

RECORD OF SURVEY OF A PORTION OF WILLOW GROVE SUBDIVISION NO. 1 AND NO. 2,
UNIT 1 AND UNIT 2 HILLVIEW MANOR SUBDIVISION

REFERENCES

- R1 INDICATES RECORD INFORMATION PER WILLOW GROVE SUBDIVISION NO. 1 RECORDED IN BOOK 354 OF MAPS PAGE 37, S.C.R.
- R2 INDICATIONS RECORD INFORMATION PER WILLOW GROVE SUBDIVISION NO. 2 RECORDED IN BOOK 455 OF MAPS PAGE 14, S.C.R.
- R3 INDICATIONS RECORD INFORMATION PER UNIT 2 HILLVIEW MANOR SUBDIVISION RECORDED IN BOOK 242 OF MAPS PAGE 30, S.C.R.
- R4 INDICATIONS RECORD INFORMATION PER UNIT 1 HILLVIEW MANOR SUBDIVISION RECORDED IN BOOK 235 OF MAPS PAGE 09, S.C.R.
- R5 INDICATIONS RECORD INFORMATION PER CITY OF SANTA ROSA PARCEL MAP NO. 407 RECORDED IN BOOK 371 OF MAPS PAGE 09, S.C.R.
- R6 INDICATIONS RECORD INFORMATION PER CR1544A, S.C.R.
- R7 INDICATIONS RECORD INFORMATION PER CR1439, S.C.R.
- R8 INDICATIONS RECORD INFORMATION PER CR1495, S.C.R.
- R9 INDICATIONS RECORD INFORMATION PER CR1709, S.C.R.
- R10 INDICATIONS RECORD INFORMATION PER CR1524, S.C.R.
- R11 INDICATIONS RECORD INFORMATION PER CR1512, S.C.R.
- R12 INDICATIONS RECORD INFORMATION PER CR1545A, S.C.R.
- R13 INDICATIONS RECORD INFORMATION PER CR1624, S.C.R.
- R14 INDICATIONS RECORD INFORMATION PER CR1546, S.C.R.
- R15 INDICATIONS RECORD INFORMATION PER CR1500, S.C.R.
- R16 INDICATIONS RECORD INFORMATION PER CR1510, S.C.R.
- R17 INDICATIONS RECORD INFORMATION PER CR1577, S.C.R.
- R18 INDICATIONS RECORD INFORMATION PER CR1603, S.C.R.
- R19 INDICATIONS RECORD INFORMATION PER CR1569, S.C.R.
- R20 INDICATIONS RECORD INFORMATION PER CR1596, S.C.R.
- R21 INDICATIONS RECORD INFORMATION PER CR1473, S.C.R.
- R22 INDICATIONS RECORD INFORMATION PER CR1412, S.C.R.

NOTES

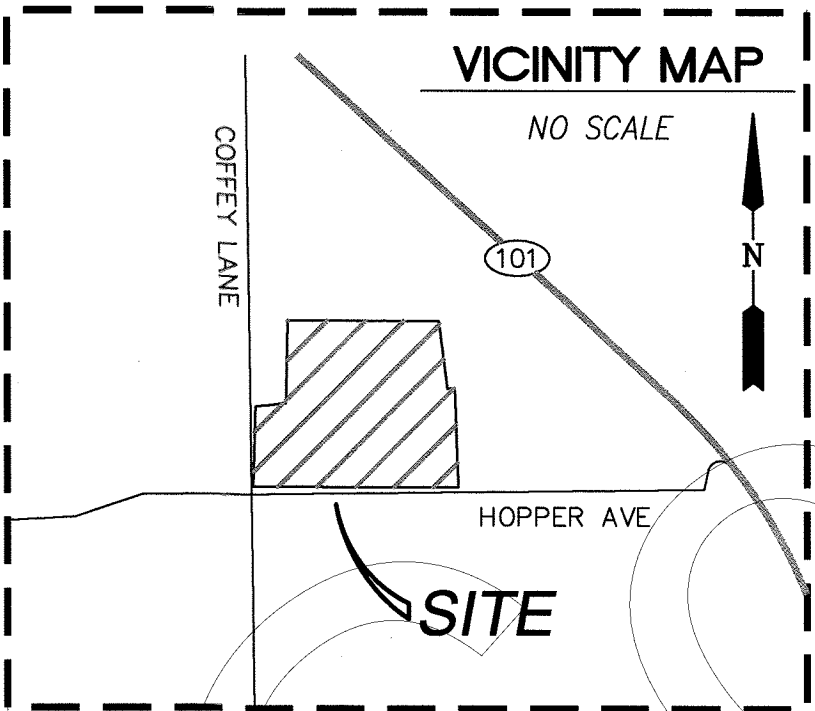
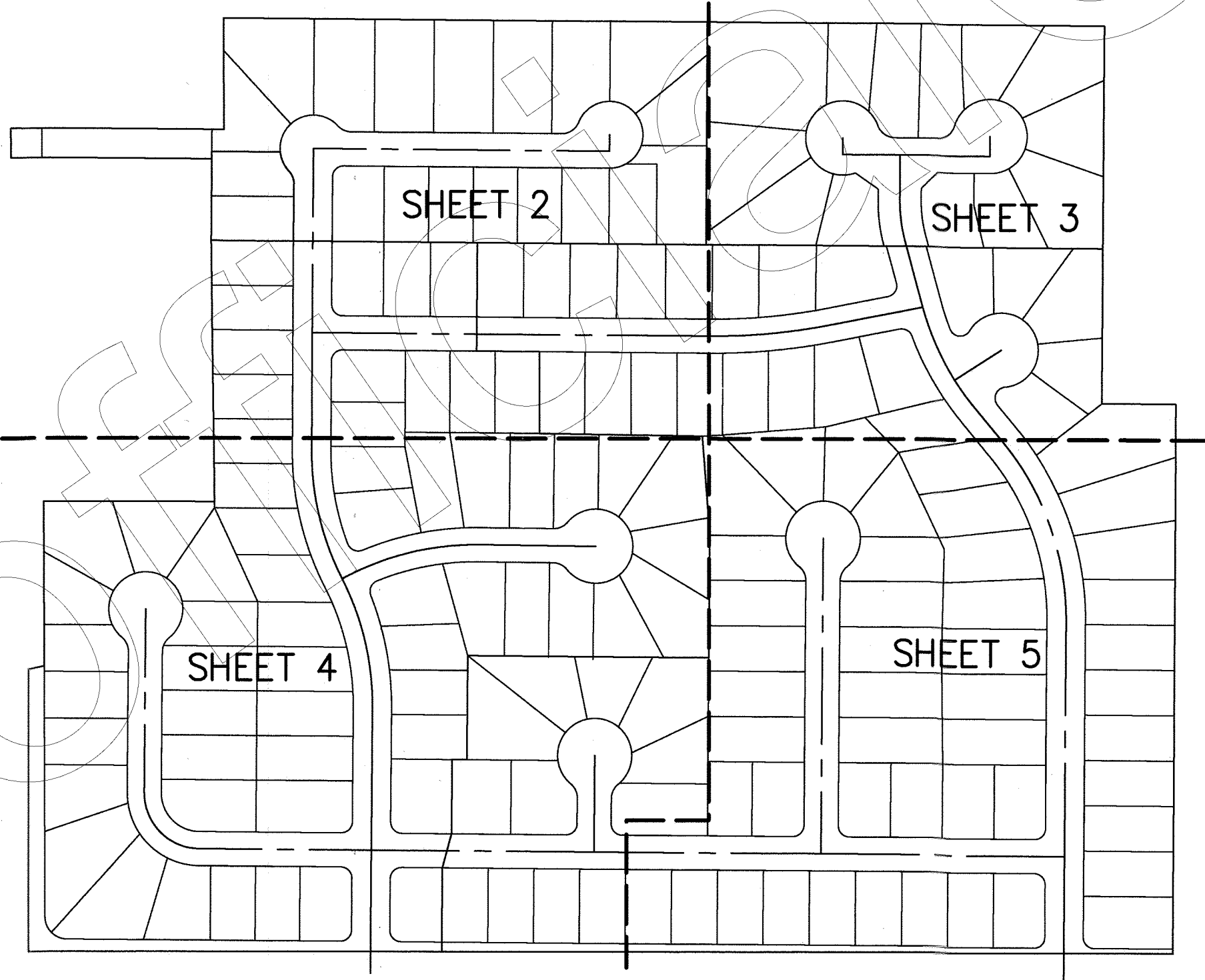
- 1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2. EASEMENTS SHOWN ON SHEET 6 - 9
- 3. MEASURED VS. RECORD DATA TABLES SHOWN ON SHEET 10
- 4. BASIS OF BEARING SHOWN ON SHEET 10
- 5. DETAILS A-E SHOWN ON SHEET 10
- 6. DETAILS F-P SHOWN ON SHEET 11

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LEGEND

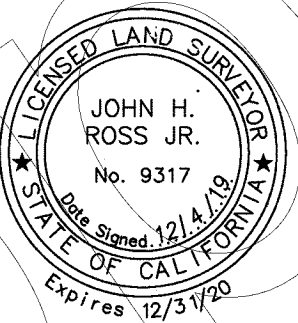
- FOUND STANDARD CITY MONUMENT
- FOUND 1/2" IRON PIPE WITH PLASTIC CAP TAGGED LS 7237 - OTHERWISE NOTED
- ⊙ FOUND LEAD AND DISK TAGGED LS 7237 - OTHERWISE NOTED
- FOUND 3/8" REBAR WITH ALUMINUM CAP TAGGED LS 9312 - NO RECORD
- ⊕ FOUND PROPERTY EXTENSION SCORE IN CURB APPROX. 5.7' OFFSET - OTHERWISE NOTED
- + FOUND PROPERTY EXTENSION SCORE IN CURB APPROX. 4.7' OFFSET - OTHERWISE NOTED
- ⊞ FOUND PROPERTY EXTENSION SCORE IN CURB APPROX. 1.8' OFFSET - OTHERWISE NOTED
- SET LEAD AND DISK TAGGED LS 9317 4.75' OFFSET TO PROPERTY CORNER - OTHERWISE NOTED
- S.C.R. SONOMA COUNTY RECORDS
- SFNF SEARCHED FOR NOT FOUND

KEY MAP



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF PACIFIC GAS AND ELECTRIC.



John H. Ross Jr.
JOHN H. ROSS JR., P.L.S. 9317

12/4/2019
DATE

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT

THIS 25TH DAY OF DECEMBER, 2019.



Leonard H. Gabrielson
LEONARD H. GABRIELSON, P.L.S. 7886
COUNTY SURVEYOR, SONOMA COUNTY

RECORDER'S STATEMENT

FILED THIS 26TH DAY OF DECEMBER, 2019 AT 8:38 AM,
IN BOOK 810 OF MAPS, AT PAGE(S) 47-57,
AT THE REQUEST OF COUNTY SURVEYOR.

DOCUMENT NO. 2019098525 FEE: \$29.00

NOTE: EXEMPT FROM SB2 FEE PER §27388.1(a)(2)(D).

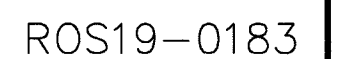
DEVA MARIE PROTO
COUNTY RECORDER
BY: *JANA BLUNT*

RECORD OF SURVEY OF A PORTION OF
WILLOW GROVE SUBDIVISION NO.1 AND NO. 2
UNIT 1 AND UNIT 2 HILLVIEW MANOR SUBDIVISION

LOTS AFFECTED BY RESTORATION WORK LYING WITHIN WILLOW GROVE SUBDIVISION NO. 1 RECORDED IN BOOK 354 OF MAPS PAGE 37, SONOMA COUNTY RECORDS, WILLOW GROVE SUBDIVISION NO. 2 RECORDED IN BOOK 455 OF MAPS PAGE 14, SONOMA COUNTY RECORDS, UNIT 1 HILLVIEW MANOR SUBDIVISION RECORDED IN BOOK 235 OF MAPS PAGE 09, SONOMA COUNTY RECORDS, UNIT 2 HILLVIEW MANOR SUBDIVISION RECORDED IN BOOK 242 OF MAPS PAGE 30, SONOMA COUNTY RECORDS.

ROS19-0183

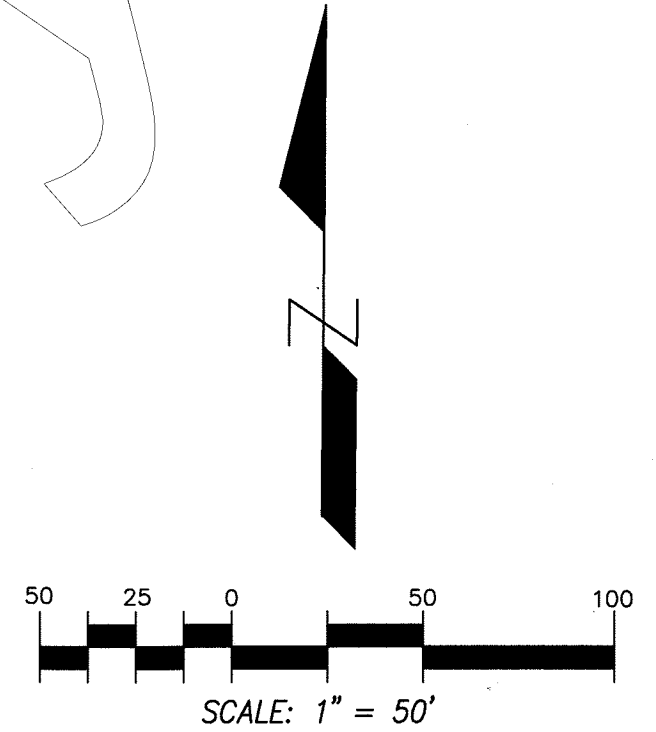
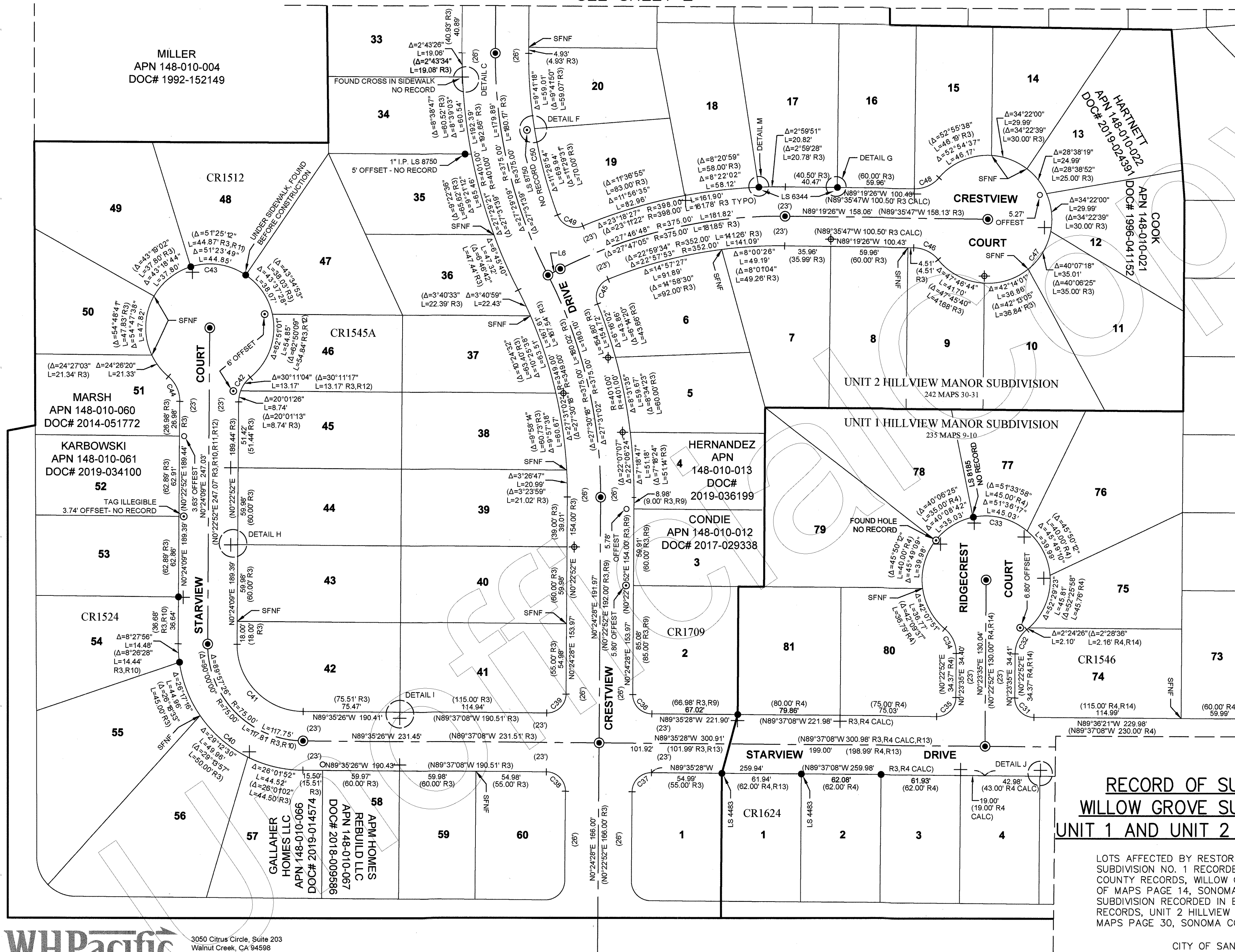
SEE SHEET 3



810

50

SEE SHEET 2

**NOTES**

1. LEGEND SHOWN ON SHEET 1
2. REFERENCES SHOWN ON SHEET 1

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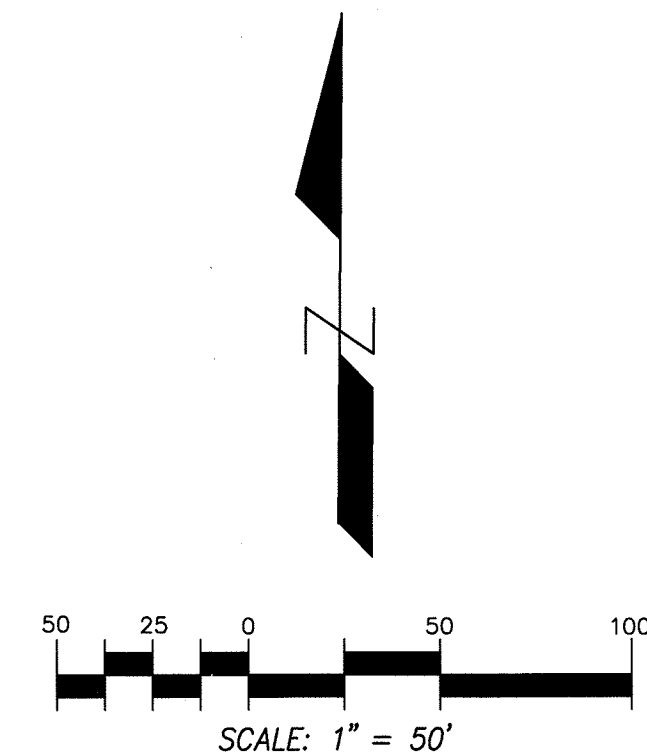
SHEET 5 OF 11 SHEETS

51

SEE SHEET 3

LEGEND

- FOUND STANDARD CITY MONUMENT
- FOUND 1" IRON PIPE WITH PLASTIC CAP TAGGED LS 7237 - OTHERWISE NOTED
- FOUND LEAD AND DISK TAGGED LS 7237 - OTHERWISE NOTED
- FOUND 3/8" REBAR WITH ALUMINUM CAP TAGGED LS 9312 - NO RECORD
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- ⊠ FOUND PROPERTY EXTENSION SCORE IN CURB APPROX. 1.8' OFFSET - OTHERWISE NOTED
- SET LEAD AND DISK TAGGED LS 9317 4.75' OFFSET TO PROPERTY CORNER - OTHERWISE NOTED
- S.C.R. SONOMA COUNTY RECORDS
- SFNF SEARCHED FOR NOT FOUND



NOTES

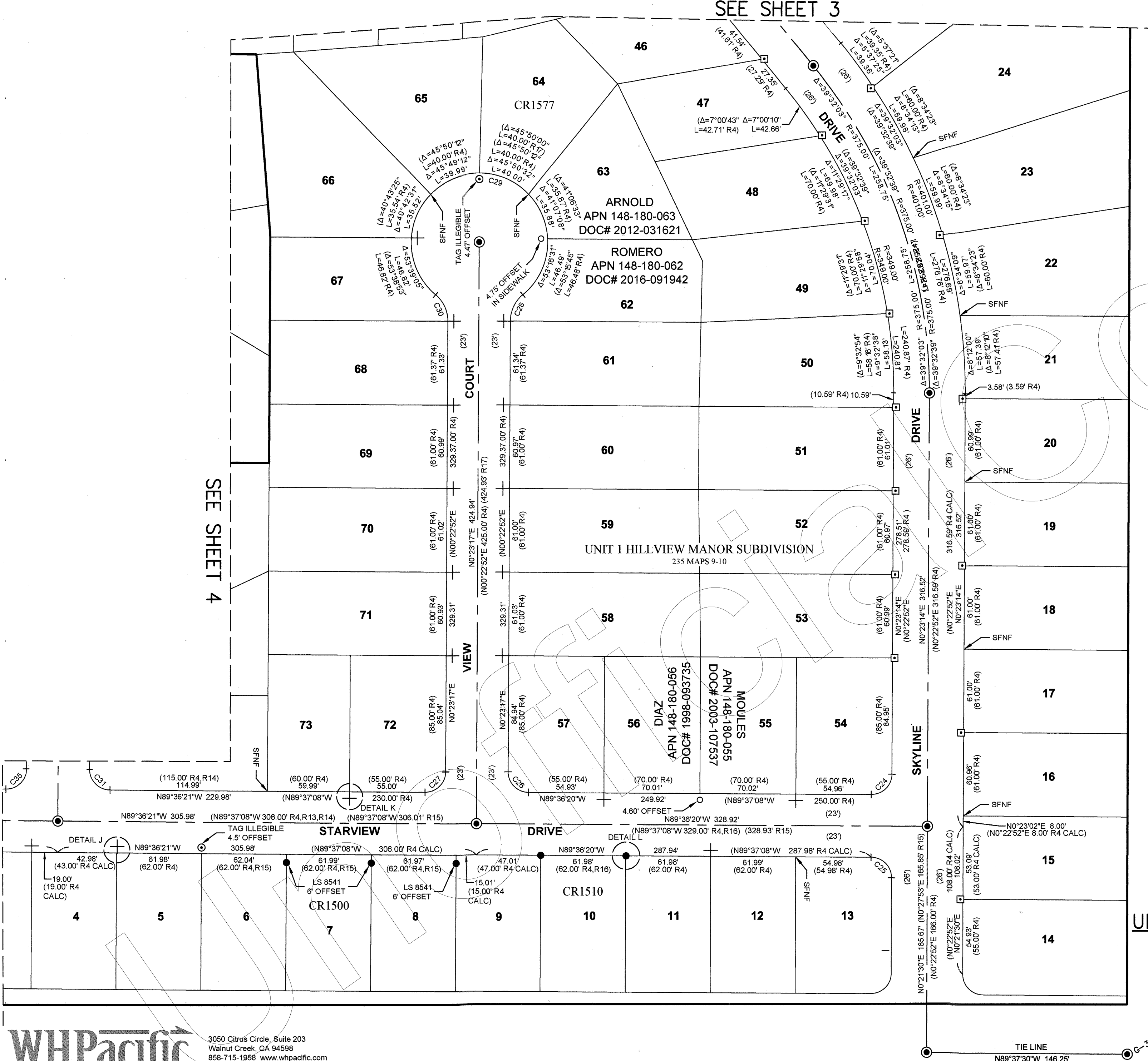
1. REFERENCES SHOWN ON SHEET 1

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CITY OF SANTA ROSA, COUNTY OF SONOMA,
STATE OF CALIFORNIA
OCTOBER 2019

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810

SHEET 6 OF 11 SHEETS

52

ROSATI FAMILY LLC
APN 058-033-005
DOC# 2014-084005

GRIFFIN
APN 058-281-038
DOC# 1993-041586

ASHMORE
APN 058-281-037
DOC# 2005-108568

COFFEY LANE
DEDICATION (354MAPS 37-39)

PARCEL A

RODRIGUEZ
APN 058-281-020
DOC# 2018-042273

GALVEZ
APN 148-010-003
DOC# 2010-015716

MILLER
APN 148-010-004
DOC# 1992-152149

16

15

14

13

12

11

10

17

1

2

29

30

31

32

33

1

2

3

4

5

6

7

8

UNIT 2 HILLVIEW MANOR SUBDIVISION

242 MAPS 30-31

26

27

26

10.5' P.U.E.

5' S.W.E.

9.5' P.U.E.

4.5' S.W.E.

MILLER

UNIT 1 HILLVIEW MANOR SUBDIVISION

235 MAPS 9-10

37

36

35

34

33

(10' R4)

(3' R4)

(13' R4)

10' STORM DRAIN EASEMENT

9.5' P.U.E.

DRIVE

CRESTVIEW

CRESTVIEW

DRIVE

WILLOW GROVE SUBDIVISION NO.1
354 MAPS 37-39

SEE SHEET 8

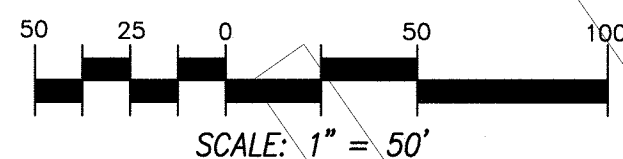
SEE SHEET 7

**RECORD OF SURVEY OF A PORTION OF
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SHEET 7 OF 11 SHEETS

53

ROSATI FAMILY LLC
APN 058-033-005
DOC# 2014-084005

SPT IVEY SANTA ROSA MOB LLC
APN 058-011-017
DOC# 2017-000575

HERITAGE INN OF SANTA ROSA LLC
APN 058-011-018
DOC# 2016-047988

HOPPER LANE APARTMENTS
APN 015-360-055
DOC# 1984-082974

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SEE SHEET 6

SEE SHEET 9

SEE SHEET 9

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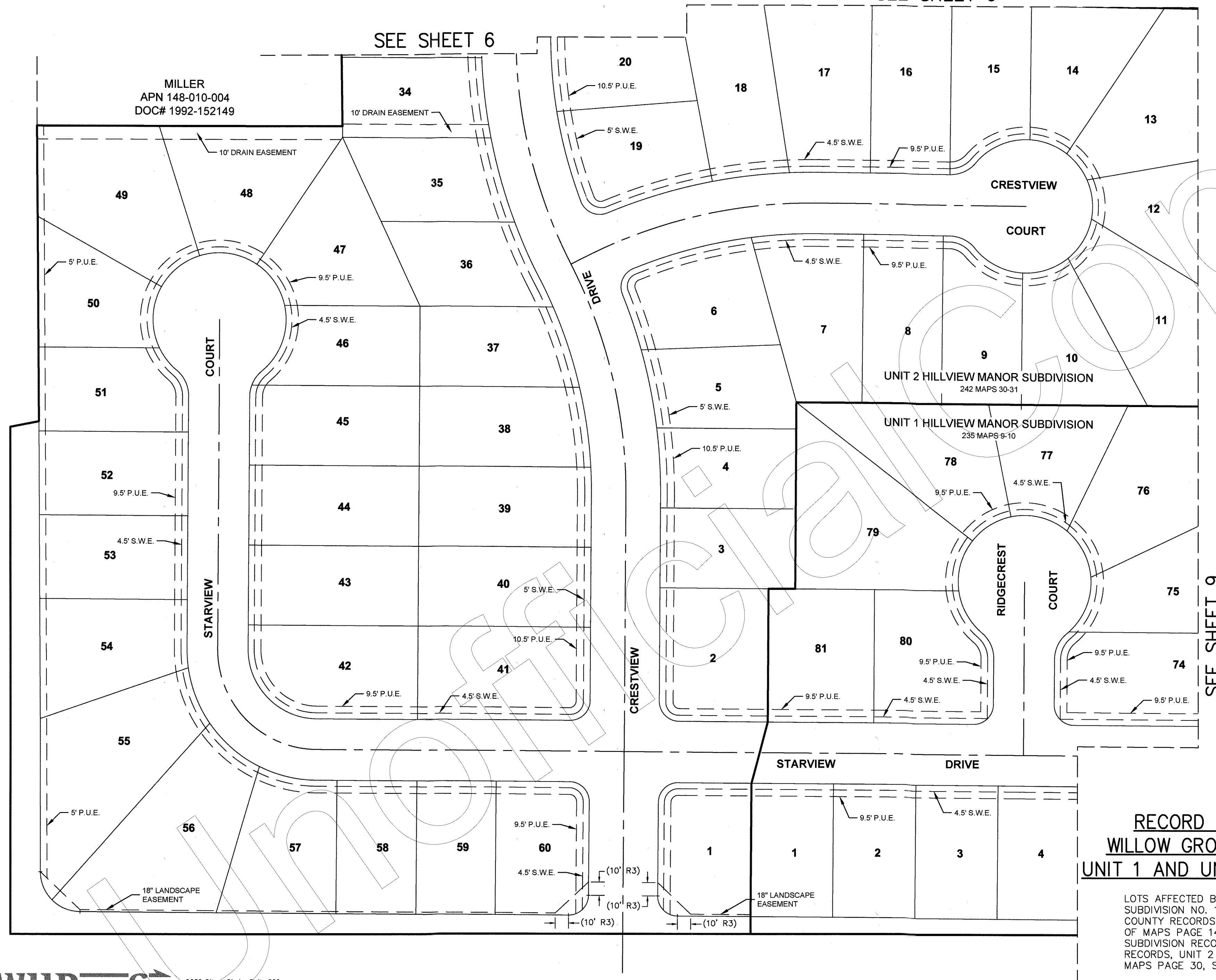
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SHEET 8 OF 11 SHEETS

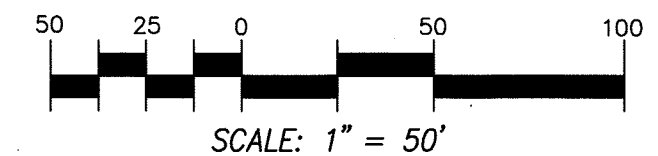
54

SEE SHEET 6

SEE SHEET 6



SEE SHEET 9



**RECORD OF SURVEY OF A PORTION OF
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UNIT 1 AND UNIT 2 HILLVIEW MANOR SUBDIVISION**

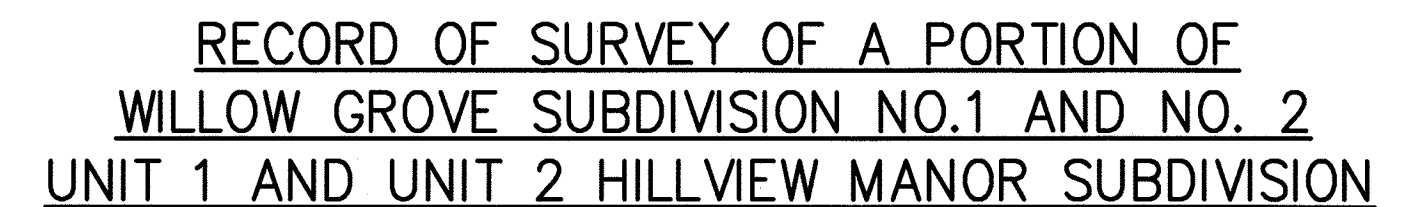
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STATE OF CALIFORNIA
OCTOBER 2019

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MEASURED CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	179°55'46"	45.00'	141.32'
C2	46°42'29"	25.00'	20.38'
C3	68°11'47"	25.00'	29.76'
C4	248°11'47"	45.00'	194.93'
C5	89°59'17"	15.00'	23.56'
C6	43°14'00"	25.00'	18.86'
C7	89°59'45"	15.00'	23.56'
C8	90°02'52"	15.00'	23.57'
C9	11°27'33"	777.00'	155.40'
C10	11°27'33"	823.00'	164.60'
C11	80°39'38"	15.00'	21.12'
C12	94°06'29"	15.00'	24.64'
C13	15°24'39"	229.00'	61.59'
C14	15°35'35"	200.00'	54.43'
C15	15°32'56"	171.00'	46.41'
C16	269°59'45"	50.00'	235.62'
C17	69°43'21"	25.00'	30.42'
C18	73°44'23"	25.00'	32.18'
C19	253°44'37"	50.00'	221.43'
C20	6°29'59"	324.00'	36.76'
C21	126°48'43"	15.00'	33.20'
C22	232°44'28"	50.00'	203.11'
C23	123°24'04"	15.00'	32.31'
C24	90°00'26"	15.00'	23.56'
C25	89°57'50"	15.00'	23.55'
C26	89°59'37"	15.00'	23.56'
C27	90°00'23"	15.00'	23.56'
C28	50°12'29"	25.00'	21.91'
C29	280°24'59"	50.00'	244.71'
C30	50°12'29"	25.00'	21.91'
C31	89°59'56"	15.00'	23.56'
C32	50°12'29"	25.00'	21.91'
C33	280°24'59"	50.00'	244.71'
C34	50°12'29"	25.00'	21.91'
C35	90°00'57"	15.00'	23.57'
C36	89°59'56"	15.00'	23.56'
C37	90°00'04"	15.00'	23.56'
C38	89°58'18"	15.00'	23.55'
C39	90°00'06"	15.00'	23.56'
C40	89°59'35"	98.00'	153.93'
C41	89°59'35"	52.00'	81.68'
C42	50°12'29"	25.00'	21.91'
C43	280°24'59"	50.00'	244.71'
C44	50°12'29"	25.00'	21.91'
C45	89°24'06"	15.00'	23.41'
C46	50°12'29"	25.00'	21.91'
C47	280°24'59"	50.00'	244.71'
C48	50°12'29"	25.00'	21.91'
C49	91°53'46"	15.00'	24.06'
C50	21°10'12"	349.00'	128.95'
C51	17°24'38"	350.00'	108.36'
C52	6°32'43"	350.00'	39.98'

RECORD CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	REFERENCE
C1	179°58'29"	45.00'	141.33'	R1
C2	46°42'30"	25.00'	20.38'	R1
C3	68°11'43"	25.00'	29.76'	R1
C4	248°11'43"	45.00'	194.93'	R1
C5	90°00'00"	15.00'	23.56'	R1
C6	43°13'59"	25.00'	18.86'	R1,R5,R22
C7	90°00'00"	15.00'	23.56'	R1
C8	90°00'00"	15.00'	23.56'	R3
C9	11°27'33"	777.00'	155.40'	R4
C10	11°27'33"	823.00'	164.60'	R4
C11	80°41'40"	15.00'	21.13'	R4,R18
C12	94°07'58"	15.00'	24.64'	R4
C13	15°22'23"	229.00'	61.44'	R2
C14	15°34'56"	200.00'	54.39'	R2
C15	15°34'56"	171.00'	46.51'	R2
C16	271°00'00"	50.00'	235.62'	R2 CALC.
C17	69°42'59"	25.00'	30.42'	R2
C18	73°44'24"	25.00'	32.18'	R2
C19	253°52'34"	50.00'	221.42'	R2 CALC.
C20	6°31'17"	324.00'	36.88'	R4
C21	126°49'57"	15.00'	33.20'	R4
C22	232°47'35"	50.00'	203.15'	R4
C23	123°24'48"	15.00'	32.31'	R4
C24	90°00'00"	15.00'	23.56'	R4
C25	90°00'00"	15.00'	23.56'	R4
C26	90°00'00"	15.00'	23.56'	R4
C27	90°00'00"	15.00'	23.56'	R4
C28	50°12'29"	25.00'	21.91'	R4
C29	280°24'58"	50.00'	244.70'	R4 CALC.
C30	50°12'29"	25.00'	21.91'	R4
C31	90°00'00"	15.00'	23.56'	R4,R14
C32	50°12'29"	25.00'	23.56'	R4,R14
C33	280°24'58"	50.00'	244.70'	R4 CALC.
C34	50°12'29"	25.00'	23.56'	R4
C35	90°00'00"	15.00'	23.56'	R4
C36	90°00'00"	15.00'	23.56'	R3,R9
C37	90°00'00"	15.00'	23.56'	R3
C38	90°00'00"	15.00'	23.56'	R3
C39	90°00'00"	15.00'	23.56'	R3
C40	90°00'00"	98.00'	153.94'	R3
C41	90°00'00"	52.00'	81.68'	R3
C42	50°12'29"	25.00'	21.91'	R3 CALC., R11
C43	280°25'00"	50.00'	244.71'	R3,R11
C44	50°12'29"	25.00'	21.91'	R3
C45	89°08'54"	15.00'	23.34'	R3
C46	50°12'29"	25.00'	21.91'	R3
C47	280°25'00"	50.00'	244.71'	R3
C48	50°12'29"	25.00'	21.91'	R3
C49	92°06'01"	15.00'	24.11'	R3
C50	21°11'21"	349.00'	129.07'	R3
C51	17°25'36"	350.00'	106.45'	R4,R18
C52	6°32'53"	350.00'	40.00'	R4,R18

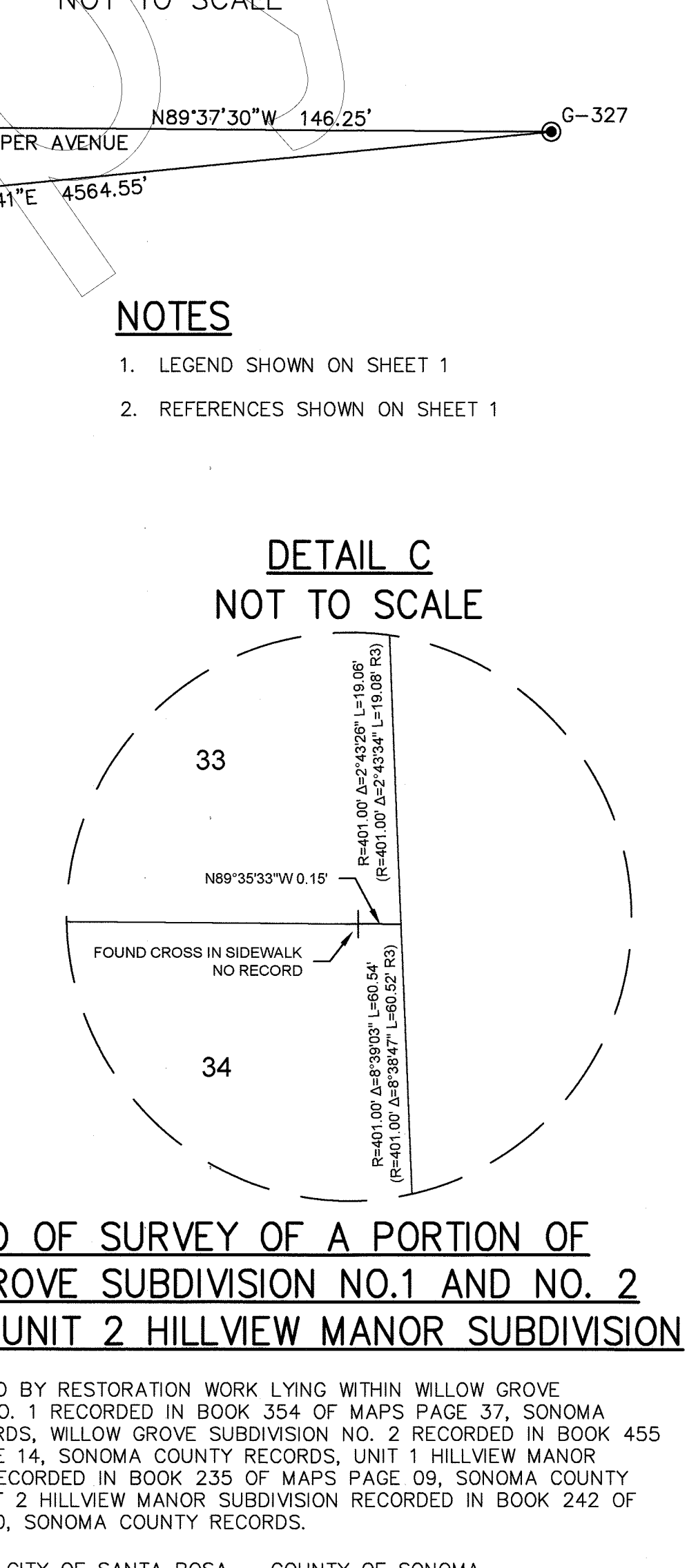
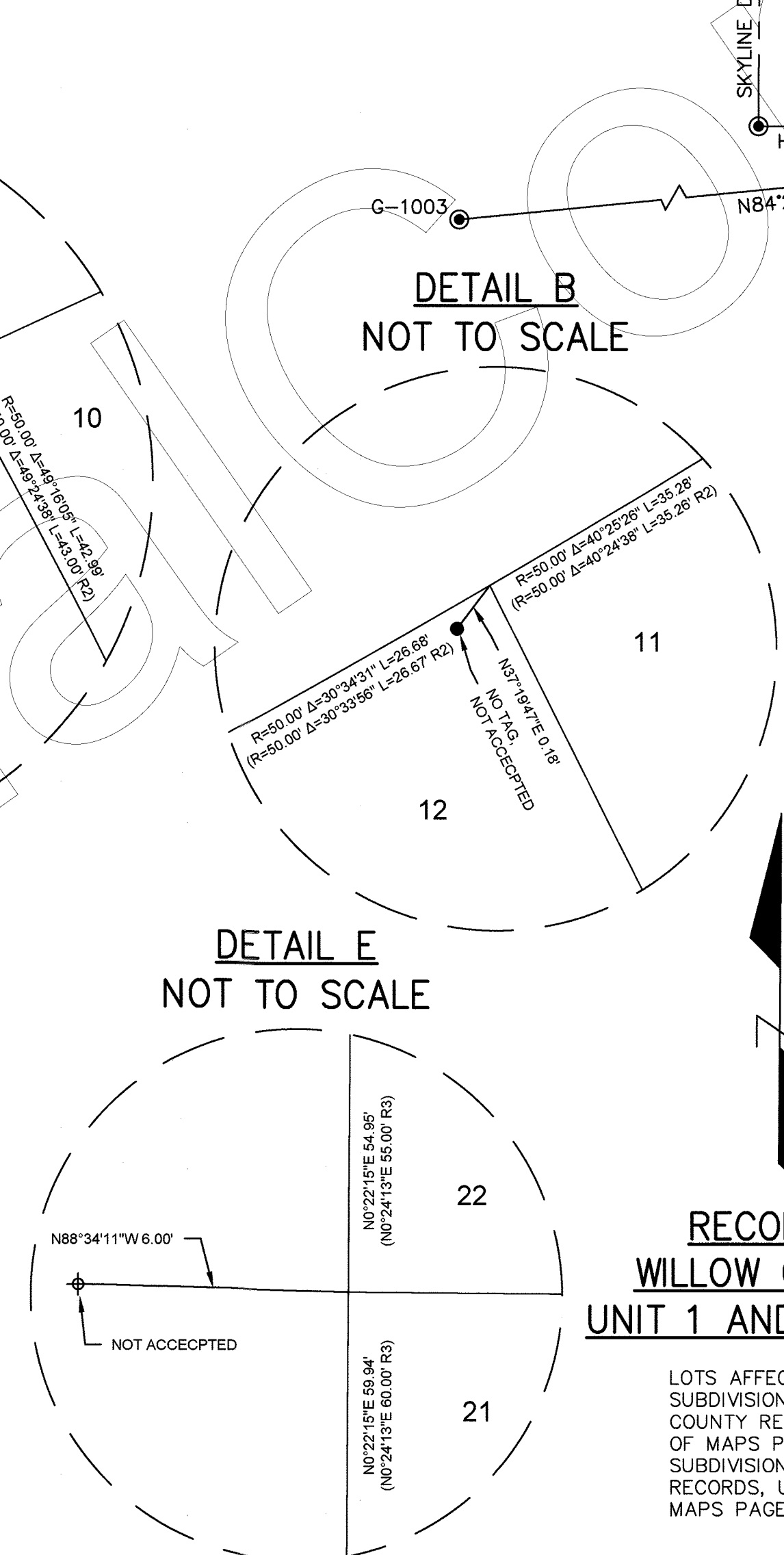
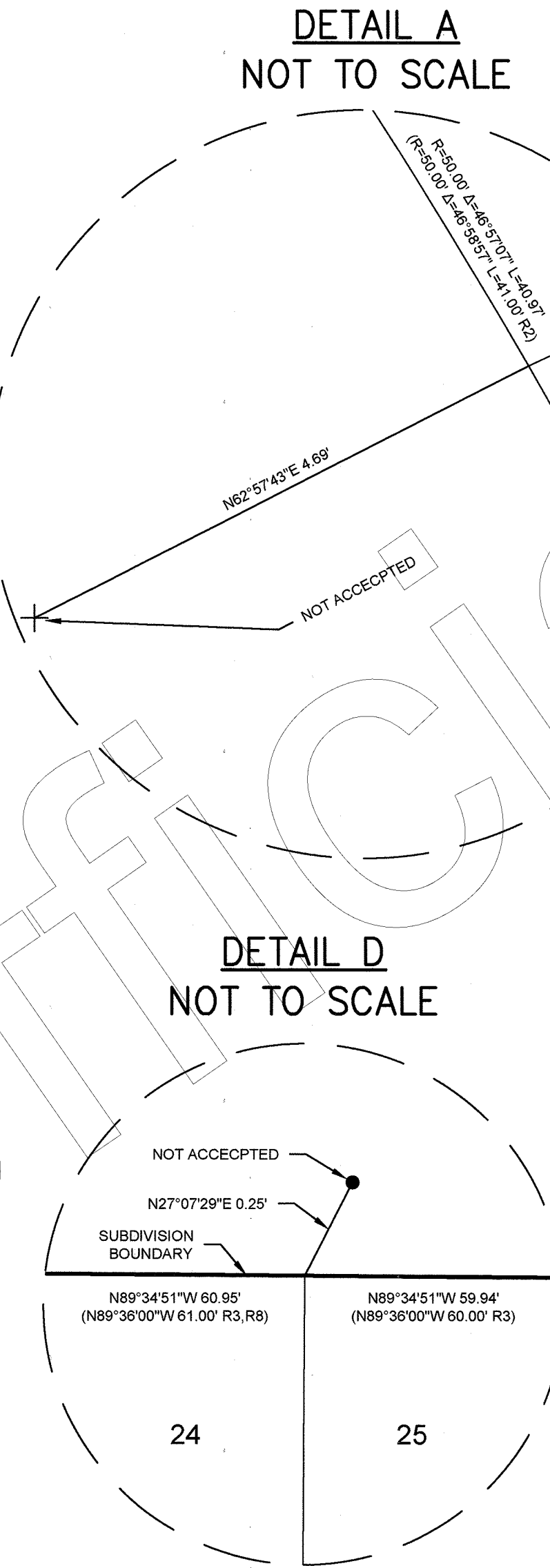
MEASURED LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°26'15"E	15.92'
L2	N89°35'21"W	56.15'
L3	N0°26'15"E	17.18'
L4	N15°06'41"W	15.56'
L5	N15°06'41"W	7.18'
L6	N63°05'34"E	10.86'

RECORD LINE TABLE			
LINE	BEARING	LENGTH	REFERENCE
L1	N0°24'00"E	16.09'	R2
L2	N89°36'00"W	56.16'	R2 CALC.
L3	N0°24'00"E	17.35'	R2
L4	N15°10'56"W	15.34'	R2
L5	N15°10'56"W	7.25'	R2
L6	N62°52'34"E	10.84'	R3

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) EXPRESSED IN THE TERMS OF THE CALIFORNIA COORDINATE SYSTEM (CCS83, NA2011), ZONE 2, EPOCH 2010.00, AS DETERMINED BY LOCALLY BY A LINE BETWEEN SANTA ROSA CITY MONUMENTS DESIGNATED AS "G-1003" & "G-327" BEING N84°22'41"E, AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CITY OF SANTA ROSA.

QUOTED BEARINGS FROM REFERENCE MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

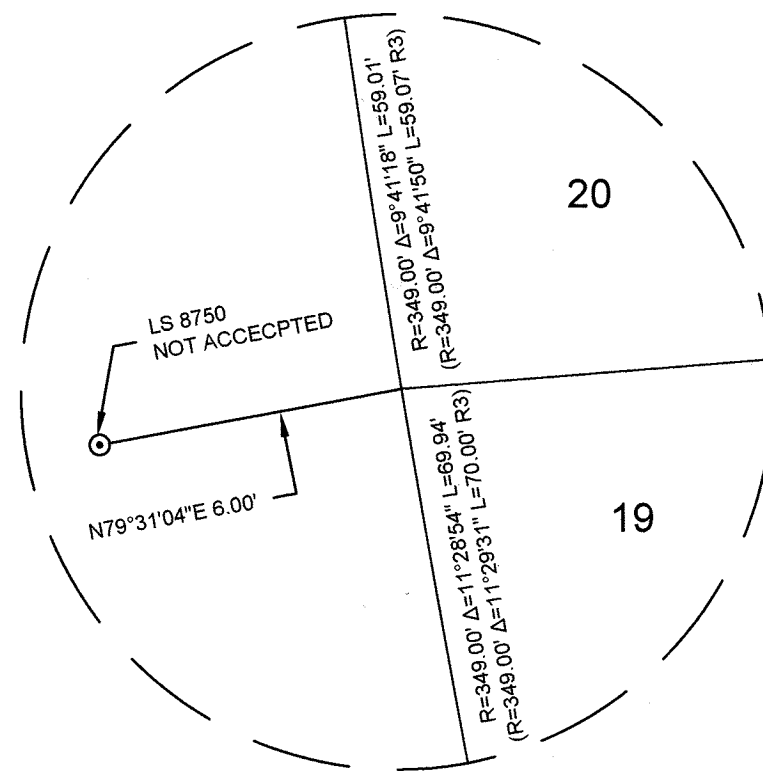
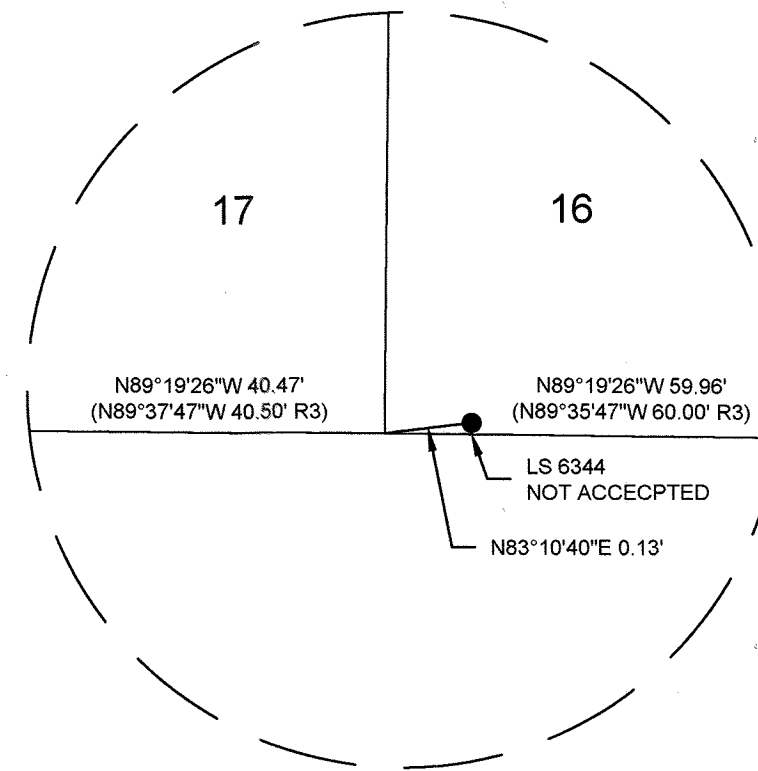
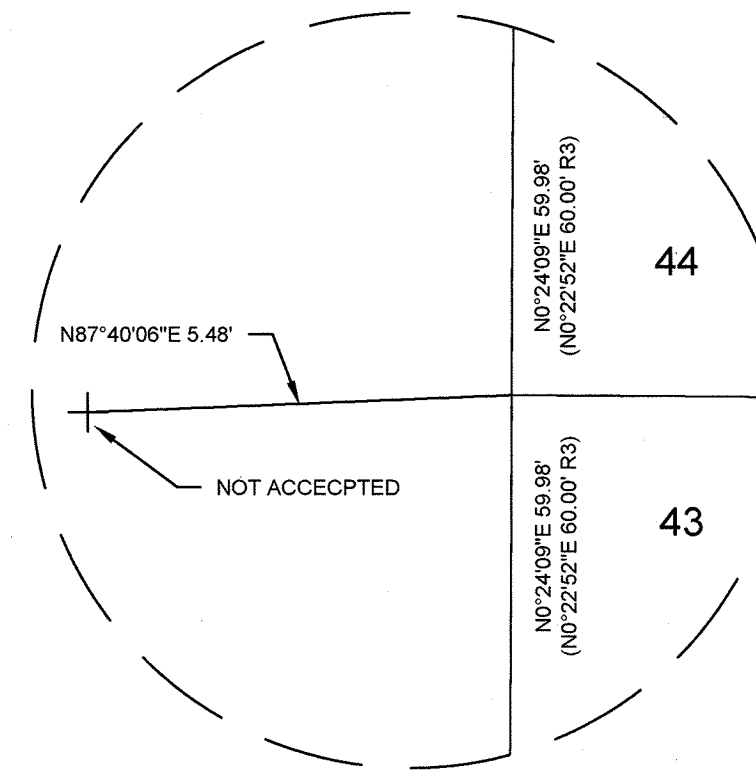
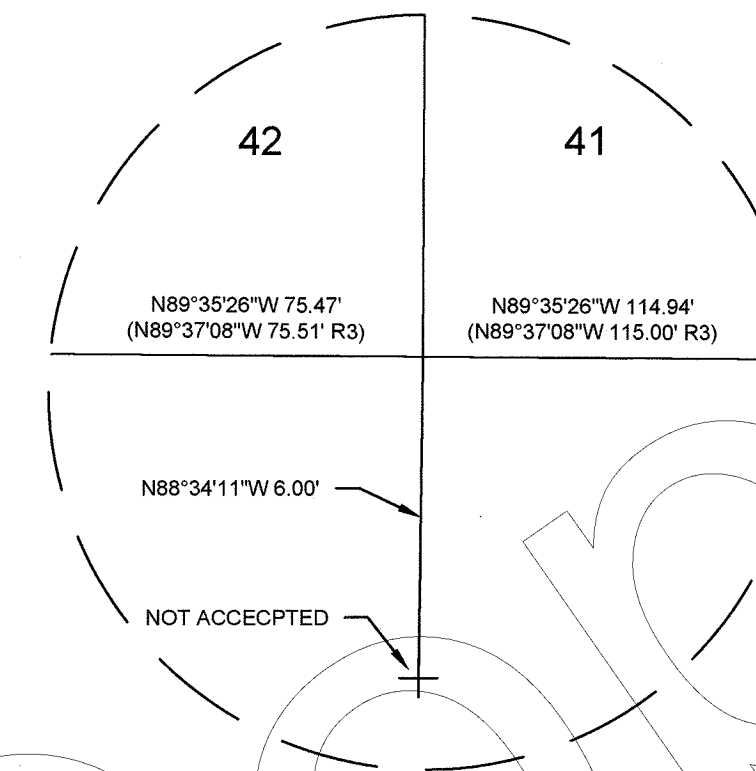
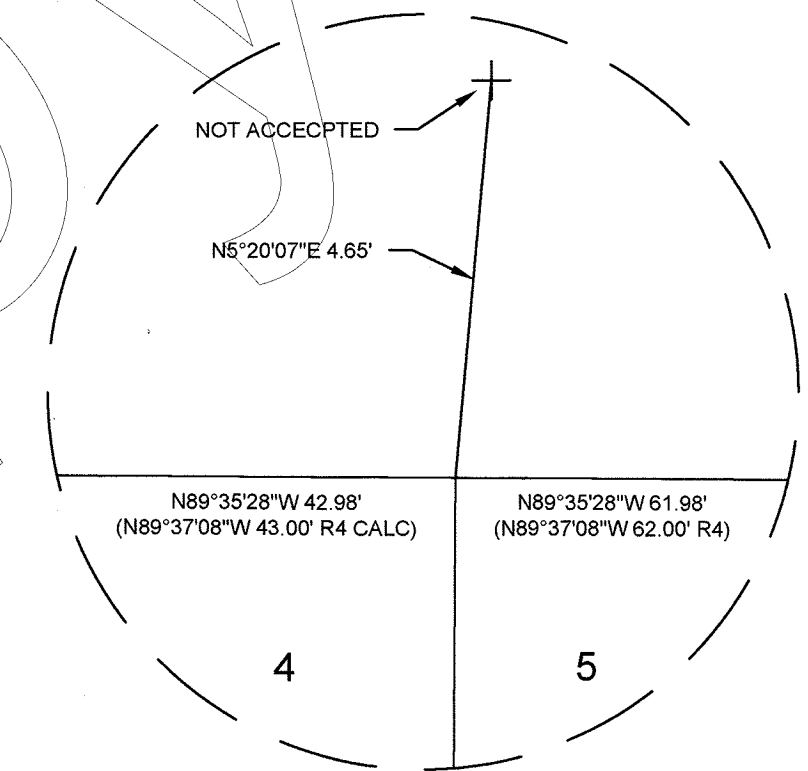
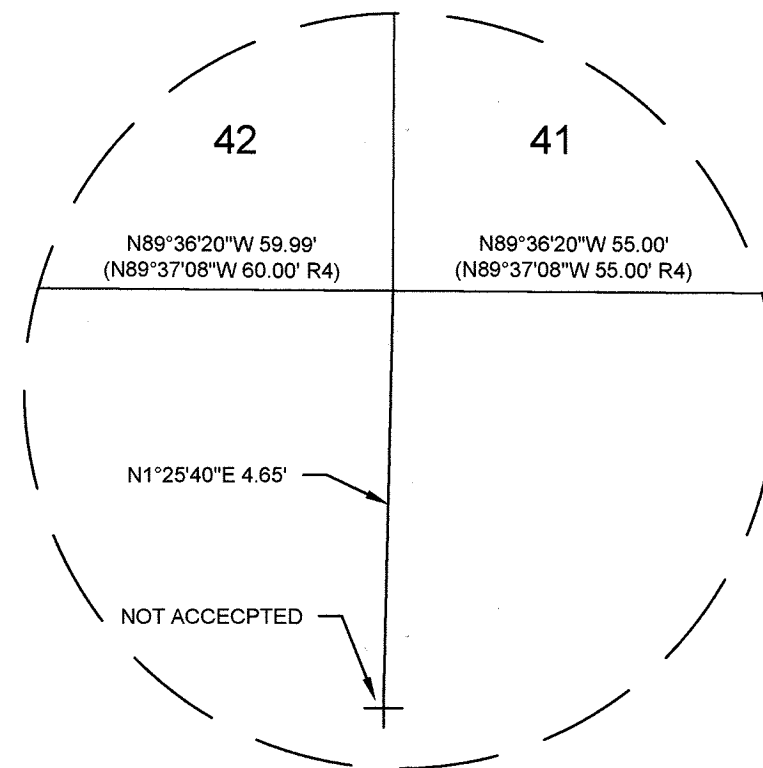
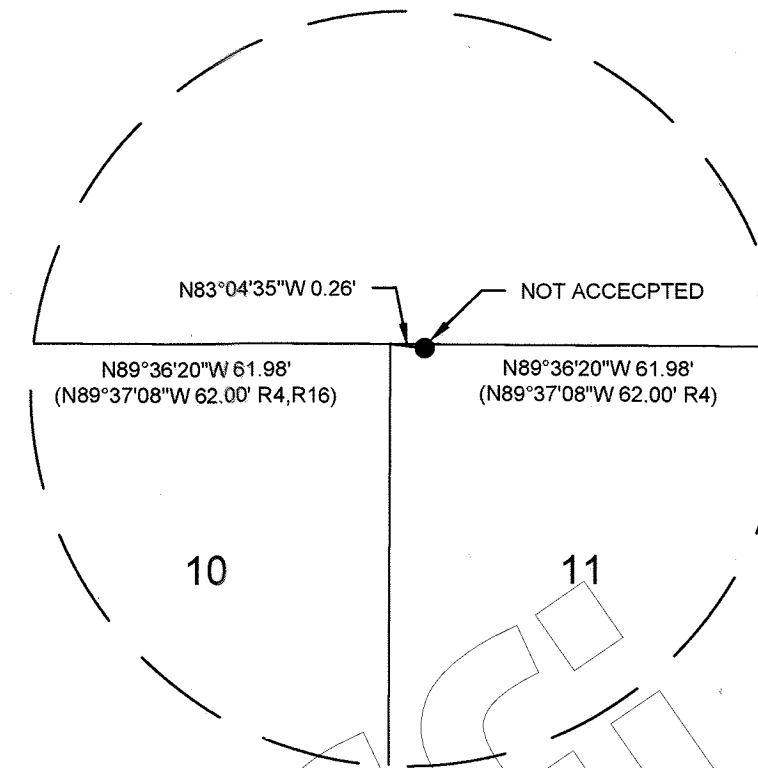
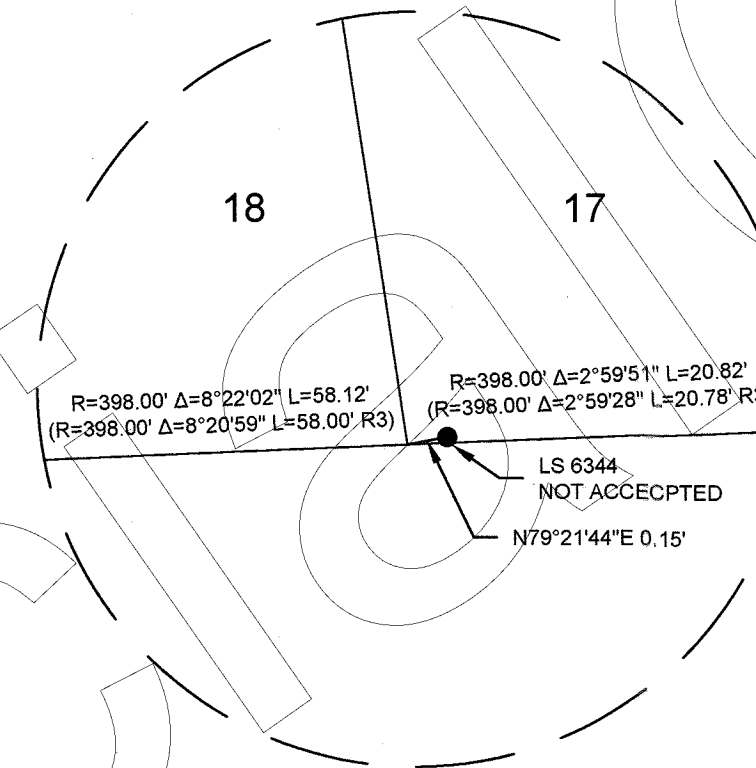
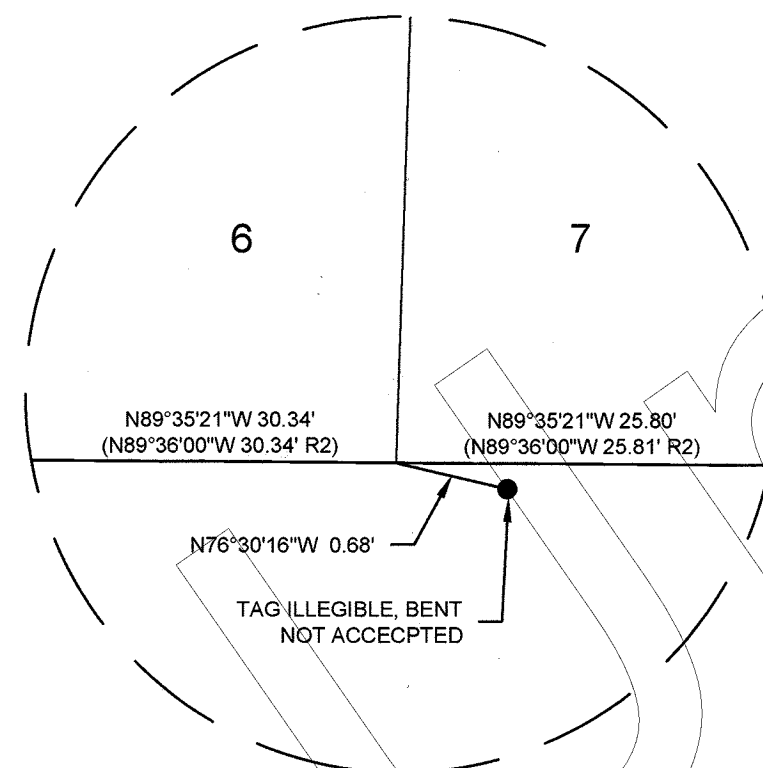
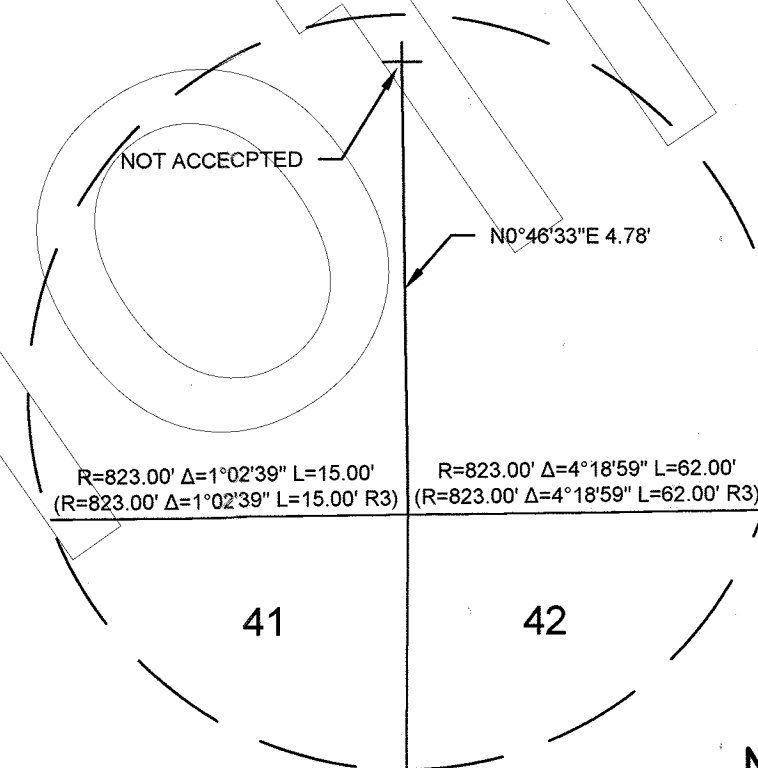
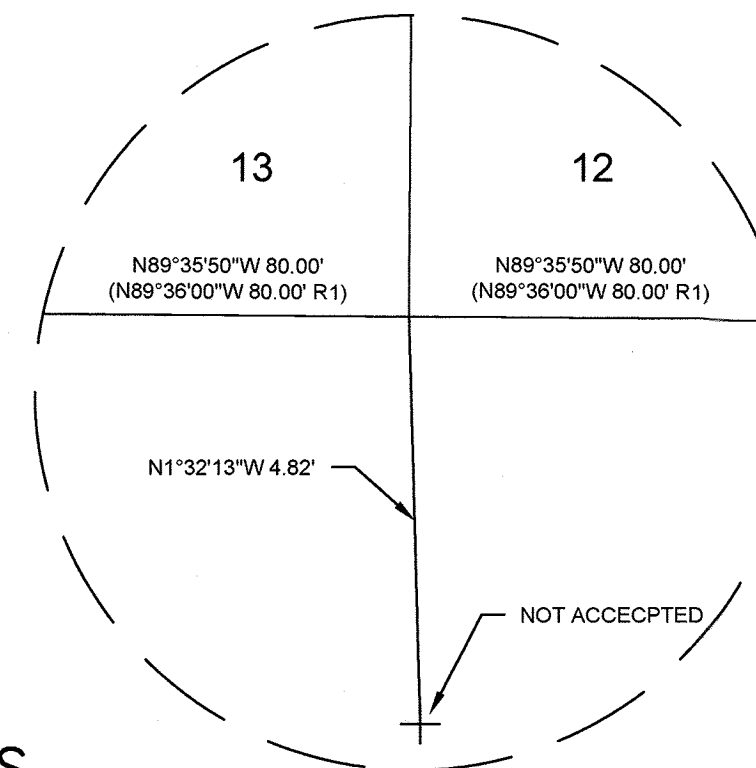


RECORD OF SURVEY OF A PORTION OF
WILLOW GROVE SUBDIVISION NO.1 AND NO. 2
UNIT 1 AND UNIT 2 HILLVIEW MANOR SUBDIVISION

LOTS AFFECTED BY RESTORATION WORK LYING WITHIN WILLOW GROVE SUBDIVISION NO. 1 RECORDED IN BOOK 354 OF MAPS PAGE 37, SONOMA COUNTY RECORDS, WILLOW GROVE SUBDIVISION NO. 2 RECORDED IN BOOK 455 OF MAPS PAGE 14, SONOMA COUNTY RECORDS, UNIT 1 HILLVIEW MANOR SUBDIVISION RECORDED IN BOOK 235 OF MAPS PAGE 09, SONOMA COUNTY RECORDS, UNIT 2 HILLVIEW MANOR SUBDIVISION RECORDED IN BOOK 242 OF MAPS PAGE 30, SONOMA COUNTY RECORDS.

CITY OF SANTA ROSA, COUNTY OF SONOMA,
STATE OF CALIFORNIA
OCTOBER 2019

ROS19-0183

DETAIL F
NOT TO SCALE**DETAIL G**
NOT TO SCALE**DETAIL H**
NOT TO SCALE**DETAIL I**
NOT TO SCALE**DETAIL J**
NOT TO SCALE**DETAIL K**
NOT TO SCALE**DETAIL L**
NOT TO SCALE**DETAIL M**
NOT TO SCALE**DETAIL N**
NOT TO SCALE**DETAIL O**
NOT TO SCALE**DETAIL P**
NOT TO SCALE**LEGEND**

- FOUND STANDARD CITY MONUMENT
- FOUND 1" IRON PIPE WITH PLASTIC CAP TAGGED LS 7237 - OTHERWISE NOTED
- FOUND LEAD AND DISK TAGGED LS 7237 - OTHERWISE NOTED
- FOUND 3/8" REBAR WITH ALUMINUM CAP TAGGED LS 9312 - NO RECORD
- ⊕ FOUND PROPERTY EXTENSION SCORE IN CURB APPROX. 5.7' OFFSET - OTHERWISE NOTED
- ⊕ FOUND PROPERTY EXTENSION SCORE IN CURB APPROX. 4.7' OFFSET - OTHERWISE NOTED
- ⊕ FOUND PROPERTY EXTENSION SCORE IN CURB APPROX. 1.8' OFFSET - OTHERWISE NOTED
- SET LEAD AND DISK TAGGED LS 9317 4.75' OFFSET TO PROPERTY CORNER - OTHERWISE NOTED

S.C.R. SONOMA COUNTY RECORDS

SFNF SEARCHED FOR NOT FOUND

**RECORD OF SURVEY OF A PORTION OF
WILLOW GROVE SUBDIVISION NO.1 AND NO. 2
UNIT 1 AND UNIT 2 HILLVIEW MANOR SUBDIVISION**

LOTS AFFECTED BY RESTORATION WORK LYING WITHIN WILLOW GROVE SUBDIVISION NO. 1 RECORDED IN BOOK 354 OF MAPS PAGE 37, SONOMA COUNTY RECORDS, WILLOW GROVE SUBDIVISION NO. 2 RECORDED IN BOOK 455 OF MAPS PAGE 14, SONOMA COUNTY RECORDS, UNIT 1 HILLVIEW MANOR SUBDIVISION RECORDED IN BOOK 235 OF MAPS PAGE 09, SONOMA COUNTY RECORDS, UNIT 2 HILLVIEW MANOR SUBDIVISION RECORDED IN BOOK 242 OF MAPS PAGE 30, SONOMA COUNTY RECORDS.

NOTES

1. REFERENCES SHOWN ON SHEET 1