



- LEGEND:**
- EASEMENTS
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - EXISTING LOT LINES
 - CENTERLINE
 - TIE
 - FOUND IRON PIPE, TAGGED AS SHOWN
 - ⊙ FOUND BRASS DISC IN WELL MONUMENT, TAGGED AS SHOWN
 - ⊗ FOUND 2" ALUMINUM DISC, STAMPED "CITY OF SANTA ROSA - G2035"
 - ⊙ SET BRASS DISC IN WELL MONUMENT, TAGGED PLS 4760
 - SET 1/2" IRON PIPE, TAGGED PLS 4760
 - ⊗ SET NAIL AND BRASS TAG, TAGGED PLS 4760
 - △ SET RIVET AND BRASS TAG, TAGGED PLS 4760
- ABBREVIATIONS:**
- () RECORD DATA
 - CALC CALCULATED
 - DN DOCUMENT NUMBER
 - EVA EMERGENCY VEHICLE ACCESS
 - IFO IN FAVOR OF
 - M MEASURED
 - S.R.C.S. SANTA ROSA COORDINATE SYSTEM
 - PAE PUBLIC ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - SWE PUBLIC SIDEWALK EASEMENT

- REFERENCES:**
- R1 RECORD OF SURVEY OF THE PROPOSED RIGHT-OF-WAY AND FOUND MONUMENTATION ALONG A PORTION OF SEBASTOPOL ROAD, 588 MAPS 18-25, SCR
 - R2 RECORD OF SURVEY OF A PORTION OF THE FORMER SAN FRANCISCO AND NORTH PACIFIC RAILROAD, 631 MAPS 27-29
 - R3 GRANT DEED TO SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION, DN2001-025368
 - R4 RECORD OF SURVEY BEING THE LANDS OF PHYLLIS L. GEE, 631 MAPS 26
 - R5 EASEMENT FOR ROADWAY AND UTILITY PURPOSES, DN 2003-061558
 - R6 RECORD OF SURVEY BEING THE LANDS OF G.K. HARDT, 143 MAPS 15
 - R7 TRUST TRANSFER DEED TO ROY E. NONELLA AND PATRICIA T. NONELLA, TRUSTEES, DN 1994-0091918
 - R8 FINAL ORDER OF CONDEMNATION FILED UNDER DM NO. 1984-036290

LINE	DIRECTION	LENGTH
L1	N05°14'29"W	11.04'
L3	N32°33'43"E	12.36'
L4	N58°59'18"W	24.10'
L5	N05°14'29"W	15.10'
L6	S15°56'43"E	19.88'
L7	N84°45'31"E	101.34'
L8	S84°45'31"W	101.33'
L9	N05°16'35"W	26.00'
L10	S84°47'25"W	17.27'
L11	S84°47'25"W	21.27'
L13	N80°03'07"E	29.71'
L14	N15°56'43"W	29.71'
L15	S16°09'29"E	20.41'
L16	N75°03'22"E	18.66'
L17	N16°06'59"W	29.23'

CURVE	DELTA	RADIUS	LENGTH
C1	02°26'38"	300.00'	12.80'
C2	06°00'15"	46.00'	4.82'
C3	54°47'22"	48.00'	45.90'
C4	24°30'34"	46.00'	19.68'
C5	32°12'52"	48.00'	26.99'
C6	00°39'41"	10046.50'	115.96'
C7	00°26'13"	3327.35'	25.37'
C8	84°00'10"	33.00'	48.38'
C9	32°12'52"	48.00'	10.82'
C10	02°28'04"	10000.00'	30.06'

**MAP SHEET
ROSELAND VILLAGE**

BEING A SUBDIVISION OF THE LANDS OF SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION, A PUBLIC BODY, CORPORATE AND POLITIC, AS DESCRIBED IN THOSE GRANT DEEDS FILED UNDER DOCUMENT NUMBER 2011-025368, AND DOCUMENT NUMBER 2019-018601, SONOMA COUNTY RECORDS.

**CITY OF SANTA ROSA
COUNTY OF SONOMA, STATE OF CALIFORNIA
4 LOTS AND 1 PARCEL - 7.41± ACRES
DECEMBER 2022**

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

ORIGINAL LOCATION OF 1-1/4" IP (NO TAG) PER 588 MAPS 18-25, MONUMENT NOT FOUND MARKING A POINT ON THE ORIGINAL CENTERLINE OF SEBASTOPOL ROAD

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT
DATED RECEIVED SEPT. 1, 2023

NOTES

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

THE DISTINCTIVE BORDER INDICATES THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 OF 5 FOR ALL LOCAL AGENCY REQUIRED INFORMATION AFFECTING THIS SUBDIVISION.