

RESOLUTION NO. 2016-95

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK APPROVING SOUTHEAST ESTATES SUBDIVISION FINAL MAP PHASE 1 AND ACCEPTING SUBJECT TO IMPROVEMENT OFFERS OF DEDICATION FOR PUBLIC RIGHT-OF-WAY, PUBLIC PARKS, PUBLIC WATER TANK, PUBLIC UTILITY EASEMENTS, SIDEWALK EASEMENTS AND LANDSCAPE MAINTENANCE EASEMENTS

WHEREAS, on November 25, 2014, the City Council of the City of Rohnert Park adopted Resolution 2014-166 the Tentative Map for the Southeast Specific Plan Area prepared by Civil Design Consultants (the "Tentative Map"), subject to certain conditions of approval ("Conditions");

WHEREAS, on December 7, 2010, the City Council of the City of Rohnert Park adopted Ordinance No. 832, approving a Development Agreement ("Development Agreement") between the City of Rohnert Park and Redwood Equities LLC;

WHEREAS, on December 9, 2014, the City Council of the City of Rohnert Park adopted Ordinance No. 882, approving an amendment to the Development Agreement ("Development Agreement") between the City of Rohnert Park and the Redwood Equities LLC;

WHEREAS, in accordance with Development Agreement, Redwood Equities LLC has assigned the Development Agreement to Penn Grove Mountain LLC ("Developer") an entity under common control with Redwood Equities LLC;

WHEREAS, the Developer has submitted the Final Map for the Southeast East Estates Subdivision Phase 1 ("Map"), consisting of 105 single-family residential lots and six parcels, for filing;

WHEREAS, the Map has been reviewed by the City Engineer and City Surveyor and has 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;

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

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;

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

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;

WHEREAS, the Map includes the following offers of dedication:

- 1) Public Right-of-Way (Wisdom Lane, Waterside Lane, Winterberry Lane, Wildflower Way, Wall Street, Watson Drive, Warmstone Way, Wildrose Way, Wyatt Way and additional right-of-way along Bodway Parkway and Valley House Drive);
- 2) Parcel A – Willow Glen Park
- 3) Parcel B – Southeast Water Tank
- 4) Public Utility Easements
- 5) Sidewalk Easements
- 6) Landscape and Maintenance 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 and Final Maps:

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

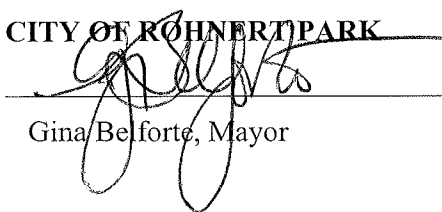
b. The Final Map is in substantial conformance with the Tentative Map and all Conditions required to be completed prior to filing the final maps have been met.

2. The Final Map for the Southeast Estates Subdivision Phase 1, which is attached hereto and incorporated by this reference as Exhibit A, is hereby approved and the City Council accepts, subject to improvement, the Offers of Dedication for Public Right-of-Way, Public Parks, Public Water Tank, Public Utility Easements, Sidewalk Easements and Landscape and Maintenance Easements as shown on the Map.

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

DULY AND REGULARLY ADOPTED this 13th day of September, 2016.

CITY OF ROHNERT PARK


Gina Bel forte, Mayor

ATTEST:


City Clerk

Attachment: Exhibit A

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

TRUSTEE'S STATEMENT

I, STEWART TITL OF CALIFORNIA, TRUSTEE UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2015-04215, COUNTY OF SONOMA, DO HEREBY CERTIFY THAT THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNDER AFFIXED THIS _____ DAY OF _____, 201_____.

BY: _____ TITLE: _____

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 SONOMA

ON _____ PERSONALLY APPEARED _____ BEFORE ME _____ 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND
THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE
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 AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

GEOTECHNICAL REPORT NOTE

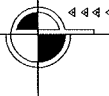
A GEOTECHNICAL REPORT WAS PREPARED BY MICHELUCI & ASSOCIATES, INC., DATED DECEMBER 27, 2002. A GEOTECHNICAL REPORT LETTER WAS PREPARED BY MILLER & ASSOCIATES, INC., DATED JANUARY 2, 2003. THE REPORTS WERE PREPARED FOR THE OFFICE OF THE CITY ENGINEER OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA.

TRUSTEE SHEET

SOUTHEAST ESTATES
SUBDIVISION

A SUBDIVISION OF THE LANDS OF PENN GROVE MOUNTAIN, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY, DESCRIBED BY
DOCUMENT NUMBER 2015-04215,
LYING WITHIN THE COVATI RANCHO AND SECTION 31 T6N R7W M.D.M

CITY OF ROHNERT PARK
COUNTY OF SONOMA STATE OF CALIFORNIA
105 LOTS & 6 PARCELS
80.06 ACRES



CINQUINI & PASSARINO, INC.
LAND SURVEYING
1350 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6288
FAX: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

TRUSTEE'S STATEMENT

I, STEWART TITLE OF CALIFORNIA, TRUSTEE RECORDING UNDER THE DEED OF TRUST RECORDED AS DEED BOOK 20000, PAGE 1, IN THE COUNTY OF SONOMA, HAVE BEEN ADVISED BY THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNDER AFFIXED THIS _____ DAY OF _____, 201

BY: _____
TITLE: _____

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 SONOMA

ON _____ PERSONALLY APPEARED _____ BEFORE ME, _____

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 CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE 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 AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

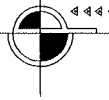
GEOTECHNICAL REPORT NOTE

A GEOTECHNICAL REPORT WAS PREPARED BY MICHELUCCI & ASSOCIATES, INC., DATED DECEMBER 27, 2002. A GEOTECHNICAL REPORT LETTER WAS PREPARED BY MILLER ENGINEERING GROUP DATED OCTOBER 29, 2003. REPORTS ARE ON FILE IN THE OFFICE OF THE ENGINEER OF THE CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA.

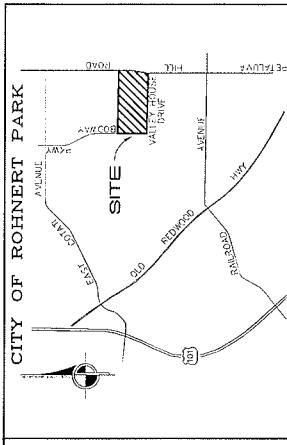
TRUSTEE SHEET
SOUTHEAST ESTATES
SUBDIVISION

A SUBDIVISION OF THE LANDS OF PENN GROVE MOUNTAIN, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY AS DESCRIBED BY
A CERTIFICATE OF INTEREST IN LANDS, FILED IN THE COUNTY OF SONOMA,
LYING WITHIN THE COTATI RANCHO AND SECTION 31, TEN R7W M10M

CITY OF ROHNERT PARK
COUNTY OF SONOMA STATE OF CALIFORNIA
105 LOTS & 6 PARCELS
80.06 ACRES



CINQUINI & PASSARINO, INC.
LAND SURVEYING
1380 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM



LOCATION MAP
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- REMAINING LANDS BOUNDARY
- ADJOINING BOUNDARY
- ROADWAY CENTERLINE
- FOUND BRASS DISK, TAG AND STAMP AS NOTED
- FOUND IRON PIPE, TAG AND SIZE AS NOTED
- DN DOCUMENT NUMBER
- RF RECORD INFORMATION
- M MEASURED

REFERENCE DATA

- R1 MAP OF "COUNTY OF SONOMA PETALUMA HILL ROAD CONTROL AND RIGHT OF WAY CORRECTIONS" DATED 1985-1986 ON FILE IN THE OFFICE OF THE COUNTY CLERK, SONOMA COUNTY, CALIFORNIA.
- R2 PARCEL MAP NO. 3083 FILED IN BOOK 177 OF MAPS AT PAGE 20.
- R3 PARCEL MAP NO. 3083 FILED IN BOOK 177 OF MAPS AT PAGE 20.
- R4 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R5 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R6 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R7 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R8 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R9 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R10 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R11 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R12 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R13 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R14 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R15 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R16 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R17 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R18 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R19 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.
- R20 SONOMA COUNTY RECORDS, BOOK 339 OF MAPS, PAGES 10-12.

BASIS OF BEARINGS

BEING NORTH 00°45'58" WEST PER THE CENTERLINE OF PETALUMA HILL ROAD BETWEEN MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "COUNTY OF SONOMA PETALUMA HILL ROAD CONTROL AND RIGHT OF WAY CORRECTIONS" DATED 1985-1986 ON FILE IN THE OFFICE OF THE COUNTY CLERK, SONOMA COUNTY, CALIFORNIA.

POINT	NORTHING	EASTING	DESCRIPTION
A	158958.727	1617402.238	END 3" BRASS DISK "S-5.5-C"
B	157964.474	1570404.334	END 3 1/2" IRON PIPE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED. SEE SHEET 8 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.

BOUNDARY SHEET

SOUTHEAST ESTATES
SUBDIVISION

A SUBDIVISION OF THE LANDS OF PEAN GROVE MOUNTAIN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DOCUMENT NUMBER 2018-05425, LIVING WITHIN THE COTATI RANCH AND SECTION 31 TEN R7W M2W

CITY OF ROHNERT PARK

COUNTY OF SONOMA

STATE OF CALIFORNIA

105 LOTS & 6 PARCELS

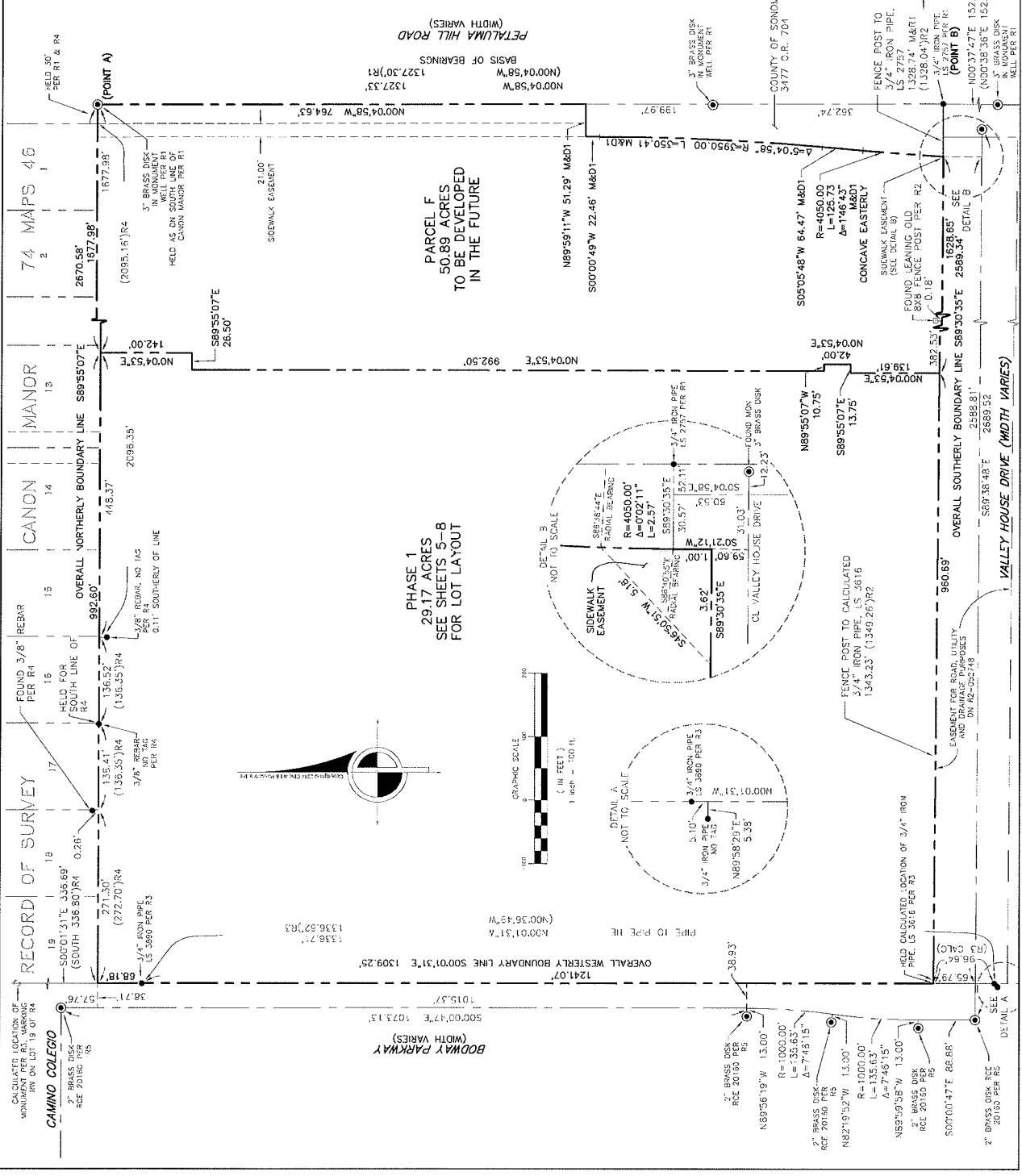
80.06 ACRES

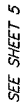
CINQUINI & PASSARINO, INC.

LAND SURVEYING

1380 No. Dutton Ave.
Rohnert Park, CA 94920
Phone: (707) 542-6288
Fax: (707) 542-2106

APR 047-111-055 JULY 2016 CP FILE NO. 8669-114 SHEET 13 OF 8





- SET 1/2" IRON PIPE, TAGGED P.L.S. 7935
- ⊗ SET 3" BRASS DISK, IN MONUMENT WELL STAMPED P.L.S. 7935
- ⊗ SET BRASS TAG STAMPED PLS 7935 SET ON TOP OF CURB ON A 4.75' EXTENSION OF THE PROPERTY LINE
- ⊗ SET NAIL & WASHER STAMPED P.L.S. 7935
- FND 1/2" IRON PIPE, TAGGED AS OTHERWISE NOTED.
- FOUND 2" BRASS DISK, STAMPED AS NOTED IN MONUMENT WELL SUBDIVISION BOUNDARY

REFERENCE DATA

R1 MAP OF "COUNTY OF SONOMA PETALUMA HILL ROAD CONTROL AND RIGHT OF WAY SURVEY" DATED 1985-1986 ON FILE IN THE OFFICE OF COUNTY SURVEYOR.

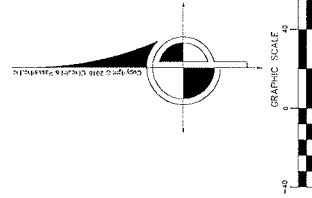
R2 SONOMA COUNTY RECORDS BOOK 1683 FILLED IN BOOK 177 OF MAPS AT PAGE 20.

R3 PARCEL MAP NO. 62 FILED IN BOOK 339 OF MAPS, PAGES 10-12.

D1 DEED TO THE COUNTY OF SONOMA, 3477 OR 704 S.C.R.

BEING NORTH 00°04'58" WEST PER THE CENTERLINE OF PETALUMA HILL ROAD BETWEEN MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "COUNTY OF SONOMA PETALUMA HILL ROAD CONTROL & RIGHT OF WAY SURVEYS", RECORDED IN BOOK 155 OF JAPS AT PAGE 32, SONOMA COUNTY RECORDS.

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SEE SHEET 8 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.



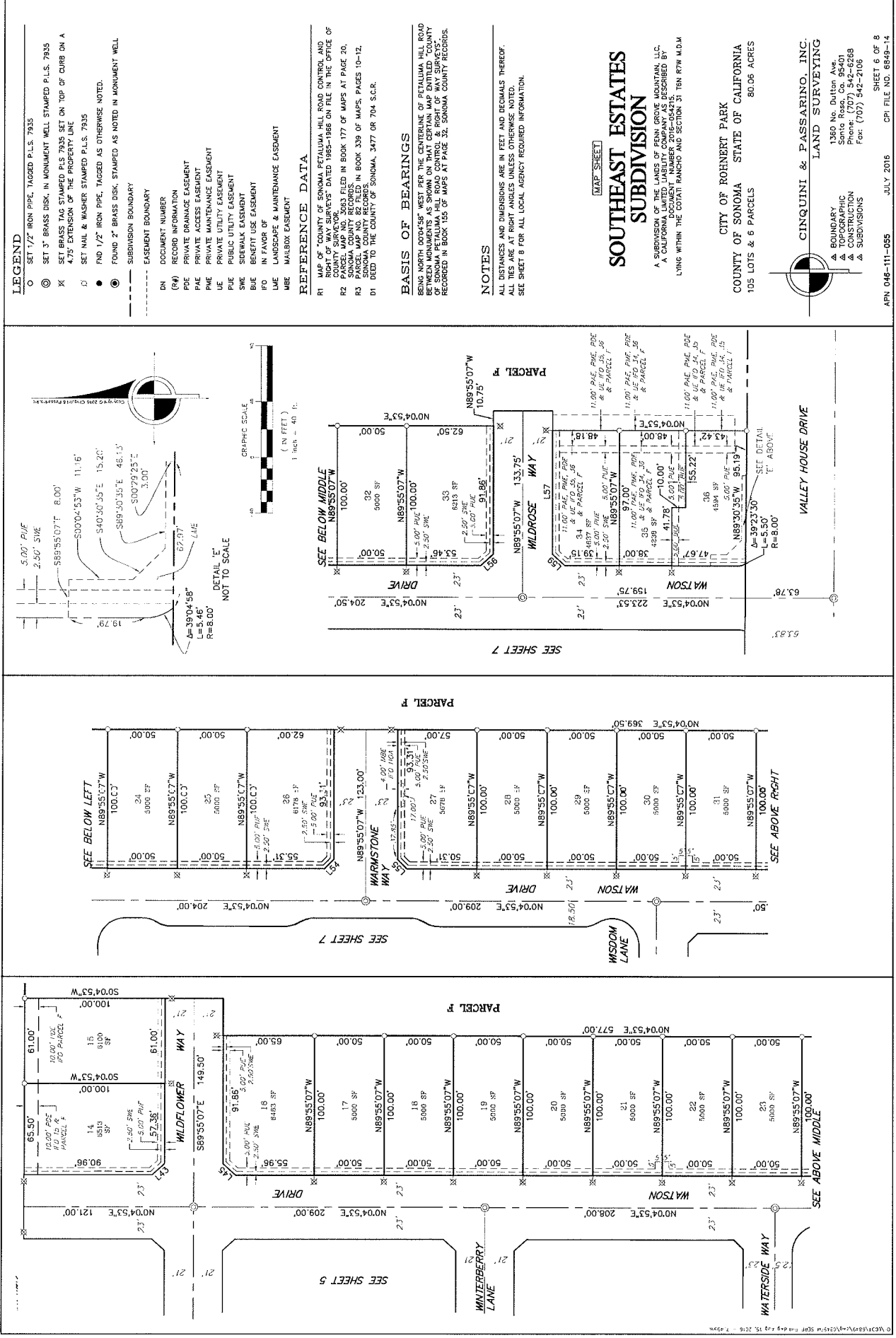
A SUBDIVISION OF THE LANDS OF PENN GROVE MOUNTAIN, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY AS DESCRIBED BY
DOCUMENT NUMBER 2016-054215.
LYING WITHIN THE COTA@ RANCHO AND SECTION 31 T6N R7W M.D.M.



CINQUINI & PASSARINO, INC.
LAND SURVEYING

1360 No. Dutton Ave.
 Santa Rosa, Ca. 95401
 Phone: (707) 542-6268
 Fax: (707) 542-2106

- ▲ BOUNDARY
- ▲ TOPOGRAPHIC
- ▲ CONSTRUCTION
- ▲ SUBDIVISIONS



0 W0010889242315.0216 - 1.43mm

LEGEND

- SET 1/2" IRON PIPE, TAGGED P.L.S. 7935
- ⊙ SET 3" BRASS DISK, IN MONUMENT WELL, STAMPED P.L.S. 7935
- ✕ SET BRASS TAG STAMPED P.L.S. 7935, SET ON TOP OF CURB ON A 4.75' EXTENSION OF THE PROPERTY LINE
- SET NAIL & WAGON STAMPED P.L.S. 7935
- FND 1/2" IRON PIPE, TAGGED AS NOTED IN MONUMENT WELL
- FND 2" BRASS DISK, STAMPED AS NOTED IN MONUMENT WELL
- SUBDIVISION BOUNDARY
- EASEMENT BOUNDARY
- DN DOCUMENT NUMBER
- (PW) RECORD INFORMATION
- PDE PRIVATE DRAINAGE EASEMENT
- PME PRIVATE ACCESS EASEMENT
- PME PRIVATE MAINTENANCE EASEMENT
- UE PUBLIC UTILITY EASEMENT
- PME PRIVATE UTILITY EASEMENT
- SME STREET LIGHT EASEMENT
- PDE PRIVATE DRIVE EASEMENT
- PDE IN FAVOR OF
- LME LANDSCAPE & MAINTENANCE EASEMENT
- MEE MAILBOX EASEMENT

REFERENCE DATA

R1 MAP OF "COUNTY OF SONOMA PETALUMA HILL ROAD CONTROL AND COUNTY SURVEYORS" DATED 1985-1986 ON FILE IN THE OFFICE OF THE COUNTY CLERK, SONOMA COUNTY, CALIFORNIA

R2 SONOMA COUNTY RECORDS

R3 PARCEL MAP NO. 82 FILED IN BOOK 339 OF MAPS, PAGES 10-12, SONOMA COUNTY RECORDS

D1 DEED TO THE COUNTY OF SONOMA, 3477 OR 704 S.C.R.

BASIS OF BEARINGS

BEING NORTH 00°04'58" WEST PER THE CENTERLINE OF PETALUMA HILL ROAD BETWEEN MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "COUNTY OF SONOMA PETALUMA HILL ROAD CONTROL & RIGHT OF WAY SURVEYS" RECORDED IN BOOK 155 OF MAPS AT PAGE 32, SONOMA COUNTY RECORDS.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED. SEE SHEET 8 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.

SOUTHEAST ESTATES SUBDIVISION

A SUBDIVISION OF THE LANDS OF PENN GROVE MOUNTAIN, L.C. A CALIFORNIA LIMITED LIABILITY COMPANY AS DESCRIBED BY A CERTAIN MAP ENTITLED "PENN GROVE MOUNTAIN, L.C. SUBDIVISION" RECORDED IN BOOK 155 OF MAPS AT PAGE 32, SONOMA COUNTY RECORDS. LING WITHIN THE COTATI RANCHO AND SECTION 31 TEN R7M W.D.M.

CITY OF ROHNERT PARK
COUNTY OF SONOMA STATE OF CALIFORNIA
105 LOTS & 6 PARCELS
80.06 ACRES

CINQUINI & PASSARINO, INC.
LAND SURVEYING
1380 No. Dutton Ave.
Rohnert Park, CA 94928
Phone: (707) 542-6288
Fax: (707) 542-2106

APN 046-111-055 JULY 2016 CFI FILE NO. 8849-14 SHEET 6 OF 8

○ SET 1 1/2" IRON PIPE. TAGGED P.L.S. 7935

- (C) SET 3" BRASS DISK, IN MONUMENT WELL STAMPED P.L.S. 7935
 (X) SET BRASS TAIL STAMPED P.L.S. 7935 SET ON TOP OF CURB ON A
 4.75' EXTENSION OF THE PROPERTY LINE
 (P) SET NAIL & WASHER STAMPED P.L.S. 7935
 (●) FND 1/2" IRON PIPE, TAGGED AS OTHERWISE NOTED.
 (C) FOUND 2" BRASS DISK, STAMPED AS NOTED IN MONUMENT WELL
 --- SUBMISSION BOUNDARY
 --- EASTMENT BOUNDARY

20

- | RECORD INFORMATION |
|----------------------------------|
| PRIVATE DRAINAGE EASEMENT |
| PRIVATE ACCESS EASEMENT |
| PRIVATE MAINTENANCE EASEMENT |
| PRIVATE UTILITY EASEMENT |
| PUBLIC UTILITY EASEMENT |
| SIDEWALK EASEMENT |
| BENEFIT USE EASEMENT |
| IN FAVOR OF |
| LANDSCAPE & MAINTENANCE EASEMENT |
| RAILROAD EASEMENT |

REFERENCE DATA

- 11 MAP OF "COUNTY OF SONOMA PETALUMA HILL ROAD CONTROL AND
12 RIGHT OF WAY SURVEYS" DATED 1965-1986 ON FILE IN THE OFFICE OF
13 COUNTY SURVEYOR.
14 PARCEL MAP NO. 3063 FILED IN BOOK 177 OF MAPS AT PAGE 20,
15 PARCEL MAP NO. 82 FILED IN BOOK 339 OF MAPS, PAGES 10-12,
16 PARCEL MAP NO. 83 FILED IN BOOK 339 OF MAPS, PAGES 10-12,
17 SONOMA COUNTY RECORDS.
18 DEED TO THE COUNTY OF SONOMA, 3477 OR 704 S.C.R.

BASIS OF BEARINGS

BEING NORTH 00°04'58" WEST PER THE CENTERLINE OF PETALUMA HILL ROAD BETWEEN MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "COUNTY OF SONOMA PETALUMA HILL ROAD CONTROL & RIGHT OF WAY SURVEYS", RECORDED IN BOOK 155 OF MAPS AT PAGE 32, SONOMA COUNTY RECORDS.

SECTION

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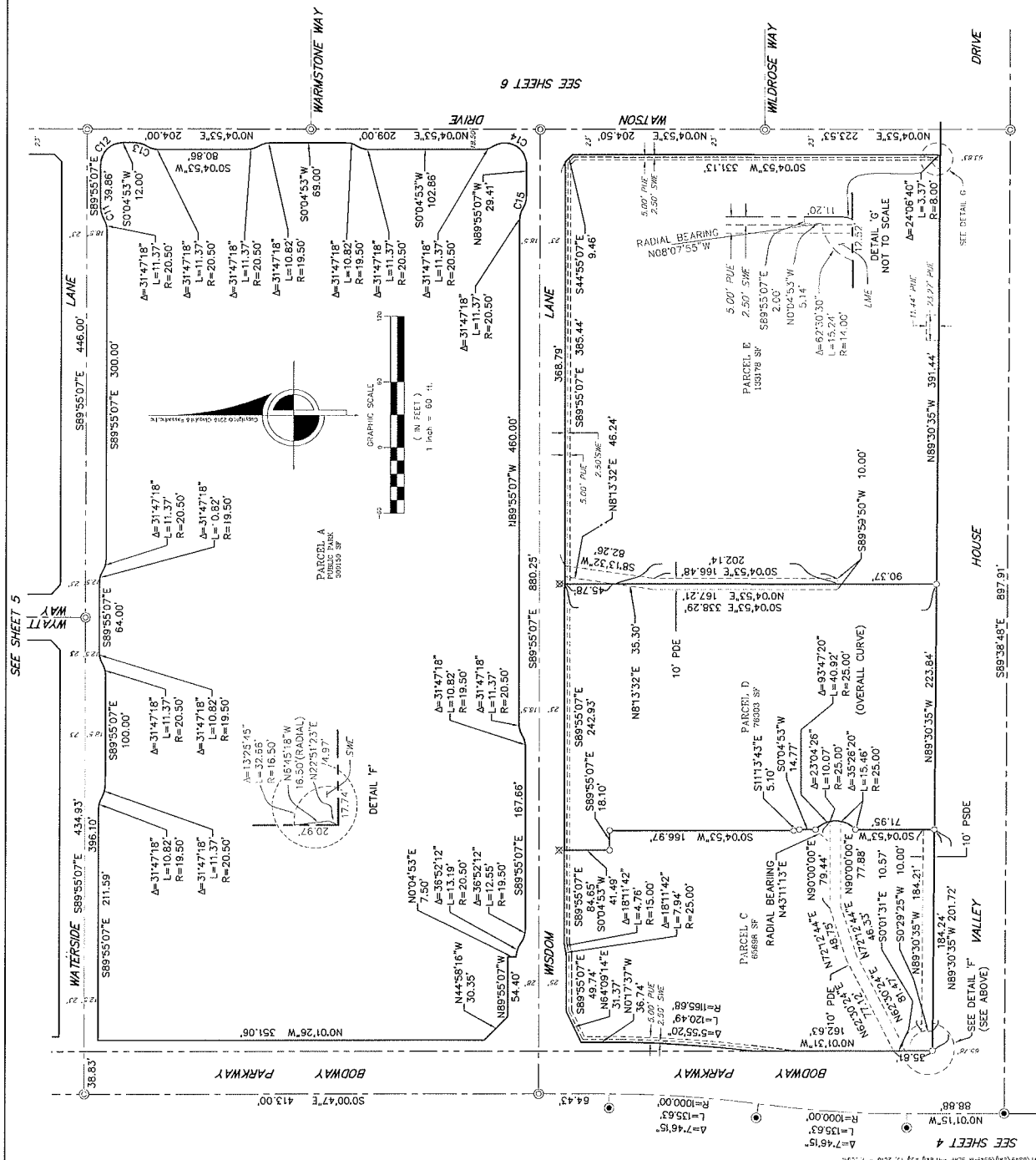
**SOUTHEAST ESTATES
SUBDIVISION**

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A CALIFORNIA LIMITED LIABILITY COMPANY AS DESCRIBED BY
DOCUMENT NUMBER 2016-054215.
LYNG WITHIN THE COTATI RANCHO AND SECTION 31, T6N, 87W, N.D.M.

CITY OF ROHNERT PARK
COUNTY OF SONOMA STATE OF CALIFORNIA
05 LOTS & 6 PARCELS 80.06 ACRES

CINQUINI & PASSARINO, INC.
LAND SURVEYING
1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106

BN 048-111-055 JULY 2016 SHEET 7 OF 8 CBI FILE NO. 6248-14



IF PRIVATE SEWER LINES ARE SHARED OR IF THEY CROSS PROPERTY LINES A 10' PRIVATE SEWER EASEMENT SHALL BE SHOWN ON THE FINAL MAP OR RECORDED BY SEPARATE DOCUMENT. IF DEVELOPMENT IS DONE SEPARATE FROM RECORDED OF A FINAL MAP, THE MAINTENANCE OF ANY PRIVATE SEWER LINE SHALL BE INCLUDED IN THE MAINTENANCE AGREEMENT FOR THE OVERALL SITE(S) WHICH HAVE AN INTEREST IN THE PARTICULAR SEWER.

2. PRIOR TO CITY COUNCIL APPROVAL OF THE FIRST SUBMISSION FINAL MAP, THE FRONT-AND-SIDE ELEVATIONS ALONG THE SUTCLIFF ROAD BOUNDARY OF THE PROPOSED TRUNK SEWER SHALL BE PREPARED BY THE CONSULTING ENGINEER, SHOWN ON IMPROVEMENT PLANS REVIEWED AND APPROVED BY THE CITY ENGINEER. THE IMPROVEMENT PLANS SHALL BE SUBMITTED TO BE CONSTRUCTED WITH THE FIRST PHASE OF CONSTRUCTION.
3. ALL FENCES, SOUNDWALLS AND RETAINING WALLS SHALL BE CONSTRUCTED ON PRIVATE PROPERTY AND MAINTAINED BY THE PRIVATE PROPERTY OWNER, UNLESS SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY.
4. PROPOSED BENCHMARK AS DETERMINED LOCALLY BASED CONTROL POINT NO. 1 SHALL BE LOCATED AT THE INTERSECTION OF SUTCLIFF ROAD AND THE TRUNK SEWER. PHASE 2, PREPARED BY WANDLER & KELLY CONSULTING ENGINEERS, SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW. A TEMPORARY BENCHMARK WAS ESTABLISHED ON TOP OF THE BRASS DISK MONUMENT MARKING THE CENTERLINE INTERSECTION OF ROADWAY PARKWAY AND SUTCLIFF ROAD. THE ELEVATION OF THIS BENCHMARK WAS 1531.56 (CITY OF DENVER DATUM, NSVD 290).



**SOUTHEAST ESTATES
SUBDIVISION**

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A CALIFORNIA LIMITED LIABILITY COMPANY AS DESCRIBED BY
DOCUMENT NUMBER 2016-054215,
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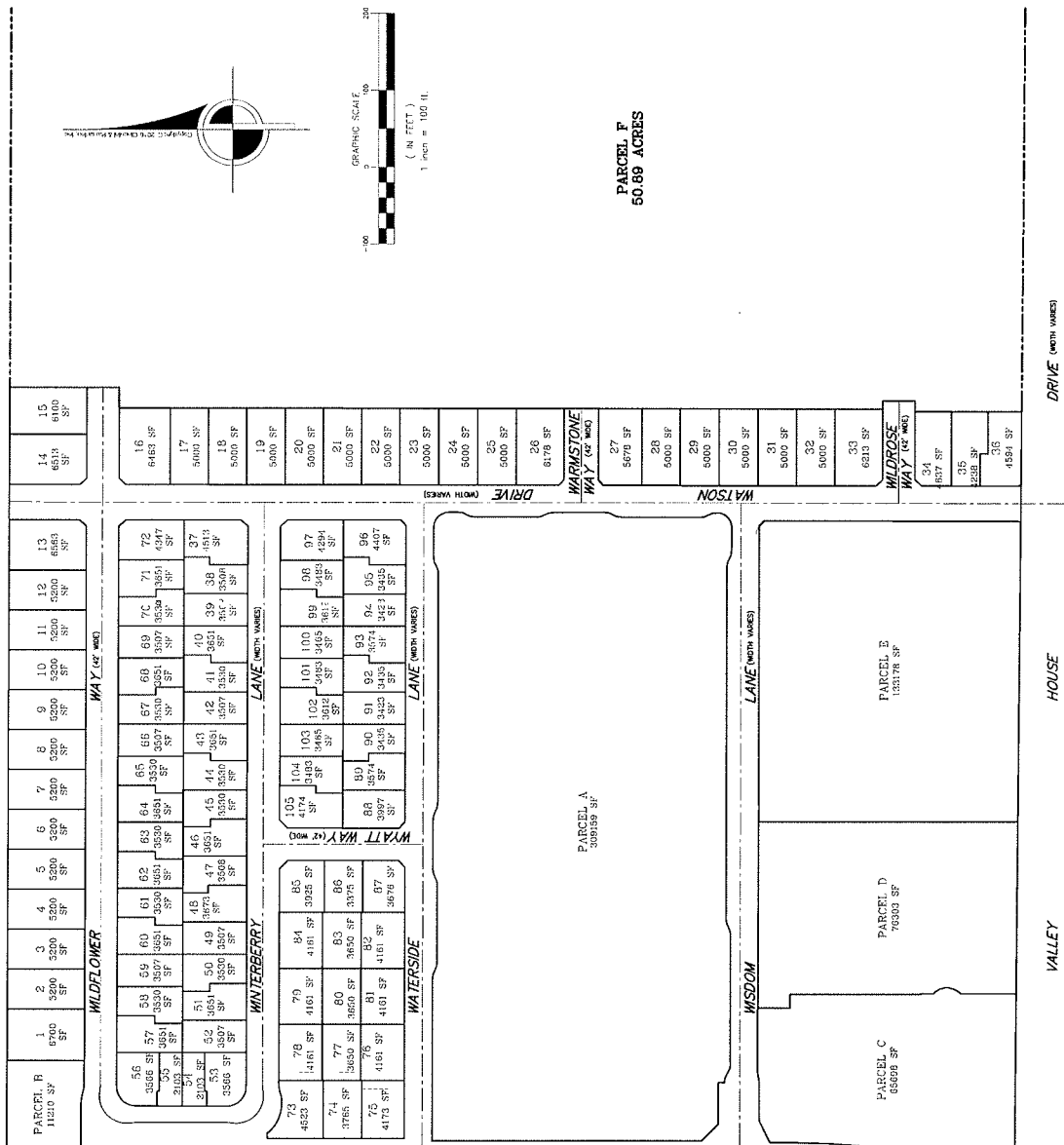
CITY OF ROHNERT PARK
COUNTY OF SONOMA STATE OF CALIFORNIA
105 LOTS & 6 PARCELS 80.06 ACRES



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UPN 046-111-055 JULY 2016 SHEET 8 OF 8
CPI FILE NO. 6849-14



DRIVE (MOOTH VARIES)

HOUSE

VALLEY