

RESOLUTION NO. 2015- 097

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AUTHORIZING AND APPROVING LOT LINE ADJUSTMENTS, EXTINGUISHING CERTAIN EASEMENTS AND RESERVING VARIOUS EASEMENTS WITH RESPECT TO THE PROPERTIES AT 6750 COMMERCE BOULEVARD, 100, 120 & 130 AVRAM AVENUE (APN 143-061-052 & 053, 143-380-015 & 022 – 029)

WHEREAS, on April 3, 2015, the City Council adopted Resolution No. 2015-059 authorizing and approving an agreement of Purchase and Sale and joint escrow instructions for 6750 Commerce Boulevard, 100 Avram Avenue and 120 Avram Avenue with North Bay Homes and Land, Inc. and authorizing the mayor to execute the agreement and take all other actions necessary to consummate the transaction contemplated by this resolution (Agreement);

WHEREAS, the Agreement contemplates that the lot lines of the various properties would be adjusted through a lot line adjustment prior to close of escrow; and

WHEREAS, during review of the lot line adjustments, staff noticed that certain Access Easements need to be extinguished as access is no longer intended to be provided in the location of the easements, or the easements are no longer necessary and that a Private Storm Drain Easement and a Public Utility Easement should be reserved for the purpose of accommodating existing facilities serving the 120 Avram property which traverse over the 130 Avram property; and

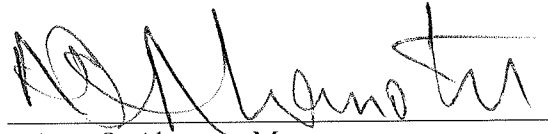
WHEREAS, the lot line adjustments, easements extinguishments and reservations are depicted on the attached exhibit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rohnert Park that it does hereby approve the lot line adjustments, and easement extinguishments and reservations in substantially similar form as shown on Attachment 1 of the Resolution.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute all documents pertaining to same for and on behalf of the City of Rohnert Park, and to take any and all other actions to effectuate the transfer of properties contemplated in the Agreement, including extinguishing or reserving additional easements.

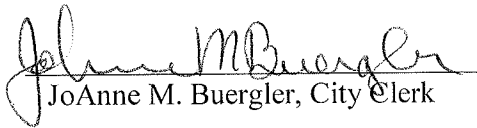
DULY AND REGULARLY ADOPTED this 12th day of May, 2015.

CITY OF ROHNERT PARK



Amy O. Ahanotu, Mayor

ATTEST:



JoAnne M. Buergler, City Clerk

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

Attachment 1 to Resolution

Exhibit "A"
Legal Description

A PORTION OF THE LANDS OF THE CITY OF ROHNERT PARK (APN 143-061-052) TO BE COMBINED WITH CITY OF ROHNERT PARK (APN 143-061-053)

Lying within the City of Rohnert Park, County of Sonoma, State of California, being a portion of the lands of the City of Rohnert Park being Lot 2 as shown on Parcel Map No. 48 filed for record in Book 284 of Maps, Pages 13 and 14, Sonoma County Records, said portion is more particularly described as follows:

BEGINNING at a point marking the northeast corner of said Lot 2; thence along the north line of said Lot 2, South 89° 52'24" West, 43.55 feet; thence leaving said north line of Lot 2, South 00°06'24" East, 167.13 feet to the south line of said Lot 2, from which the southeast corner of said Lot 2 bears North 89°53'36" East, 43.55 feet; thence North 89°53'36" East, 43.55 feet to the southeast corner of said Lot 2; thence along the west line of said Lot 2, North 00°06'24" West, 167.15 feet to the POINT OF BEGINNING.

Containing 7279 Square Feet more or less

Being a portion of APN 143-061-052

Prepared by Cinquini & Passarino, Inc.

PRELIMINARY
SUBJECT TO CHANGE

James M. Dickey, PLS 7935

Date

Add language and City Engineer & Development Services Director Signature lines included in example legal description previously provided.

EXHIBIT 'B'

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY
ERRORS OR OMISSIONS SHALL NOT EFFECT THE LEGAL
DESCRIPTION.

PARCEL A
284 MAPS 13-14

LANDS OF
CITY OF ROHNERT PARK
APN 143-061-007

POINT OF BEGINNING

PROPOSED LOT LINE

0.167 ACRES TO BE
COMBINED WITH APN
143-161-053

LINE TO BE
EXTINGUISHED

ROHNERT PARK
PARCEL MAP NO. 48
LOT 2
284 MAPS 13-14
S.C.R.

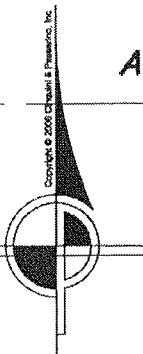
LANDS OF
CITY OF ROHNERT PARK
APN 143-061-052
DN 2011-022164
120 AVRAM AVENUE

ROHNERT PARK
PARCEL MAP NO. 48
LOT 3
284 MAPS 13-14
S.C.R.

LANDS OF
CITY OF ROHNERT PARK
APN 143-061-053
DN 2005-103860
130 AVRAM AVE

N89°53'36"E 477.82'

AVRAM AVENUE

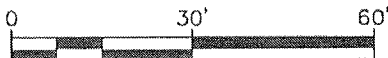


CINQUINI & PASSARINO, INC.
LAND SURVEYING

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- ▲ CONSTRUCTION
- ▲ SUBDIVISIONS

1380 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106

WWW.CINQUINIPASSARINO.COM



JOB NAME:	120 AVRAM AVENUE	DRAWN BY: JTG	CHECKED BY: JMD
DESCRIPTION:	LLA LEGAL DESCRIPTION EXHIBIT	SCALE: 1"=30'	DATE: 3/13/2015
		JOB #: 7031-15	PAGE: 1 OF 1

Exhibit "A"
Legal Description

A PORTION OF THE LANDS OF THE CITY OF ROHNERT PARK (APN 143-061-007) TO BE COMBINED WITH CITY OF ROHNERT PARK (APN 143-380-015)

Lying within the City of Rohnert Park, County of Sonoma, State of California, being a portion of the lands of the City of Rohnert Park being Parcel "A" as shown on Parcel Map No. 48 filed for record in Book 284 of Maps, Pages 13 and 14, Sonoma County Records, said portion is more particularly described as follows:

BEGINNING at a ½ inch iron pipe marking the southwest corner of said Parcel A; thence along the southerly line of said Parcel A, North 89°53'36" East, 20.00 feet to the southeast corner of said Parcel A; thence along the easterly line of said Parcel A, North 00°06'24" West, 167.02 feet to an angle point in said Parcel A; thence South 89°52'24" West 20.00 feet to the west line of said Parcel A, from which the northwest corner of said Parcel A bears North 00°06'24" West, 15.00 feet; thence along the westerly line said Parcel A, South 00°06'24" East, 167.01 feet to the POINT OF BEGINNING.

Containing 3340 Square Feet more or less

Being a portion of APN 143-061-007

Prepared by Cinquini & Passarino, Inc.

James M. Dickey, PLS 7935

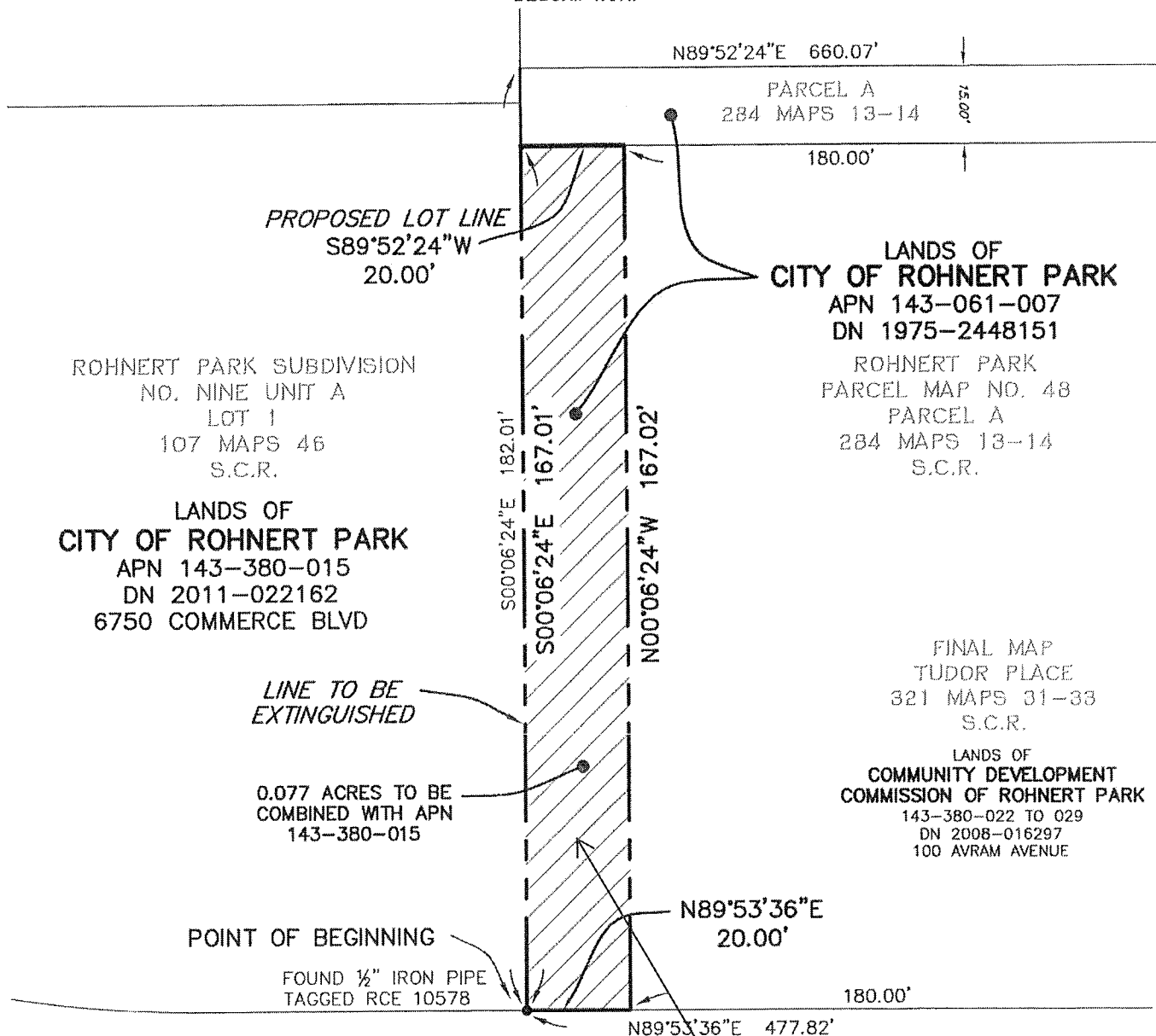
Date

PRELIMINARY
SUBJECT TO CHANGE

Add language and City Engineer & Development Services Director Signature lines included in example legal description previously provided.

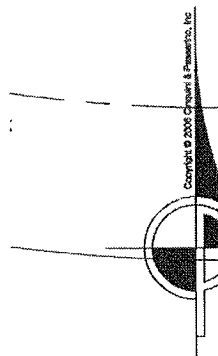
EXHIBIT 'B'

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AVRAM AVENUE

Extinguish all old right of way
and Landscaping easement
rights which are no longer
necessary. (2615 O.R. 757 &
2011-022162



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JOB NAME: 6750 COMMERCE BLVD	DRAWN BY: JTG	CHECKED BY: JMD
DESCRIPTION: LLA LEGAL DESCRIPTION EXHIBIT	SCALE: 1"=30'	DATE: 3/13/2015
	JOB #: 7031-15	PAGE: 1 OF 1

This PUE intended to be created by
reservation during the conveyance to the
buyer.

Exhibit "A"
Legal Description

PUBLIC UTILITY EASEMENT WITHIN A PORTION OF THE LANDS OF THE
CITY OF ROHNERT PARK (APN 142-061-052 AND 142-061-053)

Lying within the City of Rohnert Park, County of Sonoma, State of California, being a portion of the lands of the City of Rohnert Park being Lot 2 and Lot 3 as shown on Parcel Map No. 48 filed for record in Book 284 of Maps, Pages 13 and 14, Sonoma County Records, said portion is more particularly described as follows:

COMMENCING at the northeast corner of said Lot 2; thence along the north line of said Lot 2, also being the south line of Parcel A as shown on said Parcel Map No. 48, South 89°52'24" West 43.55 feet; thence leaving said north line of Lot 2, South 00°06'24" East 37.49 feet to the POINT OF BEGINNING; thence North 89°53'36" East 36.00 feet; thence North 00°06'24" West 65.00 feet to the north line of Lot 2, also being the south line of Parcel A as shown on said Parcel Map No. 48; thence along the north line of Lot 2, North 89°52'24" East 7.55 to the northeast corner of said Lot 2, also being the northwest corner of Lot 3, as shown on said Parcel Map No. 48; thence along the north line of Lot 3, North 89°52'24" West 7.45 feet; thence leaving said north line of Lot 3, South 00°06'24" East 80.00 feet; thence South 89°53'36" West 51.00 feet; thence continuing South 89°53'36" West 43.55 feet to an angle point; thence North 00°06'24" West 15.00 feet to the POINT OF BEGINNING.

Containing 1740 Square Feet more or less

Being a portion of APN 143-061-052

Prepared by Cinquini & Passarino, Inc.

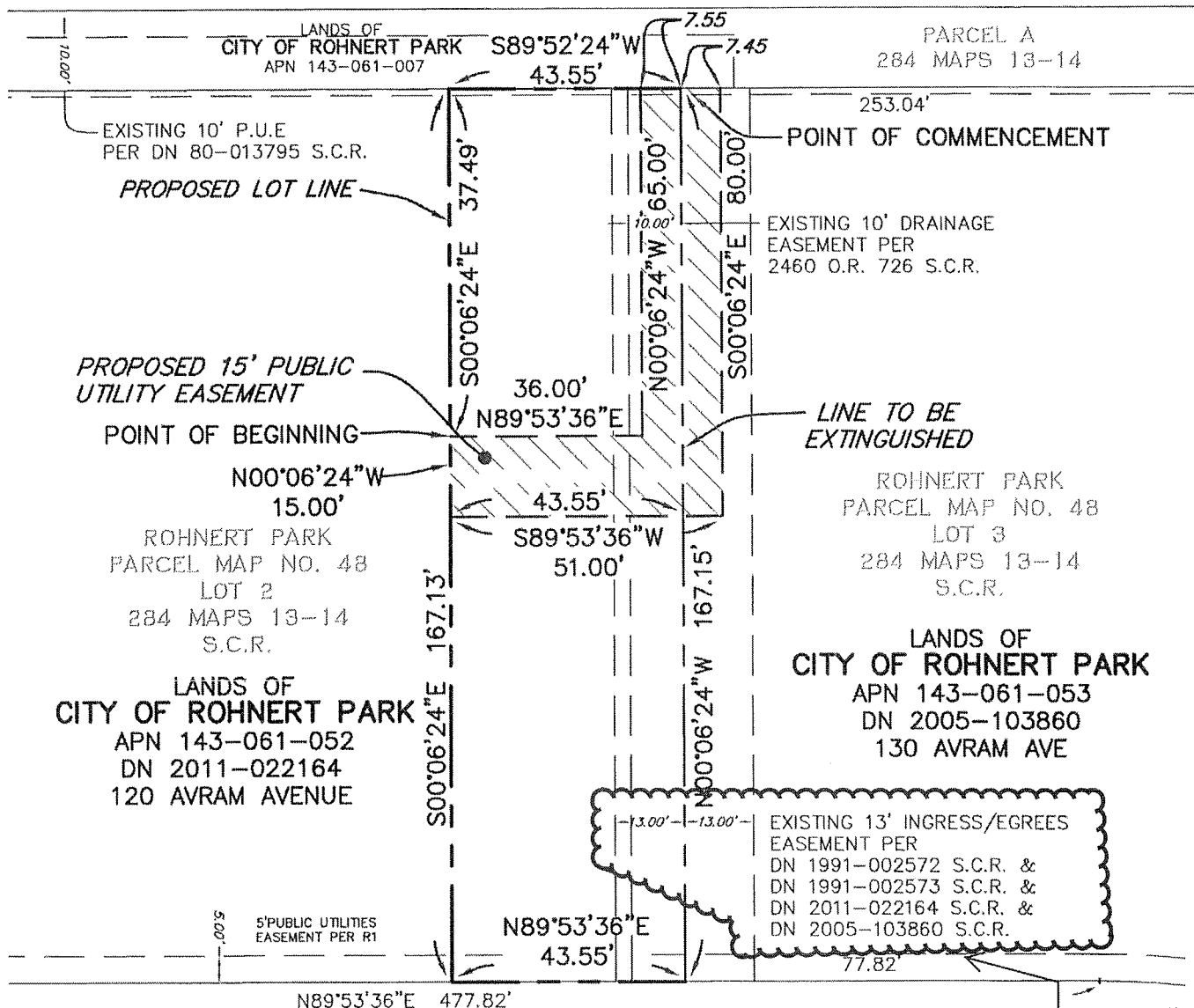
PRELIMINARY
SUBJECT TO CHANGE

James M. Dickey, PLS 7935

Date

EXHIBIT 'B'

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AVRAM AVENUE

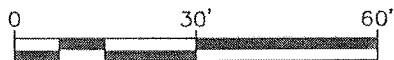
Existing Ingress/
Egress Easement
intended to be
extinguished.

CINQUINI & PASSARINO, INC.
LAND SURVEYING

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JOB NAME:	120 AVRAM AVENUE	DRAWN BY: JTG	CHECKED BY: JMD
DESCRIPTION: PUE LEGAL DESCRIPTION EXHIBIT		SCALE: 1"=30'	DATE: 3/13/2015
		JOB #: 7031-15	PAGE: 1 OF 1

This easement is intended to be created by reservation during the conveyance to the buyer.

Exhibit "A"
Legal Description

PRIVATE STORM DRAIN EASEMENT

Lying within the City of Rohnert Park, County of Sonoma, State of California, being a portion of the lands of the City of Rohnert Park being Lot 2 as shown on Parcel Map No. 48 filed for record in Book 284 of Maps, Pages 13 and 14, Sonoma County Records, said portion is more particularly described as follows:

COMMENCING at the northeast corner of said Lot 2; thence along the north line of said Lot 2, also being the south line of Parcel A as shown on said Parcel Map No. 48, South 89°53'36" West 43.55 feet; thence leaving said north line of Lot 2, South 00°06'24" East, 37.49 feet to the POINT OF BEGINNING; thence easterly North 89°53'36" East 33.55 to the westerly line of a 10.00 foot wide drainage easement as recorded in Book 2460, Page 726, Official Records of the County of Sonoma, thence southerly along said drainage easement South 00°06'24" East 10.00 feet; thence leaving said westerly line of said drainage easement South 89°53'36" West 33.55 feet; thence North 00°06'24" West 10.00 feet to the POINT OF BEGINNING.

Containing 336 Square Feet more or less

Being a portion of APN 143-061-052

Prepared by Cinquini & Passarino, Inc.

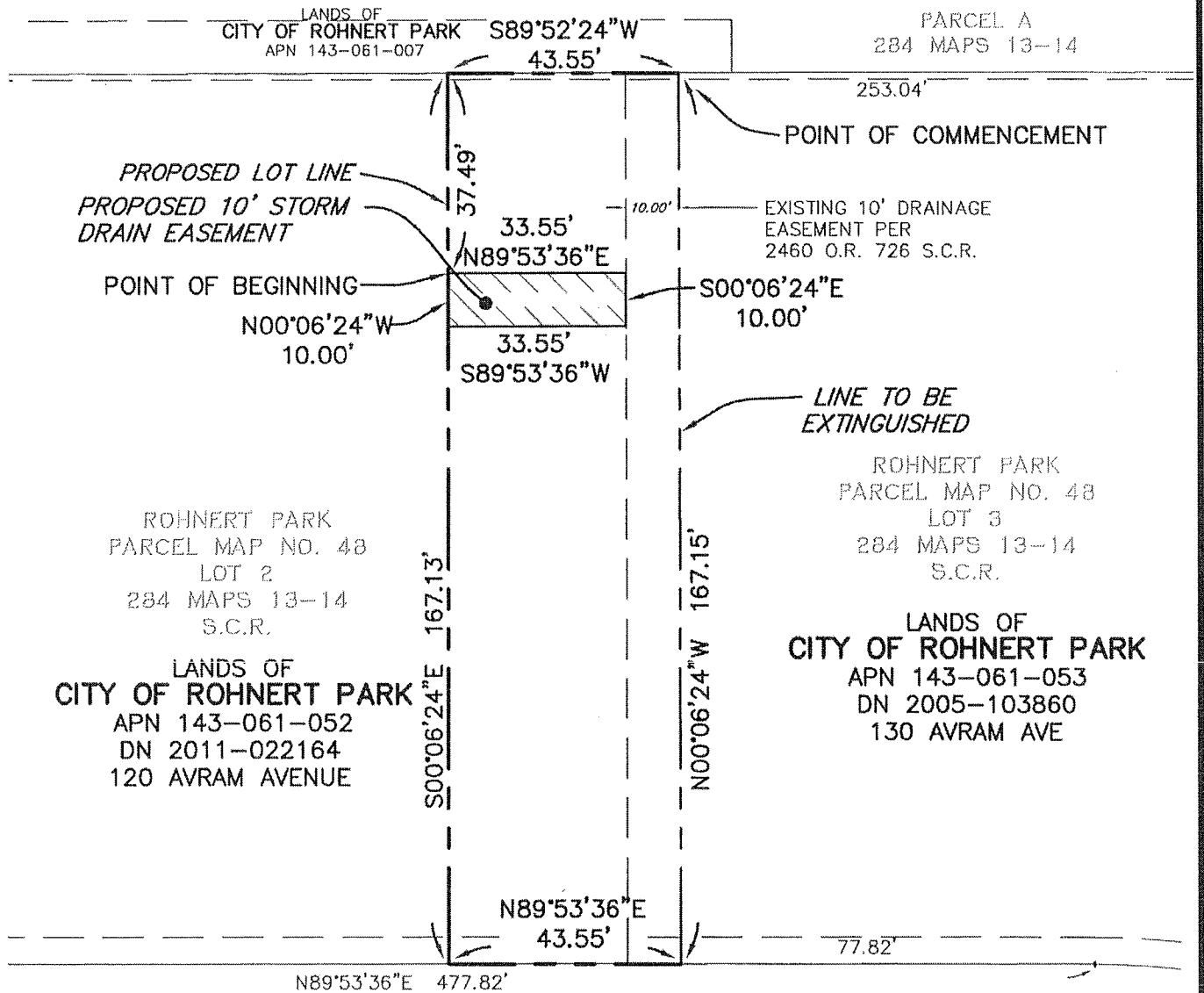
PRELIMINARY
SUBJECT TO CHANGE

James M. Dickey, PLS 7935

Date

EXHIBIT 'B'

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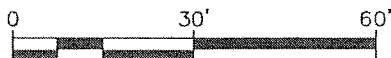
AVRAM AVENUE

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- ▲ CONSTRUCTION
- ▲ SUBDIVISIONS

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JOB NAME:	120 AVRAM AVENUE	DRAWN BY: JTG	CHECKED BY: JMD
DESCRIPTION:	SD LEGAL DESCRIPTION EXHIBIT	SCALE: 1"=30'	DATE: 3/13/2015
		JOB #: 7031-15	PAGE: 1 OF 1