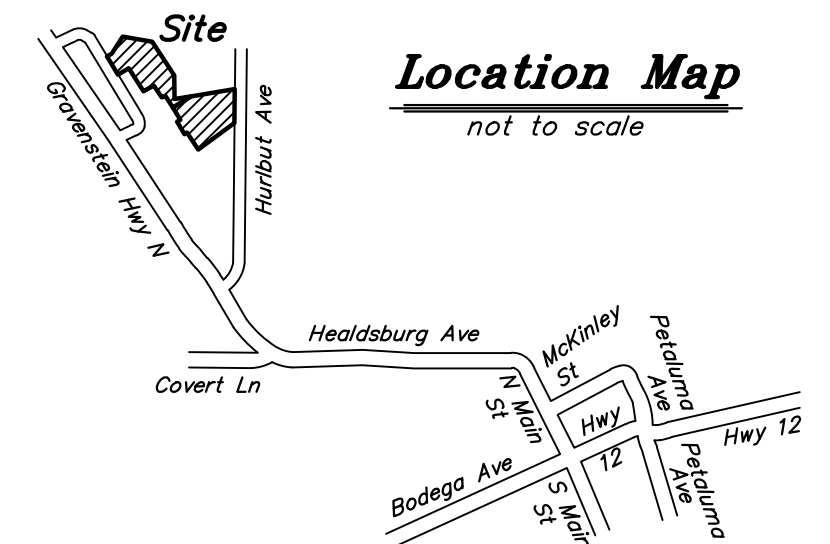


Phased Vesting Tentative Map

For Condominium Purposes:

80 Residential Condo Units and Associated Accessory Dwelling Units

1009 & 1011 Gravenstein Highway North, Sebastopol Ca.
Assessor's Parcel Number 060-261-026 & 028



Per Gov. Code Section 66456.1, the subdivider intends to file and reserves the right to file multiple final maps.

CURRENT ZONING
OLM (Office/Light Industrial)

OWNER/SUBDIVIDER:

City Ventures Homebuilding, LLC
c/o Samantha Hauser
3121 Michelson Drive, Suite 150
Irvine, CA 92612
samantha@cityventures.com

SURVEYOR/ENGINEER:

ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 phone
(707)541-2301 fax
asmith@adobeinc.com

General Notes

Property lines shown hereon are based upon found monumentation and delineated from that "Record of Survey" recorded in Book 119 of Maps at Page 16, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. in August and September of 2022.

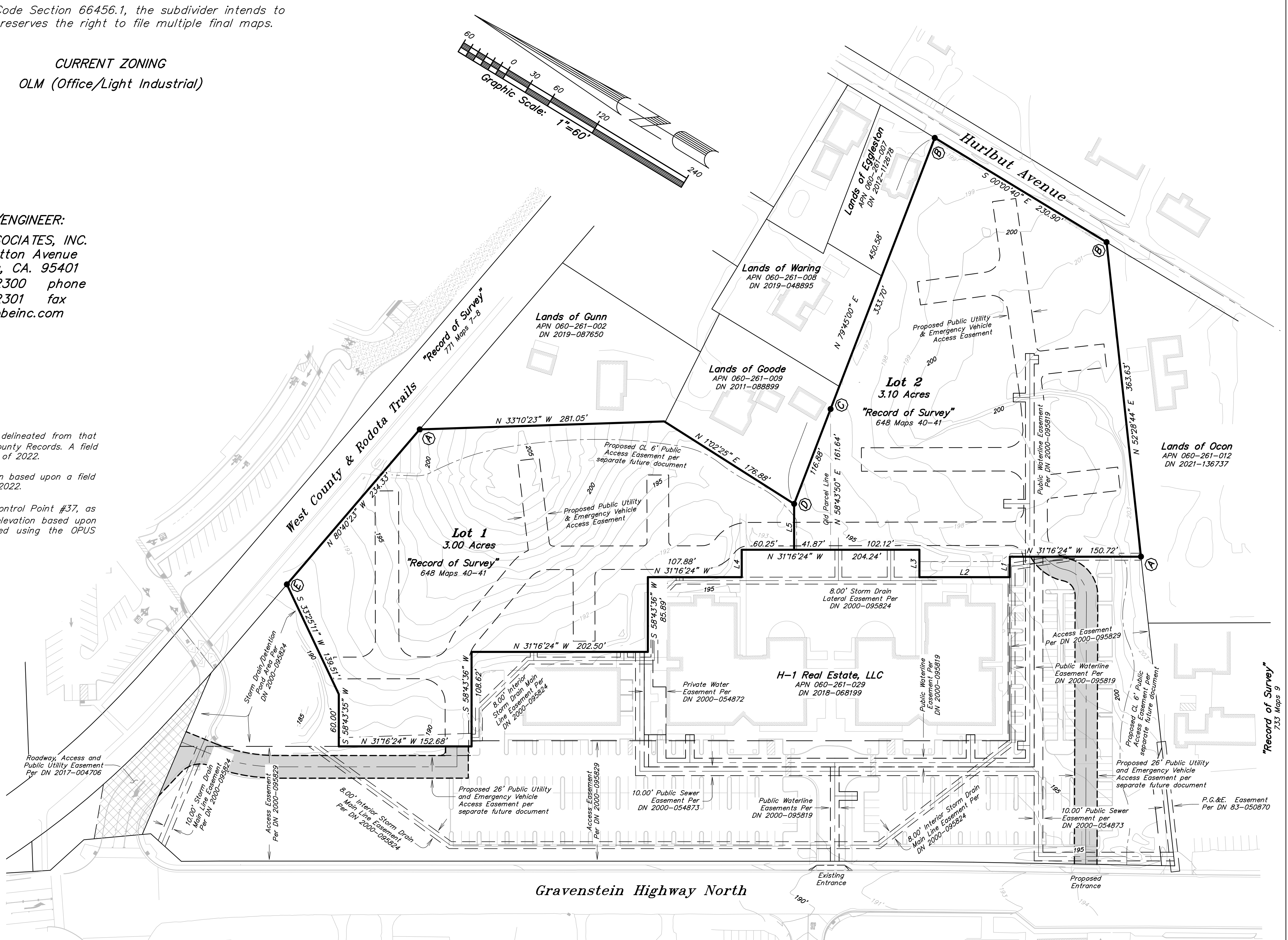
Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in August and September of 2022.

Bench Mark: Set "Mag" Nail & Flagging, Adobe Associates, Inc. Control Point #37, as shown hereon. Elevation = 198.0'. This elevation is a GPS NAVD 88 elevation based upon static GPS measurements collected September 7, 2022 and adjusted using the OPUS Adjustment tool according to Geoid 18.

Monument Table:

No.	Direction	Length
A	Found 1/2" Iron Pipe, LS 4483	
B	Found 1/2" Iron Pipe, LS 5143	
C	Found 1/2" Iron Pipe, No Tag, In Fence Line	
D	Found 3/4" Rebar & Flagging	
E	Found 1/2" Iron Pipe, No Tag, Bent, Set Nail At Point Of Rotation	

No.	Direction	Length
L1	S 58°43'36" W	23.50'
L2	N 31°16'24" W	103.88'
L3	N 58°43'36" E	31.50'
L4	S 58°43'36" W	31.50'
L5	N 58°43'36" E	52.68'



No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
*A Service You Can Count On!

Aaron R. Smith
Aaron R. Smith, PLS 7901
No. L 7901
Professional Land Surveyor - State of California

Vesting Tentative Map
City Ventures Homebuilding LLC
1009 & 1011 Gravenstein Highway North, Sebastopol Ca.
Assessor's Parcel Number 060-261-026 & 028

Scale: 1" = 60'
Date: April 2023
Design by: Jaggis
Drawn by: Jaggis
Checked by: ARS

C4.0
10 of 10 sheet
Job No. 22181

File: T:\2022\PROJECTS\22181_Vest\Design\Tentative Map.dwg, Date: Apr 21, 2023, Time: 1:07pm