

EXHIBIT 'A'
SEWER EASEMENT VACATION

Lying within the City of Santa Rosa, County of Sonoma, State of California, and being a portion of that public sewer easement as described by Easement Deed recorded January 4, 1985, under Document Number 85-000554, Official Records of Sonoma County, said portion is more particularly described as follows:

All that portion of said public sewer easement lying over Lots 10, 12, 13 and 14 as shown on the Final Map of Deer Meadow Unit 1 filed on August 15, 1990, in Book 462 of Maps at Pages 43 through 46, Sonoma County Records.

Excepting therefrom the following described portion:

BEGINNING at the common southwesterly corner of Lot 3 and Lot 4 as shown on that Final Map of Fir Ridge filed on December 4, 1985, in Book 378 of Maps at Pages 17 through 19, Sonoma County Records; thence along the southwesterly projection of the common boundary of said Lot 3 and Lot 4, South 23°53'31" West 31.75 feet to the northeasterly line of a 15 feet wide sewer easement as shown on said Final Map of Deer Meadow Unit 1; thence along said northeasterly easement line, South 54°10'15" East 58.25 feet to the southerly boundary of Lot 10 as shown on said Final Map of Deer Meadow Unit 1 and northerly right-of-way of Fountaingrove Parkway; thence along said southerly boundary and northerly right-of-way, along a non-tangent curve to the right, the radius point of which bears South 20°43'07" East 850.00 feet, through a central angle of 6°20'46", for a length of 94.14 feet to the common southerly corner of said Lot 10 as shown on said Final Map of Deer Meadow Unit 1 and Lot A as shown on said Final Map of Fir Ridge; thence along the northeasterly boundary of said Lot 10, North 76°30'00" West 115.00 feet; thence continuing along said northeasterly boundary, North 57°10'00" West 14.60 feet to the POINT OF BEGINNING.

Containing 0.43 acres, more or less.

END OF DESCRIPTION

Being a portion of APNs 173-630-010, -012, -013 and -014

R-Sheet No.: R-5937

Prepared by Cinquini & Passarino, Inc.


Anthony G. Cinquini, PLS 8614



1/9/2026
Date

EXHIBIT 'B'

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY.
ANY ERRORS OR OMISSIONS SHALL NOT AFFECT
THE LEGAL DESCRIPTION.

SE PER DN 85-000554



LEGEND

- ADJACENT PROPERTY BOUNDARY
- SEWER EASEMENT VACATION AREA
- DN DOCUMENT NUMBER
- SE PUBLIC SEWER EASEMENT

REFERENCES

- R1 FIR RIDGE 378 MAPS 17-19
- R2 DEER MEADOW UNIT 1 462 MAPS 43-46

LOT 5

SE PER DN 85-000554

SE VACATION AREA:
0.43± ACRES



FIR RIDGE
378 MAPS 17-19
LOT 4

15' SE
PER R2

S23°53'31"W
31.75'

(N23°53'31"E)R1

LOT 3

POINT OF BEGINNING
N57°10'00"W 14.60'

LOT 10
LANDS OF
KALAW
APN 173-630-010
DN 2022-001857

S54°10'15"E
58.25'

N76°30'00"W
115.00'

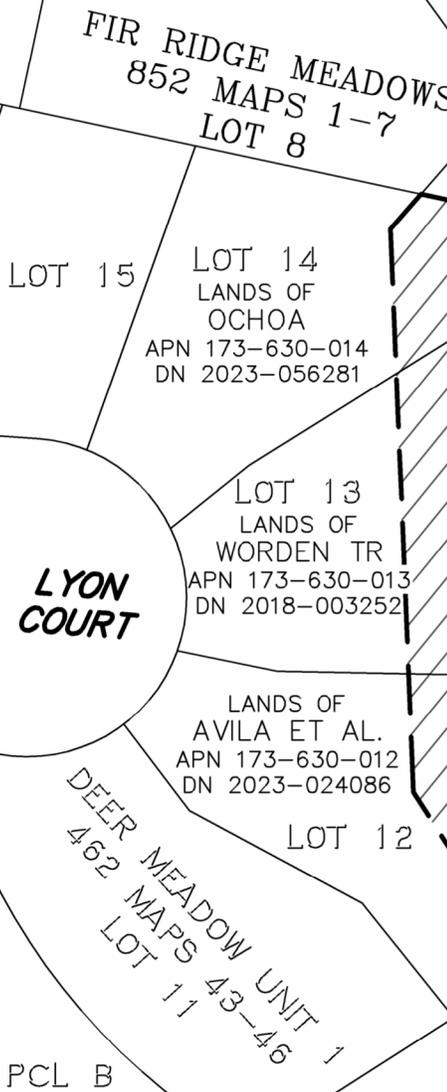
LOT 2

EXCEPTED AREA
R=850.00'
Δ=6°20'46"
L=94.14'

LOT A

FOUNTAINGROVE PKWY

RADIAL
S20°43'07"E



OWNER AND MAILING ADDRESS

ALAN AND CAROLINE KALAW
2024 BANJO DRIVE
SANTA ROSA, CA 95407
A.P. No. 173-630-010
O.R. No. DN 2022-001857
ADDRESS 1936 LYON CT

FRANCISCO AVILA & JANET GARCIA
1969 COOPER DRIVE
SANTA ROSA, CA 95404
A.P. No. 173-630-012
O.R. No. DN 2023-024086
ADDRESS 1935 LYON CT

HARRY J. DOWD
2225 CHEYENNE DRIVE
SANTA ROSA, CA 95405
A.P. No. 173-630-013
O.R. No. DN 2018-003252
ADDRESS 1931 LYON CT

SIMON OCHOA
1927 LYON COURT
SANTA ROSA, CA 95403
A.P. No. 173-630-014
O.R. No. DN 2023-056281
ADDRESS 1927 LYON CT

PROPERTY AREAS

SE VACATION 0.43± ACRES

CITY OF SANTA ROSA

SEWER EASEMENT
VACATION

Scale: 1"=60' Date: 1/8/26

CITY ACQUISITION DEED

DWN. AJD
CHK. AGC

APPROVED

FILE NO.

O.R. _____

R.-5937