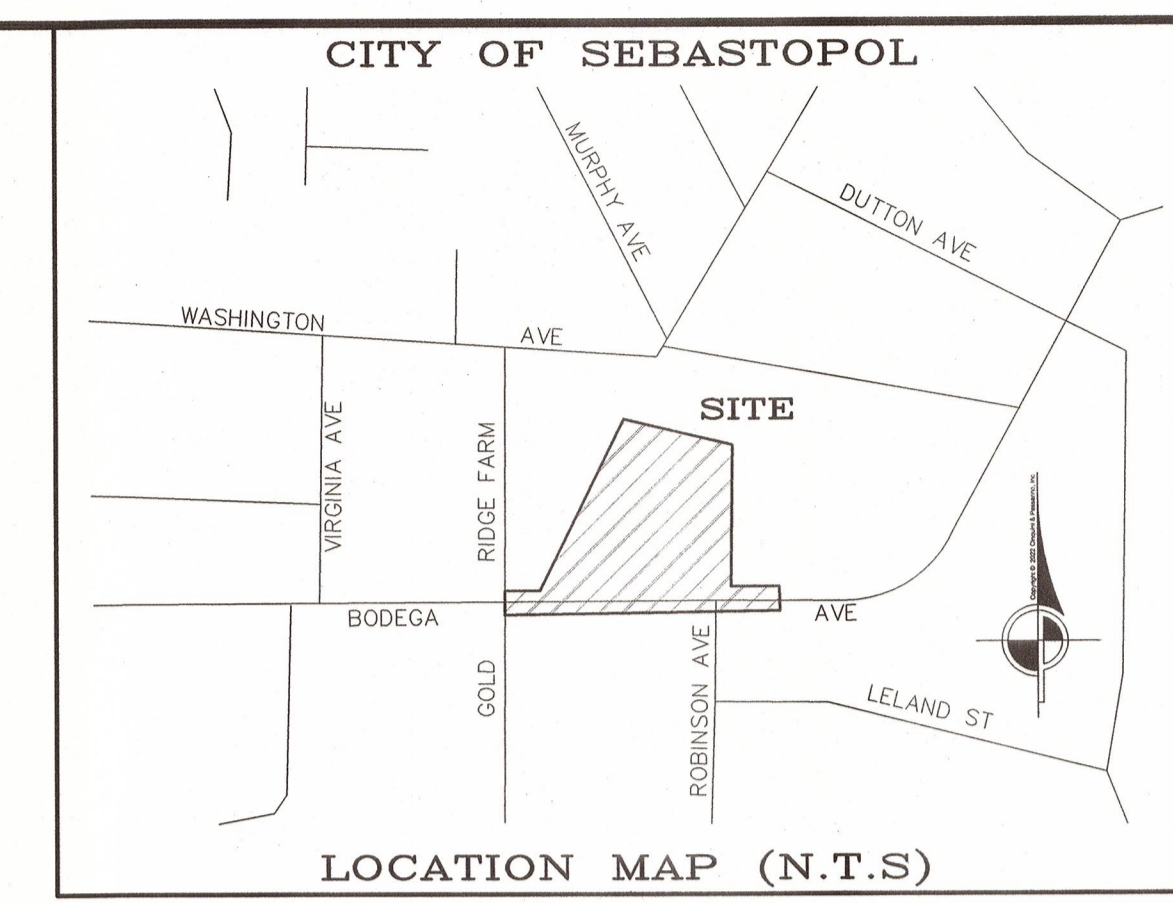


LEGEND (ALL SYMBOLS MAY NOT APPLY)

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LINE TO BE EXTINGUISHED
- - - EASEMENT AS NOTED
- X X WIRE FENCE
- WOOD FENCE
- CHAINLINK FENCE
- PAINT STRIPING
- OHU OVERHEAD UTILITY WIRE
- OH E OVERHEAD ELECTRIC LINE
- CONCRETE SURFACE
- PERIMETER OF BUILDING
- TELEPHONE POLE
- POWER POLE
- JOINT UTILITY POLE
- ⊙ STREET LIGHT
- ⊙ STREET LIGHT BOX
- ⊙ TRAFFIC SIGNAL LIGHT BOX
- ⊙ TELEPHONE BOX
- ⊙ TELEPHONE VAULT
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ BOLLARD
- ⊙ SIGN
- DN DOCUMENT NUMBER
- C CALCULATED
- D BOOK OF DEEDS
- O.R. OFFICIAL RECORDS
- P.L. PROPERTY LINE
- NTS NOT TO SCALE
- M MAILBOX
- X HOSE BIB
- H-H HYDRANT
- ⊙ WELL
- DN DOCUMENT NUMBER
- O.R. OFFICIAL RECORDS
- S.C.R. SONOMA COUNTY RECORDS
- N.T.S. NOT TO SCALE
- N TO BE COMBINED
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ DRAINAGE INLET
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ ELECTRIC BOX
- ⊙ IRRIGATION CONTROL VALVE
- TREE SYMBOL
- B.O. BLACK OAK
- L.O. LIVE OAK
- ORN ORNAMENTAL
- EUC EUCALYPTUS



APN 060-230-067
 OWNER: SEBASTOPOL PACIFIC ASSOCIATES
 DOCUMENT NUMBER: 2021-131844, SONOMA COUNTY RECORDS
 ASSESSOR PARCEL NUMBER: 060-230-067
 ADDRESS: 7760 BODEGA AVENUE, SEBASTOPOL
 ZONING CODE: MULTIFAMILY RESIDENTIAL
 EXISTING SIZE: 1.39± ACRES

APN 004-211-007
 OWNER: SEBASTOPOL PACIFIC ASSOCIATES
 DOCUMENT NUMBER: 2021-131845, SONOMA COUNTY RECORDS
 ASSESSOR PARCEL NUMBER: 004-211-007
 ADDRESS: 7716 BODEGA AVENUE, SEBASTOPOL
 ZONING CODE: MULTIFAMILY RESIDENTIAL
 EXISTING SIZE: 2.20± ACRES

RESULTANT PARCEL
 OWNER: SEBASTOPOL PACIFIC ASSOCIATES
 PROPOSED SIZE: 3.59± ACRES

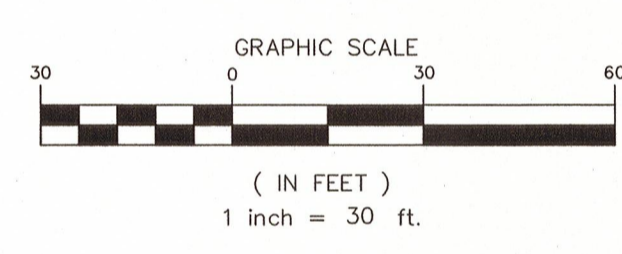
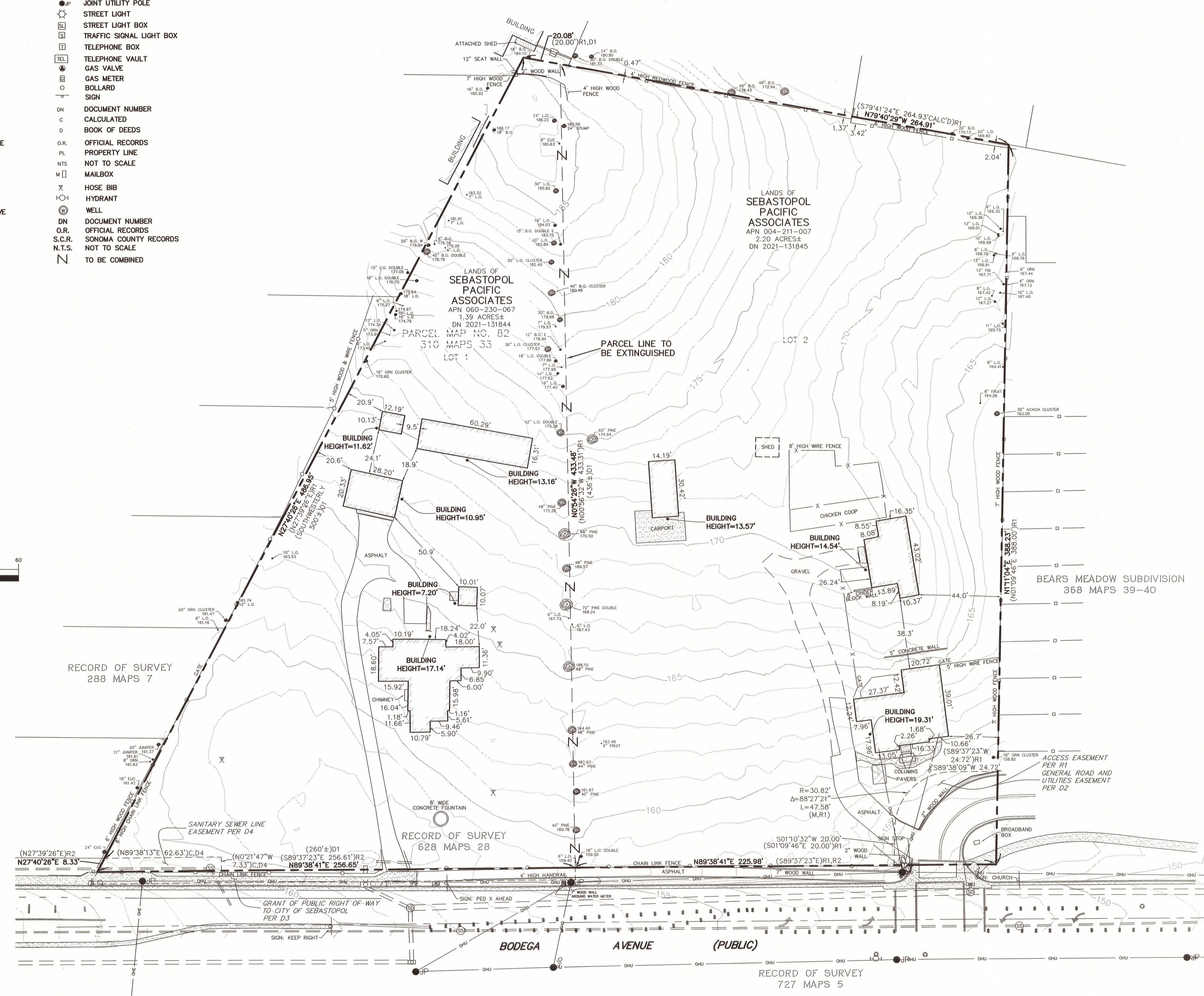
BENCHMARK
 THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATION CASR (PID D07031) WITH PUBLISHED ELLIPSOIDAL HEIGHT OF 31.459m, IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2012B".

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS S30°59'08"W CALCULATED BETWEEN FOUND 1/2" IRON PIPE, TAG BROKEN, AT THE NORTHEAST CORNER OF LOT 2 PER R1, AND FOUND 1/2" IRON PIPE, TAGGED LS 2798, AT THE SOUTHWEST CORNER OF LOT 2 PER R1.

REFERENCES
 R1 PARCEL MAP NO. 82 310 MAPS 33 S.C.R.
 R2 RECORD OF SURVEY 628 MAPS 28 S.C.R.
 D1 GRANT DEED DN 2018-051727 S.C.R.
 D2 GRANT DEED DN 1980-057592 S.C.R.
 D3 GRANT DEED DN 1999-009635 S.C.R.
 D4 EASEMENT DEED 3571 O.R. 243 S.C.R.

SURVEYOR'S STATEMENT
 THIS MAP REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON JULY 15, 2019 AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE.

Anthony G. Cinquini
 ANTHONY G. CINQUINI
 PROFESSIONAL LAND SURVEYOR
 STATE OF CALIFORNIA
 No. 8614
 DATE: 4/4/2022
 P.L.S. 8614



Job Name:	LANDS OF SEBASTOPOL PACIFIC ASSOCIATES	DRAWN BY: AJD	CHECKED BY: AGC
		SCALE: 1" = 30'	
		SHEET: 1 OF 1	JOB NUMBER: 8616-19
Description:	LOT MERGER SITE PLAN	DWG. PATH: I:\8616\Cad\Lot1_Merger\	
		DWG. FILE: 8616_SITE_PLAN.dwg	
		DATE/TIME: Apr. 04, 2022 - 3:38pm	

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 LAND SURVEYING
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