



PETITION FOR:

- VACATION OF PUBLIC EASEMENT
 - VACATION OF PUBLIC RIGHT OF WAY
- Please Type or Print

File No.	Quad
Related Files:	
DEPARTMENT USE ONLY	

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EASEMENT 2918 OR 893

G E N E R A L I N F O	LOCATION OF PROJECT (ADDRESS) 1163 Hopper Ave	ASSESSOR'S PARCEL NUMBER(S) 015-360-055	ZONING R-3-15	
	NAME OF PROPOSED PROJECT Hopper Lane Apartments (fire rebuild)	GENERAL PLAN DESIGNATION Medium Residential		
	APPLICANT NAME Hopper Lane Apartments, a California limited partnership	BUSINESS PHONE 415-281-3700 x 26	HOME PHONE	
	APPLICANT ADDRESS 51 Federal Street, Suite 203 San Francisco Ca 94107	STATE ZIP	EMAIL Aorwitz@BacoRealty.com	
	APPLICANT REPRESENTATIVE Michael Orwitz	BUSINESS PHONE 310-473-0240	HOME PHONE	
	APPLICANT REPRESENTATIVE ADDRESS 1516 South Bundy Drive Suite 300 Los Angeles Ca 90002	STATE ZIP	EMAIL Morwitz@OSMinvestment.com	
	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) Hopper Lane Apartments, a California Limited Partnership	BUSINESS PHONE 415-281-3700 x 26	HOME PHONE	
	PROPERTY OWNER ADDRESS 51 Federal Street, Suite 203 San Francisco Ca 94107	STATE ZIP	EMAIL AOrwitz@BacoRealty.com	
	*In the case of a partnership, all general and limited partners shall be identified. In the case of a corporation, all shareholders owning 10% or more of the stock and all officers and directors shall be identified. Please use the Partnerships & Corporations form.			

P R O J E C T I N F O	EASEMENT/RIGHT-OF-WAY DESCRIPTION		
	LAST DATE THE EASEMENT OR RIGHT-OF-WAY USED Present	EXISTING USE Public Utilities	SIZE OF AREA TO BE VACATED SQ FT or 0.34 ACRES
	PURPOSE FOR REQUESTING VACATION		
	Existing easements cover utilities that being rearranged with the proposed rebuild development. New easements will be recorded to City.		
	PROPOSED NEW USE		
	Residential Multi-family Housing		
	STATE WHY EASEMENT OR RIGHT-OF-WAY IS NO LONGER OF NECESSITY TO THE PUBLIC		
	Rebuild of 78 apartment units will include rearranging the utilities on site. Easements to be provided over proposed utilities.		
	IS THIS A SUMMARY VACATION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Vacation of existing utility easements on site to be replaced by new utility easements on site.		
SUBMITTAL INFORMATION – See staff to determine which requirements apply			
<input checked="" type="checkbox"/> PRELIMINARY TITLE REPORT ISSUED WITHIN THE LAST 3 MONTHS INDICATING PROPERTY OWNERS TO BE AFFECTED BY VACATION			
<input checked="" type="checkbox"/> METES AND BOUNDS DESCRIPTION OF AREA TO BE VACATED <input checked="" type="checkbox"/> VICINITY MAP			
<input checked="" type="checkbox"/> LIST OF NAMES AND ADDRESSES OF RECORDED PROPERTY OWNERS REQUESTING THE PROPOSED VACATION			
<input checked="" type="checkbox"/> 10 MAPS (100' SCALE) OF ALL PROPERTY ADJOINING THE BOUNDARIES OF THE PROPOSED VACATION SHOWING:			
<ul style="list-style-type: none"> • EASEMENT OR RIGHT-OF-WAY TO BE VACATED • LOCATION OF ALL KNOWN PUBLIC UTILITIES • EXISTING USE OF PROPERTY ADJOINING PROPOSED VACATION • ASSESSOR'S PARCEL NUMBER OF EACH PARCEL SHOWN • EXISTING USE OF THE RIGHT-OF-WAY BY ABUTTING PROPERTIES* • NAMES AND WIDTHS OF ALL ADJACENT STREETS* 			
*NOTE: APPLY ONLY TO VACATION OF RIGHT-OF-WAY			
PROPERTY OWNER'S CONSENT – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. <i>Hopper Lane Apartments, a California limited partnership</i> <i>X</i> <i>By: Orwitz Revocable Trust, General Partner, Allen Orwitz, Trustee</i>			

D E P T	APPLICATION	RECEIVED BY	DATE	FEE RECEIVED \$	RECEIPT NUMBER
	PUBLIC HEARING	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
	ENVIRONMENTAL REVIEW	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT CLASS _____	DATE	FEE RECEIVED \$	RECEIPT NUMBER

The property described in this instrument is located within the Corporate limits of the City of Santa Rosa.

RECORDED AT REQUEST OF
AT 20 MIN. PAST 8 AM
Sonoma County, California

BOOK 2918 PAGE 893

H. H. Snyder, RECORDER
DEC 12 1974

Recording of this document is requested for and on behalf of the City of Santa Rosa pursuant to Section 6103 of the Government Code.

OFFICIAL RECORDS

Office of the City Attorney
By: M. MacCombs

FEES \$ no fee PD. P 33451

EASEMENT DEED

NO TAX DUE

CODDING ENTERPRISES

GRANT(S) TO

THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION

An easement with a right of immediate entry and continued possession for the construction, improvement, maintenance and repairs for public utility purposes including but not limited to electricity, gas, sewer facilities, water facilities, storm drains, sidewalks, telephone, cable television and for such other public or public utility purposes as the City of Santa Rosa may choose to make and over and upon that certain real property situated in the County of Sonoma, State of California, described as follows:

An easement for public utility purposes on and under that portion of the lands of Coddling Enterprises, described in Book 2353 at Page 807 of Official Records of the County of Sonoma, a strip of land 12.50 feet in width the centerline of which is described as follows:

PARCEL "A" - Commencing at a point on the southerly line of said property which bears S 89° 30' W, a distance of 18.75 feet from the southeasterly corner of said property; thence N 0° 30' W, a distance of 311.00 feet; thence N 12° 29' 39" E, a distance of 116.83 feet; thence N 0° 30' W, a distance of 227.00 feet to a point hereinafter referred to as Point "A". Thence from said Point "A", S 89° 28' W, a distance of 178.5 feet, more or less, to a point on the westerly line of said property. Also from said Point "A" N 89° 28' E, a distance of 162.00 feet; thence N 0° 30' W, a distance of 161.5 feet, more or less, to a point on the northerly line of said property.

PARCEL "B" - Commencing at a point on the southerly line of said property which bears S 89° 30' W, a distance of 40.00 feet from the southeasterly corner of said property; thence N 44° 45' E, a distance of 30.05 feet, plus or minus, to a point on the centerline of Parcel "A", as described above herein; said point being the termination of Parcel "B".

R-1068

Dated Nov 21 1974

Coddling Enterprises
By: [Signature]

STATE OF CALIFORNIA }
County of } ss

On _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

known to me 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.

(SEAL)

Notary Public

My commission expires: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council of the City of Santa Rosa on August 7, 1974 and grantee consents to recordation thereof by its duly authorized officer.

CITY OF SANTA ROSA,
A Municipal Corporation
By: [Signature]

Dated: December 9, 1974

STATE OF CALIFORNIA.

County of SONOMA

BOOK 2918 PAGE 894

On this 21st day of November in the year one thousand nine hundred and SEVENTY-FOUR
before me, SANDRA L BEER a Notary Public in and for the

County of SONOMA, State of California, residing therein,
duly commissioned and sworn, personally appeared

HUGH B. WOODING

known to me to be the PRESIDENT

of the corporation described in and that executed the within instrument, and also known to me to be
the person who executed the within instrument on behalf of the corporation therein named,
and acknowledged to me that such corporation executed the within instrument pursuant to its
by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the

County of SONOMA the day and year in this
certificate first above written.

Sandra L. Beer

Notary Public in and for the County of State of California.

My Commission Expires

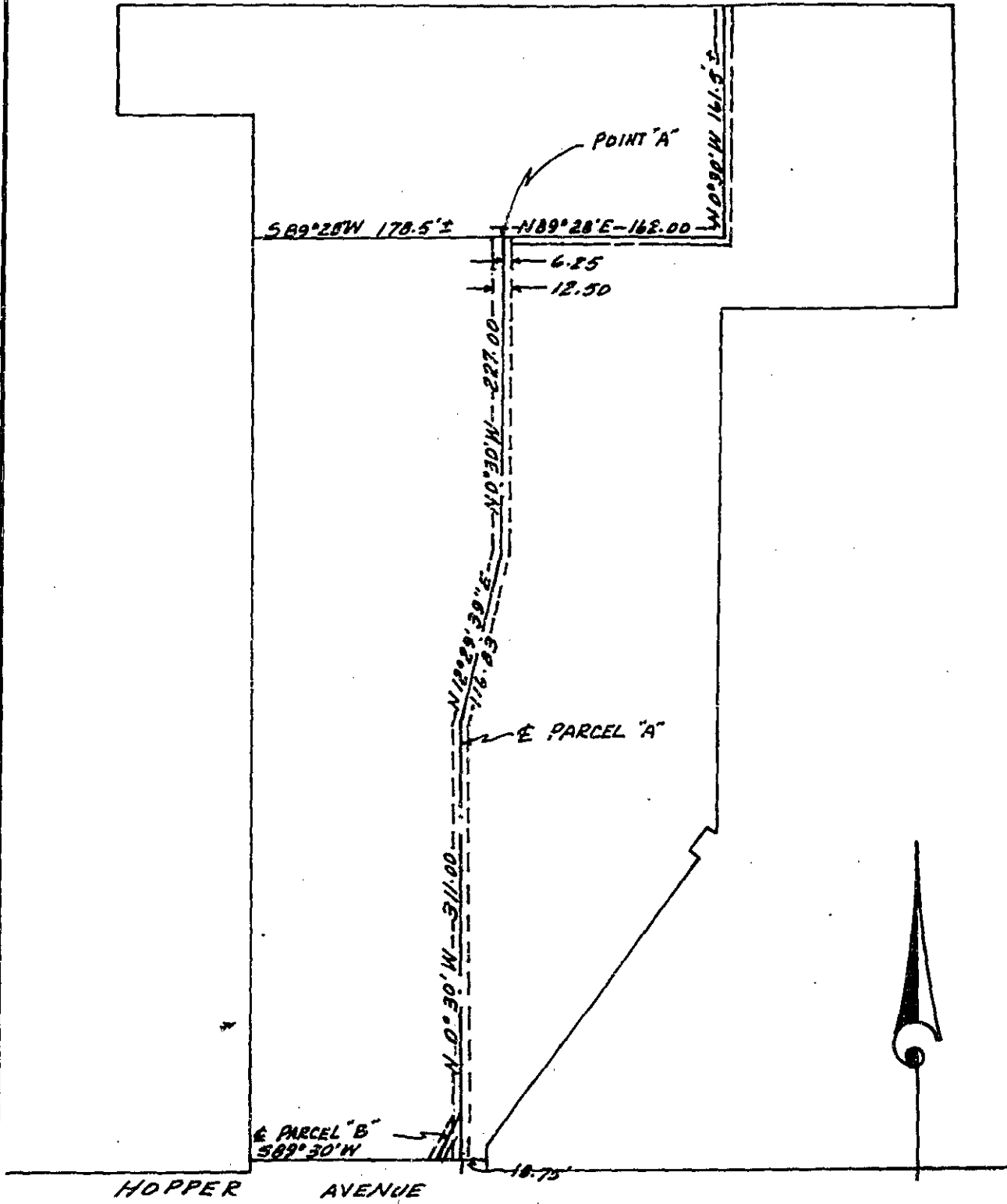


OFFICIAL SEAL
SANDRA L. BEER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SONOMA COUNTY

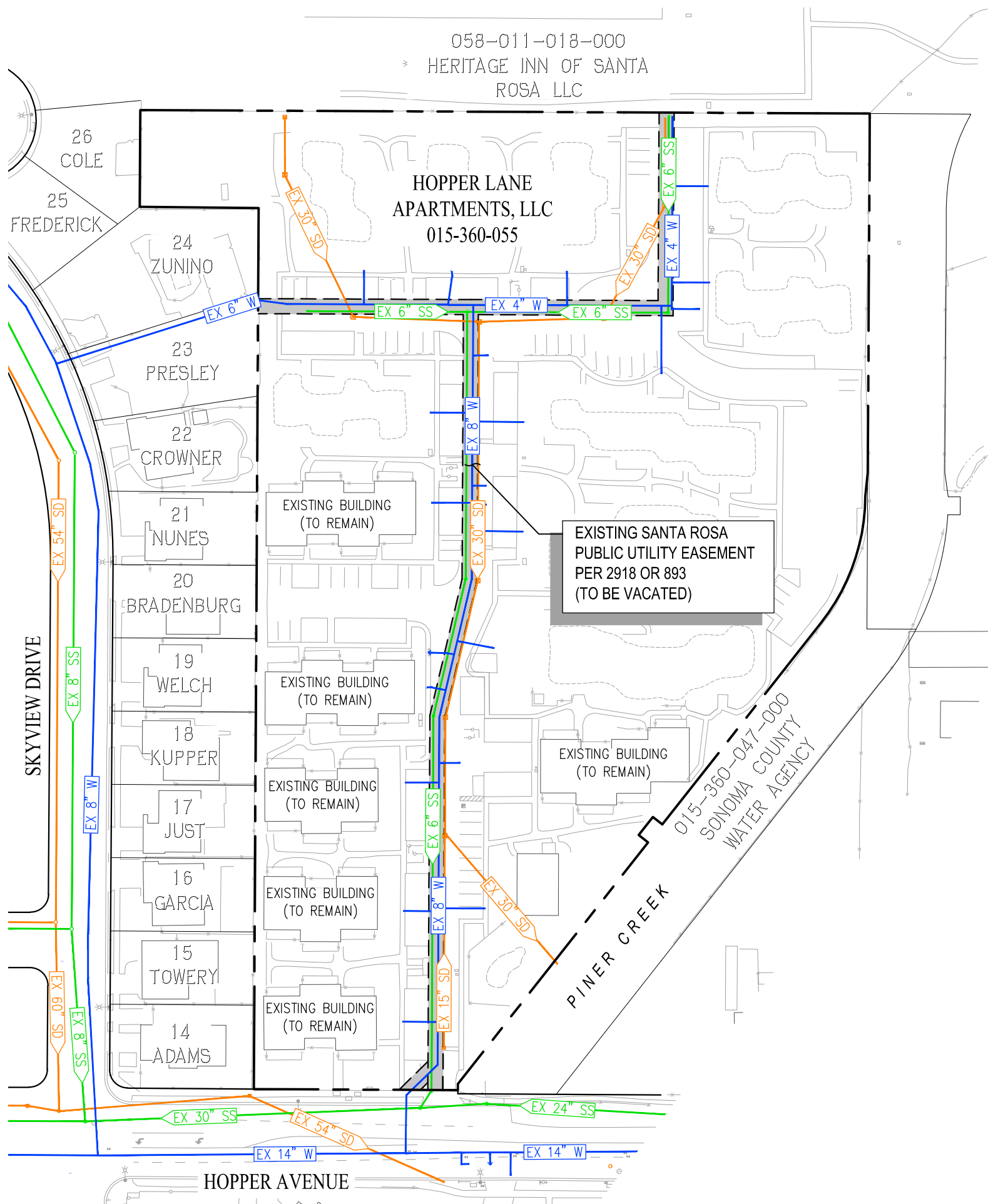
My Commission Expires Sept. 9, 1976

CORPORATION

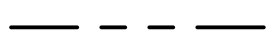




ATTORNEYS PRINTING SUPPLY FORM NO. 7



OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA		
CODDING ENTERPRISES 1300 CADDINTOWN CENTER SANTA ROSA, CA.	TAKE _____ REMAINDER _____	P.U.E. EASEMENT HOPPER AVENUE CODDING ENTERPRISES TO CITY OF SANTA ROSA		
A.P. No. <u>15-360-46</u>	TOTAL _____			
O.R. No. <u>2353-807</u>	CITY ACQUISITION DEED	OWN. REV. CHK.	APPROVED <u>MRS 12-9-74</u>	FILE NO. R-1068
O.R. No. _____	O.R. _____			



LEGEND

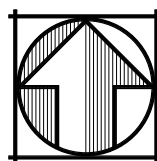
-  PROPERTY LINE
-  6" SS EXISTING SANITARY SEWER PIPE
-  8" W EXISTING DOMESTIC WATER PIPE
-  30" SD EXISTING STORM DRAIN PIPE
-  EXISTING PUBLIC UTILITY EASEMENT (TO BE VACATED)

**PUBLIC UTILITY EASEMENT
TO BE VACATED
(2918 OR 893)**

HOPPER LANE APARTMENTS

CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA

DATE: JUNE 2019 SCALE: 1" = 100'



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS