



City of Sebastopol Environmental Review Committee Staff Report

Meeting Date: September 15, 2026

To: Environmental Review Committee (ERC)
From: Eli Arreola, Associate Planner
Subject: Lot Line Adjustment
Recommendation: Conditional Approval
Applicant/Owner: Phelps & Associates / Nicole Letaw & John Gaeta / Robert Dvorak
File Number: 2026-031
Address: 7451 & 7493 Huntley Street
CEQA Status: Categorical Exemption 15305: Class 5
General Plan: Medium Density Residential (MDR)
Zoning: Single Family Residential (R4)

Introduction:

This is a lot line adjustment request to adjust the lot line of APN 004-231-002 and give APN 004-231-003 approximately 9 feet of clearance to the existing building on APN 004-231-003.

This item was brought to the Environmental Review Committee on August 18, 2026. A vote was taken; however, after the meeting, it was determined that staff did not receive a passing vote from those who attended. This meeting intends to hold a revote of the item.

Project Description:

The project proposes to correct a small corner of the property line between the Letaw/Gaeta and Dvorak property lines to provide the proper clearance for the garage structure on the Letaw/Gaeta property. This lot line adjustment was previously approved on July 12, 2022 (2022-028), and a one-year extension request was approved in March of 2025 (2025-005). Due to delays in getting lender approval, the lot line adjustment approval expired in March of 2026. This application is for the same proposed lot line adjustment from 2022.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15305, Class 5, which includes minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcels.

Zoning Ordinance Consistency:

The project is consistent with the Zoning Ordinance in that both lots will still exceed the minimum lot size of 5,000 sq. ft. and comply with the setback requirements. Additionally, the proposed action will resolve a setback of an accessory dwelling unit building being built too close to the property line.

Public Comment:

The Planning Department complied with Section 16.12.020(D) of the Subdivision Ordinance: 1) Provided written notice to all adjacent property owners. The Planning Department has not received any comments from the public as of writing this report.

City Department Comment:

The following City departments reviewed the application: Building and Safety, Fire, Public Works, Engineering, and City Manager. No comments were received.

Analysis:

Staff is supportive of the Lot Line Adjustment application, in that both lots would be in conformance with the Zoning Ordinance, including minimum lot size, setbacks, and lot coverage.

Recommendation:

Staff recommends that the Committee approve the application based on the facts, findings, and analysis set forth, and subject to the conditions of approval contained in this staff report and Exhibits A and B, with any modifications the Committee feels are appropriate, and if there is a consensus that the design of the project is appropriate.

Attachments:

A - Recommended Findings for Approval
B - Recommended Conditions of Approval
Application Materials

EXHIBIT A
RECOMMENDED FINDINGS FOR APPROVAL

LOT LINE ADJUSTMENT: 2026-031
7451 & 7493 Huntley Street (APNs 004-231-002 & 004-231-003)

Applicant: Phelps & Associates

1. That notice of consideration of the application was provided, pursuant to the Subdivision Ordinance, and that no objections to the request were submitted.
2. That the project will not create a greater number of lots.
3. That the project conforms to the relevant requirements of the Building Code, Zoning Ordinance, the Subdivision Ordinance, and General Plan in that it adjusts the lot lines between 7451 Huntley Street and 7493 Huntley Street and does not involve new development.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT: 2026-031
7451 & 7493 Huntley Street (APNs 004-231-002 & 004-231-003)

Applicant: Phelps & Associates

1. Approval is granted for the Lot Line Adjustment described in the application date-stamped July 1, 2026, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Lot Line Adjustment from the Environmental Review Committee, pursuant to Section 16.12.020.J of the Municipal Code.
2. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
3. The applicant shall submit to the City Engineer for review and approval the legal description and closure calculations for the adjusted portion. Upon approval, the applicant shall then submit to the City Engineer revised deeds for transfer of the property for review and approval, and thereafter shall record the approved revised deeds and submit copies of the recorded documents to the Planning Department.
4. The disclosure statement (below) shall be appended to the draft deeds.

The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the lands of _____ as described in deed recorded under Document No. ____ of Official Records, Sonoma County Records, (A.P. No. _____) with the lands of _____ as described in deed recorded under Document No. _____ of Official Records, Sonoma County Records (A.P. No. _____).

This deed is pursuant to a Lot Line Adjustment approved by the City of Sebastopol Environmental Review Committee on August 18, 2026. It is the express intent of the signatories hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.

Approved: _____
John Moe, No. C 48460
City Engineer

Date: _____

5. The applicant shall record the deed(s) and provide a copy of the recorded deed(s) to the Engineering Department, which shows the lots as per the approved application.



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	7451 & 7493 Huntley St, Sebastopol, CA
PARCEL #:	004-231-003 004-231-002
PARCEL AREA:	22,368 sq ft 004-231-003 9,000 sq ft 004-231-002

FOR CITY USE ONLY

PLANNING FILE #:	_____ / _____
DATE FILED:	_____
TOTAL FEES PAID: \$	_____
RECEIVED BY:	_____
DATE APPLICATION DEEMED COMPLETE:	_____

APPLICANT OR AGENT:

Name: Nicole Letaw & John Gaeta
 Email Address: nicoleletaw@gmail.com
 Mailing Address: 7451 Huntley Street
 City/State/Zip: Sebastopol, CA. 95472
 Phone: 786-457-2446
 Fax: _____
 Business License #: _____

Signature: Nicole Letaw John Gaeta

Date: 06/21/2026

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: Robert Dvorak
 Email Address: bdvorak@sonic.net
 Mailing Address: 7493 Huntley Street
 City/State/Zip: Sebastopol, CA 95472
 Phone: 707-481-3494
 Fax: _____
 Business License #: _____

Signature: [Signature]

I certify that this application is being made with my consent.

Date: 6/14/26

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____

Name: Phelps & Associates
 Email Address: office@phelpslandsurveyors.com
 Mailing Address: 632 Petaluma Ave
 City/State/Zip: Sebastopol, CA 95472
 Phone: 707-829-0400
 Fax: _____

PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

Adjust lot line of APN 004-231-002 (Dvorak Property) to give APN 004-231-003 (Letaw & Gaeta Property) approximately 9' of clearance

to existing building on Letaw & Gaeta Property

This application includes the checklist for the type of application requested: ☐ Yes ☒ No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Lot Line Adjustment

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

Residential on both lots.

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		☒ N / A
SQUARE FEET BUILDING DEMOLISHED:		☒ N / A
SQUARE FEET BUILDING NEW:		☒ N / A
NET CHANGE IN BUILDING SQUARE FEET:		☒ N / A
NUMBER OF DWELLING UNITS EXISTING:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☒ N / A
NUMBER OF DWELLING UNITS PROPOSED:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☒ N / A
NET CHANGE IN DWELLING UNITS:		☒ N / A
SETBACKS:	Existing: ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☒ N / A	Proposed: ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☒ N / A

EXISTING LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____	☒ N / A
PROPOSED LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____	☒ N / A
EXISTING LOT AREA:	22,368 sq ft Square Feet 9,000 sq ft	☐ N / A
PROPOSED LOT AREA:	22,434 sq ft Square Feet 8,934 sq ft	☐ N / A
BUILDING HEIGHT:	Existing: _____ Proposed: _____	☒ N / A
NUMBER OF STORIES:	Existing: _____ Proposed: _____	☒ N / A
PARKING SPACE (S):	Existing: _____ Proposed: _____	☒ N / A
ZONING	Existing: R4 Proposed: Same	☒ N / A

Will the project involve a new curb cut or driveway? ☐ Yes ☒ No

Are there existing easements on the property? ☐ Yes ☒ No

Will Trees be removed? ☐ Yes ☒ No

If yes, please describe (**Example:** Type, Size, Location on property, etc.)

Will Existing Landscaping be revised? ☐ Yes ☒ No

If yes, what is square footage of new or revised landscaping?

Will Signs be Changed or Added? ☐ Yes ☒ No

Business: Hours of Operation? Open: _____ Close: _____

Is alcohol service proposed? ☐ Yes ☒ No

If yes, what type of State alcohol license is proposed? _____

If yes, have you applied to the State Alcoholic Beverage Control for a license? ☐ Yes ☐ No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: na

Is any live entertainment proposed? ☐ Yes ☒ No

If yes, please describe: _____

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project:

☐ Yes

☒ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Nicole Letaw John Gaeta 06/21/2026
Applicant's Signature Date Signed

Planning File Number

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

Nicole Letaw John Gaeta
Signature

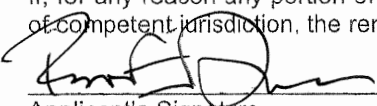
Nicole Letaw & John Gaeta
Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

 6/16/26 _____
Applicant's Signature Date Signed Planning File Number

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

 _____ ROBERT E. DYKRAK _____
Signature Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

PURPOSE: This questionnaire will determine *whether or not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

PROJECT ADDRESS:

7451 and 7493 Huntley Street Sebastopol, CA 95472

TYPE OF APPLICATION

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- ☒ Administrative Review (Interior Improvements or Use)
- ☐ Sign Review
- ☐ Temporary Use Permit
- ☐ Time Extension Request
- ☐ Tree Removal Permit
- ☐ Zoning Determination or Interpretation

The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:

FRED M PHELPS
APPLICANT SIGNATURE

FRED M PHELPS
PRINTED NAME

5/22/2026
DATE



632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707)829-0400 / FAX (707)829-0401
email: office@phelpslandsurveyors.com

June 2, 2026

To: Project Planner / City of Sebastopol

Re: Lot line Adjustment reapplication
Lands of Letlaw & Gaeta / Dvorak
7451 & 7493 Huntley Street, Sebastopol
APN's 004-231-002 & 003

We are reapplying for a Lot Line Adjustment between the above referenced parcels. We originally applied for this LLA in 2022 (LLA 2022-028) but the project expired due to delays in getting lender approval. I am including the approved legal description and exhibit from LLA 2022-028 that we plan to carry forward.

Respectfully submitted:

Fred M. Phelps, LS

2022038508Official Records of Sonoma County
Deva Marie Proto
06/01/2022 08:57 AM
NORTH COAST TITLE COMPANY | SANTA ROSA, CA |

DEED 2 Pgs

Fee: \$27.00
County Tax: \$938.85
City Tax: \$938.85RECORDING REQUESTED BY
North Coast Title Co.WHEN RECORDED MAIL TO AND MAIL
TAX STATEMENTS TO:NICOLE LETAW
JOHN C GAETA
7451 HUNTLEY STREET
SEBASTOPOL, CA 95472

ORDER NO.: 00115072-001-CG1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- ☐
- unincorporated area
-
- ☒
- the City of Sebastopol

- Documentary Transfer Tax is \$1,877.7 City Tax is \$0.0
-
- ☒
- computed on full value of interest or property conveyed, or
-
- ☐
- full value less value of liens or encumbrances remaining at the
-
- time of sale

Parcel No. **004-231-003-000**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carol Cole Mitchel Trust, Trustee under the Carol Cole Mitchel Trust Agreement dated December 11, 2009

hereby GRANT(s) to

Nicole Letaw and John C Gaeta, Wife and Husband as Community Property with Right of Survivorship

the following real property in the City of Sebastopol County of Sonoma, State of California:

See Exhibit A attached hereto and made a part hereof.

Dated: May 25, 2022The Carol Cole Mitchel Trust Agreement dated
December 11, 2009Carol Cole Mitchel, Trustee
Carol Cole Mitchel, TrusteeA 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

} SS:

On May 26, 2022 before me,
Carrie Moorea Notary Public, personally appeared Carol Cole Mitchel
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.

Signature

Carrie Moore

FOR NOTARY SEAL OR STAMP

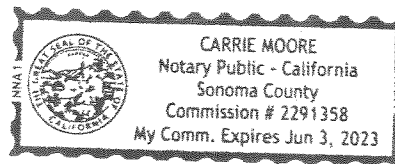


Exhibit A

The land referred to herein below is situated in the City of Sebastopol, County of Sonoma, State of California, and is described as follows:

PARCEL ONE:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO JOSEPH J. BOSS AND WIFE BY DEED DATED AUGUST 22, 1952 AND RECORDED AUGUST 29, 1952 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY UNDER RECORDER'S SERIAL NO. D-75611; RUNNING THENCE SOUTH $49^{\circ} 23' 3/4''$ EAST, A DISTANCE OF 150 FEET; THENCE IN A DIRECT LINE NORTHEASTERLY TO A POINT ON THE NORTHEASTERN LINE OF THE PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO T. DEARMORE AND WIFE, BY DEED DATED MARCH 4, 1953 AND RECORDED MARCH 18, 1953 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, UNDER RECORDER'S SERIAL NO. D-90496, DISTANT ON SAID NORTHEASTERN LINE NORTH $28^{\circ} 08'$ WEST 70 FEET FROM THE MOST EASTERLY CORNER OF SAID DEARMORE PARCEL; THENCE NORTH $28^{\circ} 08'$ WEST AND ALONG THE SAID NORTHEASTERN LINE OF DEARMORE PARCEL, A DISTANCE OF 179.50 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF HUNTLEY STREET; THENCE SOUTH $37^{\circ} 04'$ WEST AND ALONG THE SAID SOUTHERN LINE OF HUNTLEY, A DISTANCE OF 109.06 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO M. T. DEARMORE AND MARTHA DEARMORE, HIS WIFE, BY DEED DATED MARCH 4, 1953 AND RECORDED MARCH 18, 1953 IN BOOK 1195 OF OFFICIAL RECORDS, PAGE 178, UNDER RECORDER'S SERIAL NO. D-90496; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN LINE OF SAID DEARMORE PROPERTY, A DISTANCE OF 150.5 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SOUTHWESTERN LINE, A DISTANCE OF 98.20 FEET TO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO CARMINE R. BURDO AND WIFE BY DEED DATED AUGUST 26, 1952 AND RECORDED SEPTEMBER 2, 1952 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, UNDER RECORDER'S SERIAL NO. D-75779; THENCE NORTH $26^{\circ} 37' 1/4''$ EAST AND ALONG THE NORTHWESTERN LINE OF SAID BURDO PARCEL, A DISTANCE OF 102.21 FEET TO THE MOST NORTHERLY CORNER OF SAID BURDO PARCEL; THENCE NORTH $28^{\circ} 08'$ WEST AND ALONG THE NORTHEASTERN LINE OF SAID DEARMORE PARCEL, A DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE MOST EASTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO JOSEPH J. BOSS AND WIFE BY DEED DATED AUGUST 22, 1952 AND RECORDED AUGUST 29, 1952 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY UNDER RECORDER'S SERIAL NO. D-75611; THENCE SOUTH $37^{\circ} 01'$ WEST AND ALONG THE SOUTHEASTERN LINE OF SAID BOSS PARCEL, A DISTANCE OF 60 FEET TO THE MOST SOUTHERLY CORNER OF SAID BOSS PARCEL; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE TRUE POINT OF BEGINNING.

PARCEL THREE:

A RIGHT OF WAY FOR THE SEWER LINE AS DESCRIBED IN DEED CONVEYED BY JOSEPH J. BOSS AND WIFE TO RUBY M. AGUS, DATED OCTOBER 7, 1952 AND RECORDED OCTOBER 20, 1952 IN BOOK 1164 OF OFFICIAL RECORDS, PAGE 353, UNDER RECORDER'S SERIAL NO. D-79429, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO JOSEPH J. BOSS AND WIFE BY DEED DATED AUGUST 22, 1952 AND RECORDED AUGUST 29, 1952 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY UNDER RECORDER'S SERIAL NO. D-75611; THENCE NORTH $49^{\circ} 24' 45''$ WEST A DISTANCE OF 73.5 FEET TO THE POINT OF BEGINNING OF SAID CENTER LINE; THENCE SOUTH $40^{\circ} 35' 15''$ WEST 60 FEET TO THE SOUTHWESTERN LINE OF SAID BOSS PROPERTY AND THE END OF SAID CENTER LINE.

APN: 004-231-003-000

2024038950Official Records of Sonoma County
Deva Marie Proto
08/26/2024 03:38 PM
FIRST CLASS RECORDING

AFFD 4 Pgs

Fee: \$23.00

**RECORDING REQUESTED BY:**

Robert E. Dvorak, Trustee

When Recorded Mail To:Robert E. Dvorak, Trustee
7493 Huntley Street
Sebastopol, CA 95472

A.P.N. 004-231-002-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT – DEATH OF TRUSTEE

Exempt from fee per GC 27388.1 (a) (2); document represents a transfer of real property that is a residential dwelling to an owner-occupier.

STATE OF CALIFORNIA

COUNTY OF Sonoma

I, Robert E. Dvorak, being of legal age, and first duly sworn, deposes and says:

1. That Cheryl Suzanne Dvorak, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person named as the Trustee, Cheryl S. Dvorak, in that certain Declaration of Trust dated January 22, 1998 executed by Robert E. Dvorak and Cheryl S. Dvorak, as Trustee(s).

2. At the time of the demise of the Decedent, the Decedent was the record owner, as Trustee, of Real Property commonly known as 7493 Huntley Street, Sebastopol, CA 95472, which property is described in the Grant Deed which was signed by Robert Dvorak and Cheryl Dvorak, Husband and Wife, as Joint Tenants, as Grantor, to Robert E. Dvorak and Cheryl S. Dvorak, Trustees of the Robert E. Dvorak and Cheryl S. Dvorak 1998 Trust dated January 22, 1998, as Grantee, and recorded as Document No. 2013011254 of Official Records on 02/04/2013. The property is situated in the County of Sonoma, State of California. The legal description of said property is as follows:

See "Exhibit A" attached hereto and made a part hereof.

3. I, Robert E. Dvorak, am the surviving Trustee under the above-referenced Trust, which was in effect at the time of the death of the Decedent mentioned in paragraph 1 above, and which is still in full force and effect and has not been revoked, amended, or terminated, and I hereby consent to act as Successor Trustee.

4. There is no Federal Estate Tax due as the result of death of the decedent mentioned in paragraph 1 above.

I declare under penalty of perjury, under the laws of the State of CA that the foregoing is true and correct.

Executed on August 22, 2024 at Sebastopol, California

Robert E. Dvorak and Cheryl S. Dvorak 1998 Trust

Robert E. Dvorak, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

(AFFIDAVIT – DEATH OF TRUSTEE, Continued)

APN: 004-231-002-000

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

Subscribed and sworn to (or affirmed) before me on this

22nd day of August, 2024,

by Robert E. Dvorak,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Holly Meredith

My commission expires : 4/1/2026

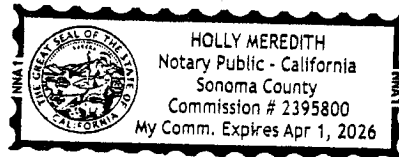


EXHIBIT A

The land referred to is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

Commencing at a point on the Southerly line of Huntley Avenue at its intersection with the East line of the lands of Miss Huntley on June 8, 1905, said point being the most Westerly point of the lands of Ruby M. Agus, described in the Deed recorded June 8, 1949 in Book 886 of Official Records, Page 116, Serial No. C-91440, Sonoma County Records; running thence along the Southeasterly line of Huntley Avenue and the Northwesterly line of said lands of Agus, North 37° 04' East, 60 feet to the point of beginning of the land to be herein described; thence from said point of beginning, continuing along the Northwesterly line of said lands of Agus, North 37° 04' East, 60 feet; thence leaving the Northwesterly line of said Agus, South 49° 24 3/4° East, 150 feet; thence South 37° 01' West, 60 feet; thence North 49° 24 3/4° West, 150 feet to the point of beginning.

APN: 004-231-002

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SONOMA

SANTA ROSA, CALIFORNIA

DOC #2024038950 Page 4 of 4

CERTIFICATE OF DEATH

3202049003888

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) CHERYL		2. MIDDLE SUZANNE	
3. LAST (Family) DVORAK		4. DATE OF BIRTH mm/dd/yyyy 01/08/1946	
5. AGE Yrs 74		6. SEX F	
7. UNDER ONE YEAR Months Days		8. UNDER 24 HOURS Hours Minutes	
9. BIRTH STATE/FOREIGN COUNTRY CA		10. SOCIAL SECURITY NUMBER 7056	
11. EVER IN U.S. ARMED FORCES? ☐ YES ☒ NO ☐ UNK		12. MARITAL STATUS/SPD at Time of Death MARRIED	
13. EDUCATION - Highest Level/Cegree MASTER'S		14. DATE OF DEATH mm/dd/yyyy 11/16/2020	
15. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN		16. HOURS (24 hours) 1125	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED HOMEMAKER AND CAREGIVER		18. KIND OF BUSINESS OR INDUSTRY (e.g. grocery store, road construction, employment agency, etc.) OWN HOME	
19. YEARS IN OCCUPATION 29		20. DECEDENT'S RESIDENCE (Street and number, or local name) 7493 HUNTLEY STREET	
21. CITY SEBASTOPOL		22. COUNTY/PROVINCE SONOMA	
23. ZIP CODE 95472		24. YEARS IN COUNTY 30	
25. STATE/FOREIGN COUNTRY CA		26. INFORMANT'S NAME, RELATIONSHIP ROBERT E. DVORAK, SPOUSE	
27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 7493 HUNTLEY STREET, SEBASTOPOL, CA 95472		28. NAME OF SURVIVING SPOUSE/SPD - FIRST ROBERT	
29. MIDDLE EARL		30. LAST (BIRTH NAME) DVORAK	
31. NAME OF FATHER/PARENT - FIRST KENNETH		32. MIDDLE MARION	
33. LAST WHITE		34. BIRTH STATE CA	
35. NAME OF MOTHER/PARENT - FIRST BARBARA		36. MIDDLE RUTH	
37. LAST (BIRTH NAME) CAIN		38. BIRTH STATE CA	
39. DISPOSITION DATE mm/dd/yyyy 11/19/2020		40. PLACE OF FINAL DISPOSITION RESIDENCE OF ROBERT E. DVORAK 7493 HUNTLEY STREET, SEBASTOPOL, CA 95472	
41. TYPE OF DISPOSITION(S) CR/RES		42. SIGNATURE OF EMBALMER NOT EMBALMED	
43. LICENSE NUMBER -		44. NAME OF FUNERAL ESTABLISHMENT PARENT-SORENSEN MORTUARY-SEBASTOPOL	
45. LICENSE NUMBER FD1415		46. SIGNATURE OF LOCAL REGISTRAR SUNDARI R MASE, MD, MPH	
47. DATE mm/dd/yyyy 11/19/2020		48. IF OTHER THAN HOSPITAL, SPECIFY ONE: ☐ 1) ☐ 2) ☐ 3) ☐ 4) ☐ 5) ☐ 6) ☐ 7) ☐ 8) ☒ 9) ☐ 10) ☐ 11) ☐ 12) ☐ 13) ☐ 14) ☐ 15) ☐ 16) ☐ 17) ☐ 18) ☐ 19) ☐ 20) ☐ 21) ☐ 22) ☐ 23) ☐ 24) ☐ 25) ☐ 26) ☐ 27) ☐ 28) ☐ 29) ☐ 30) ☐ 31) ☐ 32) ☐ 33) ☐ 34) ☐ 35) ☐ 36) ☐ 37) ☐ 38) ☐ 39) ☐ 40) ☐ 41) ☐ 42) ☐ 43) ☐ 44) ☐ 45) ☐ 46) ☐ 47) ☐ 48) ☐ 49) ☐ 50) ☐ 51) ☐ 52) ☐ 53) ☐ 54) ☐ 55) ☐ 56) ☐ 57) ☐ 58) ☐ 59) ☐ 60) ☐ 61) ☐ 62) ☐ 63) ☐ 64) ☐ 65) ☐ 66) ☐ 67) ☐ 68) ☐ 69) ☐ 70) ☐ 71) ☐ 72) ☐ 73) ☐ 74) ☐ 75) ☐ 76) ☐ 77) ☐ 78) ☐ 79) ☐ 80) ☐ 81) ☐ 82) ☐ 83) ☐ 84) ☐ 85) ☐ 86) ☐ 87) ☐ 88) ☐ 89) ☐ 90) ☐ 91) ☐ 92) ☐ 93) ☐ 94) ☐ 95) ☐ 96) ☐ 97) ☐ 98) ☐ 99) ☐ 100) ☐ 101) ☐ 102) ☐ 103) ☐ 104) ☐ 105) ☐ 106) ☐ 107) ☐ 108) ☐ 109) ☐ 110) ☐ 111) ☐ 112) ☐ 113) ☐ 114) ☐ 115) ☐ 116) ☐ 117) ☐ 118) ☐ 119) ☐ 120) ☐ 121) ☐ 122) ☐ 123) ☐ 124) ☐ 125) ☐ 126) ☐ 127) ☐ 128) ☐ 129) ☐ 130) ☐ 131) ☐ 132) ☐ 133) ☐ 134) ☐ 135) ☐ 136) ☐ 137) ☐ 138) ☐ 139) ☐ 140) ☐ 141) ☐ 142) ☐ 143) ☐ 144) ☐ 145) ☐ 146) ☐ 147) ☐ 148) ☐ 149) ☐ 150) ☐ 151) ☐ 152) ☐ 153) 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Order No. T0021030-SME-1
SM: 11/08/2022

WHEN RECORDED MAIL TO:

Name JOHN C. GAETA
NICOLE LETAW
Street Address 7451 HUNTLEY STREET
City, State, Zip SEBASTOPOL CA 95472

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

APN(S): PTN 004-231-002

PORTION LLA TRANSFER
THE UNDERSIGNED GRANTOR(s) DECLARE(s)
City of Sebastopol Documentary Transfer Tax is \$0.00 (Exempt)
R&T Code: 11911-\$100.00 or less
Conveyance pursuant to an approved Lot Line Adjustment

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT E. DVORAK, TRUSTEE AND CHERYL S. DVORAK, TRUSTEE OF THE ROBERT E. DVORAK AND CHERYL S. DVORAK 1998 TRUST DATED JANUARY 22, 1998

hereby GRANT(s) to **NICOLE LETAW AND JOHN C. GAETA, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

the following real property in the City of Sebastopol, County of Sonoma, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A" & A GRAPHICAL DEPICTION DESIGNATED AS EXHIBIT "B"

The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the lands of Robert E. Dvorak and Cheryl S. Dvorak, Trustees of The Robert E. Dvorak and Cheryl S. Dvorak 1998 Trust dated January 22, 1998, as described in deed recorded under Document Number 2013-011254 of Official Records, Sonoma County Records (APN: 004-231-002), with the lands of Nicole Letaw and John C. Gaeta as described in deed recorded under Document Number 2022-038508 of Official Records, Sonoma County Records (APN: 004-231-003). This deed is pursuant to a Lot Line Adjustment approved by the City of Sebastopol Environmental Review Committee on March 4, 2025. It is the express intent of the signatories hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.

Approved: 
Mario Landeros, RCE 47511
City Engineer

Date: 3/4/2026

Dated: _____

The Robert E. Dvorak and Cheryl S. Dvorak 1998 Trust
Dated January 22, 1998

Robert E. Dvorak, Trustee

Cheryl S. Dvorak, Trustee

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.

[illegible]

On _____, before me, _____, Notary Public, personally appeared ROBERT E. DVORAK, 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.

Signature _____

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.

[illegible]

On _____, before me, _____, Notary Public, personally appeared CHERYL S. DVORAK, 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.

Signature _____

October 24, 2022

-- EXHIBIT "A" --

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
Dvorak to Gaeta

All that real property situated in the City of Sebastopol, County of Sonoma, State of California, described as follows:

Being a portion of the lands of Robert E. Dvorak and Cheryl S. Dvorak, Trustees of the Robert E. Dvorak and Cheryl S. Dvorak 1998 Trust dated January 22, 1998, as described in that Deed recorded as Document Number 2013-011254, Sonoma County Records, said portion being more particularly described as follows:

Beginning at a found 1/2" rebar and brass cap tagged LS 7347 at the most Easterly corner of the abovementioned lands of Dvorak;
thence S37°37'40"W, along the Southeasterly line of said lands, 13.83 feet to a set iron pipe;
thence leaving said line N02°03'32"E, 17.80 feet to a set iron pipe on the Northeasterly line of said lands;
thence S48°48'05"E, along said Northeasterly line, 10.37 feet to the Point of Beginning.
Containing 72 sq.ft., more or less.

All set iron pipes are 1/2' x 30" and are tagged LS 4483. They will be shown and delineated on a Record of Survey to be filed after the completion of this Lot Line Adjustment.

See Exhibit "B" for graphical exhibit of this description.



LETAW / GAETA

DN 2022-038508

S48°48'05"E 150.00'

139.63'

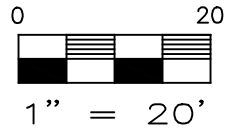
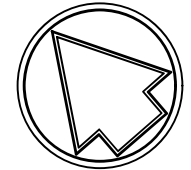
RIVET & BRASS TAG LS 7347

N02°03'32"E 17.80'

SEE DETAIL

DVORAK

DN 2013-011254

PROPERTY BEING
CONVEYED
72 SQ FT±

HUNTLEY

STREET

N37°40'40"E 60.00'

N48°48'09"W 150.05'

S37°37'40"W 60.00'

46.17'

- = 1/2" Iron pipe set (tagged LS 4483)
 ● = 1/2" rebar & brass cap found (tagged LS 7347)
 (unless otherwise noted)

IRON PIPE TO BACK
OF WALL 0.20'

S48°48'05"E

8.67'

POB

10.37'

EXISTING BUILDING

13.83'

N02°03'32"E 17.80'

10.10'

S37°37'40"W

EXISTING
CONCRETE
RETAINING
WALL**DETAIL**

1" = 10'

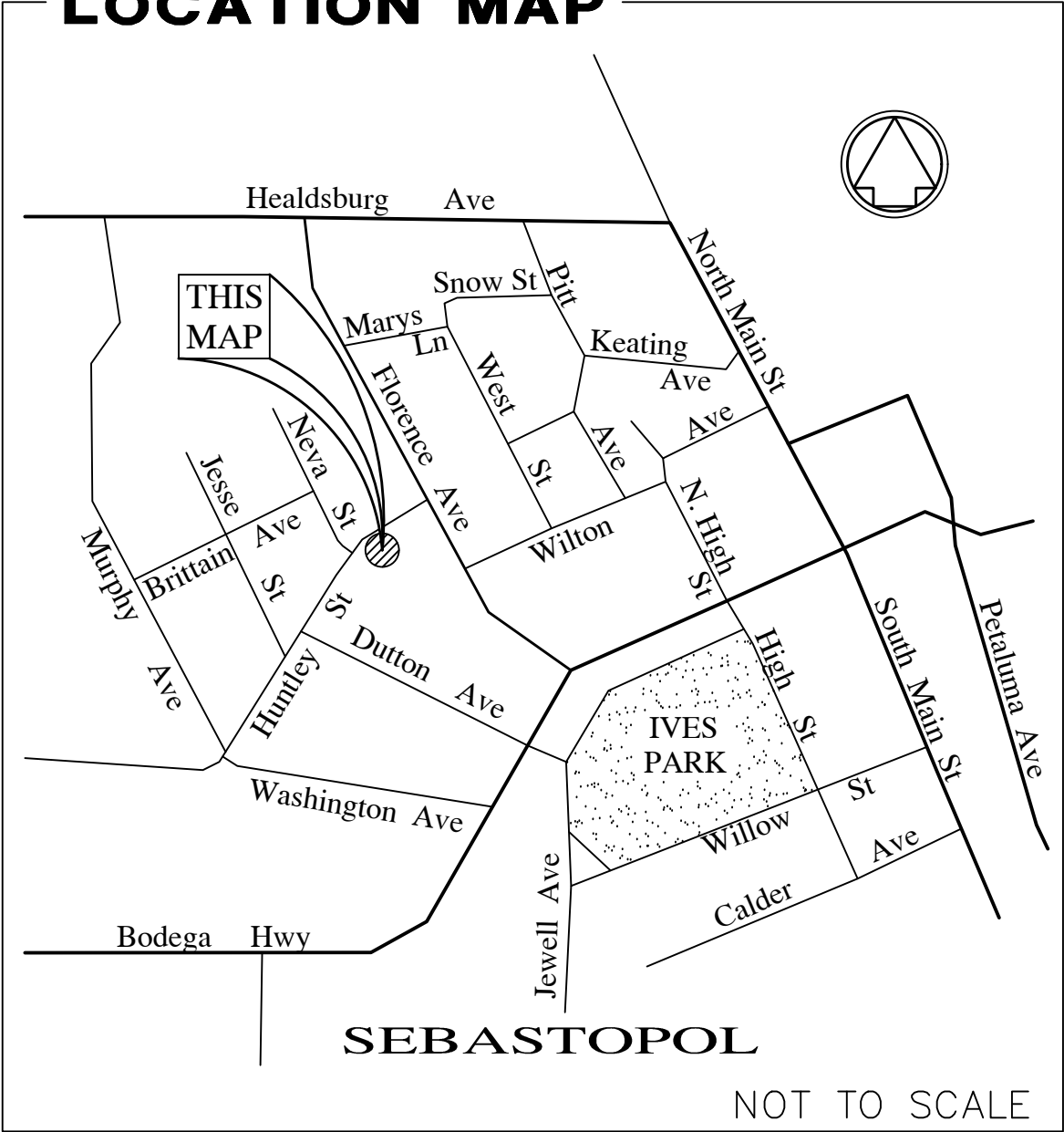
This exhibit is for graphic purposes
only. Any errors or omissions on
this exhibit shall not affect the
deed description.

Lot Line Adjustment Exhibit "B"

**LAND SURVEYORS**

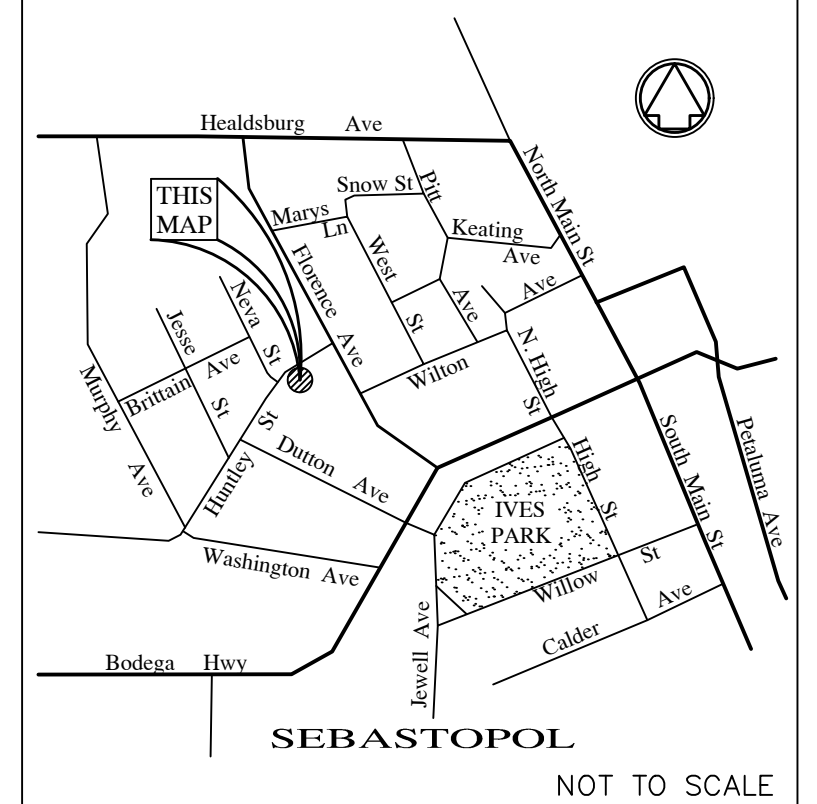
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

LOCATION MAP



Received 7/1/2026

LOCATION MAP



Legend *****

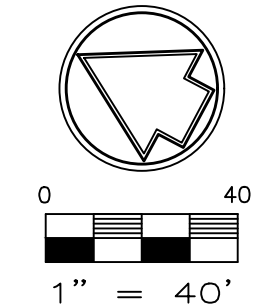
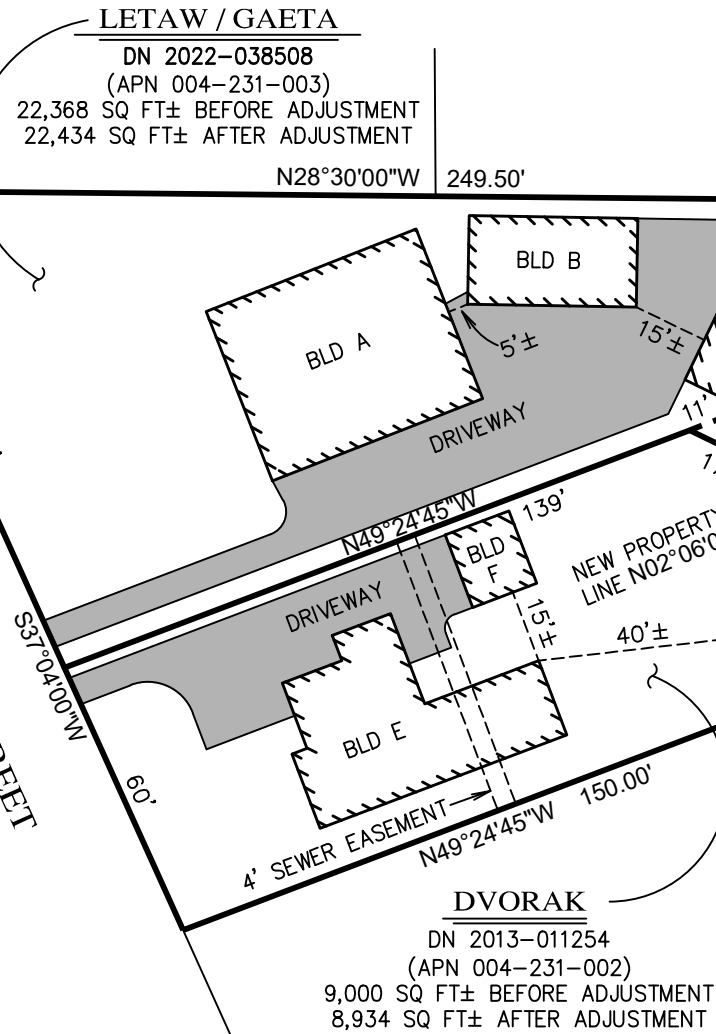
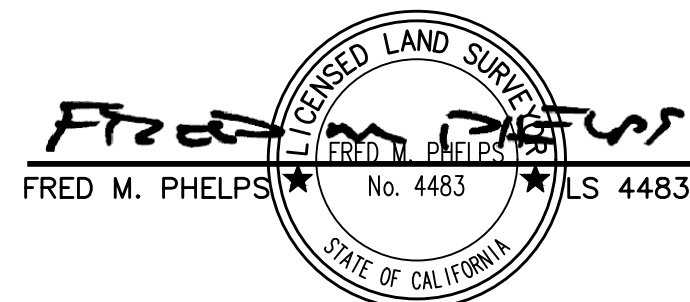
- = PROPERTY LINE
- DN = DOCUMENT NUMBER
- BLD A = 2 STORY HOUSE 24'± HIGH
- BLD B = 1 STORY CARPORT 9'± HIGH
- BLD C = 1 STORY ADU 15'± HIGH
- BLD D = 1 STORY SHED 9'± HIGH
- BLD E = 2 STORY HOUSE 24'± HIGH
- BLD F = 1 STORY GARAGE 15'± HIGH
- BLD G = 1 STORY SHED 9'± HIGH

LOT LINE
ADJUSTMENT MAP

Lands of Carol Letaw & John Gaeta / Dvorak
Huntley Street, Sebastopol



632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400



GENERAL NOTES *****

Owner:
Nicole Letaw & John Gaeta
7451 Huntley Street
Sebastopol, Ca 95472
Phone: (786) 457-2446

Property address: 7451 Huntley Street
Assessor's Parcel Number: 004-231-003
Existing zoning: R4
Existing use: Residential
Acreage: 22,368± sq ft before adjustment
22,434± sq ft after adjustment
Water supply: Public
Sewage disposal: Public

GENERAL NOTES *****

Owner:
Robert E. Dvorak Trustee
7493 Huntley Street
Sebastopol, Ca 95472
Phone: (707) 481-3494

Property address: 7493 Huntley Street
Assessor's Parcel Number: 004-231-002
Existing zoning: R4
Existing use: Residential
Acreage: 9,000± sq ft before adjustment
8,934± sq ft after adjustment
Water supply: Public
Sewage disposal: Public

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
005-001
005-014

004-23

PIQ

PTN. OF RAUP'S ADDITION

REC. 1-7-1892 IN BK. 10 , MAPS, PGS. 25

MURPHY'S ADDITION

REC. 12-17-1903 IN BK. 16 , MAPS, PGS. 4

PTN. OF MORRIS ADDITION

REC. 3-4-1904 IN BK. 16 , MAPS, PGS. 8

PTN. N.W. SEBASTOPOL

REC. 9-21-1904 IN BK. 17 , MAPS, PGS. 5



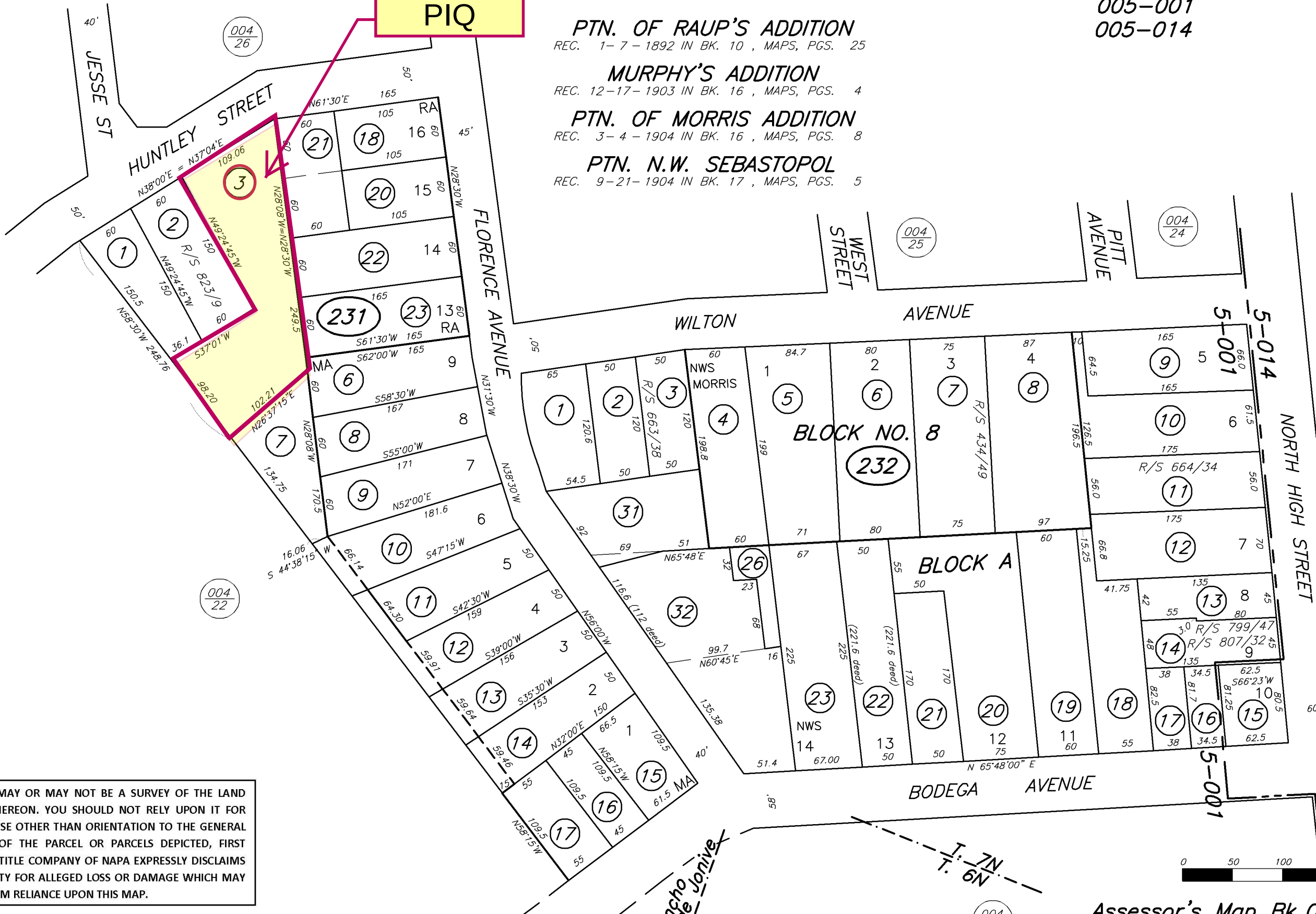
THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

Canada de Janive

Assessor's Map Bk.004, Pg. 23
Sonoma County, Calif. (ACAD)

KEY 8/8/17 DBL



COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
005-001
005-014

004-23

SCALE: 1"=100'

PTN. OF RAUP'S ADDITION
REC. 1-7-1892 IN BK. 10 , MAPS, PGS. 25

MURPHY'S ADDITION
REC. 12-17-1903 IN BK. 16 , MAPS, PGS. 4

PTN. OF MORRIS ADDITION
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Canada de Janive

Assessor's Map Bk.004, Pg. 23
Sonoma County, Calif. (ACAD)

KEY 8/8/17 DBL

REVISED
2-28-79=
2-29-84=
9-8-04=LSL
4-12-05=R/S-LSL
6-21-19=R/S-DL
4-08-20=R/S-RVW
11-24-21=R/S-RVW

Received 7/1/2026

