10.200, the Developer has submitted (1) a certificate from the county tax collector stating that all taxes and assessments due have been paid pursuant to Government Code section 66492, and (2) verification that it has executed and filed with the clerk of the county board of supervisors security for taxes and assessments pursuant to Government Code section 66493; and

WHEREAS, the Developer has executed all required subdivision improvement agreements and submitted all required security in connection with the subdivision improvement agreements; and

WHEREAS, the Developer has submitted all required certificates and submittals and paid all required fees, the City Engineer has presented the Final Map to the City Council pursuant to Municipal Code section 16.10.190; and

WHEREAS, the Maps include the following offers of dedication:

- 1) Phase 2-A: Public Street Right-of-Way (Kingwood Road, Knight Road), Parcel "D" (Public Trail) and Public Utility Easements
- 2) Phase 2-B: Public Street Right-of-Way (Kennedy Place, Kendal Place, Kelsey Way, Kelsey Place, and Kite Place), Parcel "D" (Public Trail), Public Utility Easements, Drainage Easements (over Parcels "C" and "E"), and Public Access Easement (over Parcels "C", "E", and "F").
- 3) Phase 2-C: Public Street Right-of-Way (Kameron Place, Kameron Way, Kassandra Place, Kasey Place, Kelsey Way, Knight Road, and Knight Way) and Public Utility Easements

- 4) Phase 2-D: Public Street Right-of-Way (Kristina Place, Kristina Way, Kittyhawk Place, Kittyhawk Way, and Keegan Place), and Public Utility Easements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rohnert Park that:

1. The City Council hereby finds as follows with the respect to the Tentative Map and Maps:

a. The Maps are determined to be consistent with the City's Municipal Code and the Subdivision Map Act.

b. The Maps are in substantial conformance with the Tentative Map and all Conditions required to be completed prior to filing the final maps have been met.

2. The Maps, namely the Final Maps for Vast Oak East Phases 2-A, 2-B, 2-C, and 2-D, which are attached hereto and incorporated by this reference as Exhibit A, are hereby approved and the City Council accepts, subject to improvement, the Offers of Dedication for Public Right-of-Way, Public Parks, Public Utility Easements, Public Access Easements, and Drainage Easements as shown on the Maps.

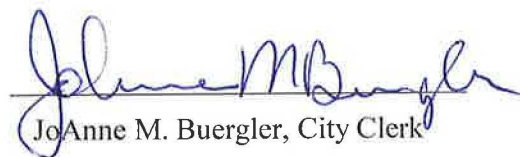
3. The City Manager is hereby authorized to take any and all further actions to effectuate the recordation of the Maps in compliance with the Conditions.

DULY AND REGULARLY ADOPTED this 14th day of November, 2017.

CITY OF ROHNERT PARK


Jake Mackenzie, Mayor

ATTEST:


JoAnne M. Buerger, City Clerk

Attachment: Exhibit A

AHANOTU: Aye BELFORTE: Aye CALLINAN: Aye STAFFORD: Aye MACKENZIE: Aye
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

VAST OAK EAST PHASE 2-A

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, RESULTANT PARCEL 1, AS DESCRIBED IN DOCUMENT NUMBER _____, SONOMA COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA — STATE OF CALIFORNIA
45 LOTS 58.43 ACRES

Mackay & Somps
3122 RAINBOW DR. SUITE 200
ROHNERT PARK, CA 94928
NOVEMBER, 2017

OWNER'S STATEMENT:

THE UNDERSIGNED, UNIVERSITY DISTRICT LLC, HAVE A RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP. WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BOUNDARY LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. THE REAL PROPERTY DESIGNATED AS KINGWOOD ROAD AND KNIGHT ROAD FOR PUBLIC RIGHT OF WAY;
2. THE AREA DESIGNATED AS PUBLIC PARK, BEING PARCEL "D" HEREON, IS HEREBY DEDICATED TO THE CITY OF ROHNERT PARK OR ITS DESIGNEE FOR PUBLIC PARK PURPOSES AND ANY AND ALL IMPROVEMENTS AND APURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS AND MAINTENANCE EASEMENTS FOR THE IMPROVEMENTS AND APURTENANCES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE) ARE HEREBY DEDICATED TO THE CITY OF ROHNERT PARK OR ITS DESIGNEE FOR THE USE OF LANDSCAPING, MAINTENANCE OF LANDSCAPES, AND RELATED FACILITIES FOR THE USE OF THE PUBLIC, INCLUDING BUT NOT LIMITED TO, CABLE TELEVISION, AND TELEPHONE USE AND ANY AND ALL IMPROVEMENTS AND APURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENTS OF THESE IMPROVEMENTS AND APURTENANCES.

THE AREAS DESIGNATED AS "LANDSCAPE EASEMENT" (LE) AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE USE OF LANDSCAPING, MAINTENANCE OF LANDSCAPES, AND RELATED FACILITIES FOR THE USE OF THE PUBLIC, INCLUDING BUT NOT LIMITED TO, CABLE TELEVISION, AND TELEPHONE USE AND ANY AND ALL IMPROVEMENTS AND APURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENTS OF THESE IMPROVEMENTS AND APURTENANCES.

THE AREA DESIGNATED AS PARCEL "A", PARCEL "B", AND PARCEL "C" AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR FUTURE DEVELOPMENT.

UNIVERSITY DISTRICT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ NAME: JOHN RYAN
ITS: PRESIDENT
DATE: _____ DATE: _____
NAME: GREG GLENN
ITS: CFO
DATE: _____

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ 20____, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(S) ARE SUBSCRIBED TO THE INSTRUMENT, AND THAT HE(S) IS(ARE) THE SAME AS THE PERSON(S) WHOSE NAMES(S) ARE SUBSCRIBED TO THE INSTRUMENT, AND THAT HE(S) IS(ARE) THE SAME AS THE PERSON(S) WHOSE NAMES(S) ARE SUBSCRIBED TO THE INSTRUMENT, AND THAT HE(S) IS(ARE) THE SAME AS THE PERSON(S) WHOSE NAMES(S) ARE SUBSCRIBED TO THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION EXPIRES: _____
COMMISSION # OF NOTARY: _____



VICINITY MAP
NTS

CITY CLERK'S CERTIFICATE

I, JOANNE M. BLERGLER, CITY CLERK OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, ENTITLED "VAST OAK PHASE 2A", WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, ON THE _____ DAY OF _____, 20____, AND THAT SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP, SAID MAP ALSO, ON BEHALF OF THE CITY, DID ACCEPT, SUBJECT TO IMPROVEMENTS, ANY REAL PROPERTY AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE OFFER OF DEDICATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

DATE: _____
JOANNE M. BLERGLER, CITY CLERK
CITY OF ROHNERT PARK, A MUNICIPAL CORPORATION
STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

THIS MAP, ENTITLED "VAST OAK PHASE 2A", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY _____ DATED THE _____ DAY OF _____, 20____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, AM IN BOOK _____ OF MAPS, PAGE(S) _____ IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF DARRIN JENKINS, CITY MANAGER.

FEES PAID \$ _____
DOCUMENT NO. _____
SIGNED _____
SONOMA COUNTY RECORDER
STATE OF CALIFORNIA
BY: _____
DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, AND UPON A RECONNAISSANCE OF THE LANDS DESCRIBED HEREIN, AND I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED PRIOR TO THE ACCEPTANCE OF THE IMPROVEMENTS, OR THAT THEY WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

IAN BRUCE MACDONALD, LS 8817
LICENSE EXPIRES 12-31-17



DATE: _____

SPECIAL ASSESSMENTS CERTIFICATE:

I, JOANNE BUEGLER, IN AND FOR THE CITY OF ROHNERT PARK, STATE OF CALIFORNIA DO HEREBY CERTIFY THAT AS OF THIS DATE, THERE ARE NO SPECIAL ASSESSMENTS PENDING AGAINST SAID TRACT OF LAND OTHER THAN THOSE WHICH HAVE BEEN RECORDED AND OF WHICH THE SONOMA COUNTY TREASURER'S OFFICE SHOULD BE AWARE.

DATED: _____

JOANNE BUEGLER, CITY CLERK
CITY OF ROHNERT PARK,
A SUBDIVISION MAP EXEMPT FROM RECORDATION
STATE OF CALIFORNIA

SOILS REPORT

A GEOTECHNICAL EXPLORATION UPDATE PREPARED BY ENGEO INCORPORATED FOR UD LLC AND VAST OAK PROPERTIES LOCATED IN ROHNERT PARK, CALIFORNIA, PROJECT NO. 87-B-1-001-D, DATED APRIL 3, 2008 AND REVISED DECEMBER 12, 2012 IS ON FILE WITH THE CITY OF ROHNERT PARK.

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION MAP EXEMPT FROM RECORDATION, AND NO SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ _____. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR LIEN WHICH IS SUBJECT TO SPECIAL ASSESSMENTS FOR BONDS PAYABLE IN FULL FOR WHICH I ESTIMATE THAT THE AMOUNT REQUIRED FOR FULL PAYMENT IS \$ _____.
DATE: _____

TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA
BY: _____

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT, AND ALL SPECIAL ASSESSMENTS REQUIRED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY: BONDS(S) UNDER GOVERNMENT CODE SECTIONS 66580(b) AND 66483(c) IN THE SUM OF \$ _____ AND \$ _____, RESPECTIVELY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS ____ DAY OF _____, 20____.

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA
BY: _____

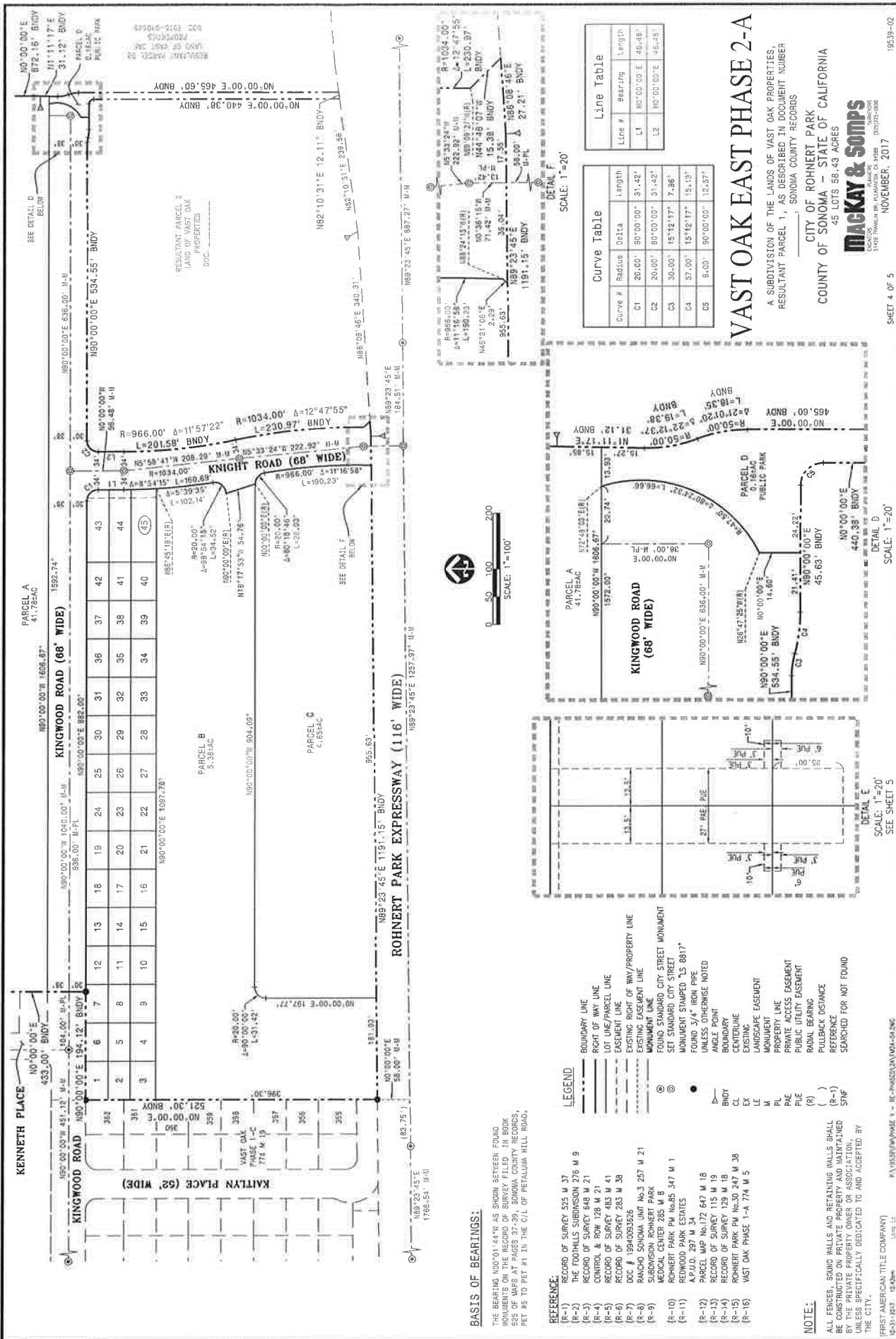
VAST OAK EAST PHASE 2-A

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
RESULTANT PARCEL 1, AS DESCRIBED IN DOCUMENT NUMBER _____, SONOMA COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
45 LOTS 58+43 ACRES

Mackay & Somp
PLANNING
5102 TOWNSHIRE DR. SUITE 100
ROHNERT PARK, CA 94783-5005
PHONE: 925-261-1111
FAX: 925-261-1112

NOVEMBER, 2017



OWNER'S STATEMENT:

THE UNDERSIGNED, UNIVERSITY DISTRICT LLC, HAVE A RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP. WE ARE THE ONLY PERSONS WHOSE CONSENT IS REQUIRED FOR THE MAKING AND FILING OF SAID MAP AND WE HEREBY CONSENT TO THE MAKING AND FILING OF THE SUBDIVISION SHOWN WITHIN THE BOUNDARY LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. THE REAL PROPERTY DESIGNATED AS KENNEDY PLACE, KENJAL PLACE, KELSEY WAY, WITE PLACE, AND KELSEY PLACE FOR PUBLIC RIGHT OF WAY.
2. THE AREA DESIGNATED AS PUBLIC PARK BEING PARCELS "D" HEREON, IS HEREBY DEDICATED TO THE CITY OF ROHNERT PARK ON BEHALF OF THE PUBLIC OR ITS DESIGNEE FOR PUBLIC PARK PURPOSES AND ANY AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENTS FOR THE IMPROVEMENTS AND APPURTENANCES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

1. THE AREA DESIGNATED AS "DRAINAGE EASEMENT", OVER PARCELS "C" AND "E" HEREON, IS HEREBY DEDICATED TO THE CITY OF ROHNERT PARK OR ITS DESIGNEE FOR DRAINAGE PURPOSES AND ANY AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENTS FOR THESE IMPROVEMENTS AND APPURTENANCES.
2. THE AREA DESIGNATED AS "PUBLIC ACCESS EASEMENT", OVER A PORTION OF PARCELS "F" AND OVER PARCELS "C" AND "E" HEREON, ARE HEREBY DEDICATED TO THE CITY OF ROHNERT PARK OR ITS DESIGNEE FOR PUBLIC INGRESS AND EGRESS PURPOSES AND ANY AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENTS FOR THESE IMPROVEMENTS AND APPURTENANCES.

3. THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE) ARE HEREBY DEDICATED TO THE CITY OF ROHNERT PARK OR ITS DESIGNEE FOR UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION, AND TELEPHONE USE AND ANY AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENTS FOR THESE IMPROVEMENTS AND APPURTENANCES.

THE AREAS DESIGNATED AS PARCELS "C" AND "E" AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR OPEN SPACE PURPOSES. MAINTENANCE OF SAID PARCELS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF THE SUBDIVISION AS SHOWN UPON THIS MAP IN ACCORDANCE WITH THE SUBDIVISIONS COVENANTS, CONDITIONS AND RESTRICTIONS. SAID PARCEL ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

THE AREAS DESIGNATED AS PARCEL "A", PARCEL "B", AND PARCEL "G" AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR FUTURE DEVELOPMENT.

THE AREA DESIGNATED AS PARCEL "F" AS SHOWN UPON SAID MAP IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

UNIVERSITY DISTRICT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ BV: _____

NAME: JOHN RYAN NAME: GREG GLENN

ITS: CFO ITS: CFO

DATE: _____ DATE: _____

OWNER'S ACKNOWLEDGEMENT:

I, UNIVERSITY DISTRICT LLC, OTHER OFFICERS, CONSIDERING THIS CERTIFICATE, HEREBY ACKNOWLEDGE ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF _____

ON _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY DECEASED THE SAME IN HIS/HER/ITHEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/ITHEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

PRINTED NAME: NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

(FIRST AMERICAN TITLE COMPANY)

Licensee: Matthew P. 1153351 (M-PHASE 1) - RE-PHASED (V28) (M-PHASE 1) - 12/31/2017

VAST OAK EAST PHASE 2-B

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK PHASE 2-A AS RECORDED IN BOOK _____ OF MAPS AT PAGES _____, AND RESULTANT PARCELS C AND D2, AS DESCRIBED IN DOCUMENT NUMBER 2015-010549

SONOMA COUNTY RECORDS
CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA

78 LOTS 69.50 ACRES

MACKAY & SOMPS
LAND SURVEYORS
193022-0008

NOVEMBER, 2017



VICINITY MAP

NTS



CITY ENGINEER'S STATEMENT:

I, MARY GRACE PAWSON, CITY ENGINEER OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, HAVE EXAMINED THE MAP OF THIS SUBDIVISION AND I AM SATISFIED THAT SAID MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROHNERT PARK ON APRIL 8, 2014, BY RESOLUTION NUMBER 2014-033 THAT ALL OF THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MARY GRACE PAWSON, CITY ENGINEER
CITY OF ROHNERT PARK, STATE OF CALIFORNIA
R.C.E. 44573 EXPIRES: 09/17/2018

DATE: _____



CITY SURVEYOR'S STATEMENT:

I, ANNE SOPHIE TRUONG, HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION ON BEHALF OF THE CITY OF ROHNERT PARK AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ANNE SOPHIE TRUONG
ACTING CITY SURVEYOR
LS 8599

DATE: _____



CITY CLERK'S CERTIFICATE

I, JOANNE M. BUEHLER, CITY CLERK OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, ENTITLED "VAST OAK PHASE 2B", WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AS PROVIDED BY LAW AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP, SAID COUNCIL ALSO ON BEHALF OF THE CITY, DID ACCEPT, SUBJECT TO IMPROVEMENTS, ANY REAL ESTATE AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE OFFER OF DEDICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

DATE: _____

JOANNE M. BUEHLER, CITY CLERK,
CITY OF ROHNERT PARK, A MUNICIPAL CORPORATION
STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

THIS MAP, ENTITLED "VAST OAK PHASE 2B", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY _____, DATED THE _____ DAY OF _____, 20____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M. IN BOOK _____ OF MAPS, PAGE(S) _____, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF DARRIN JENKINS, CITY MANAGER.

FREE PAID \$ _____

SIGNED _____
SONOMA COUNTY RECORDER
STATE OF CALIFORNIA

DOCUMENT NO. _____ BY: _____ DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE UNDERSIGNED. I HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED PRIOR TO THE ACCEPTANCE OF THE IMPROVEMENTS, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE SEPTEMBER, 2016, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO MARK THE SURVEY TO BE RETAINED.

ANTHONY MACDONALD, L.S. 117
LICENSE EXPIRES: 12-31-17



DATE: _____

SPECIAL ASSESSMENTS CERTIFICATE:

I, JOANNE BUTLER, IN AND FOR THE CITY OF ROHNERT PARK, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE SPECIAL ASSESSMENTS SET FORTH ON THE ATTACHED SPECIAL ASSESSMENTS RETURN, AGAINST SAID TRACT OF LAND, ARE NOT MORE THAN THE SPECIAL ASSESSMENTS PREVIOUSLY RECORDED AGAINST SAID TRACT OF LAND, AND THAT THOSE WHICH HAVE BEEN RECORDED AND OF WHICH THE SONOMA COUNTY TREASURER'S OFFICE SHOULD BE AWARE.

DATED: _____

JOANNE BUTLER, CITY CLERK
CITY OF ROHNERT PARK
A MUNICIPAL CORPORATION
STATE OF CALIFORNIA

SOILS REPORT

A GEOTECHNICAL EXPLORATION UPDATE PREPARED BY ENGEO INCORPORATED FOR UD LLC AND VAST OAK PROPERTIES LOCATED IN ROHNERT PARK, CALIFORNIA, PROJECT NO. 87161201.01, DATED APRIL 3, 2009 AND REVISED DECEMBER 12, 2012 IS ON FILE WITH THE CITY OF ROHNERT PARK.

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR SPECIAL ASSESSMENTS, EXCEPT AS SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ _____. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL, EXCEPT FOR SPECIAL ASSESSMENTS FOR BONDS PAYABLE IN FULL FOR WHICH I ESTIMATE THAT THE AMOUNT REQUIRED FOR FULL PAYMENT IS \$ _____.

DATE: _____

TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA
BY: _____

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE THE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY: BONDS UNDER OF PROPERTY CODE SECTIONS 66959(a) AND 66960 IN THE SUM OF \$ _____ AND \$ _____, RESPECTIVELY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS ____ DAY OF _____, 20____.

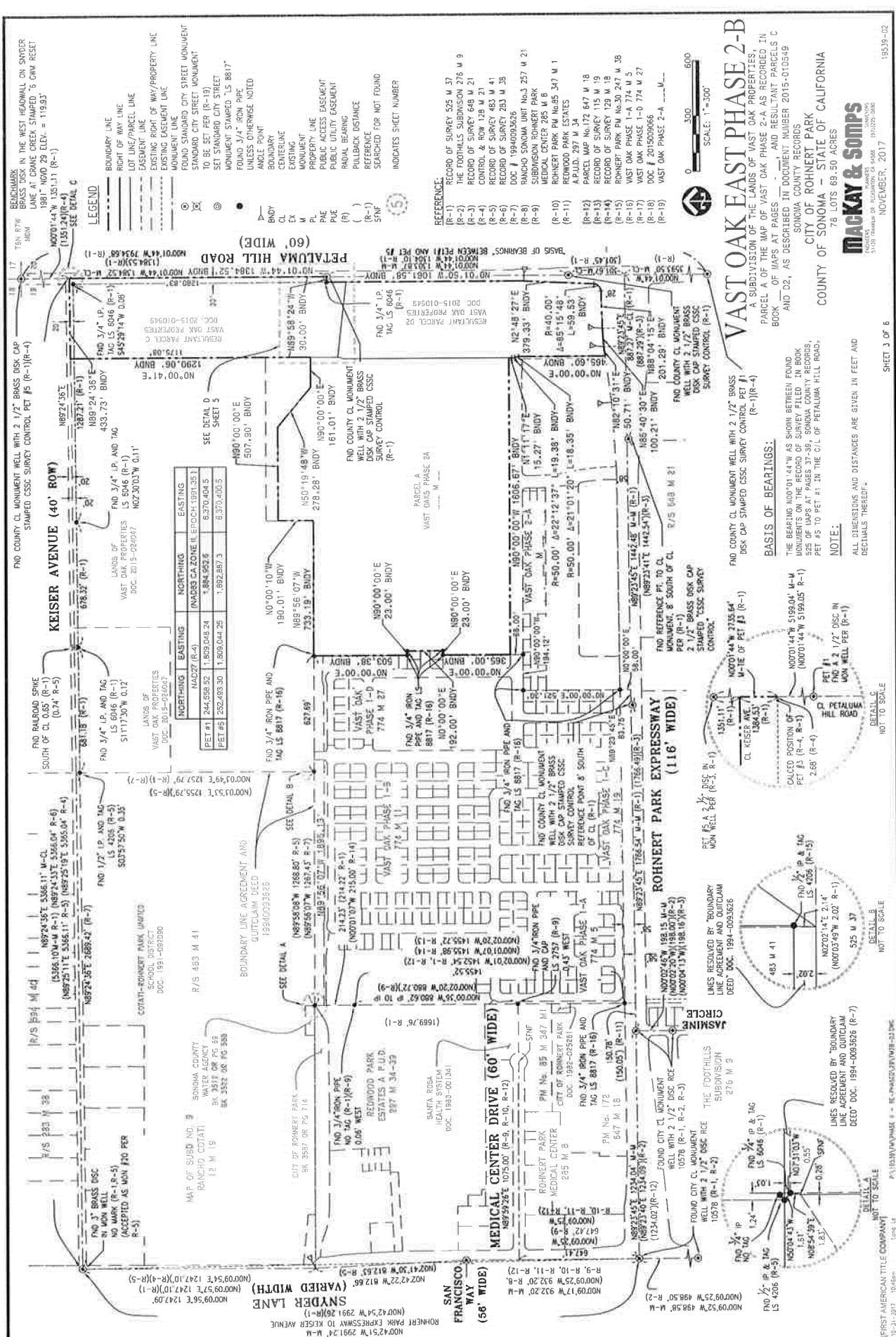
DATE: _____

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA
BY: _____

VAST OAK EAST PHASE 2-B

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK PHASE 2-A AS RECORDED IN BOOK ____ OF MAPS AT PAGES ____ AND RESULTANT PARCELS C AND D2, AS DESCRIBED IN DOCUMENT NUMBER 2015-010549 SONOMA COUNTY RECORDS
CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
78 LOTS 69.50 ACRES

MACKEY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
51129 TOWNSEND DRIVE, SUITE 100
ROHNERT PARK, CA 94783
(925) 255-2886



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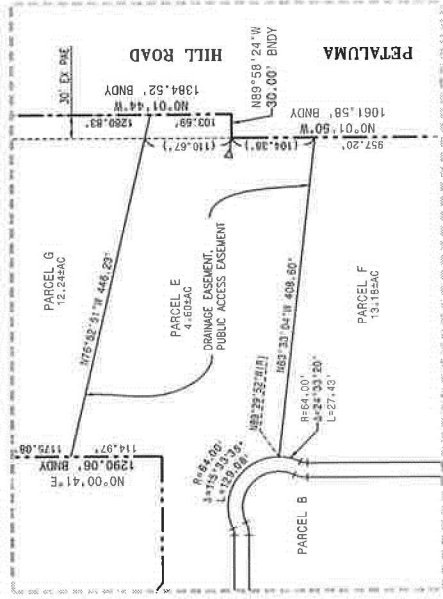
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- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND STANDARD CITY STREET MONUMENT TO BE SET PER (R-19)
- SET STANDARD CITY STREET
- MONUMENT STAMPED "LS 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- ANGLE POINT
- MONUMENT
- EXISTING
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- PUE
- PUE
- PULLBACK DISTANCE
- REFERENCE
- SEARCHED FOR NOT FOUND
- INDICATES SHEET NUMBER



REFERENCE

- (R-1) RECORD OF SURVEY 525 M 37
- (R-2) THE FOOTHILLS SUBDIVISION 276 M 9
- (R-3) RECORD OF SURVEY 648 M 21
- (R-4) CONTROL & ROW 128 M 21
- (R-5) RECORD OF SURVEY 483 M 41
- (R-6) RECORD OF SURVEY 383 M 38
- (R-7) DOC # 994009326
- (R-8) RANCHO SONOMA UNIT No. 3 257 M 21
- (R-9) SUBDIVISION ROHNERT PARK
- (R-10) RECORD OF SURVEY 283 M 8
- (R-11) RECORD OF SURVEY 347 M 1
- (R-12) RECORD MAP No. 172 847 M 18
- (R-13) RECORD OF SURVEY 115 M 19
- (R-14) RECORD OF SURVEY 129 M 18
- (R-15) ROHNERT PARK No. 30 247 M 39
- (R-16) VAST OAK PHASE 1-A 774 M 5
- (R-17) VAST OAK PHASE 1-D 774 M 5
- (R-18) DOC # 2019008066
- (R-19) VAST OAK PHASE 2-A



VAST OAK EAST PHASE 2-B

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK PHASE 2-A AS RECORDED IN BOOK 2 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS, AND D2, AS DESCRIBED IN DOCUMENT NUMBER 2015-010849

SONOMA COUNTY RECORDS
CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
78 LOTS 69-80 ACRES

MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
STATE OF CALIFORNIA
NO. 10000
15000-0000

NOVEMBER, 2017

19539-02

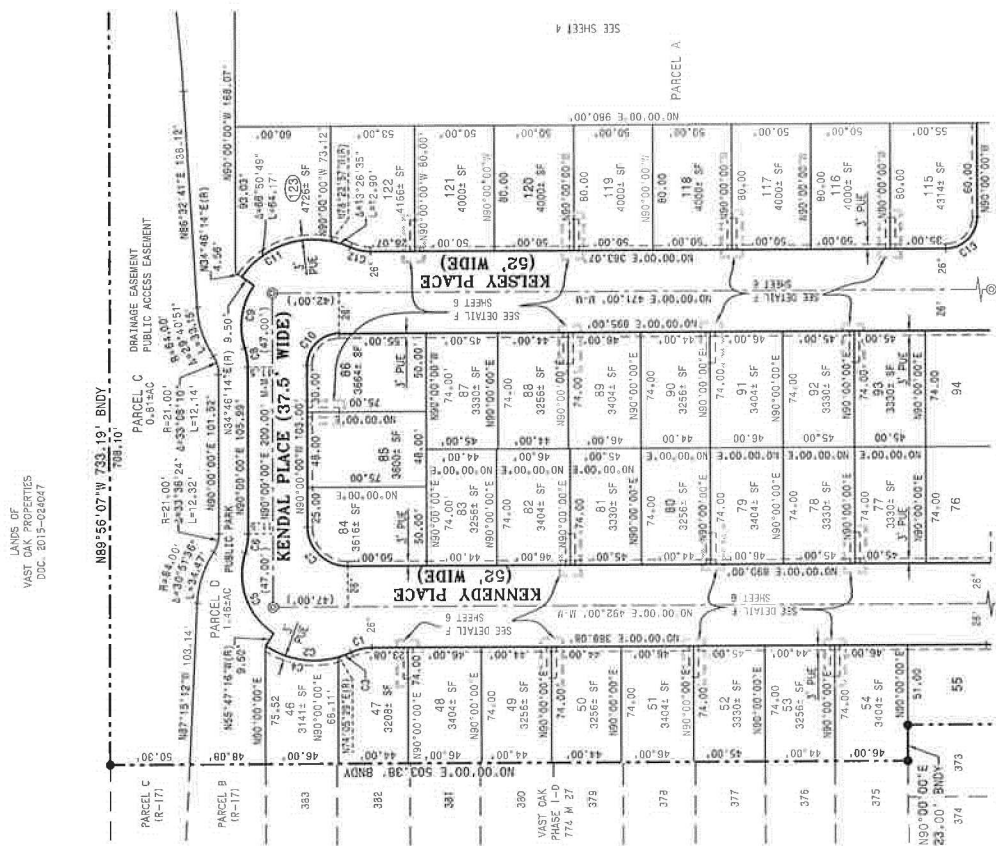
NOTE:

ALL FENCES, SOUND WALLS AND RETAINING WALLS SHALL BE CONSTRUCTED ON PRIVATE PROPERTY AND MAINTAINED BY THE PRIVATE PROPERTY OWNER OR ASSOCIATION, UNLESS SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY.

BASIS OF BEARINGS:

THE BEARING 100°01'44"W AS SHOWN BETWEEN FOUND MONUMENTS ON THE RECORD OF SURVEY FILED IN BOOK 525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS, PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

Curve #	Radius	Delta	Length
C1	30.40'	25°03'28"	13.12'
C2	55.00'	59°16'12"	56.90'
C3	55.00'	9°08'57"	8.78'
C4	55.00'	50°07'15"	46.11'
C5	45.50'	73°38'08"	58.45'
C6	39.50'	17°48'53"	12.28'
C7	25.00'	90°00'00"	39.27'
C8	39.50'	17°48'53"	12.28'
C9	45.50'	59°35'08"	41.76'
C10	20.00'	90°00'00"	31.42'
C11	55.00'	80°17'24"	77.07'
C12	30.00'	25°03'38"	13.12'
C13	20.00'	90°00'00"	31.42'



SEE SHEET 6

PRISTINE AMERICAN TITLE COMPANY

15000-0000

SHEET 5 OF 6

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND STANDARD CITY STREET MONUMENT
- STANDARD CITY STREET MONUMENT
- TO BE SET PER (R-19)
- SET STANDARD CITY STREET
- MONUMENT STAMPED "LS 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- ANGLE POINT
- BOUNDARY POINT
- EXISTING
- MONUMENT
- PROPERTY LINE
- PAL
- PUE
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- REFERENCE
- SPNF
- SEARCHED FOR NOT FOUND
- INDICATES SHEET NUMBER

REFERENCE

- (R-1) RECORD OF SURVEY 525 M 37
- (R-2) THE COVILS SUBDIVISION 276 M 9
- (R-3) RECORD OF SURVEY 648 M 21
- (R-4) CONTROL & ROW 128 M 21
- (R-5) RECORD OF SURVEY 483 M 41
- (R-6) RECORD OF SURVEY 283 M 38
- (R-7) DOC # 1994003625
- (R-8) RANCHO SONOMA UNIT No.3 257 M 21
- (R-9) SUBDIVISION ROHNET PARK
- (R-10) MEDICAL CENTER 285 M 8
- (R-11) ROHNET PARK PH #685 347 M 1
- (R-12) REDWOOD PARK ESTATES
- (R-13) APUD 297 M 34
- (R-14) PARCEL MAP No.172 647 M 18
- (R-15) RECORD OF SURVEY 115 M 19
- (R-16) RECORD OF SURVEY 129 M 427 M 38
- (R-17) VAST OAK PHASE 1-3 774 M 5
- (R-18) VAST OAK PHASE 1-3 774 M 5
- (R-19) DOC # 2015009665
- (R-20) VAST OAK PHASE 2-A



VAST OAK EAST PHASE 2-B

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES
 PARCEL A OF THE MAP OF VAST OAK PHASE 2-A AS RECORDED IN
 BOOK — OF MAPS AT PAGES — AND RESULTANT PARCELS C
 AND D2, AS DESCRIBED IN DOCUMENT NUMBER 2015-070549

SONOMA COUNTY RECORDS

CITY OF ROHNET PARK

COUNTY OF SONOMA — STATE OF CALIFORNIA

78 LOTS 69-50 ACRES

MACKAY & SOMPS

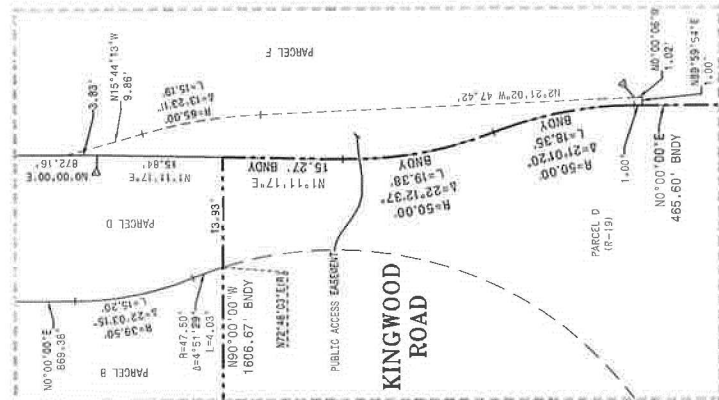
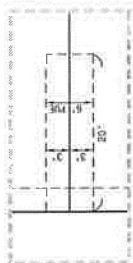
REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4586 State of California
 5000 Market Street, Suite 200, San Francisco, CA 94102-4006

NOVEMBER, 2017

19539-02

BASIS OF BEARINGS

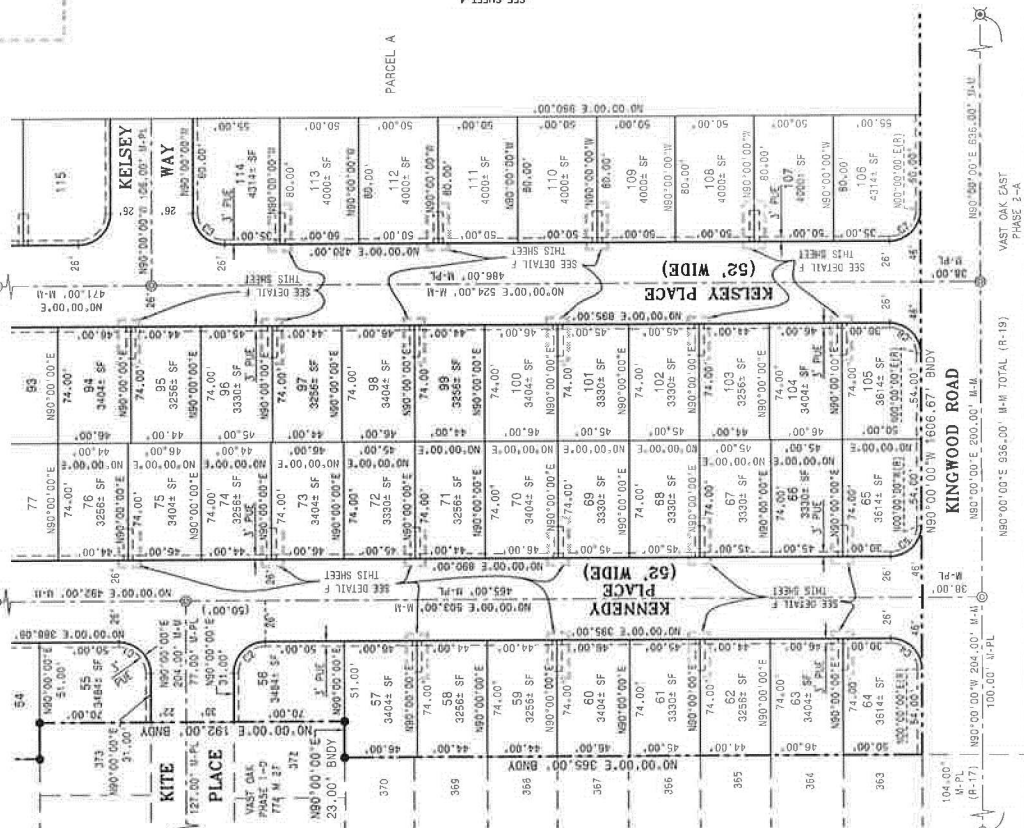
THE BEARING N00°01'44"W AS SHOWN BETWEEN FOUND
 MONUMENTS ON THE RECORD OF SURVEY FILED IN BOOK
 525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS,
 SET #5 TO SET #1 IN THE C/L OF PETALUMA HILL ROAD.



SEE SHEET 4

Curve #	Radius	Delta	Length
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	20.00'	90°00'00"	31.42'
C6	20.00'	90°00'00"	31.42'
C7	20.00'	90°00'00"	31.42'

SEE SHEET 5



NOTE:

ALL FENCES, SOUND WALLS AND RETAINING WALLS SHALL
 BE CONSTRUCTED ON PRIVATE PROPERTY AND MAINTAINED
 BY THE PRIVATE PROPERTY OWNER OR ASSOCIATION,
 UNLESS SPECIFICALLY DEDICATED TO AND ACCEPTED BY
 THE CITY.

[FIRST AMERICAN TITLE COMPANY]

STATIONED BY: [NAME]

DATE: 11-11-2017

19539-02

19539-02

VAST OAK EAST PHASE 2-C

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK EAST PHASE 2-B, AS RECORDED IN BOOK _____ OF MAPS AT PHASES _____, SONOMA COUNTY OF SONOMA - STATE OF CALIFORNIA

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA

115 LOTS 15.32 ACRES

Mackay & Somp

1100 TOWN DR. SUITE 200 SONOMA, CA 94968
707.797.0088

NOVEMBER, 2017

OWNER'S STATEMENT:

THE UNDERSIGNED, UNIVERSITY DISTRICT LLC, HAVE A RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP. WE ARE THE ONLY PERSONS WHOSE INTERESTS ARE INCLUDED IN THIS MAP. WE HEREBY CERTIFY THAT WE HAVE A RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP. WE HEREBY CERTIFY THAT WE HAVE A RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- THE REAL PROPERTY DESIGNATED AS KAMRONWAY PLACE, KAMRONWAY, KASSANDRA PLACE, KASEY PLACE, KELSEY WAY, KNIGHT ROAD, AND KNIGHT WAY FOR PUBLIC RIGHT OF WAY.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

- THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE) ARE HEREBY DEDICATED TO THE CITY OF ROHNERT PARK ON BEHALF OF THE PUBLIC FOR ITS DESIGN USE FOR UNDERGROUND ELECTRIC GAS, WATER, SEWER, AND TELEPHONE LINES. THE CITY OF ROHNERT PARK HAS THE RESPONSIBILITY OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, ACCESS, AND MAINTENANCE EASEMENTS FOR THESE IMPROVEMENTS AND APURTANANCES.

THE AREAS DESIGNATED AS "LANDSCAPE EASEMENT" AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE USE OF LANDSCAPING, MAINTENANCE OF SAID EASEMENTS AND RELATED FACILITIES CONTAINED HEREIN ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. ALL IN ACCORDANCE WITH THE SUBDIVISION'S COVENANTS, CONDITIONS AND RESTRICTIONS.

UNIVERSITY DISTRICT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: JOHN RYAN
ITS PRESIDENT
DATE: _____
BY: _____
NAME: GREG GLENN
ITS CFO
DATE: _____

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETES AND THE CERTIFICATE CERTIFIES ONLY THE IDENTITY OF THE PERSON(S) WHO SIGNED THIS DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/IT/ THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/IT/ THEIR SIGNATURE(S) ON THE INSTRUMENT, ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION EXPIRES: _____
COMMISSION # OF NOTARY: _____



VICINITY MAP
NTS

CITY CLERK'S CERTIFICATE

I, JOANNE M. BUEGLER, CITY CLERK OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, ENTITLED "VAST OAK PHASE 2-C," WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AS PROVIDED BY LAW AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP, SAID COUNCIL ALSO, ON BEHALF OF THE CITY, DID ACCEPT, SUBJECT TO IMPROVEMENTS, ANY REAL PROPERTY AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE OFFER OF DEDICATION.

IN WITNESS WHEREOF I HAVE HEREIN SET MY HAND THIS _____ DAY OF _____, 20____.

DATE: _____
JOANNE M. BUEGLER, CITY CLERK
CITY OF ROHNERT PARK, A MUNICIPAL CORPORATION
STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

THIS MAP, ENTITLED "VAST OAK PHASE 2-C," IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY _____, DATED THE _____ DAY OF _____, 20____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, A.M. IN BOOK _____ OF MAPS, PAGE(S) _____, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF DARRIN JENKINS, CITY MANAGER.

FREE PAID \$ _____
SIGNED _____
SONOMA COUNTY RECORDER
STATE OF CALIFORNIA
BY: _____
DEPUTY
DOCUMENT NO. _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF A WRITTEN ORDER FROM THE CITY OF SONOMA, CALIFORNIA. I HAVE BEEN LICENSED BY THE STATE OF CALIFORNIA TO PREPARE THIS MAP. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE PERSONALLY APPROVED THE MAP. IF ANY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED PRIOR TO THE ACCEPTANCE OF THE IMPROVEMENTS, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE OCTOBER 1, 2017, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO EMBLEM THE SURVEY TO BE RETAINED.

IAN BRUCE MACDONALD, LS 8817
LICENSE EXPIRES: 12-31-17



DATE: _____

SPECIAL ASSESSMENTS CERTIFICATE:

I, JOANNE BUEGLER, IN AND FOR THE CITY OF ROHNERT PARK, STATE OF CALIFORNIA DO HEREBY CERTIFY THAT, AS OF THIS DATE, THERE ARE NO SPECIAL ASSESSMENTS PENDING AGAINST SAID TRACT OF LAND OTHER THAN THOSE WHICH HAVE BEEN RECORDED AND OF WHICH THE SONOMA COUNTY TREASURER'S OFFICE SHOULD BE AWARE.

DATED: _____

JOANNE BUEGLER, CITY CLERK
CITY OF ROHNERT PARK,
A MUNICIPAL CORPORATION
STATE OF CALIFORNIA

SOILS REPORT

A GEOTECHNICAL EXPLORATION UPDATE, PREPARED BY ENGEO INCORPORATED FOR UD LLC AND VAST OAK PROPERTIES, LOCATED IN ROHNERT PARK, CALIFORNIA, PROJECT NO. 87163.1001.D1, DATED APRIL 3, 2008 AND REVISED DECEMBER 12, 2012 IS ON FILE WITH THE CITY OF ROHNERT PARK.

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS. THE UNDERSIGNED HAS BEEN ADVISED BY THE COUNTY OF SONOMA, NACLV, THAT THE TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE BY \$_____. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL EXCEPT SPECIAL ASSESSMENTS FOR BONDS PAYABLE IN FULL FOR WHICH I ESTIMATE THAT THE AMOUNT REQUIRED FOR FULL PAYMENT IS \$_____.
DATE: _____

TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA
BY: _____

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE THE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NACLV, BONDS UNDER GOVERNMENT CODE SECTIONS 66553(a) AND 66493(c) IN THE SUM OF \$_____, AND \$_____, RESPECTIVELY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS _____ DAY OF _____, 20____.

DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA
BY: _____

VAST OAK EAST PHASE 2-C

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK EAST PHASE 2-B, AS
RECORDED IN BOOK _____ OF MAPS AT PAGES _____, SONOMA
COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
115 LOTS 15.32 ACRES

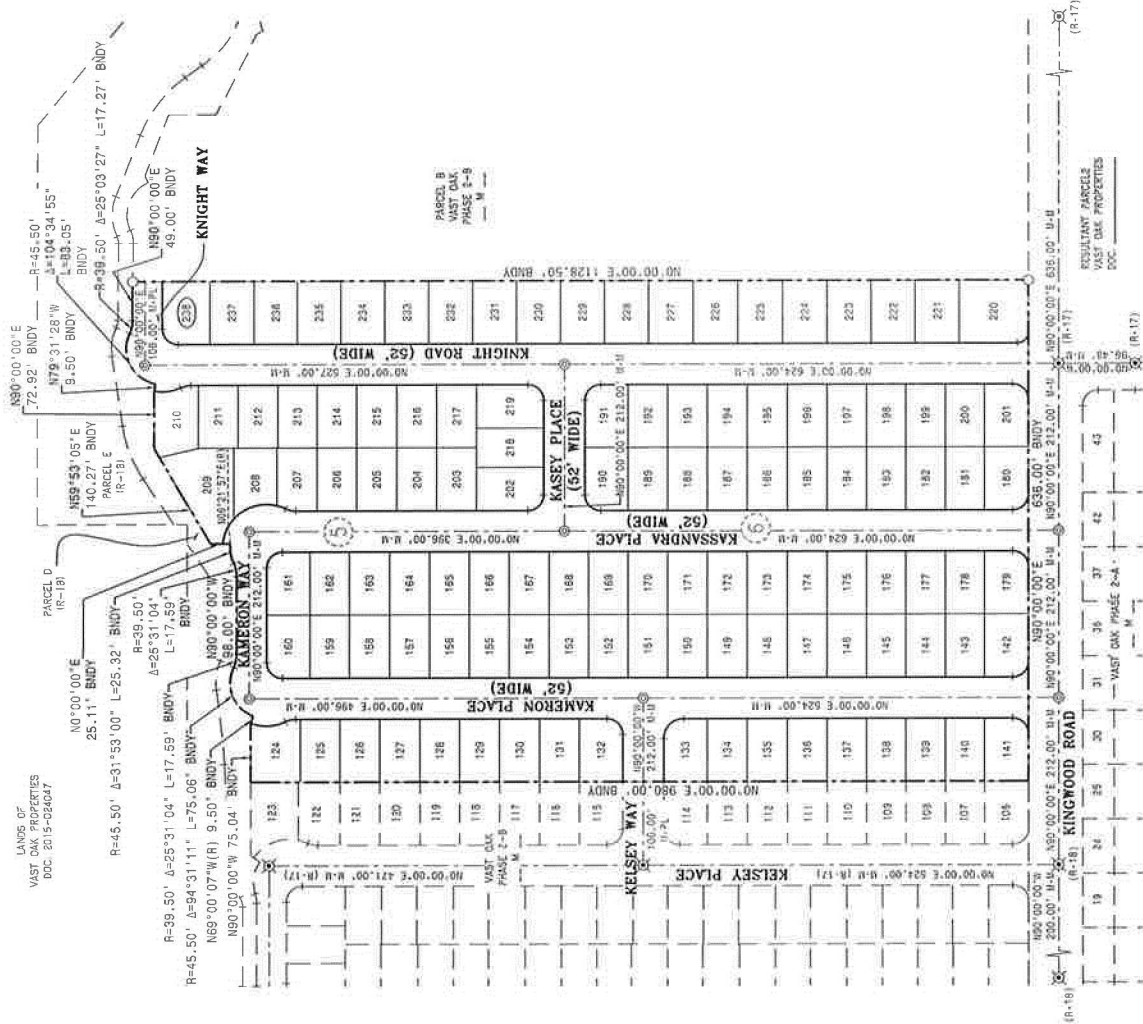
MACKAY & SOMPS
REGISTERED PROFESSIONAL SURVEYORS
3105 TRINITY DRIVE, SUITE 200
ROHNERT PARK, CA 94783-5706

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND STANDARD CITY STREET MONUMENT
- FOUND STANDARD CITY STREET MONUMENT
- TO BE SET PER (R-17) (R-18)
- SET STANDARD CITY STREET
- MONUMENT STAMPED "LS 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- SET 3/4" IRON PIPE STAMPED "LS 8817"
- ANGLE POINT
- BOUNDARY MONUMENT
- CONFORMANCE
- EASEMENT
- LANDSCAPE EASEMENT
- PROPERTY LINE
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- (R-1) REFERENCE
- (R-1) SEARCHED FOR NOT FOUND
- STMP
- INDICATES SHEET NUMBER

NOTE:

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REFERENCE:

- (R-1) RECORD OF SURVEY 525 M 37
- (R-2) RECORD OF SURVEY 525 M 37
- (R-3) RECORD OF SURVEY 525 M 37
- (R-4) RECORD OF SURVEY 525 M 37
- (R-5) RECORD OF SURVEY 525 M 37
- (R-6) RECORD OF SURVEY 525 M 37
- (R-7) RECORD OF SURVEY 525 M 37
- (R-8) RECORD OF SURVEY 525 M 37
- (R-9) RECORD OF SURVEY 525 M 37
- (R-10) RECORD OF SURVEY 525 M 37
- (R-11) RECORD OF SURVEY 525 M 37
- (R-12) RECORD OF SURVEY 525 M 37
- (R-13) RECORD OF SURVEY 525 M 37
- (R-14) RECORD OF SURVEY 525 M 37
- (R-15) RECORD OF SURVEY 525 M 37
- (R-16) RECORD OF SURVEY 525 M 37
- (R-17) RECORD OF SURVEY 525 M 37
- (R-18) RECORD OF SURVEY 525 M 37

BASIS OF BEARINGS:

THE BEARING 100°01'44" W AS SHOWN BETWEEN FOUND MONUMENTS ON THE RECORD OF SURVEY FILED IN BOOK 525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS, SET AS TO PET #1 IN THE OIL OF PENLUMA HILL ROAD.



VAST OAK EAST PHASE 2-C

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK EAST PHASE 2-B, AS RECORDED IN BOOK 525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
115 LOTS 19.32 ACRES

MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
5108 RIVERVIEW DR., PLEASANTON, CA 94566
(925) 722-4600

19539-02

SHEET 4 OF 6

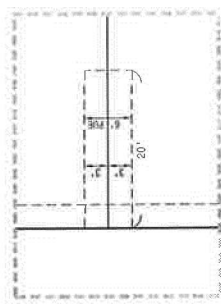
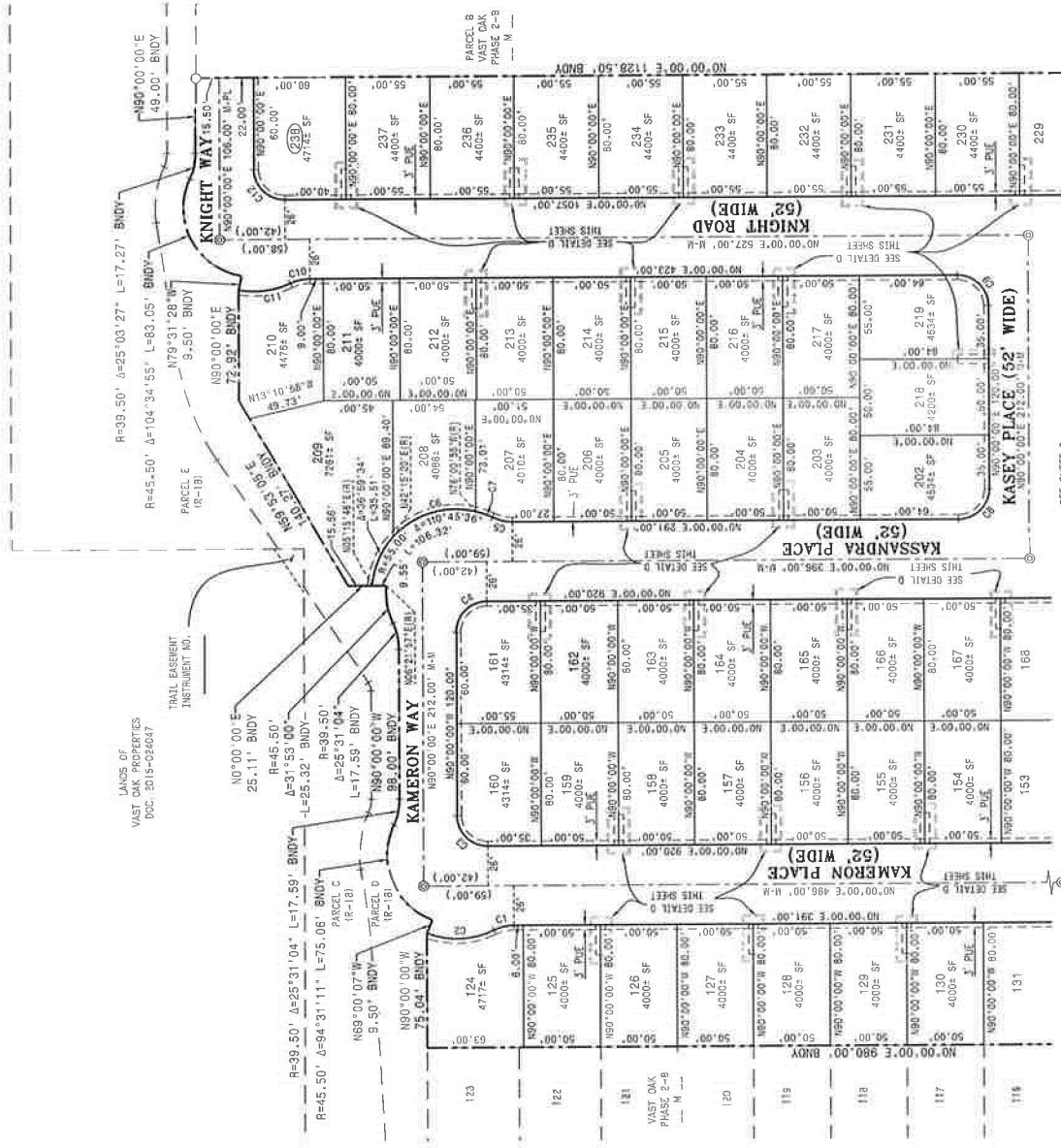
PA 15359 (CASE 1) - EC - PHASE 2-C (2-C) DMC

[FIRST AMERICAN TITLE COMPANY]
10-31-2017 10:49am

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
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- FOUND STANDARD CITY STREET MONUMENT
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- MONUMENT SHAPED "S" 8817"
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- (R-1)
- (R-1)
- REFERENCE
- SPN
- INDICATES SHEET NUMBER

Curve #	Radius	Delta	Length
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C3	20.00'	90°00'00"	31.42'
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C5	30.00'	26°01'20"	13.63'
C6	55.00'	47°01'14"	45.14'
C7	55.00'	12°02'16"	11.56'
C8	20.00'	90°00'00"	31.42'
C9	20.00'	90°00'00"	31.42'
C10	30.00'	26°01'20"	13.63'
C11	55.00'	35°32'00"	34.11'
C12	20.00'	90°00'00"	31.42'



NOTE:
ALL FENCES, SOUND WALLS AND RETAINING WALLS SHALL BE CONSTRUCTED ON PRIVATE PROPERTY AND MAINTAINED BY THE PRIVATE PROPERTY OWNER OR ASSOCIATION, UNLESS SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY.

BASIS OF BEARINGS:

THE BEARING 100°01'44"W AS SHOWN BETWEEN FOUND MONUMENTS ON THE RECORD OF SURVEY FILED, IN BOOK 15 OF MAPS AT PAGES 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

VAST OAK EAST PHASE 2-C

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK EAST PHASE 2-B, AS RECORDED IN BOOK — OF MAPS AT PAGES —, SONOMA COUNTY RECORDS —.

CITY OF SONOMA — STATE OF CALIFORNIA
115 LOTS 15.32 ACRES

MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
SONOMA COUNTY, CALIFORNIA
(CNS) 2025-2025

NOVEMBER, 2017

SHEET 5 OF 6

19539-02

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- FOUND STANDARD CITY STREET MONUMENT
- FOUND STANDARD CITY STREET MONUMENT
- TO BE SET PER (R-17) (R-18)
- SET STANDARD CITY STREET
- MONUMENT STAMPED "LS 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- SET 3/4" IRON PIPE STAMPED "LS 8817"
- ANGLE POINT
- BOUNDARY
- CENTERLINE
- EXISTING
- LANDSCAPE EASEMENT
- MONUMENT
- PROPERTY LINE
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- POLLING DISTANCE
- POLLING DISTANCE
- SEARCHED FOR NOT FOUND
- INDICATES SHEET NUMBER

Curve Table			
Curve #	Radius	Delta	Length
C1	20.00'	90°00'00"	31.42'
C2	25.00'	90°00'00"	39.27'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	20.00'	90°00'00"	31.42'
C6	20.00'	90°00'00"	31.42'
C7	20.00'	90°00'00"	31.42'
C8	20.00'	90°00'00"	31.42'
C9	20.00'	90°00'00"	31.42'
C10	14.00'	90°00'00"	21.99'

REFERENCE

- (R-1) RECORD OF SURVEY 325 M J7
- (R-2) THE FIDELITY SUBDIVISION 276 M 9
- (R-3) RECORD OF SURVEY 146 M 21
- (R-4) CHURCH & DUBOIS 128 M 21
- (R-5) RECORD OF SURVEY 148 M 41
- (R-6) RECORD OF SURVEY 283 M 38
- (R-7) DOC # 1940033526
- (R-8) RANCHO SONOMA UNIT No.3 257 M 21
- (R-9) SUBDIVISION ROBERT PARK
- (R-10) MEDICAL CENTER 285 M 8
- (R-11) ROBERT PARK No.65 47 M 1
- (R-12) REDWOOD PARK ESTATES
- (R-13) APUD. 297 M 34
- (R-14) PARCEL MAP No.172 647 M 18
- (R-15) RECORD OF SURVEY 115 M 19
- (R-16) ROBERT PARK No.30 47 M 38
- (R-17) VAST OAK PHASE 1-A, 774 M 5
- (R-18) VAST OAK PHASE 2-A, --- M ---
- (R-19) VAST OAK PHASE 2-B, --- M ---

NOTE:

ALL FENCES, SOUND WALLS AND RETAINING WALLS SHALL BE CONSIDERED AS EXISTING UNLESS INDICATED BY THE PRIVATE PROPERTY OWNER OR ASSOCIATION, UNLESS SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY.

BASIS OF BEARINGS:

THE BEARING INDICATED AS SHOWN BETWEEN FOUND MONUMENTS ON THE RECORD OF SURVEY FILED IN BOOK 525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS, PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.



VAST OAK EAST PHASE 2-C

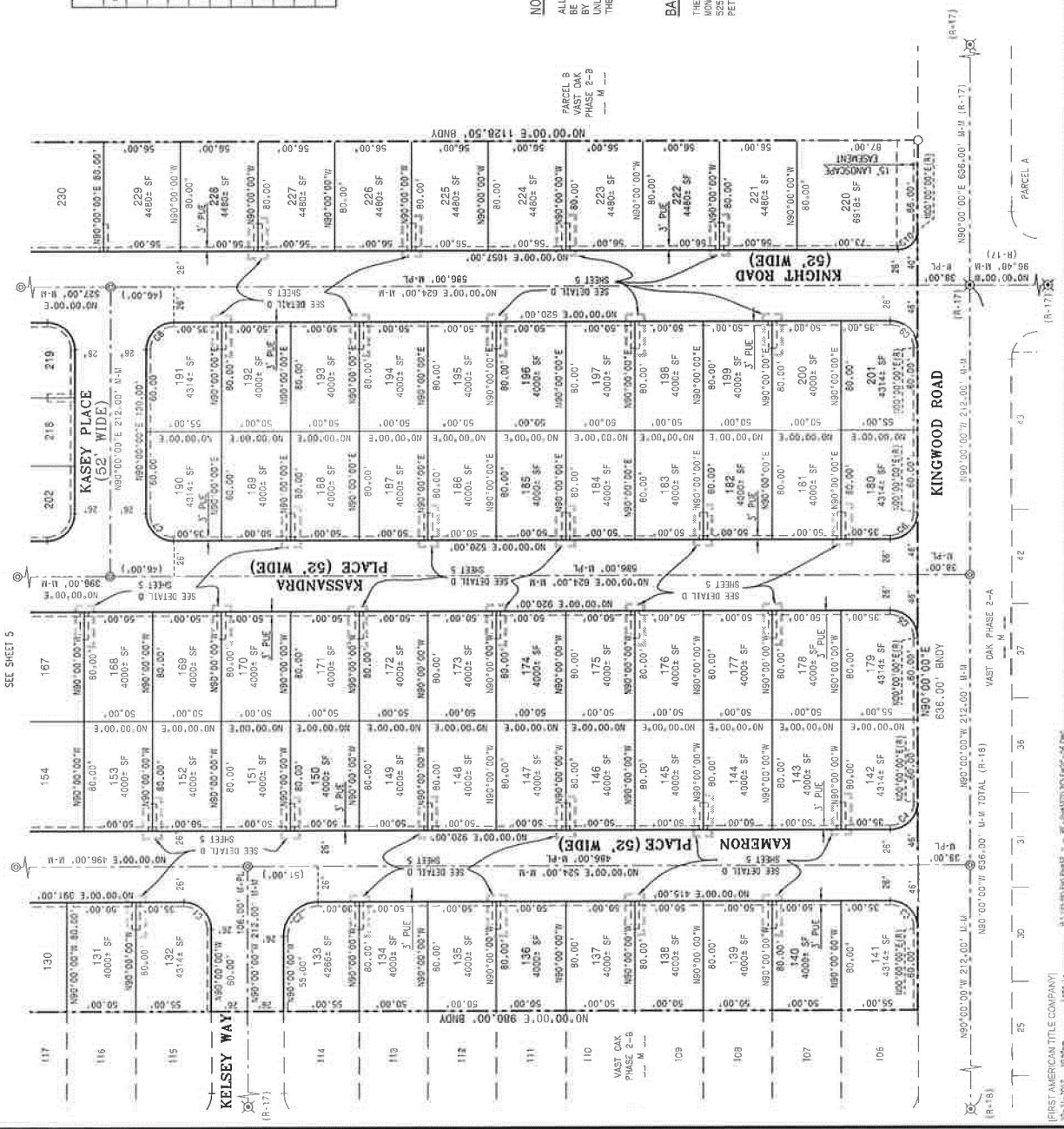
A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK EAST PHASE 2-B, AS RECORDED IN BOOK --- OF MAPS AT PAGES ---, SONOMA COUNTY RECORDS

CITY OF ROBERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
115 LOTS 15.32 ACRES

MACKAY & SOMPS
SURVEYORS
5005 HAWTHORNE AVENUE, SUITE 100
EMERYVILLE, CA 94608-1600
(925) 535-1600

1953B-02

SHEET 6 OF 6



VAST OAK EAST PHASE 2-D

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL B OF THE MAP OF VAST OAK EAST PHASE 2-B, AS
RECORDED IN BOOK _____ OF MAPS AT PAGES _____, SONOMA

COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA

85 LOTS 12.93 ACRES

MacKay & Somp

1102 TOWNSEND ST. REGISTRATION OF MAPS
SONOMA, CALIFORNIA 94966
NOVEMBER, 2017



VICINITY MAP
NTS

OWNER'S STATEMENT:

THE UNDERSIGNED, UNIVERSITY DISTRICT LLC, HAVE A RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP. WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BOUNDARY LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- THE REAL PROPERTY DESIGNATED AS KRISTINA PLACE, KRISTINA WAY, KITTYHAWK PLACE, KITTYHAWK WAY, KNIGHT WAY AND KEGAN PLACE FOR PUBLIC RIGHT OF WAY.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

- THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE) ARE HEREBY DEDICATED TO THE CITY OF ROHNERT PARK ON BEHALF OF THE PUBLIC OR ITS DESIGNEE FOR UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION AND TELEPHONE USE AND ANY AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS AND MAINTENANCE EASEMENTS FOR THESE IMPROVEMENTS AND APPURTENANCES.

THE AREAS DESIGNATED AS "LANDSCAPE EASEMENT" (LE) AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE USE OF LANDSCAPING, MAINTENANCE OF SAID EASEMENTS AND RELATED FACILITIES CONTAINED HEREIN ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, ALL IN ACCORDANCE WITH THE SUBDIVISION'S COVENANTS, CONDITIONS AND RESTRICTIONS.

UNIVERSITY DISTRICT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ BY: _____
NAME: JOHN RYAN NAME: GREG GLENN
ITS: PRESIDENT ITS: CFO
DATE: _____ DATE: _____

OWNER'S ACKNOWLEDGEMENT:

I, JOHN RYAN, PUBLIC OR OTHER OFFICER EXECUTING THIS CERTIFICATE VERIFIES ONLY THE AUTHORITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/ THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/IT/ THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

PRINTED NAME: NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

CITY ENGINEER'S STATEMENT:

I, MARY GRACE PAVISON, CITY ENGINEER OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, HAVE EXAMINED THE TENTATIVE MAP OF THE CITY OF ROHNERT PARK, A MUNICIPAL CORPORATION, SUBDIVISION, IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROHNERT PARK ON APRIL 8, 2014 BY RESOLUTION NUMBER 2014-033 THAT ALL OF THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MARY GRACE PAVISON, CITY ENGINEER
CITY OF ROHNERT PARK, STATE OF CALIFORNIA
R.C.E. 44573 EXPIRES 03/31/2018



DATE: _____

CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION ON BEHALF OF THE CITY OF ROHNERT PARK AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ANNE-SOPHIE TRUONG
CITY OF ROHNERT PARK, CITY SURVEYOR
LS 8958



DATE: _____

CITY CLERK'S CERTIFICATE

I, JOANNE M. BLIERGLER, CITY CLERK OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, ENTITLED, "VAST OAK PHASE 2-D," WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AS PROVIDED BY LAW AT A REGULAR MEETING THEREOF. THE DAY OF _____, 20____, AND THAT SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP, AND THAT SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF _____, PROPERTY AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE OFFER OF DEDICATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

DATE: _____

JOANNE M. BLIERGLER, CITY CLERK
CITY OF ROHNERT PARK, A MUNICIPAL CORPORATION
STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

THIS MAP, ENTITLED, "VAST OAK PHASE 2-D," IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY _____, DATED THE _____ DAY OF _____, 20____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED THIS _____ DAY OF _____, 20____, AT _____ CO. CLERK _____, IN BOOK _____ OF MAPS, PAGE(S) _____, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF _____, DARRIN JENKINS, CITY MANAGER.

FEE PAID \$ _____

SIGNED _____
SONOMA COUNTY RECORDER
STATE OF CALIFORNIA

BY: _____

DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JUAN BRUCE MACDONALD, LICENSED SURVEYOR, DISTRICT 13, COUNTY OF SONOMA, STATE OF CALIFORNIA. THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED PRIOR TO THE ACCEPTANCE OF THE IMPROVEMENTS, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE OCTOBER, 2017, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

IAN BRUCE MACDONALD, LS 8817
LICENSE EXPIRES: 12-31-17



DATE: _____

SPECIAL ASSESSMENTS CERTIFICATE:

I, JOANNE BUEGLER, IN AND FOR THE CITY OF ROHNERT PARK, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT, AS OF THIS DATE, THERE ARE NO SPECIAL ASSESSMENTS PENDING AGAINST SAID TRACT OF LAND OTHER THAN THOSE WHICH HAVE BEEN RECORDED AND OF WHICH THE SONOMA COUNTY TREASURER'S OFFICE SHOULD BE AWARE.

DATE: _____

JOANNE BUEGLER, CITY CLERK
CITY OF ROHNERT PARK,
A MUNICIPAL CORPORATION
STATE OF CALIFORNIA

SOILS REPORT

A GEOTECHNICAL EXPLORATION UPDATE PREPARED BY ENGEO INCORPORATED FOR UD LLC AND VAST OAK PROPERTIES LOCATED IN ROHNERT PARK, CALIFORNIA. PROJECT NO. 57161.001.01, DATED APRIL 3, 2006 AND REVISED DECEMBER 12, 2012 IS ON FILE WITH THE CITY OF ROHNERT PARK.

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO DUES AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FROM ANY SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE BY THE DATE OF THIS CERTIFICATE. EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE BY THE DATE OF THIS CERTIFICATE, THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL, EXCEPT SPECIAL ASSESSMENTS FOR BONDS PAYABLE IN FULL FOR WHICH I ESTIMATE THAT THE AMOUNT REQUIRED FOR FULL PAYMENT IS \$ _____.

DATE: _____
TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA
BY: _____

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE THE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAILEY, BOND(S) UNDER GOVERNMENT CODE SECTIONS 86339(a) AND 86480(c) IN THE SUM OF \$ _____ AND \$ _____, RESPECTIVELY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS _____ DAY OF _____, 20____.

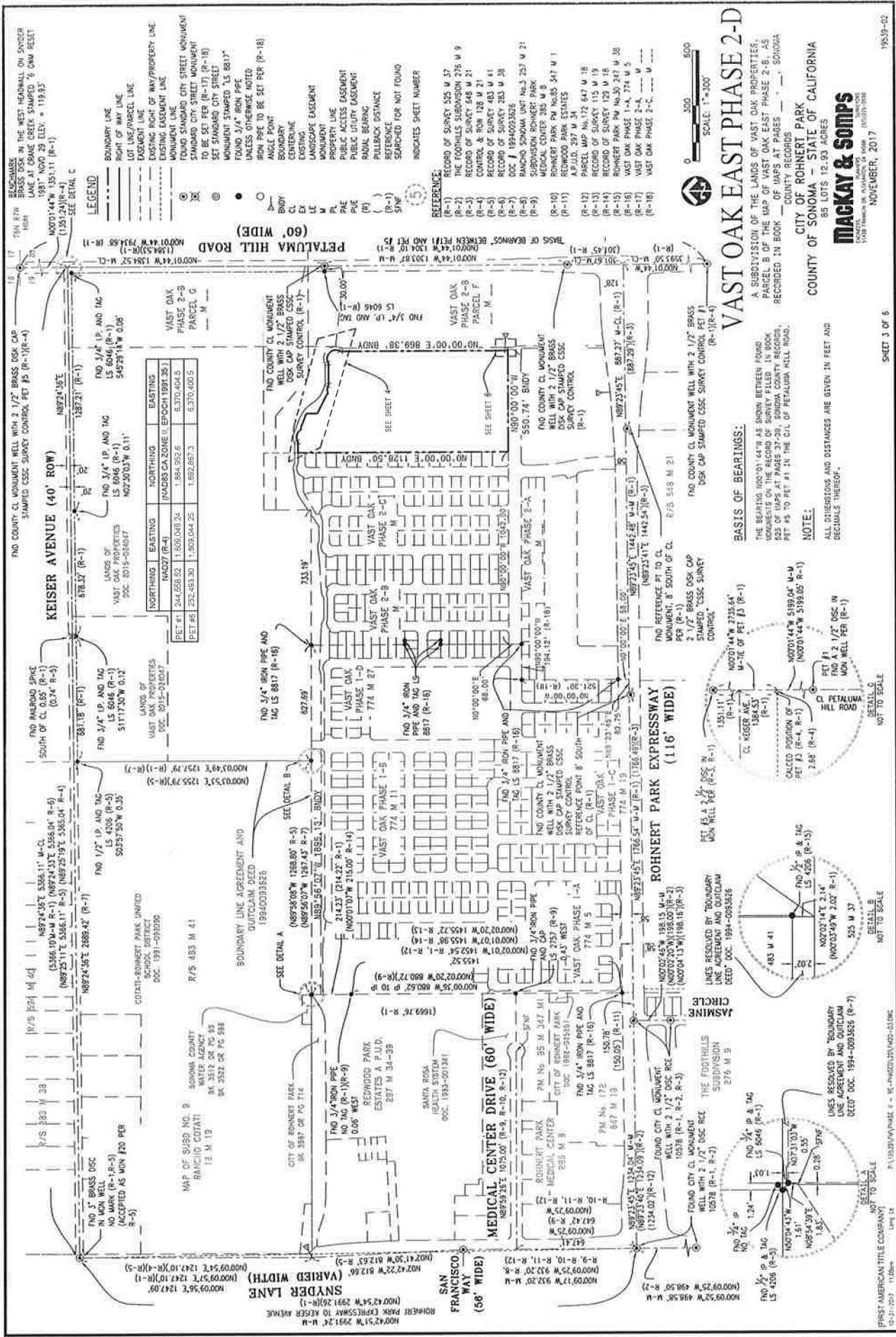
DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA
BY: _____

VAST OAK EAST PHASE 2-D

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL 8 OF THE MAP OF VAST OAK EAST PHASE 2-B, AS
RECORDED IN BOOK _____ OF MAPS AT PAGES _____, SONOMA
COUNTY RECORDS
CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
85 LOTS 12.93 ACRES

Mackay & Somps
COUNTY CLERK
1500 BROADWAY DE FREQUENT 9588
SONOMA, CA 95060-0000

NOVEMBER, 2017



NOTE:

ALL FENCES, SOUND WALLS AND RETAINING WALLS SHALL BE CONSTRUCTED ON PRIVATE PROPERTY AND MAINTAINED BY THE PRIVATE PROPERTY OWNERS OR ASSOCIATION, UNLESS SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND STANDARD CITY STREET MONUMENT
- STANDARD CITY STREET MONUMENT
- TO BE SET PER (R-17) (R-18)
- SET STANDARD CITY STREET
- MONUMENT STAMPED 15 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- IRON PIPE TO BE SET PER (R-18)
- ANGLE POINT
- BOUNDARY
- CL
- EXISTING
- LANDSCAPE EASEMENT
- MONUMENT
- PROPERTY LINE
- PAC
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- REFERENCE
- (R-1)
- SEARCHED FOR NOT FOUND
- SNF
- INDICATES SHEET NUMBER

REFERENCE

- (R-1) RECORD OF SURVEY 525 M 37
- (R-2) THE FIDHALLS SUBDIVISION 275 M 9
- (R-3) RECORD OF SURVEY 646 M 21
- (R-4) CONTROL & ROW 128 M 21
- (R-5) RECORD OF SURVEY 453 M 41
- (R-6) RECORD OF SURVEY 283 M 38
- (R-7) DCC # 1984003615
- (R-8) RANCHO SONOMA UNIT No. 3 257 M 21
- (R-9) SUBDIVISION ROHNERT PARK MEDICAL CENTER 285 M 8
- (R-10) ROHNERT PARK PM No. 85 347 M 1
- (R-11) REDWOOD PARK ESTATES APUD, 297 M 34
- (R-12) PARCEL MAP No. 172 647 M 18
- (R-13) RECORD OF SURVEY 115 M 19
- (R-14) RECORD OF SURVEY 129 M 18
- (R-15) ROHNERT PARK PM No. 30 247 M 38
- (R-16) VAST OAK PHASE 1-A, 774 M 5
- (R-17) VAST OAK PHASE 2-A, --- M ---
- (R-18) VAST OAK PHASE 2-C, --- M ---



0 50 100 200
SCALE: 1"=100'

VAST OAK EAST PHASE 2-D

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL B OF THE MAP OF VAST OAK EAST PHASE 2-B, AS RECORDED IN BOOK --- OF MAPS AT PAGES ---, SONOMA COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
85 LOTS 12.93 ACRES

MACKAY & SOMPS
REGISTERED PROFESSIONAL SURVEYORS
505 FRANCISCO STREET, SUITE 200, SAN FRANCISCO, CA 94102
PHONE: (415) 774-0800

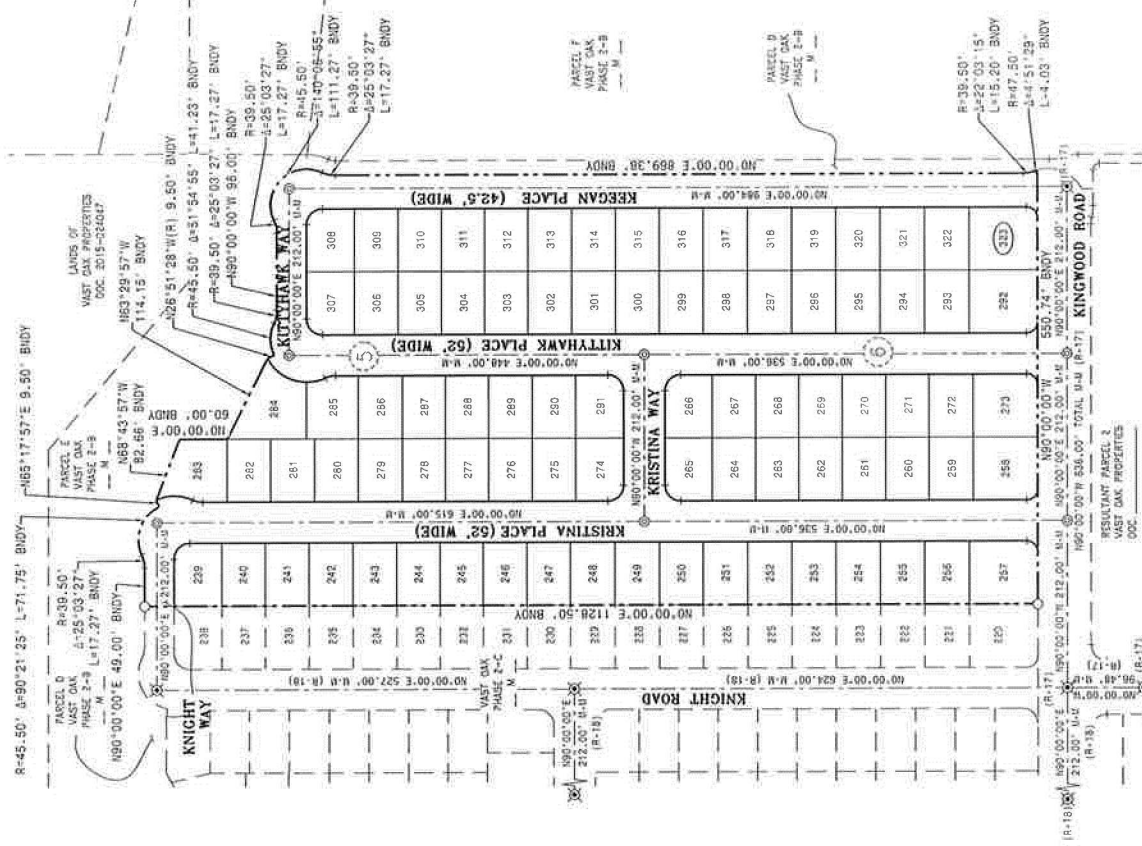
NOVEMBER, 2017

SHEET 4 OF 5

15539-02

BASIS OF BEARINGS:

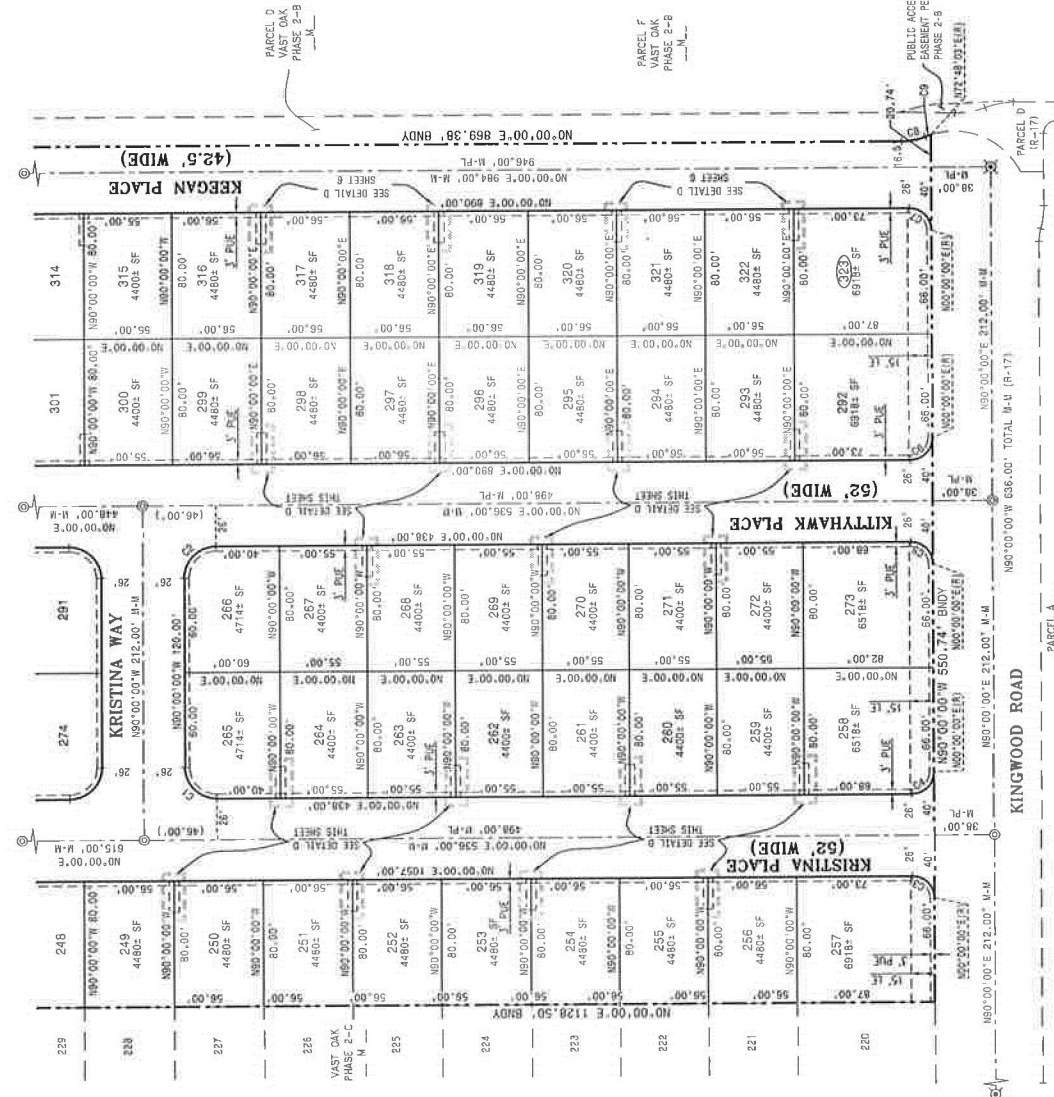
THE BEARING N00°01'44"W AS SHOWN BETWEEN FOUND MONUMENTS ON THE RECORD OF SURVEY FILED IN THE BOOK OF RECORDS OF SONOMA COUNTY RECORDS, MAPS, PET #5 TO PET #1 IN THE S1/4 OF PETALUMA HILL ROAD,



[FIRST AMERICAN TITLE COMPANY]
10-11-2017 11:08am

8-11-2017 11:08am

SEE SHEET 5



Curve Table			
Curve #	Radius	Delta	Length
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	14.00'	90°00'00"	21.99'
C4	14.00'	90°00'00"	21.99'
C5	14.00'	90°00'00"	21.99'
C6	14.00'	90°00'00"	21.99'
C7	14.00'	90°00'00"	21.99'
C8	39.50'	22°03'15"	15.20'
C9	47.50'	4°51'29"	4.03'

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND STANDARD CITY STREET MONUMENT
- STANDARD CITY STREET MONUMENT
- TO BE SET PER (R-17) (R-18)
- SET STANDARD CITY STREET
- MONUMENT STAMPED "S 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- IRON PIPE TO BE SET PER (R-18)
- ANGLE POINT
- BOUNDARY
- CENTERLINE
- EXISTING
- LANDSCAPE EASEMENT
- PROPOSED LINE
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- REFERENCE
- (R-1)
- SEARCHED FOR NOT FOUND
- SNF
- INDICATES SHEET NUMBER

REFERENCE:

- (R-1) RECORD OF SURVEY 525 M 37
- (R-2) THE FOOTHILLS SUBDIVISION 276 M 9
- (R-3) RECORD OF SURVEY 648 M 21
- (R-4) CONTROL & ROW 128 M 21
- (R-5) RECORD OF SURVEY 483 M 41
- (R-6) RECORD OF SURVEY 233 M 38
- (R-7) DOC # 1994093525
- (R-8) RANCHO SONOMA UNIT No.3 257 M 21
- (R-9) SUBDIVISION ROHNERT PARK
- (R-10) MEDICAL CENTER 285 M 8
- (R-11) ROHNERT PARK PM No.85 347 M 1
- (R-12) REDWOOD PARK ESTATES
- (R-13) APUD. 297 M 34
- (R-14) PARCEL MAP No.72 647 M 18
- (R-15) RECORD OF SURVEY 129 M 18
- (R-16) ROHNERT PARK PM No.30 247 M 38
- (R-17) WEST OAK PHASE 1-A, 774 M 5
- (R-18) WEST OAK PHASE 2-A, --- M ---
- (R-19) WEST OAK PHASE 2-C, --- M ---

BASIS OF BEARINGS:

THE BEARING 100°01'44"W AS SHOWN BETWEEN FOUND MONUMENTS ON THE RECORD OF SURVEY FILED IN BOOK 525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS, PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

FAST OAK EAST PHASE 2-D

A SUBDIVISION OF THE LANDS OF FAST OAK PROPERTIES, PARCEL B OF THE MAP OF FAST OAK EAST PHASE 2-B, AS RECORDED IN BOOK --- OF MAPS AT PAGES ---, SONOMA COUNTY RECORDS.

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
85 LOTS 12.93 ACRES

MACKAY & SOMPS

REGISTERED PROFESSIONAL LAND SURVEYOR
5102 TOWNSEND DRIVE, SUITE 200, SAN JOSE, CA 95128
(408) 298-0808

NOVEMBER, 2017

19539-02

SHEET 6 OF 6

FIRST AMERICAN TITLE COMPANY