

RESOLUTION NO. 2015-194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK APPROVING VAST OAK FINAL MAP PHASE 1-A, VAST OAK FINAL MAP PHASE 1- B, VAST OAK FINAL MAP PHASE 1-C, AND VAST OAK FINAL MAP PHASE 1-D, AND ACCEPTING OFFERS OF DEDICATION FOR PUBLIC RIGHT-OF-WAY, PUBLIC PARKS, PUBLIC UTILITY EASEMENTS, PUBLIC ACCESS EASEMENTS, DRAINAGE EASEMENTS AND PUBLIC STORM DRAIN AND SEWER 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 & Somsps 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 1-A, 1-B, 1-C, and 1-D for the Vast Oak Property (“Maps”), consisting of 399 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 submitted all required security in connection with approved 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 1-A: Public Street Right-of-Way (Karrington Place, Kensington Place, Kenton Place, Kenwood Place, Kevin Place, Kim Place, King Place, Kolton Place, and Kyle Place) and Public Utility Easements

- 2) Phase 1-B: Public Street Right-of-Way (Karleigh Place, Karrington Place, Kassidy Place, Keats Place, Kerry Road, Kincade Place, and King Place), Parcel “C” (Public Park), Public Utility Easements, Drainage Easements (over Parcels “B” and “D”), Public Access Easement (over Parcel “D”), and Public Sewer and Storm Drain Easements (over Lots 233-236)
- 3) Phase 1-C: Public Street Right-of-Way (Kaitlyn Place, Kelliann Place, Kelly Place, Kendra Place, Kensington Place, Kerry Road, Kingwood Place, and Kirby Place) and Public Utility Easements
- 4) Phase 1-D: Public Street Right-of-Way (Keats Place, Kenneth Place, Kincade Place, Kingwood Road, and Kite Place), Parcels “A” and “B” (Public Park), Public Utility Easements, Drainage Easement (over Parcel “C”), and Public Access Easement (over Parcel “C”)

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 Phases 1-A, 1-B, 1-C, and 1-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, Drainage Easements, and Public Sewer and Storm Drain Easement 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.

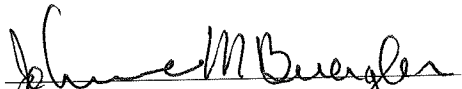
DULY AND REGULARLY ADOPTED this 22nd day of December, 2015.

CITY OF ROHNERT PARK



Gina Belforte, Mayor

ATTEST:



JoAnne M. Buergler, City Clerk

Attachment: Exhibit A

AHANOTU: Aye CALLINAN: Absent STAFFORD: Aye MACKENZIE: Aye BELFORTE: Aye
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

OWNER'S STATEMENT:

THE UNDERSIGNED, VAST OAK PROPERTIES, 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 KARRINGTON ROAD, KENSINGTON PLACE, KENTON PLACE, KENWOOD PLACE, KEVIN PLACE, KIM PLACE, KING PLACE, KOLON PLACE, AND KYLE PLACE FOR PUBLIC RIGHT OF WAY.

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

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

THE AREAS DESIGNATED AS "PRIVATE ACCESS EASEMENT" (PAE), AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE USE OF INGRESS AND EGRESS. SAID AREAS ARE HEREBY DEDICATED TO THE CITY OF ROHNERT PARK OR ITS DESIGNEE FOR THE USE OF INGRESS AND EGRESS. SAID AREAS ARE HEREBY DEDICATED TO EACH OF THE ADJACENT LOTS AS SHOWN UPON SAID MAP MAINTENANCE OF SAID EASEMENTS AND RELATED FACILITIES CONTAINED HEREIN ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. ALL IN ACCORDANCE WITH THE SUBDIVISIONS COVENANTS, CONDITIONS AND RESTRICTIONS.

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

THE AREA DESIGNATED AS PARCEL "B" AS SHOWN UPON SAID MAP IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS RESERVED FOR OPEN SPACE PURPOSES. MAINTENANCE OF SAID PARCEL WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OF THE SUBDIVISION AS SHOWN UPON THIS MAP ALL IN ACCORDANCE WITH THE SUBDIVISIONS COVENANTS, BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

VAST OAK PROPERTIES

BY: _____
NAME: _____
ITS: _____
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

ON _____, 2015, 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/HER AUTHORIZED CAPACITIES, AND BY HIS/HER/IT/HER 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: _____

TRUSTEE STATEMENT:

NORTH BAY TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED NOVEMBER 10, 1992, AS DOCUMENT NO. 1992-0740164, AND THE SUBSTITUTION OF TRUSTEE RECORDED MAY 27, 1994, AS DOCUMENT NO. 1994-0057133, SONOMA COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

NORTH BAY TITLE COMPANY,
A CALIFORNIA CORPORATION

DATE: _____

BY: _____

ITS: _____

TRUSTEE'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 _____, 2015, 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/HER AUTHORIZED CAPACITIES, AND BY HIS/HER/IT/HER 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: _____

OPTIONEE'S ACKNOWLEDGEMENT:

THE UNDERSIGNED, UNIVERSITY DISTRICT LLC, A DELAWARE LIMITED LIABILITY COMPANY, UNDER HOLDING AGREEMENT 160301 KLL, UNDER THE OPTION TO PURCHASE RECORDED ON DECEMBER 8TH, 2009, INSTRUMENT NO. 2009117769 OFFICIAL RECORDS OF SONOMA COUNTY, CONSENT TO THE PREPARATION AND FILING OF THE MAP AND JOINS WALL OFFERS OF VEDICATION THEREON.

DATE: _____
UNIVERSITY DISTRICT LLC
A DELAWARE LIMITED LIABILITY COMPANY

OPTIONEE'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 _____, 2015, 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/HER AUTHORIZED CAPACITIES, AND BY HIS/HER/IT/HER 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:

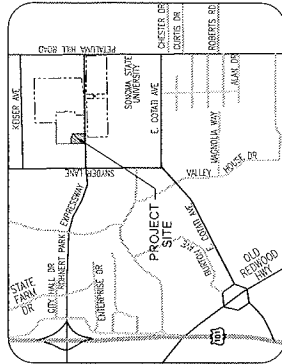
SIGNATURE _____

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

PRINCIPAL COUNTY OF BUSINESS _____

COMMISSION EXPIRES _____

COMMISSION # OF NOTARY: _____



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 VAST OAK PROPERTIES IN MARCH, 2014. I HEREBY STATE THAT THE FINAL MAP SUBSTANTIALLY COMPLETES THE SURVEY AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE 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.

DATE: _____
IN MACDONALD, LS 8817
LICENSE EXPIRES: 12/31/15



CITY ENGINEER'S STATEMENT:

I, MARY GRACE PAVSON, CITY ENGINEER OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, ENTITLED "VAST OAK PHASE 1-A", THAT SAID SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY OF ROHNERT PARK ON APRIL 8, 2014 BY RESOLUTION 14-001. I HEREBY CERTIFY THAT THE MAP AND ANY APPROVED ALTERATIONS THEREOF COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____
MARY GRACE PAVSON, CITY ENGINEER
CITY OF ROHNERT PARK, STATE OF CALIFORNIA
R.C.E. 44573 EXPIRES: 06/30/2016

CITY SURVEYOR'S STATEMENT:

I, CYRUS MANPOUR, 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.

DATE: _____
CYRUS MANPOUR
ACTING CITY SURVEYOR
LS 7515, EXPIRES 10/31/2015



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 1-A", 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 _____, 2015, AND THAT SAID CITY COUNCIL DID THEREAFTER CONSIDER AND ADOPT THE MAP, ON BEHALF OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND THAT SAID CITY COUNCIL HAS THEREAFTER RESOLVED TO GRANT THE ASSESSOR'S RIGHTS TO OR FROM ROHNERT PARK EXPRESSWAY AS SHOWN ON THIS MAP, RECORDED FEBRUARY 9, 1997 IN BOOK 2253 AT PAGE 31 OF OFFICIAL RECORDS, AT THE INTERSECTION OF MARRINGTON ROAD AND ROHNERT PARK EXPRESSWAY, AND 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 HEREINTO SET MY HAND THIS _____ DAY OF _____, 2015.

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

SPECIAL ASSESSMENTS CERTIFICATE:

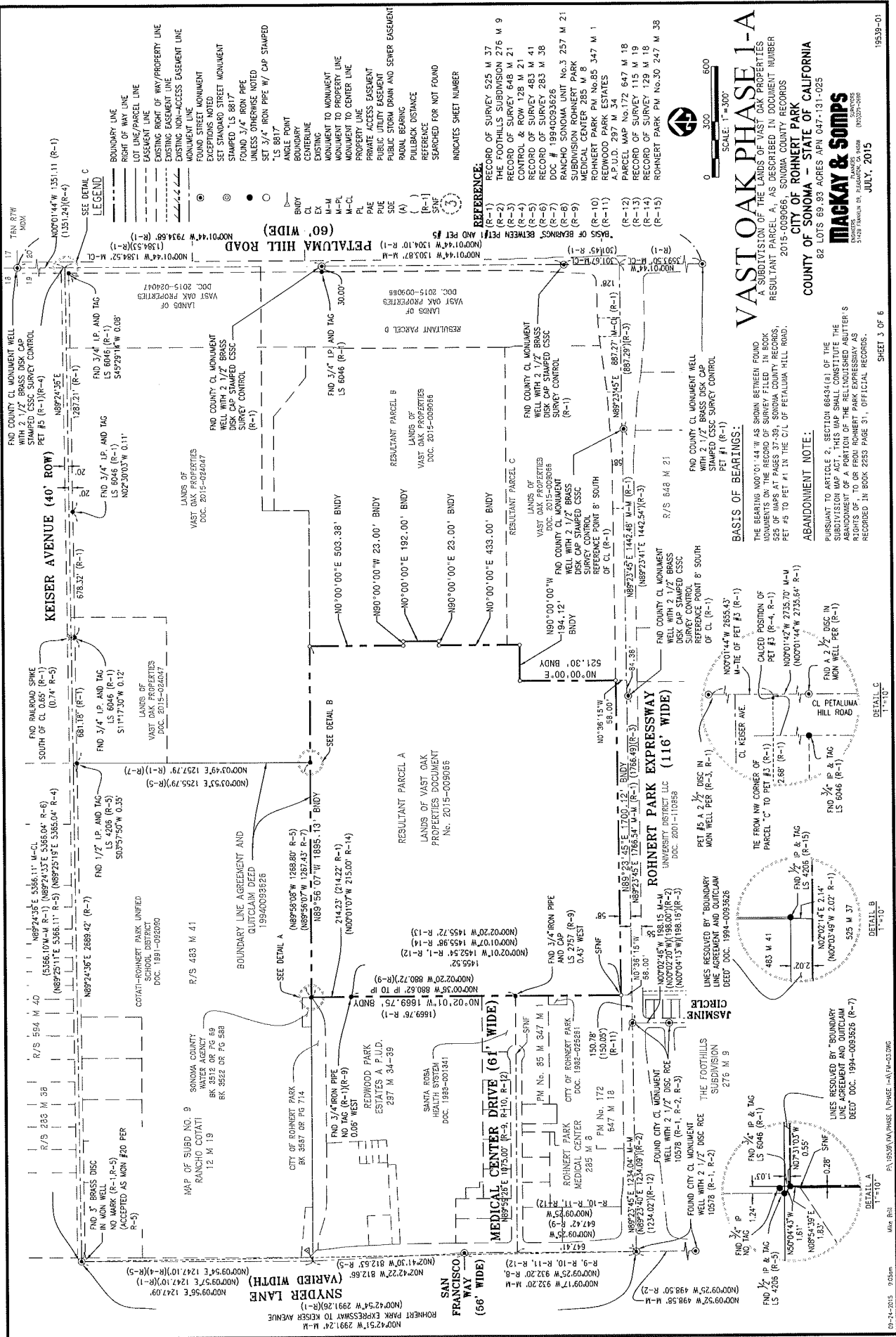
I, JOANNE M. BUEGLER, IN AND FOR THE CITY OF ROHNERT PARK, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT, AS OF THIS DATE, THERE ARE NO SPECIAL ASSESSMENTS PENDING AGAINST SAID TRACT OF LAND OTHER THAN THOSE WHICH HAVE BEEN RECORDED AND OF WHICH THE SONOMA COUNTY TREASURER'S OFFICE SHOULD BE AWARE.

DATE: _____
JOANNE M. 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. 5716.1.001.01, DATED APRIL 3, 2009 AND REVISED DECEMBER 12, 2012 IS ON FILE WITH THE CITY OF ROHNERT PARK.

VAST OAK PHASE 1-A
A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES
RESULTANT PARCEL A, AS DESCRIBED IN DOCUMENT NUMBER
2015-005066, SONOMA COUNTY RECORDS
CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
82 LOTS 69.93 ACRES APN 047-131-025
MACKAY & SOMPS
ENGINEERS, PLANNERS, ARCHITECTS, SURVEYORS
STATE TAXPAYER ID: 00000000000000000000 0750202-0000
JULY, 2015



VAST OAK PHASE 1-A
A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES
RESULTANT PARCEL A, AS DESCRIBED IN DOCUMENT
2015-009066, SONOMA COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
82 LOTS 89-93 ACRES APN 047-131-025

MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
3145 TOWN DR. SUITE 100, Rohnert Park, CA 94928
(707) 335-1000

ABANDONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 66034.1(a) OF THE
CALIFORNIA CIVIL CODE, THE SURVEYOR HAS
ABANDONED A PORTION OF THE RELINQUISHED ABUTTER'S
RIGHTS OF, TO OR FROM ROHNERT PARK EXPRESSWAY AS
RECORDED IN BOOK 2253 PAGE 31, OFFICIAL RECORDS.

BASES OF BEARINGS:
THE BEARINGS W00°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,
AND
THE BEARINGS 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,
PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD,

REFERENCE:
(R-1) RECORD OF SURVEY 525 M 37
(R-2) THE FOOTHILLS SUBDIVISION 276 M 9
(R-3) RECORD OF SURVEY 483 M 41
(R-4) CONTROL & ROW 128 M 21
(R-5) RECORD OF SURVEY 283 M 38
(R-6) DDC # 1984-0093626
(R-7) RANCHO SONOMA UNIT No.3 257 M 21
(R-8) SUBDIVISION ROHNERT PARK
(R-9) MEDICAL CENTER 285 M 8
(R-10) ROHNERT PARK PM No.85 347 M 1
(R-11) REDWOOD PARK ESTATES
(R-12) A.P.U.D. 297 M 34
(R-13) PARCEL MAP No.172 647 M 18
(R-14) RECORD OF SURVEY 115 M 19
(R-15) RECORD OF SURVEY 129 M 16
(R-16) ROHNERT PARK PM No.30 247 M 38

LEGEND:
BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE/PARCEL LINE
EASEMENT LINE
EXISTING RIGHT OF WAY/PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING NON-ACCESS EASEMENT LINE
MONUMENT LINE
FOUND STREET MONUMENT
EXCEPTIONS NOTED
SET STANDARD STREET MONUMENT
STAMPED "LS 8817"
FOUND 3/4" IRON PIPE
UNLESS OTHERWISE NOTED
SET 3/4" IRON PIPE W/ CAP STAMPED
"LS 8817"
ANGLE POINT
BEND
EXISTING
EXISTING
MONUMENT TO MONUMENT
MONUMENT TO PROPERTY LINE
MONUMENT TO CENTER LINE
PROPERTY LINE
PRIVATE ACCESS EASEMENT
PUBLIC UTILITY EASEMENT
PUBLIC STORM DRAIN AND SEWER EASEMENT
RADIAL BEARING
PULLBACK DISTANCE
REFERENCE
SEARCHED FOR NOT FOUND
INDICATES SHEET NUMBER

DETAIL A
1"=10'

DETAIL B
1"=10'

DETAIL C
1"=10'

Line #	Bearing	Length
L1	N0°00'00"E	52.00'
L2	N90°00'00"W	52.00'
L3	N90°00'00"W	130.00'
L4	N0°00'00"E	57.86'
L5	N0°00'00"W	74.11'
L6	N44°17'28"W	25.08'

BASIS OF BEARINGS:

THE BEARING N00°01'44"W AS SHOWN BETWEEN FOUND MONUMENTS AND THE BEARING N00°00'00"E IN BOOK 222 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS, SET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING NON-ACCESS EASEMENT LINE
- MONUMENT LINE
- FOUND STREET MONUMENT
- EXCEPTIONS NOTED
- SET STANDARD STREET MONUMENT
- STAMPED "LS 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- SET 3/4" IRON PIPE W/ CAP STAMPED "LS 8817"
- ANGLE POINT
- BOUNDARY
- CENTERLINE
- EXISTING MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- MONUMENT TO CENTER LINE
- PROPERTY LINE
- PRIVATE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC STORM DRAIN AND SEWER EASEMENT
- SIDE
- PULLBACK DISTANCE
- REFERENCE
- SEARCHED FOR NOT FOUND
- INDICATES SHEET NUMBER

VAST OAK PHASE 1-A

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES
 RESULTANT PARCEL A, AS DESCRIBED IN DOCUMENT NUMBER
 2015-008088, SONOMA COUNTY RECORDS
 CITY OF ROHNERT PARK
 COUNTY OF SONOMA - STATE OF CALIFORNIA
 82 LOTS 69.93 ACRES APN 047-131-025

Mackay & Somp
 PLANNERS
 10000 SUTTER AVENUE, SUITE 200
 SAN FRANCISCO, CA 94132
 (415) 440-1000

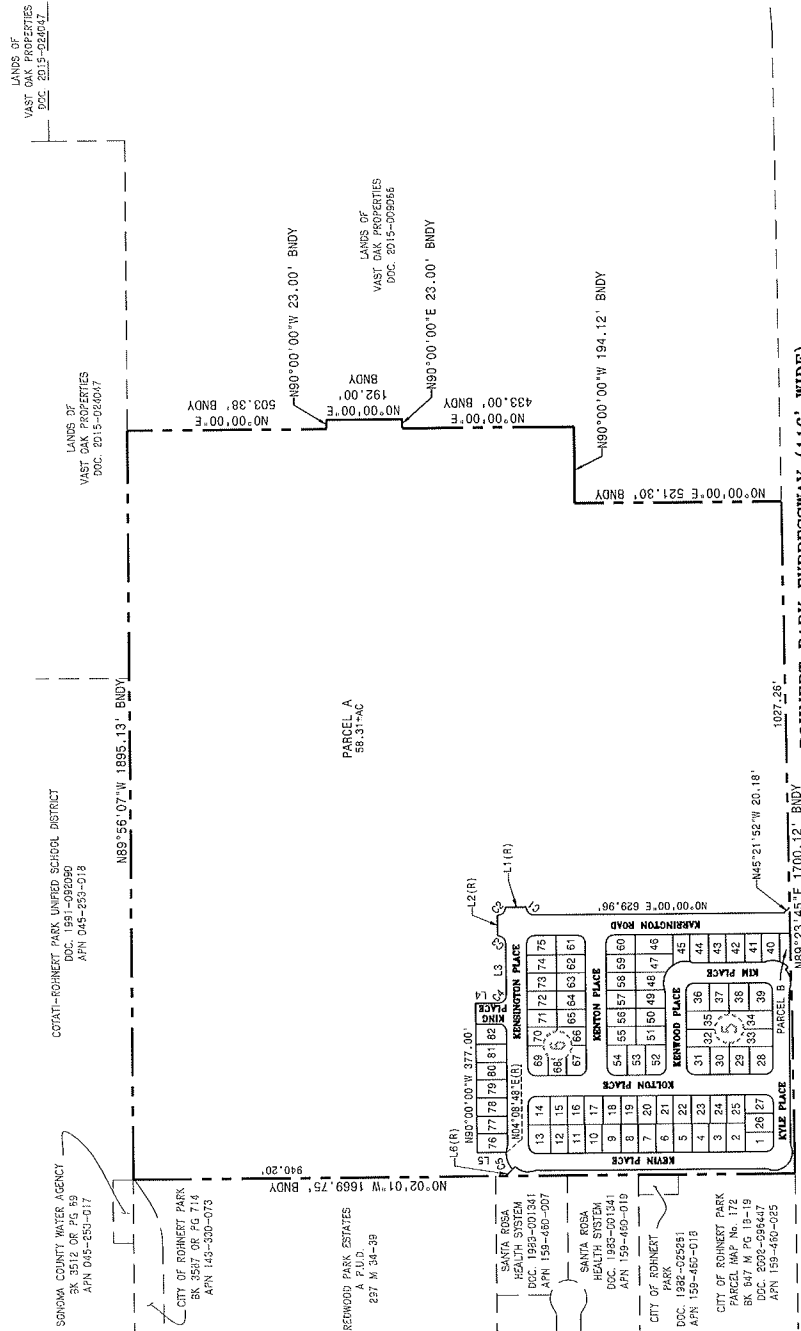
JULY, 2015

19539-01

SHEET 4 OF 6



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	55.00'	48°26'16"	46.50'



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 VAST OAK PROPERTIES IN MARCH, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBMITTED TO THE CITY OF SONOMA FOR REVIEW AND APPROVAL 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 MACDONALD IS 8817
LICENSE EXPIRES: 12/31/15



CITY ENGINEER'S STATEMENT:

I, MARY GRACE PAWSON, CITY ENGINEER OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, ENTITLED "VAST OAK PHASE 1-B", THAT SAID SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS REQUIRED BY THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 2, AND LOCAL ORDINANCES THEREOF. I HEREBY CERTIFY THAT THE PREPARATION OF THIS MAP AND ANY APPROVED ALTERATIONS THEREOF, AS REQUIRED BY THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 2, AND LOCAL ORDINANCES THEREOF, HAVE BEEN COMPLIED WITH.

MARY GRACE PAWSON, CITY ENGINEER
CITY OF ROHNERT PARK, STATE OF CALIFORNIA
R.C.E. 44573 EXPIRES: 08/30/2015

DATE: _____

CITY SURVEYOR'S STATEMENT:

I, CYRUS KIANGPOUR, 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.

CYRUS KIANGPOUR
CITY SURVEYOR
LS 7515 EXPIRES 12/31/2015

DATE: _____



CITY CLERK'S CERTIFICATE

I, JOANNE M. BUERGELER, CITY CLERK OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, ENTITLED "VAST OAK PHASE 1-B", 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 _____, 2015, AND THAT SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP, SUBJECT TO THE CITY ENGINEER'S AND CITY SURVEYOR'S CERTIFICATES, AND THE CITY ENGINEER'S 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 _____, 2015.

DATE: _____

JOANNE M. BUERGELER, CITY CLERK
CITY OF ROHNERT PARK
STATE OF CALIFORNIA

SPECIAL ASSESSMENTS CERTIFICATE:

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

SOILS REPORT

A GEOTECHNICAL EXPLORATION UPDATE PREPARED BY ENGEO INCORPORATED FOR UO LLC AND VAST OAK PROPERTIES LOCATED IN ROHNERT PARK, CALIFORNIA, PROJECT NO. 5716.1001.01, DATED APRIL 3, 2005 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 DEBTS AGAINST THIS PARCEL OF LAND, NAMED _____, IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, FOR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR 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 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, CHAPTER 4, DIVISION 2, AND LOCAL ORDINANCES THEREOF, HAVE BEEN RECORDED AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY, BONDS(S) UNDER GOVERNMENT CODE SECTIONS 66630(a) AND 66430(c) IN THE SUM OF \$ _____ AND \$ _____.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2015.

DATE: _____

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

VAST OAK PHASE 1-B

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-A, AS
RECORDED IN BOOK _____ COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
164 LOTS 58.31 ACRES APN 047-131-025

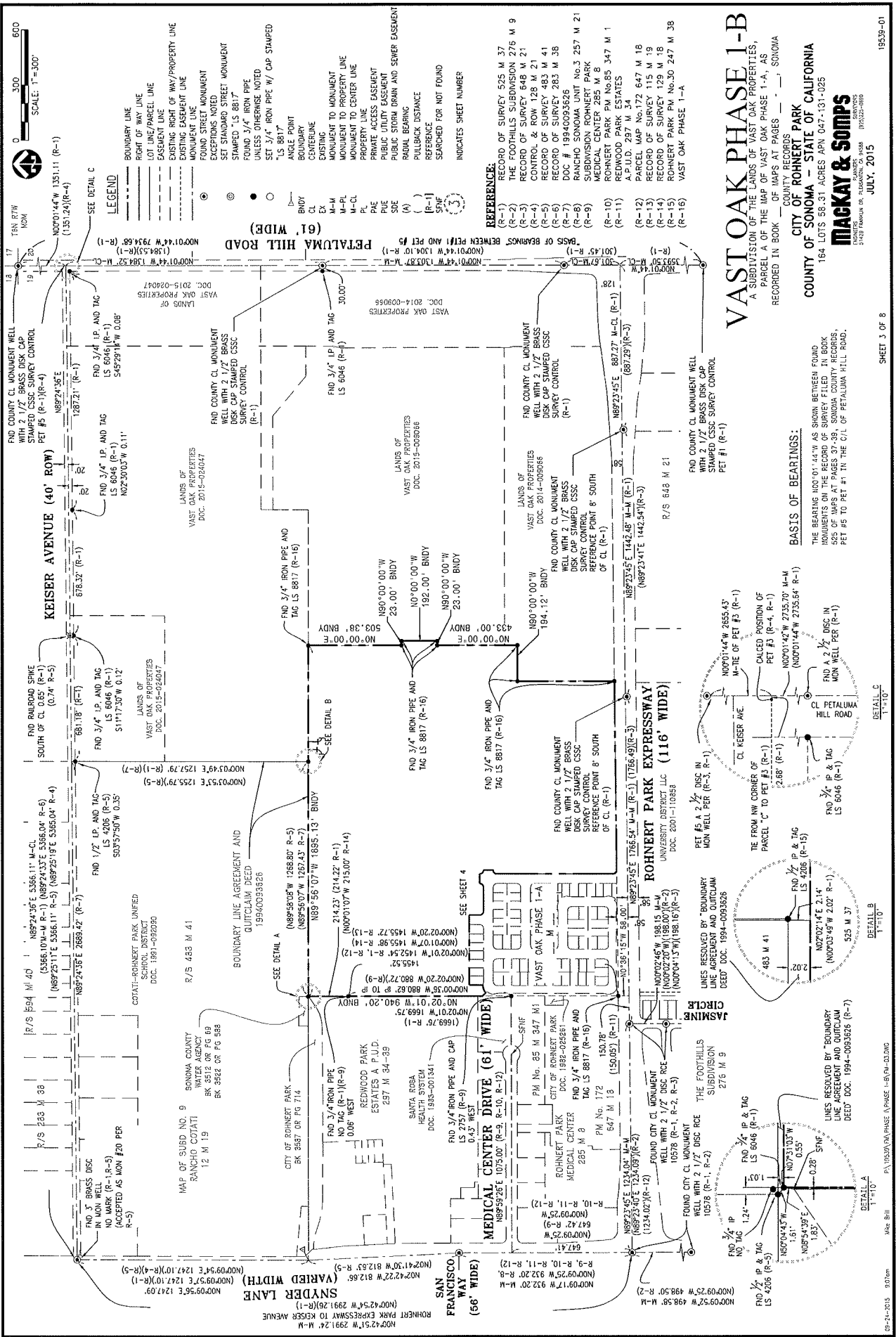
MACKAY & SOMPS
PLANNERS
5000 UNIVERSITY AVENUE, SUITE 200
SONOMA, CALIFORNIA 94965
707.225-0596

JULY, 2015

SHEET 2 OF 8

07-02-2015 4:07pm L:\05139\RM\PHASE 1\PHASE 1-B\14-02.DWG

13539-01



VAST OAK PHASE 1-B
A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-A, AS
RECORDED IN BOOK _____ OF MAPS AT PAGES _____, SONOMA
COUNTY RECORDS

CITY OF SONOMA - STATE OF CALIFORNIA
184 LOTS 58.31 ACRES APN 047-13-025

MACKAY & SOMP
REGISTERED PROFESSIONAL SURVEYORS
5408 FARMER ST., SONOMA, CA 94965
707.532.8888

BASIS OF BEARINGS:
THE BEARINGS INDICATED AS SHOWN BETWEEN FOUND
MONUMENTS OR BETWEEN CORNERS OF SURVEY FILLED IN BOX
525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS.
PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

- REFERENCE:**
- (R-1) RECORD OF SURVEY 525 M 37
 - (R-2) RECORD OF SURVEY 276 M 9
 - (R-3) RECORD OF SURVEY 648 M 21
 - (R-4) RECORD OF SURVEY 128 M 21
 - (R-5) RECORD OF SURVEY 483 M 41
 - (R-6) RECORD OF SURVEY 285 M 38
 - (R-7) RECORD OF SURVEY 1940093526
 - (R-8) PANCHO 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.65 347 M 1
 - (R-12) REDWOOD PARK ESTATES
 - (R-13) A.P.U.D. 287 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 18
 - (R-17) ROHNERT PARK PM No.30 247 M 38
 - (R-18) VAST OAK PHASE 1-A

- INDICATES SHEET NUMBER**
- (A) RADIAL BEARING
 - (R-1) PULLBACK DISTANCE
 - (R-2) SEARCHED FOR NOT FOUND
 - (R-3) REFERENCE
 - (R-4) SNMF
 - (R-5) INDICATES SHEET NUMBER



0 300 600
SCALE: 1"=300'

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, PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE/PARCEL LINE
EASEMENT LINE
EXISTING RIGHT OF WAY/PROPERTY LINE
EXISTING EASEMENT LINE

MONUMENT LINE
FOUND STREET MONUMENT
EXCEPTIONS NOTED

©
 SET STANDARD STREET MONUMENT
 STAMPED "LS 8817"

FOUND 3/4" IRON PIPE
UNLESS OTHERWISE NOTED

○ SET 3/4" IRON PIPE W/ CAP STA
"15 8817"

ANGLE POINT
BOUNDARY
ENDY

	CENTERLINE	EXISTING
CL		
EX		

M-M MONUMENT TO MONUMENT
M-PL MONUMENT TO PROPERTY LINE
M-C MONUMENT TO CENTER LINE

M=LL	MONUMENT TO CENTER LINE
PL	PROPERTY LINE
PAF	PRIVATE ACCESS EASEMENT

PUE
PUE
SDE

(A) ()

(R-1)
SFNF
REFERENCE
SEARCHED FOR NOT FOUND

(3) INDICATES SHEET NUMBER

1
2
3
4
5
6
7
8
9
10

OAK PHASE

OF THE MAP OF VAST OAK PHASE 1-A,

BOOK ____ OF MAPS AT PAGES ____ - ____;
COUNTY RECORDS
CITY OF BOUNEBT PARK

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

LOIS 58.31 ACRES APN 047-131-025
MACKEY & SONS

ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR. PLEASANTON, CA 94588
(925) 225-5690

JULY, 2015

Table 1

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-A, AS
RECORDED IN BOOK OF MAPS AT PAGES - - , SONOMA

COUNTY RECORDS
CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
164 LOTS 58.31 ACRES APN 047-131-025

PACKAY & SONS

ENGINEERS
5142B FRANKLIN DR., PLEASANTON, CA 94568
PLANNERS
SURVEYORS
(925) 225-3600

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19539-01

QUESTIONS

—

1

100

[illegible]

100

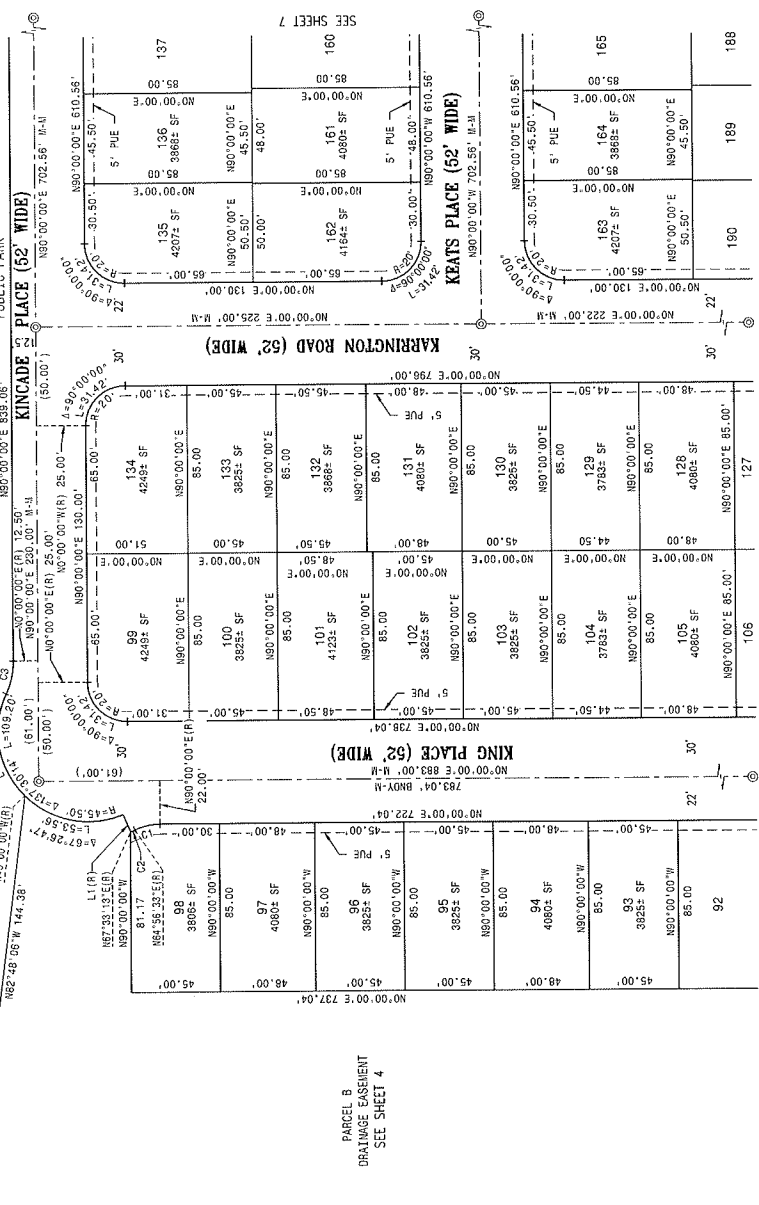
1

COTATI-ROHNERT PARK UNIFIED SCHOOL DISTRICT
DOC. 1391-030200

N89°56'07"W 1895.13' BNDY
1331.05'

PARCEL D
DRAINAGE EASEMENT/PUBLIC
ACCESS EASEMENT
SEE SHEET 4

PARCEL C
PUBLIC PARK
SEE SHEET 4



Line Table		
Line #	Bearing	Length
L1	N87°33'13"E	9.50'

Curve Table			
Curve #	Radius	Delta	Length
C1	30.00'	25°03'27"	13.12'
C2	55.00'	2°36'41"	2.51'
C3	39.50'	25°03'27"	17.27'



SCALE: 1"=40'

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, PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING EASEMENT LINE
- FOUND STREET MONUMENT
- EXCEPTIONS NOTED
- SET STANDARD STREET MONUMENT
- STAMPED "S 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- SET 3/4" IRON PIPE W/ CAP STAMPED "S 8817"
- ANGLE POINT
- BOUNDARY
- CL
- CL
- M-M
- M-PL
- M-CL
- PL
- PAE
- PUE
- SDE
- PUBLIC UTILITY EASEMENT
- PUBLIC STORM DRAIN AND SEWER EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- REFERENCE
- [R-1]
- SPIN
- SEARCHED FOR NOT FOUND
- INDICATES SHEET NUMBER

VAST OAK PHASE 1-B

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK PHASE 1-A, AS RECORDED IN BOOK 525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
164 LOTS 58.31 ACRES APN 047-131-025

MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE JANUARY 20, 1985
002225-0093

JULY, 2015

SHEET 6 OF 8

19539-01

THE UNDERSIGNED VAST OAK PROPERTIES, 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.

1. THE REAL PROPERTY DESIGNATED AS KAITLYN PLACE, KELLIANN PLACE, KELLY PLACE, KENDRA PLACE, KENSINGTON PLACE, KERRY ROAD, KINGWOOD ROAD, AND KIRBY PLACE FOR PUBLIC RIGHT OF WAY.

1. THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" (PUE) ARE HEREBY DEDICATED TO ROBERT PARK OR ITS DESIGNEE FOR UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE USE AND ANY AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCURRED OR TO BE INCURRED BY ANY AND ALL OWNERS OF THE EASEMENT, FOR THE PURPOSES OF CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENTS OF THESE IMPROVEMENTS AND APPURTENANCES.

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.

THE UNDERSIGNED DOES HEREBY RESERVE TO ITSELF AND TO THE OWNERS, RESIDENTS AND OTHERS DESIGNATED BY THE HOMEOWNERS ASSOCIATION, THE AREA DESIGNATED "LANDSCAPE PARCELS," BEING PARCELS "B," "C," AND "D" HEREON, AS COMMON AREA, FOR THE USE OF, BUT NOT LIMITED TO, UTILITIES, DRAINAGE, INGRESS AND EGRESS, LANDSCAPING, AND ALL APURTENANCES TO LANDSCAPING, MAINTENANCE OF SAID PARCELS TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. SAID PARCELS TO BE CONVEYED BY SEPARATE DOCUMENT TO THE HOMEOWNERS ASSOCIATION, SAID PARCELS TO BE FILED WITH SEPARATE DOCUMENT TO THE HOMEOWNERS ASSOCIATION IS SUFFICIENT TO THE FILING OF THIS MAP.

BY: _____

NAME: _____

ITS: _____

DATE: _____

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.

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

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

NORTH BAY TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED NOVEMBER 10, 1992, AS DOCUMENT NO. 1992-0140164, AND THE SUBSTITUTION OF TRUSTEE RECORDED MAY 27, 1998, AS DOCUMENT NO. 1998-0057133, SONOMA COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

DATE: _____

BY: _____

ITS: _____

NO 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.

ON _____, 2015, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVIDED TO ME ON THE BASIS OF _____, SUFFICIENT 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/ THEIR AUTHORIZED CAPACITIE(S), AND BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ENTITLED TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

COMMISSION # OF NOTARY:

THE UNDERSIGNED, UNIVERSITY DISTRICT LLC, A DELAWARE LIMITED LIABILITY COMPANY, UNDER HOLDING AGREEMENT 103031 KLE.

DATE: _____

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.

ON _____, 2015, 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/HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES, AND BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ENTITLED TO BE THE PERSON(S) ACTED. EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: _____

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

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

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 COLLECTED AS TAXES, EXCEPT TAXES OR 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 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: _____

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBMISSION MAY 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(S) UNDER GOVERNMENT CODE SECTIONS 66593(a) AND 66493(c) IN THE SUM OF \$ _____ AND \$ _____ RESPECTIVELY.

DATE: _____

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA

BY: _____

THIS MAP, ENTITLED "VAST OAK PHASE -C-", IS HEREBY ACCEPTED FOR RECORDED, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY _____ DATED _____ DAY OF _____, 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 SUBMISSIONS. AMPS.

FILED THIS _____ DAY OF _____, 2015, AT _____ O'CLOCK _____ OF _____ PAGES(S) IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SONOMA, STATE OF CALIFORNIA AT THE REQUEST OF _____ DARWIN JENKINS, CITY MANAGER.

FEE \$ _____

SIGNED _____
SONOMA COUNTY RECORDER
STATE OF CALIFORNIA

BY: _____
DEPUTY

DOCUMENT NO. _____

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-B, AS
RECORDED IN BOOK OF MAPS AT PAGES - SONOMA

CITY OF RUHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
116 LOTS 28-82 ACRES APN 047-131-025

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5400 COUNTRY CLUB BLVD., SUITE 100
DALLAS, TEXAS 75244
(214) 350-0598

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 VAST OAK PROPERTIES, INC. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MAP IS IN ACCORDANCE WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 12/31/15
LICENSE EXPIRES: 12/31/15



CITY ENGINEER'S STATEMENT:

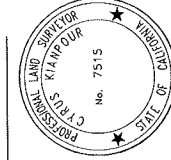
I, MARY GRACE PAINSON, CITY ENGINEER OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, ENTITLED "VAST OAK PHASE 1-C", THAT SAID SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE CITY OF ROHNERT PARK ON APRIL 8, 2014 BY RESOLUTION NUMBER 2014-035 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.

DATE: _____
MARY GRACE PAINSON, CITY ENGINEER
CITY OF ROHNERT PARK, STATE OF CALIFORNIA
R.C.E. 44573, EXPIRES: 06/30/2016

CITY SURVEYOR'S STATEMENT:

I, CYRUS KANPOUR, 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.

DATE: _____
CYRUS KANPOUR
CITY OF ROHNERT PARK, STATE OF CALIFORNIA
L.S. 7515, EXPIRES: 12/31/2015



CITY CLERK'S CERTIFICATE

I, JOANNE M. BUERGELER, CITY CLERK OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, ENTITLED "VAST OAK PHASE 1-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 _____, 2015, AND THAT SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP, SAID COUNCIL ACTION BEING RECORDED IN THE CITY OF ROHNERT PARK OFFICIAL RECORDS, BOOK _____, PAGE _____, FEBRUARY 8, 1987 IN BOOK 2253 AT PAGE 31 OF OFFICIAL RECORDS, AT THE INTERSECTION OF KERRY ROAD AND ROHNERT PARK EXPRESSWAY, AND 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 _____, 2015.

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

SPECIAL ASSESSMENTS CERTIFICATE:

I, JOANNE BUERGELER, 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 BUERGELER, 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. 16-1001-01, DATED APRIL 3, 2005 AND REVISED DECEMBER 12, 2012 IS ON FILE WITH THE CITY OF ROHNERT PARK.

VAST OAK PHASE 1-C

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-B, AS
RECORDED IN BOOK _____ OF MAPS AT PAGES _____, SONOMA

COUNTY RECORDS

CITY OF ROHNERT PARK

COUNTY OF SONOMA - STATE OF CALIFORNIA

116 LOTS 28-82 ACRES APN 047-131-025

MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
10000 S. HIGHWAY 101, SUITE 100, SONOMA, CA 94965
(707) 939-0200

JULY, 2015

19539-01

SHEET 2 OF 3

Line #	Bearing	Length
L1	N80°00'00"W	12.00'
L2	N0°00'00"E	47.00'
L3	N0°00'00"E	120.00'
L4	N0°00'00"E	37.50'
L5	N90°00'00"W	15.00'
L6	N0°00'00"E	28.24'
L7	N0°00'00"E	68.00'

BASIS OF BEARINGS:

THE BEARINGS N00°01'44"W AS SHOWN BETWEEN FOUND MONUMENTS ON THE RECORD OF SURVEY FILED IN BOOK 525 OF MAPS & PLATS, PAGE 131-025, SONOMA COUNTY RECORDS, PET #5 TO PET #1 IN THE C.T. OF PETALUMA HILL ROAD.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING NON-ACCESS EASEMENT LINE
- MONUMENT LINE
- FOUND STREET MONUMENT
- EXCEPTIONS NOTED
- SET STANDARD STREET MONUMENT
- STAMPED "S 8817"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- SET 3/4" IRON PIPE W/ CAP STAMPED "S 8817"
- ANGLE POINT
- BOUNDARY
- CENTERLINE
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- PROPERTY LINE TO CENTER LINE
- PROPERTY LINE TO EASEMENT
- PRIVATE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC STORM DRAIN AND SEWER EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- REFERENCE
- SEARCHED FOR NOT FOUND
- INDICATES SHEET NUMBER

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	325.00'	4°05'55"	23.25'

VAST OAK PHASE 1-C

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK PHASE 1-B, AS RECORDED IN BOOK 525 OF MAPS & PLATS, PAGE 131-025, SONOMA COUNTY RECORDS

CITY OF SONOMA - STATE OF CALIFORNIA
116 LOTS 28-82 ACRES APN 047-131-025

MACKAY & SOMPS
SURVEYORS
5000 MARSHALL RD. SUITE 100
SONOMA, CA 94965

JULY, 2015

19539-01

SHEET 4 OF 8



LANDS OF
VAST OAK PROPERTIES
DOC. 2015-020950

LANDS OF
VAST OAK PROPERTIES
DOC. 2015-020947

COTATI-ROHNERT PARK UNITED SCHOOL DISTRICT
DOC. 1991-030290
APN 045-250-018

SONOMA COUNTY WATER AGENCY
BK 3512 OR PG 69
APN 045-253-017

CITY OF ROHNERT PARK
BK 3507 OR PG 714
APN 143-330-073

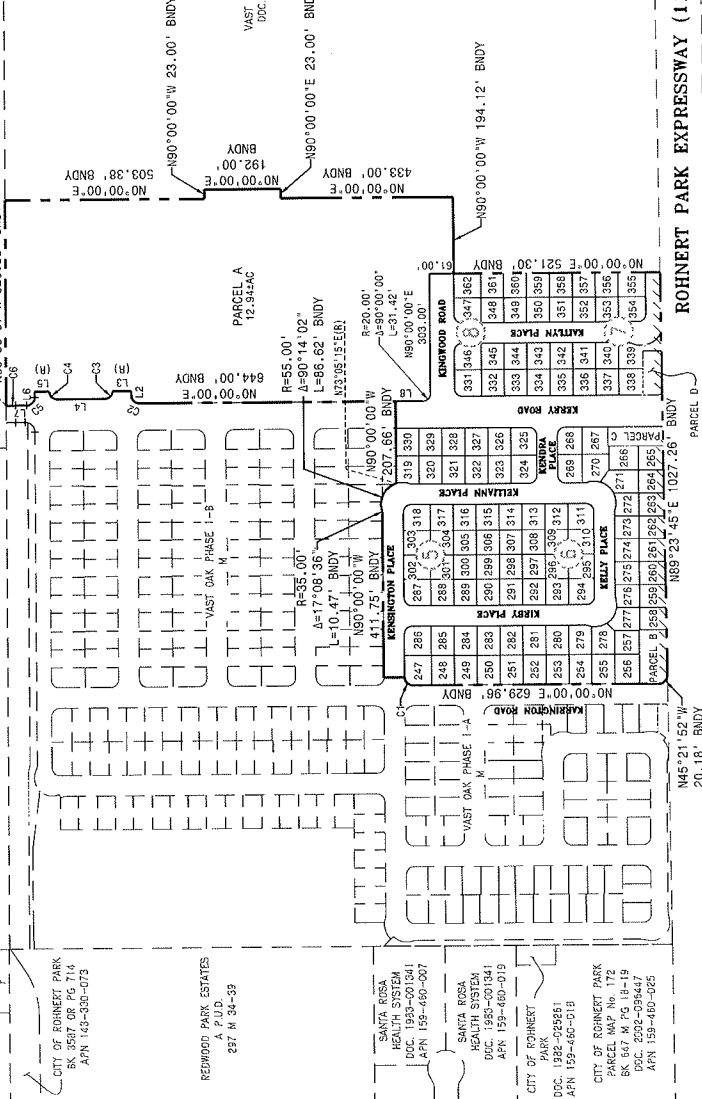
REDWOOD PARK ESTATES
A.P.U.D.
287 M 34-39

SANTA ROSA
HEALTH SYSTEM
DOC. 1983-001341
APN 158-460-007

SANTA ROSA
HEALTH SYSTEM
DOC. 1985-001341
APN 158-460-019

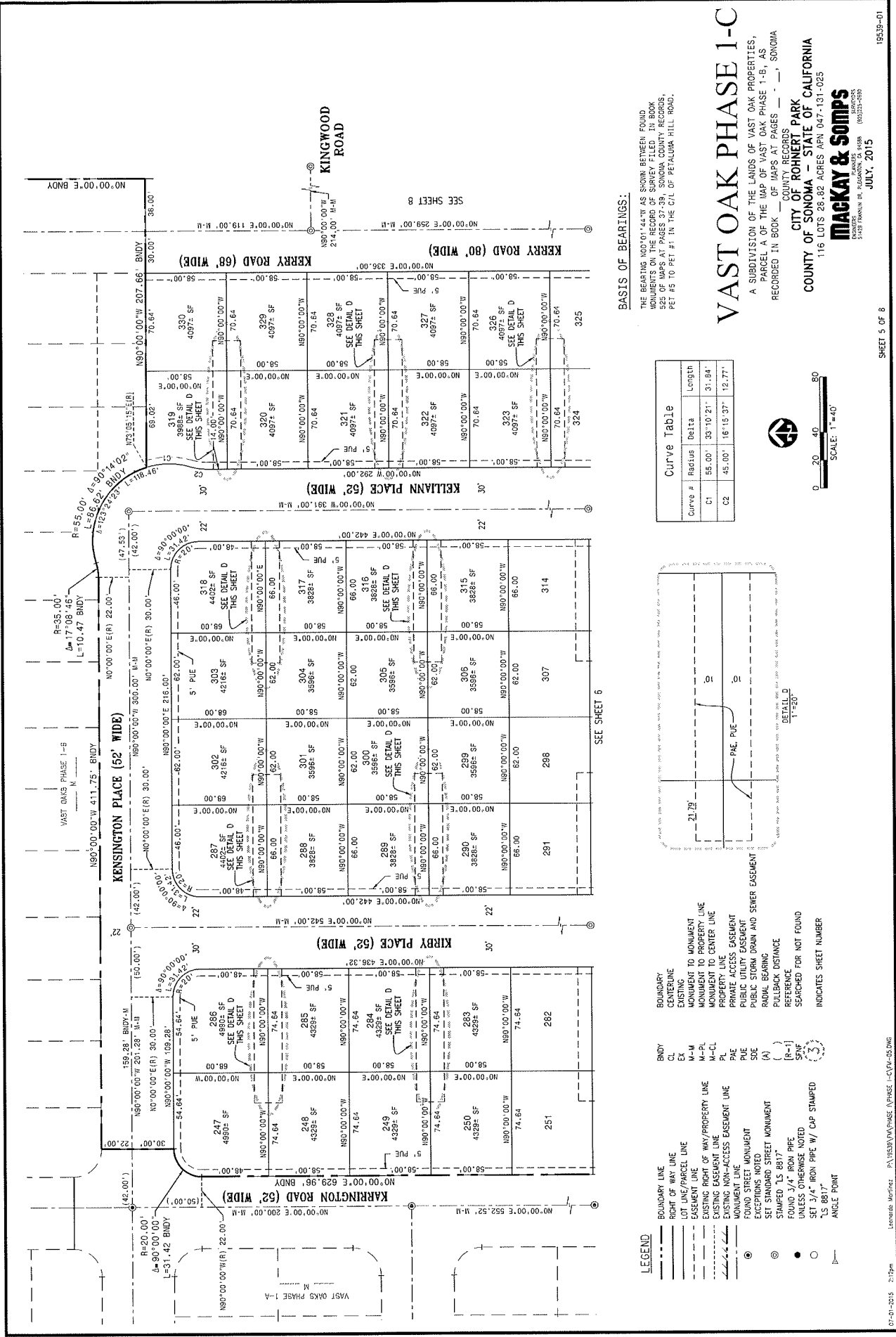
CITY OF ROHNERT
DOC. 1982-265261
APN 158-460-018

CITY OF ROHNERT PARK
PARCEL MAP No. 1712
DOC. 2002-08447
APN 158-460-025



ROHNERT PARK EXPRESSWAY (116' WIDE)

PARCEL D



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, PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

VAST OAK PHASE 1-C

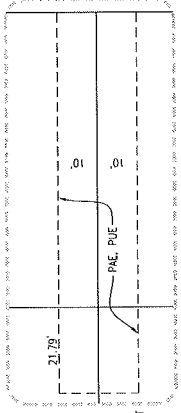
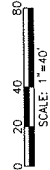
A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK PHASE 1-B, AS RECORDED IN BOOK — OF MAPS AT PAGES —, SONOMA COUNTY RECORDS
CITY OF ROHNERT PARK
COUNTY OF SONOMA — STATE OF CALIFORNIA
116 LOTS 28-82 ACRES APN 047-131-025

MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
10232-0089

JULY, 2015

19539-01

Curve Table		
Curve #	Radius	Length
C1	55.00'	33°10'21" 31.84'
C2	45.00'	16°15'37" 12.77'



- LEGEND**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT OF WAY/PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING NON-ACCESS EASEMENT LINE
 - MONUMENT LINE
 - FOUND STREET MONUMENT
 - SET STANDARD STREET MONUMENT
 - FOUND 1/4" IRON PIPE
 - FOUND 1/4" IRON PIPE W/ CAP STAMPED
 - SET 1/4" IRON PIPE W/ CAP STAMPED
 - 1/4" IRON PIPE
 - ANGLE POINT
 - BOUNDARY CENTERLINE
 - EXISTING MONUMENT TO MONUMENT
 - EXISTING MONUMENT TO PROPERTY LINE
 - PROPERTY LINE
 - PRIVATE ACCESS EASEMENT
 - PUBLIC UTILITY EASEMENT
 - PUBLIC STORM DRAIN AND SEWER EASEMENT
 - PULLBACK DISTANCE
 - RADIAL BEARING
 - REFERENCE
 - SEARCHED FOR NOT FOUND
 - INDICATES SHEET NUMBER
- BOUNDARY**
- CL
 - EX
 - M-M
 - M-CL
 - PK
 - PUE
 - SOE
 - (A)
 - (R-1)
 - SPNF
 - (3)

SHEET 5 OF 8

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,
PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD;

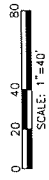
BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE/PARCEL LINE
EASEMENT LINE
EXISTING RIGHT OF WAY/PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING NON-ACCESS EASEMENT LINE
MONUMENT LINE
FOUND STREET MONUMENT

EXCEPTIONS NOTED
SET STANDARD STREET MONUMENT
STANDARD "LS 8817"
FOUNDED 3/4" IRON PIPE
UNLESS OTHERWISE NOTED
SET 3/4" IRON PIPE W/ CAP STAMPED
LS 8817
ALL MONUMENTS TO BE PLACED
BOUNDARY
CENTRINE
CL. EXISTING
MONUMENT TO MONUMENT
MONUMENT TO PROPERTY LINE
MONUMENT TO CENTER LINE
PROPERTY LINE EASEMENT
PROPERTY LINE EASEMENT
PUBLIC STORM DRAIN AND SEWER EASEMENT
RADIUS BEARING
PULLBACK DISTANCE
REFERENCE
SEARCHED FOR NOT FOUND
INDICATES SHEET NUMBER

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-B, AS
RECORDED IN BOOK ____ OF MAPS AT PAGES ____, SONOMA

MACKAY & SOMPS
ENGINEERS PLANNERS SUPERVISORS
51428 FRANKLIN DR., PLEASANTON, CA 94508 (925) 727-1680

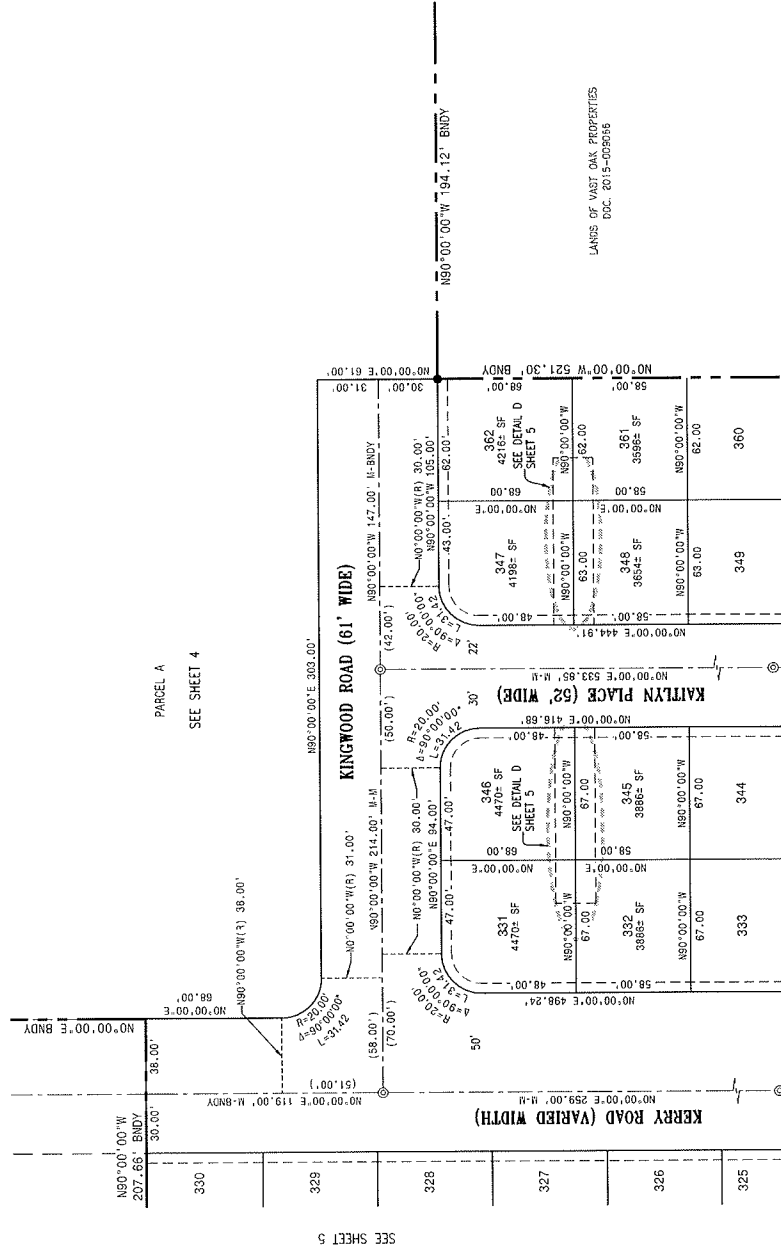
8 of 13



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 85 TO BEY #1 IN THE C/N OF PETALUMA HILL ROAD.

LEGEND

- | | |
|---------|--|
| ----- | BOUNDARY LINE |
| ----- | RIGHT OF WAY LINE |
| ----- | LOT LINE/PARCEL LINE |
| ----- | EASEMENT LINE |
| ----- | EXISTING RIGHT OF WAY/PROPERTY LINE |
| ----- | EXISTING EASEMENT LINE |
| ----- | EXISTING NON-ACCESS EASEMENT LINE |
| ----- | MONUMENT LINE |
| ----- | BOUND STREET MONUMENT |
| ● | EXCEPTIONS NOTED |
| ◎ | SET STANDARD STREET MONUMENT |
| ● | STAMPED "T.S. 8817" |
| ● | FOUND 3/4" IRON PIPE |
| ● | UNLESS OTHERWISE NOTED |
| ○ | SET 3/4" IRON PIPE W/ CAP STAMPED |
| ○ | "T.S. 8817" |
| ---○--- | ANGLE POINT |
| --- | BOUNDARY |
| --- | CENTERLINE |
| --- | EXISTING |
| --- | MONUMENT TO MONUMENT |
| --- | MONUMENT TO PROPERTY LINE |
| --- | MONUMENT TO CENTER LINE |
| --- | PROPERTY LINE |
| --- | PRIVATE ACCESS EASEMENT |
| --- | PUBLIC ACCESS EASEMENT |
| --- | PUBLIC STREET FRONT AND SEWER EASEMENT |
| --- | ADJACENT BOUNDARY |
| --- | PULLBACK DISTANCE |
| --- | REFERENCE |
| --- | SEARCHED FOR NOT FOUND |
| --- | INDICATES SHEET NUMBER |

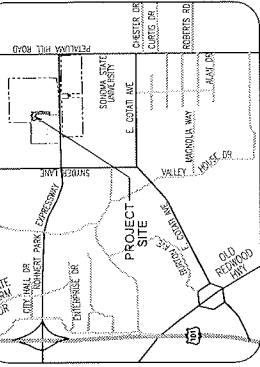


VAST OAK PHASE 1-C

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-B, AS
RECORDED IN BOOK _____ OF MAPS AT PAGES _____, SONOMA

COUNTY RECORDS
CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
116 LOTS 28.82 ACRES APN 047-131-025

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
52400 CRYSTAL DR. SUITE 1000
SAN FRANCISCO, CA 94150
(415) 755-0100



VICINITY MAP
NTS

OPTIONEES 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.

COUNTY OF _____

ON _____, 2015, 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/HEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIE(S), AND BY HIS/HER/ 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: _____

RECORDERS CERTIFICATE

THIS MAP, ENTITLED "VAST OAK PHASE 1-C", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LET 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 _____, 2015, AT _____ O'CLOCK _____ IN BOOK _____ OF MAPS, PAGE(S) _____, BY _____, COUNTY RECORDER, COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF DARRIN JENKINS, CITY MANAGER.

FEES \$ _____

SIGNED
SONOMA COUNTY RECORDER
STATE OF CALIFORNIA

DOCUMENT NO. _____ BY _____

DEPUTY

VAST OAK PHASE 1-D

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-C, AS
RECORDED IN BOOK _____ OF MAPS AT PAGES _____, SONOMA

COUNTY RECORDS

CITY OF ROHNERT PARK

COUNTY OF SONOMA - STATE OF CALIFORNIA
37 LOTS 12.94 ACRES APR 047-131-025

MACKAY & SOMPS

REGISTERED PROFESSIONAL LAND SURVEYOR
5405 FRANCIS ST. FARMERSVILLE, CA 95722-0506

JULY, 2015

19539-01

TRUSTEE STATEMENT:

NORTH BAY TITLE COMPANY, A CALIFORNIA CORPORATION
RECORDED NOVEMBER 10, 1992, AS DOCUMENT NO. 1992-140164, AND THE SUBSTITUTION OF TRUSTEE
RECORDED MAY 27, 1998, AS DOCUMENT NO. 1998-0057133, SONOMA COUNTY RECORDS, HEREBY CONSENTS
TO THE MAKING AND FILING OF THIS MAP.

DATE: _____ BY: _____
ITS: _____

TRUSTEES 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.

COUNTY OF _____

ON _____, 2015, 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/HEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIE(S), AND BY HIS/HER/ 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: _____

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.

COUNTY OF _____

ON _____, 2015, 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/HEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIE(S), AND BY HIS/HER/ 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: _____

OWNER'S STATEMENT:

THE UNDERSIGNED, VAST OAK PROPERTIES, HAVE A RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON 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 KEATS PLACE, KENNETH PLACE, KINCADE PLACE, KINGWOOD ROAD, AND KITE PLACE FOR PUBLIC RIGHT OF WAY.
2. THE AREA DESIGNATED AS PUBLIC PARK, BEING PARCELS "A" AND "B" HEREON, IS HEREBY DEDICATED TO THE CITY OF ROHNERT PARK 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 AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" (PUE) ARE HEREBY DEDICATED TO THE CITY OF ROHNERT PARK OR ITS DESIGNEE FOR UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION, AND TELEPHONE USE AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENTS FOR THESE IMPROVEMENTS AND APPURTENANCES.
2. THE AREAS DESIGNATED AS "DRAINAGE EASEMENT", BEING PARCEL "C" HEREON, ARE 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.
3. THE AREAS DESIGNATED AS "EASEMENT FOR PUBLIC INGRESS AND EGRESS", BEING PARCELS "D" 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.

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

VAST OAK PROPERTIES

BY: _____ NAME: _____
ITS: _____ DATE: _____

OPTIONEE STATEMENT:

THE UNDERSIGNED, UNIVERSITY DISTRICT LLC, A DELAWARE LIMITED LIABILITY COMPANY, UNDER HOLDING AGREEMENT 103031 ALE,

UNDER THE OPTION TO PURCHASE RECORDED ON DECEMBER 8TH, 2009, INSTRUMENT NO. 2009117769
OFFICIAL RECORDS OF SONOMA COUNTY, CONSENT TO THE PREPARATION AND FILING OF THE MAP AND JOINS
IN ALL OFFERS OF DEDICATION THEREON.

DATE: _____
UNIVERSITY DISTRICT LLC,
A DELAWARE LIMITED LIABILITY COMPANY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VAST OAK PROPERTIES IN MARCH 2014. I HEREBY STATE 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 I HAVE NOT BEEN AWARE OF ANY CHANGES TO THE SURVEYED THOSE POSITIONS ON OR BEFORE OCTOBER, 2017, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

IAN MACDONALD: LS 8877
LICENSE EXPIRES: 12/31/15



CITY ENGINEER'S STATEMENT:

I, MARY GRACE PAWSON, CITY ENGINEER OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY 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
R.C.E. 44573 EXPIRES: 05/30/2016

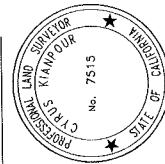
DATE: _____

CITY SURVEYOR'S STATEMENT:

I, CYRUS KIANPOUR, HEREBY STATE THAT THE MAP OF THE 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.

CYRUS KIANPOUR
ACTING CITY SURVEYOR
LS 7515, EXPIRES 12/31/2015

DATE: _____



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 1-D," WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2015 AND THAT SAID CITY COUNCIL HAS ADOPTED THE MAP AND DID ACCEPT THE CITY'S INTEREST TO THE LAND AND THE 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 _____, 2015.

DATE: _____

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

SPECIAL ASSESSMENTS CERTIFICATE

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

SOILS REPORT

A GEOTECHNICAL EXPLORATION UPDATE, PREPARED BY ENGEO INCORPORATED FOR LID, LLC AND VAST OAK PROPERTIES, IS LOCATED IN ROHNERT PARK, CALIFORNIA. PROJECT NO. ST/16.1.001.01, 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 LIENS AGAINST THIS PARCEL OF LAND, PARCEL A OF THE MAP OF VAST OAK PHASE 1-D, AS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, EXCEPT TAXES OR 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 SUBJECT TO AN EASEMENT FOR THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET 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 GOVERNMENT CODE SECTIONS 66930(a) AND 66482(c) IN THE SUM OF \$_____ AND \$_____ HAVE BEEN FILED WITH, AND APPROVED BY, THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY: BONDS UNDER GOVERNMENT CODE SECTIONS 66930(a) AND 66482(c) IN THE SUM OF \$_____ AND \$_____ RESPECTIVELY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2015.

DATE: _____

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

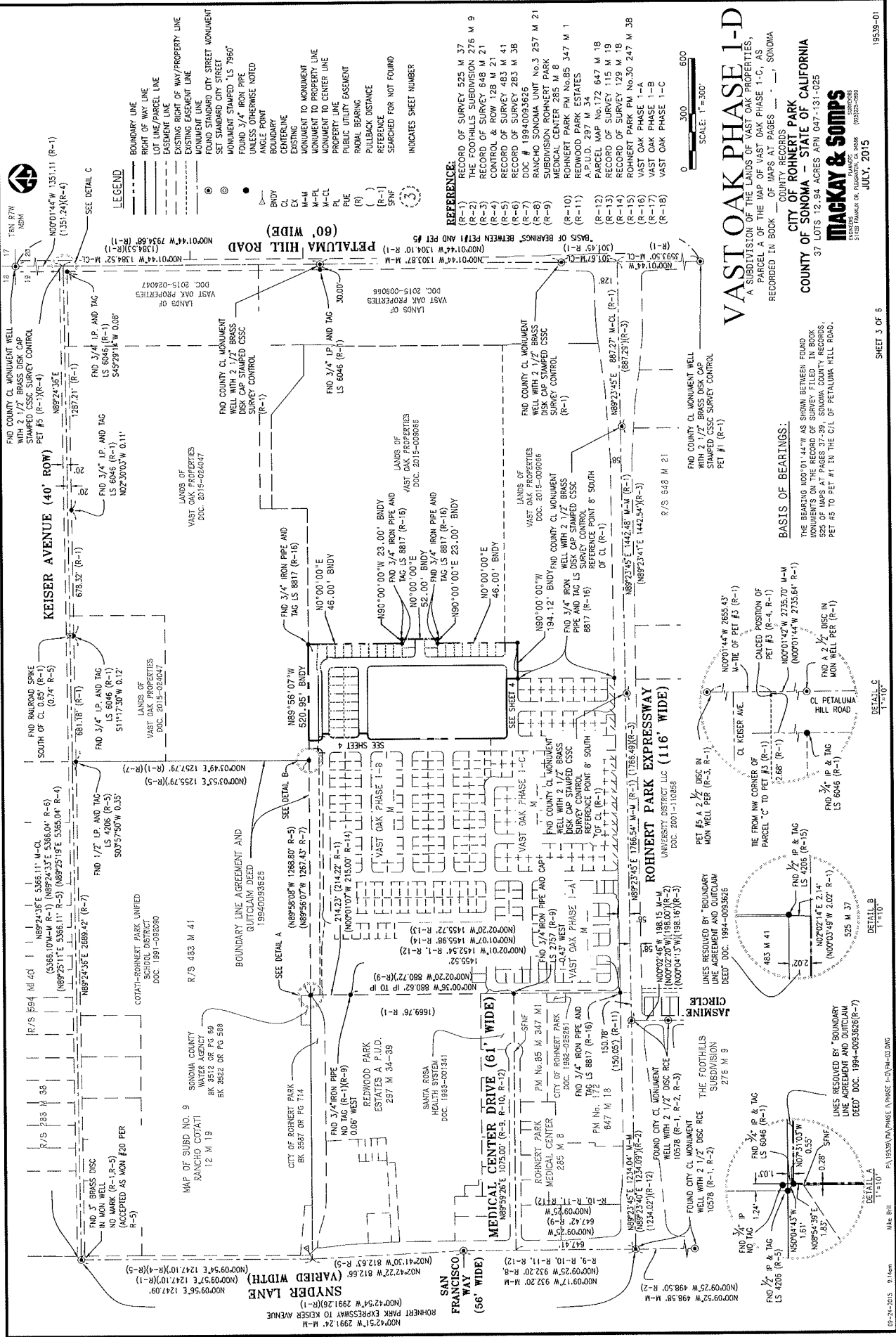
VAST OAK PHASE 1-D

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-D, AS
RECORDED IN BOOK _____ OF MAPS AT PAGES _____, SONOMA
COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
37 LOTS 12.94 ACRES APN 047-131-025

MACKAY & SOMPS
SURVEYORS
10000 WILSON AVENUE, SUITE 100
PUEBLO, CO 81008 (303) 225-2000

JULY, 2015



VAST OAK PHASE 1-D
A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-C, AS
RECORDED IN BOOK 1 OF MAPS AT PAGES 1-1, SONOMA
COUNTY RECORDS.

CITY OF SONOMA - STATE OF CALIFORNIA
37 LOTS 12.94 ACRES APN 047-131-025

MACKAY & SOMPS
REGISTERED PROFESSIONAL SURVEYORS
5125 TRINIDAD DR., FOLSOM, CA 95630
(916) 932-2888

JULY, 2015

BASES OF BEARINGS:

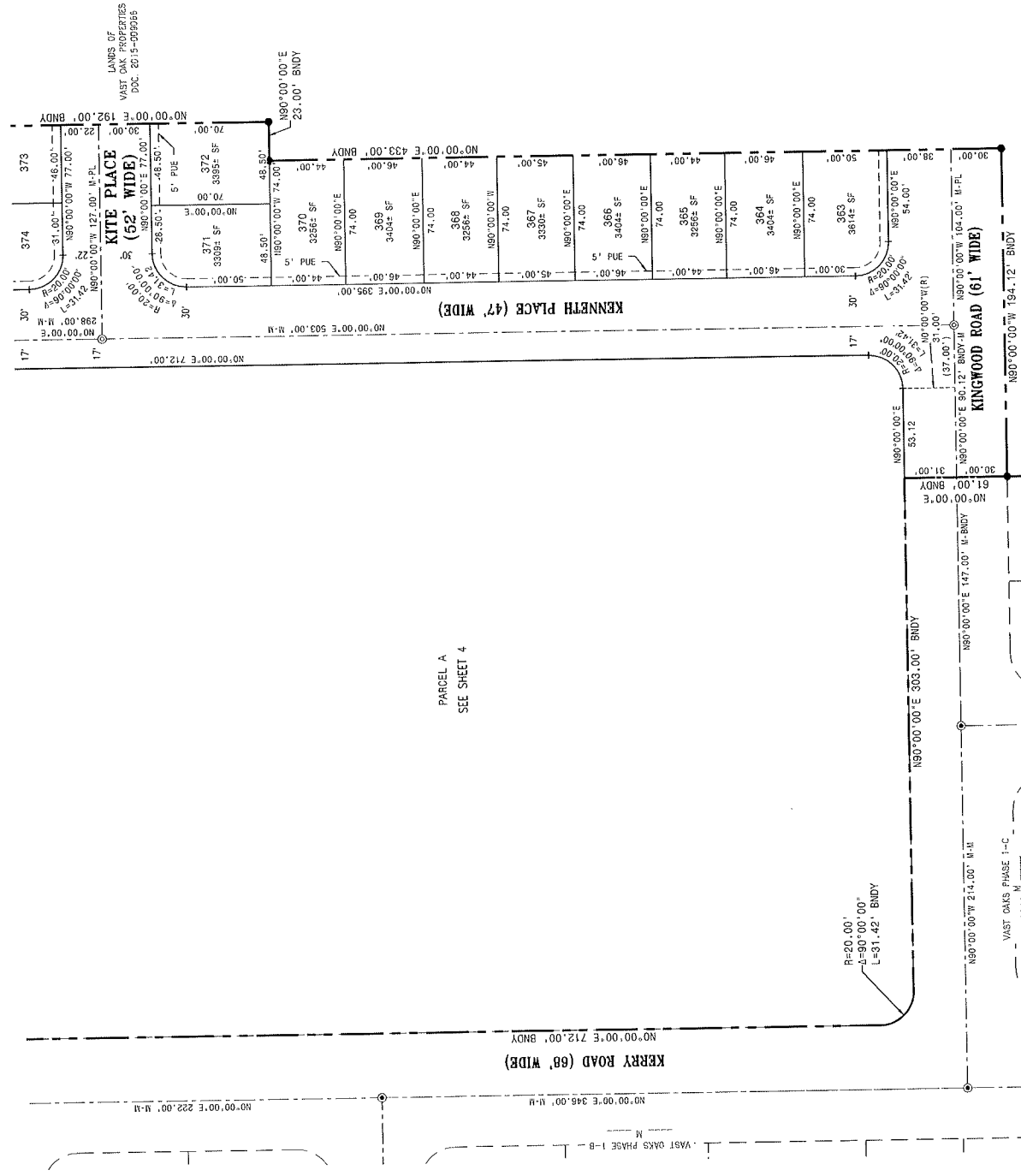
THE BEARING 100°01'44"W AS SHOWN BETWEEN FOUND
MONUMENTS ON THE RECORD OF SURVEY FILED IN BOOK
528 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS,
PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

SHEET 3 OF 5

1953-01



SEE SHEET 6



BASIS OF BEARINGS:

THE BEARING N00°01'44\"/>

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
- SET STANDARD CITY STREET MONUMENT STAMPED "LS 7960"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- ANGLE POINT
- BOUNDARY
- CENTERLINE
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- MONUMENT TO CENTER LINE
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- REFERENCE
- SEARCHED FOR NOT FOUND
- INDICATES SHEET NUMBER

VAST OAK PHASE 1-D

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES, PARCEL A OF THE MAP OF VAST OAK PHASE 1-C, AS RECORDED IN BOOK 10 OF MAPS AT PAGES 1-6, SONOMA COUNTY RECORDS.

CITY OF SONOMA - STATE OF CALIFORNIA
37 LOTS 12.94 ACRES APN 047-131-025

MACKAY & SOMPS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA LICENSE NO. 100222-0000
JULY, 2015

LANDS OF
VAST OAK PROPERTIES
DOC. 2015-009066
DOC. 2015-024047

LANDS OF
VAST OAK PROPERTIES
DOC. 2015-009066
DOC. 2015-024047

LANDS OF
VAST OAK PROPERTIES
DOC. 2015-009066
DOC. 2015-024047

Line Table		
Line #	Bearing	Length
L1	N79°31'28"E	9.50'

Curve Table		
Curve #	Radius	Delta
C1	55.00'	27°37'19"
C2	35.00'	17°08'46"
C3	20.00'	85°41'58"
C4	20.00'	4°18'34"



0 20 40 80
SCALE: 1"=40'

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, PET #5 TO PET #1 IN THE C/L OF PETALUMA HILL ROAD.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING RIGHT OF WAY/PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- SET STANDARD CITY STREET
- MONUMENT STAMPED "LS 7860"
- FOUND 3/4" IRON PIPE
- UNLESS OTHERWISE NOTED
- ANGLE POINT
- BOUNDARY
- CL
- EX
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- MONUMENT TO CENTER LINE
- PROPERTY LINE
- PUE
- RADIAL BEARING
- PULLBACK DISTANCE
- REFERENCE
- SEARCHED FOR NOT FOUND
- INDICATES SHEET NUMBER

VAST OAK PHASE 1-D

A SUBDIVISION OF THE LANDS OF VAST OAK PROPERTIES,
PARCEL A OF THE MAP OF VAST OAK PHASE 1-C, AS
RECORDED IN BOOK 525 OF MAPS AT PAGES 37-39, SONOMA
COUNTY RECORDS

CITY OF ROHNERT PARK
COUNTY OF SONOMA - STATE OF CALIFORNIA
37 LOTS 12.94 ACRES APN 047-131-025

MACKAY & SOMPS
SURVEYORS
5705 MARSHALL RD. EVANSTON, CA 94920
(707) 261-0000

JULY, 2015

19539-01

SHEET 6 OF 6

SEE SHEET 5

KITE PLACE

