

OWNER'S STATEMENT

I HEREBY CERTIFY THAT BONFIRE ALOHA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF AND HAS THE RIGHT, TITLE AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND IS THE ONLY BODY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND BONFIRE ALOHA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY CONSENTS TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY DEDICATE IN FEE TO PUBLIC USE STREAMSIDE DRIVE, AND ALSO HEREBY DEDICATE THE PUBLIC UTILITY EASEMENT, PUBLIC SIDEWALK EASEMENT, PUBLIC DRAINAGE EASEMENT, PUBLIC ACCESS EASEMENT, AND EMERGENCY VEHICLE ACCESS EASEMENT AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER 2021-0001 & 2021-0002.

BONFIRE ALOHA, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: BONFIRE STORAGE MANAGEMENT, INC.,
A CALIFORNIA CORPORATION
ITS MANAGER

BY: Reid Hamilton
REID HAMILTON, PRESIDENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 NEVADA

ON 1-28-2021, BEFORE ME, S. LONTZ, NOTARY PUBLIC
DATE HERE INSERT NAME AND TITLE OF THE OFFICER

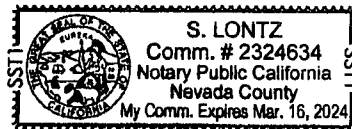
PERSONALLY APPEARED REID HAMILTON
NAME(S) OF SIGNER(S)

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 AA
SIGNATURE OF NOTARY PUBLIC
Comm#: 2324634 - NEVADA COUNTY
EXP: 03/16/2024



TRUSTEE'S CERTIFICATE

FIRST AMERICAN TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED UNDER DOCUMENT NUMBERS 2020-021615 AND 2020-021616, OFFICIAL RECORDS OF SONOMA COUNTY, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY Mark Holder
(Authorized Signer)

NOTARY PUBLIC CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF ~~SONOMA~~ NAPA

ON 02/16/2021, BEFORE ME, Ana S. Miranda
HERE INSERT NAME AND TITLE OF THE OFFICER

PERSONALLY APPEARED Mark Holderbein
NAME(S) OF SIGNER(S)

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.

SIGNATURE [Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 08/03/2022 - NAPA COUNTY
DATE 02/16/2021 COMMISSION #: 2252393

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4905-5349697

RECORD TITLE INTEREST NOTE

SIGNATURES OF OWNERS OF THE FOLLOWING INTERESTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

NAME	RECORDED	NATURE OF INTEREST
PG&E	350 O.R. 135	GAS PIPE LINE
CITY OF SANTA ROSA	1657 O.R. 134	SEWER CONSTRUCTION
CITY OF SANTA ROSA	2013-078947	RIGHT-OF WAY
CITY OF SANTA ROSA	2019-011389	EMERGENCY WATER SUPPLY WELL
PG&E	2421 O.R. 472	JOINT USE AGREEMENT
CITY OF SANTA ROSA	2020-009442	AMENDED EMERGENCY WATER WELL

CERTIFICATE OF DEDICATION

NAME AND ADDRESS OF OWNER: BONFIRE ALOHA, LLC
85 KEYSTONE AVENUE, SUITE E
RENO, NV 89503

DESCRIPTION OF PROPERTY DEDICATED: STREAMSIDE DRIVE

THE CITY OF SANTA ROSA SHALL RECONVEY THE ABOVE-DESCRIBED PROPERTY TO THE ABOVE-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5, THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

CITY AUDITOR'S CERTIFICATE

I, JAN MAZYCK, CHIEF FINANCIAL OFFICER IN AND FOR THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST SAID TRACT OF LAND THAT ARE UNPAID EXCEPT FOR SPECIAL ASSESSMENTS ESTIMATED TO TOTAL \$ 0 WHICH CONSTITUTE A LIEN AGAINST THE PROPERTY BUT WHICH ARE NOT YET DUE AND PAYABLE AND CAN OR MAY BE PAID IN FULL.

DATE 4/7/2021

[Signature]
JAN MAZYCK
CHIEF FINANCIAL OFFICER
CITY OF SANTA ROSA
STATE OF CALIFORNIA

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ 1550.00.

THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND, WHICH MAY BE PAID IN FULL.

DATE 4/15/2021

Tracy Papenhansen, deputy
TAX COLLECTOR
COUNTY OF SONOMA
STATE OF CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT FOR TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA; NAMELY BOND(S) UNDER GOVERNMENT CODE SECTIONS 66493 (a) AND 66493 (c) IN THE SUMS OF \$ 0 RESPECTIVELY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29th DAY OF April, 2021.

[Signature]
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA
STATE OF CALIFORNIA



COUNTY RECORDER'S CERTIFICATE

FILED THIS 28 DAY OF April, 2021, AT 12:02 PM IN BOOK 820 OF MAPS, AT PAGE(S) 43-48, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF JASON L. NUTT, CITY ENGINEER, CITY OF SANTA ROSA.

FEE \$ 19.00

COUNTY RECORDER
COUNTY OF SONOMA
STATE OF CALIFORNIA

DOCUMENT NO. 2021052337

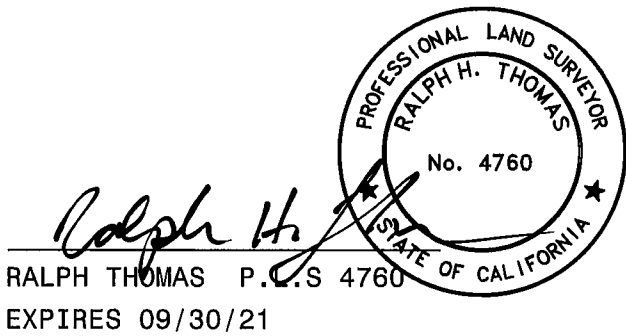
BY _____

CERTIFICATE SHEET
PARCEL MAP 751
OF THE LANDS OF BONFIRE ALOHA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THAT GRANT DEED, FILED UNDER DOCUMENT NUMBER 2020-021614, SONOMA COUNTY RECORDS.
CITY OF SANTA ROSA,
COUNTY OF SONOMA, STATE OF CALIFORNIA
3 LOTS - 2.62± ACRES
JANUARY 2021
BKF
ENGINEERS / SURVEYORS / PLANNERS
200 4TH ST, STE. 300 SANTA ROSA, CA 95401
(707) 583-8500 FAX: (707) 583-8539

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AMERICAN RECESS, LLC. IN OCTOBER 2017. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND ALL MONUMENTS SHOWN HEREON WILL BE SET WITHIN EIGHTEEN MONTHS FROM THE DATE OF FILING OF THIS MAP AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

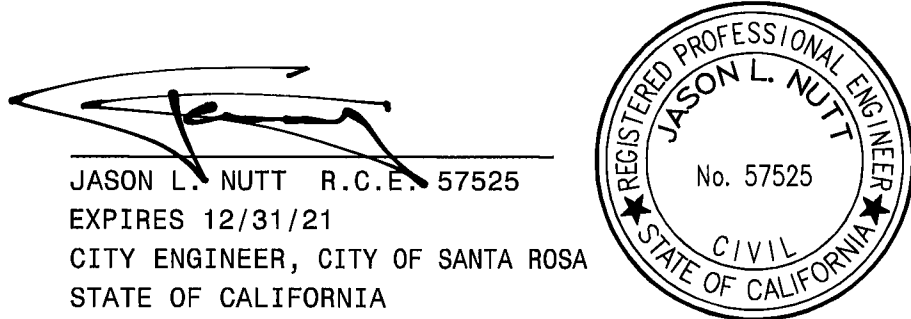
DATE 2/4/2021



CITY ENGINEER'S CERTIFICATE

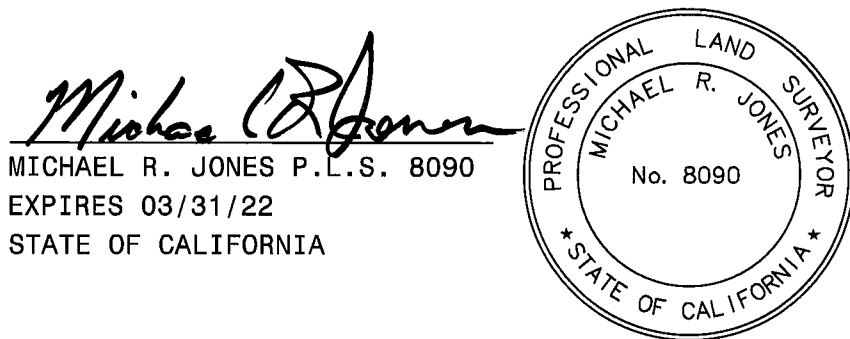
I, JASON L. NUTT, CITY ENGINEER IN AND FOR THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, HAVE EXAMINED THE MAP OF THIS SUBDIVISION AND FOUND IT TO SUBSTANTIALLY CONFORM TO THE TENTATIVE MAP APPROVED JULY 18, 2019 AND ANY APPROVED ALTERATIONS THEREOF, THE APPLICABLE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, THE STATE SUBDIVISION MAP ACT AND THE APPLICABLE PROVISIONS OF TITLE 19 OF THE SANTA ROSA CITY CODE. I HEREBY APPROVE THE SUBDIVISION SHOWN UPON THIS MAP AND ACCEPT IN FEE, SUBJECT TO IMPROVEMENT, FOR PUBLIC USE STREAMSIDE DRIVE, AND HEREBY ACCEPT AS EASEMENTS THE PUBLIC UTILITY EASEMENT, PUBLIC SIDEWALK EASEMENT, PUBLIC DRAINAGE EASEMENT, PUBLIC ACCESS EASEMENT, AND EMERGENCY VEHICLE ACCESS EASEMENT, AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER 2021-0001 & 2021-0002.

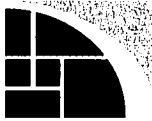
DATED April 12, 2021



I, MICHAEL R. JONES P.L.S. 8090, DO HEREBY STATE THAT I HAVE EXAMINED THE MAP OF THIS SUBDIVISION ON BEHALF OF THE CITY OF SANTA ROSA AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED 4/14, 2021



CERTIFICATE SHEET
PARCEL MAP 751
OF THE LANDS OF BONFIRE ALOHA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THAT GRANT DEED, FILED UNDER DOCUMENT NUMBER 2020-021614, SONOMA COUNTY RECORDS.
CITY OF SANTA ROSA,
COUNTY OF SONOMA, STATE OF CALIFORNIA
3 LOTS - 2.62± ACRES
JANUARY 2021
 **BKF**
ENGINEERS / SURVEYORS / PLANNERS
200 4TH ST. STE. 300 SANTA ROSA, CA 95401
(707) 583-8500 FAX: (707) 583-8539

Plot Jan 27, 2021 at 3:35pm

169139_PMAP.dwg COPYRIGHT © 2021 BKF ENGINEERS

SONOMA HWY

N50°22'10"E 659.29' (N50°23'02"E 659.28 R1 - CALC)

N50°22'10"E 236.00' (N49°45'30"E 228-R3)
N50°22'10"E 228.00' (N49°45'30"E 220-R2 & R3)
N50°22'10"E 220.00' (N49°45'30"E 220-R2 & R3)

CENTERLINE OF EXISTING
GAS PIPELINE EASEMENT
(NO WIDTH GIVEN)
350 O.R. 135

SEE DETAIL 'D',
SHEET 5

S34°34'52"E 391.85' (S34°34'00"E 391.85' - R1)

RECORD OF SURVEY
732 MAPS 6-7

LANDS OF
HALL MARY JANE TR
DN 2002-170674

S39°39'01"E 463.71'
(N40°14'30"W 460'-R3)

RECORD
OF SURVEY
732 MAPS 6-7

LANDS OF
BONFIRE ALOHA, LLC
2020-021614

30 0 30 60
scale 1" = 30' feet

S39°39'01"E 506.75' (N40°14'30"W 500'± -R2 & R3)
425.38' (N40°14'30"W 425.29'-R2 & R3)
S39°39'01"E 430.21' (N40°14'30"W 430.11'-R2 & R3)

LANDS OF RC
AMORE REALTORS LLC
DN 2017-020876

14 15 16 17

STREAMSIDE PLACE
686 MAPS 6-16

REFERENCES:

- R1 RECORD OF SURVEY SHOWING THE PROPOSED RIGHT OF WAY FOR THE CITY OF SANTA ROSA CREEK TRAIL - 732 MAPS 6-7
- R2 TRUST TRANSFER DEED TO MARK CALLERI, TRUSTEE DN 2008-055033
- R3 AMENDED JUDGEMENT QUIETING TITLE TO REAL PROPERTY, DN 2018-083524
- R4 MAP OF STREAMSIDE PLACE 686 MAPS 6-16

LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING SETBACK LINE
- SURVEY TIE

- FOUND 2 1/2" BRASS DISK IN MONUMENT WELL WITH PUNCH, STAMPED LS 6149
- FOUND IRON PIPE, SIZED AND TAGGED AS NOTED
- ▲ FOUND REBAR, SIZED AND TAGGED AS NOTED
- FOUND BRASS DISK IN MONUMENT WELL, SIZED AND STAMPED AS NOTED
- NT NOT TAGGED
- SFNF SEARCHED FOR RECORD IRON PIPE - NOT FOUND

S.R.C.C.S. SANTA ROSA CITY COORDINATE SYSTEM
TITLE COMPANY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4905-5349697

SEE DETAIL 'F',
SHEET 5

EX CITY
EMERGENCY WATER
SUPPLY WELL EASEMENT
DN 2019-011389
DN 2020-009442
(AMENDS DN 2019-011389)

SEE DETAIL 'G',
SHEET 5

EX 5' TEMPORARY
CONSTRUCTION EASEMENT
DN 2020-070693

EX 20.0' SANITARY
SEWER EASEMENT
DN 2020-070692

EX SANITARY
SEWER EASEMENT
1657 O.R. 134

SEE DETAIL 'H',
SHEET 5

1/2" IP WITH PLUG
"CPI PLS 6149"

10.90'
(11.04' - R4)

67.13' (M&R1)

S26°11'05"W 78.03'

STREAMSIDE DR

BASIS OF BEARINGS
S26°11'05"W 304.27' (M&R1)
(S26°09'37"W 304.32-R4 CALC)

G-173
N: 1928888.55
E: 6364393.04
S.R.C.S.
(NAD 83)
(EPOCH 2010)

FOUND 2 1/2" BRASS
DISK WITH PUNCH IN
WELL MONUMENT,
STAMPED CITY OF
SANTA ROSA

S29°21'29"E 2192.46' - TIE
S50°15'38"E 82.90' - TIE
(S50°13'35"E 82.96'-R1)
(S50°13'32"E 82.92'-R4)

N75°53'45"E
54.59' - TIE
(N75°52'07"E
54.52'-R1)

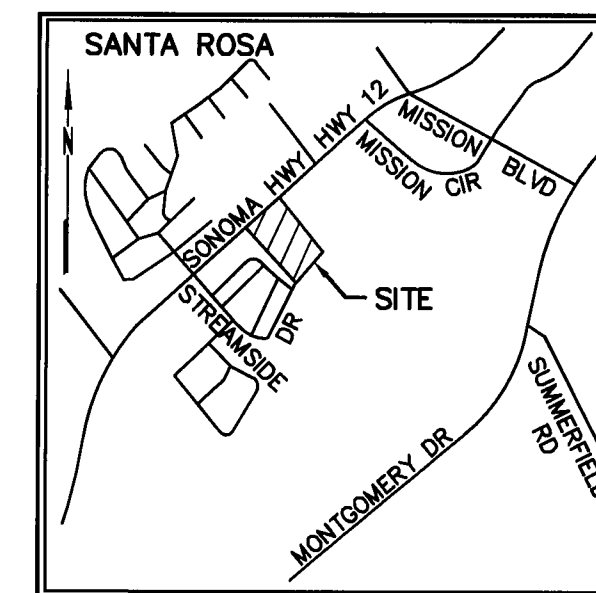
S62°26'35"E 5042.76' - TIE
(S62°26'31"E 5042.76')
PER S.R.C.C.S.

FOUND 3" BRASS DISK
WITH PUNCH IN
WELL MONUMENT,
STAMPED CITY OF
SANTA ROSA RCE
17913

G-1008
N: 1926555.54
E: 6368863.67
S.R.C.S.
(NAD 83)
(EPOCH 2010)

ENGINEERS / SURVEYORS / PLANNERS
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(707) 583-8500 FAX: (707) 583-8539

APN 032-010-005 JOB NO. 20169139 SHEET 3 OF 6 SHEETS



VICINITY MAP
NOT TO SCALE

NOTES

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

ALL TIES TO FOUND MONUMENTS ARE
PERPENDICULAR UNLESS OTHERWISE SHOWN.

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

SEE SHEET 5 FOR LINE AND CURVE DATA.

SEE SHEET 6 FOR ALL LOCAL AGENCY
REQUIRED INFORMATION AFFECTING THIS
SUBDIVISION.

LANDS OF
TFT SHADOW CREEK LP ET AL
DN 2010-094016

EX RIGHT OF WAY FOR CONSTRUCTION
OF MULTI USE RECREATIONAL PATH
DN 2013-078947

EX 5' TEMPORARY
CONSTRUCTION EASEMENT
DN 2020-070693

SEE DETAIL 'A',
SHEET 5

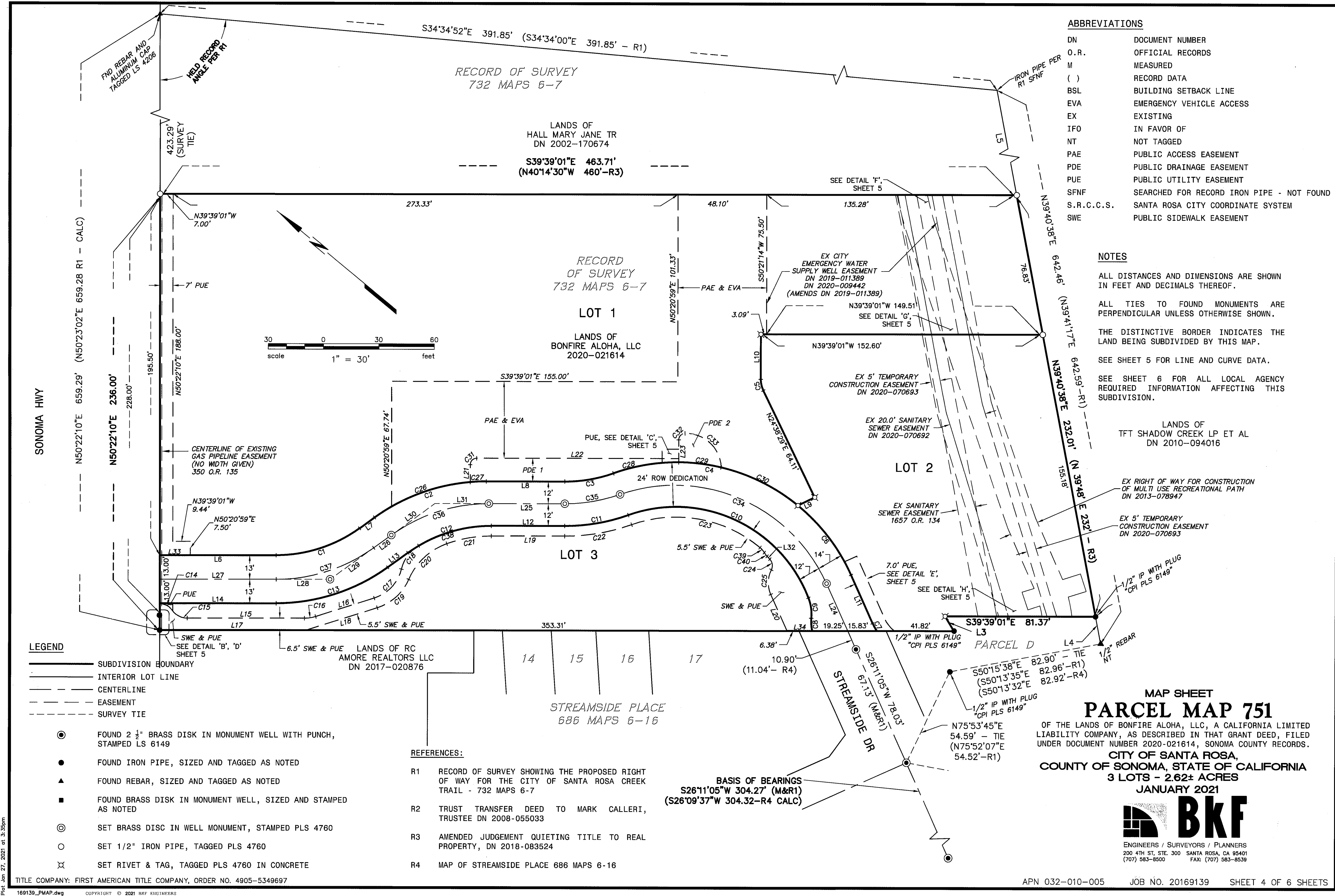
BOUNDARY SHEET PARCEL MAP 751

OF THE LANDS OF BONFIRE ALOHA, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY, AS DESCRIBED IN THAT GRANT DEED, FILED
UNDER DOCUMENT NUMBER 2020-021614, SONOMA COUNTY RECORDS.

CITY OF SANTA ROSA,
COUNTY OF SONOMA, STATE OF CALIFORNIA
3 LOTS - 2.62± ACRES
JANUARY 2021

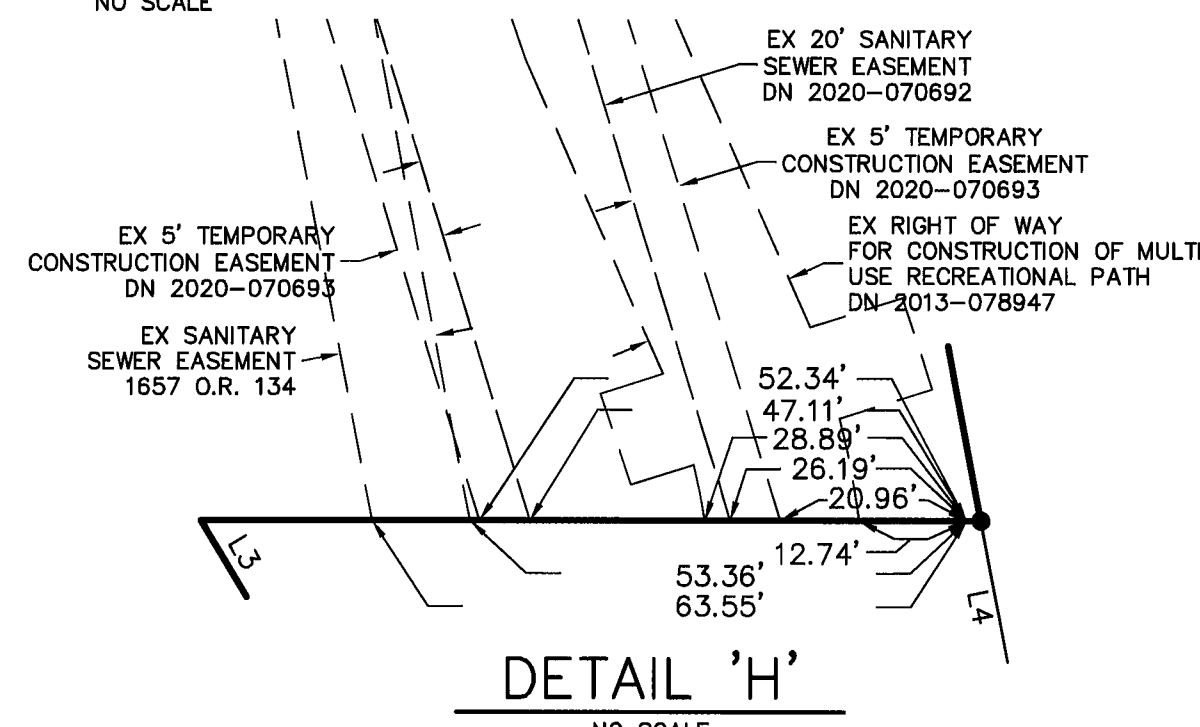
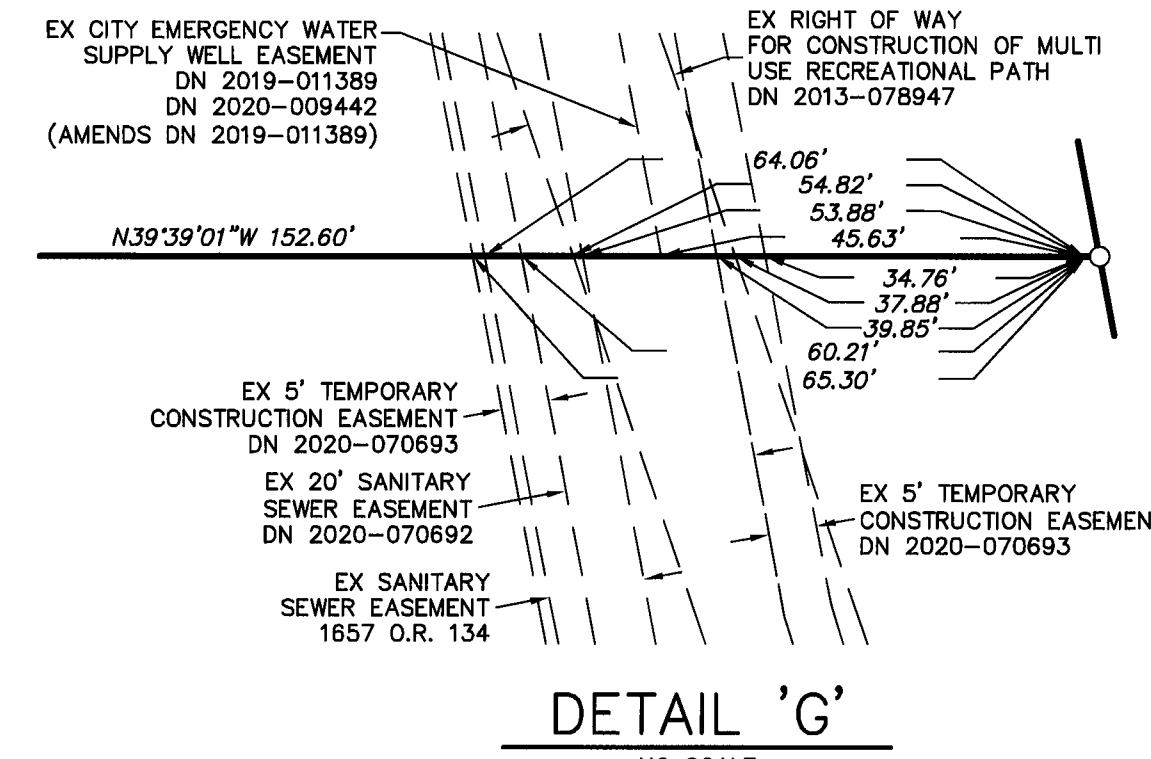
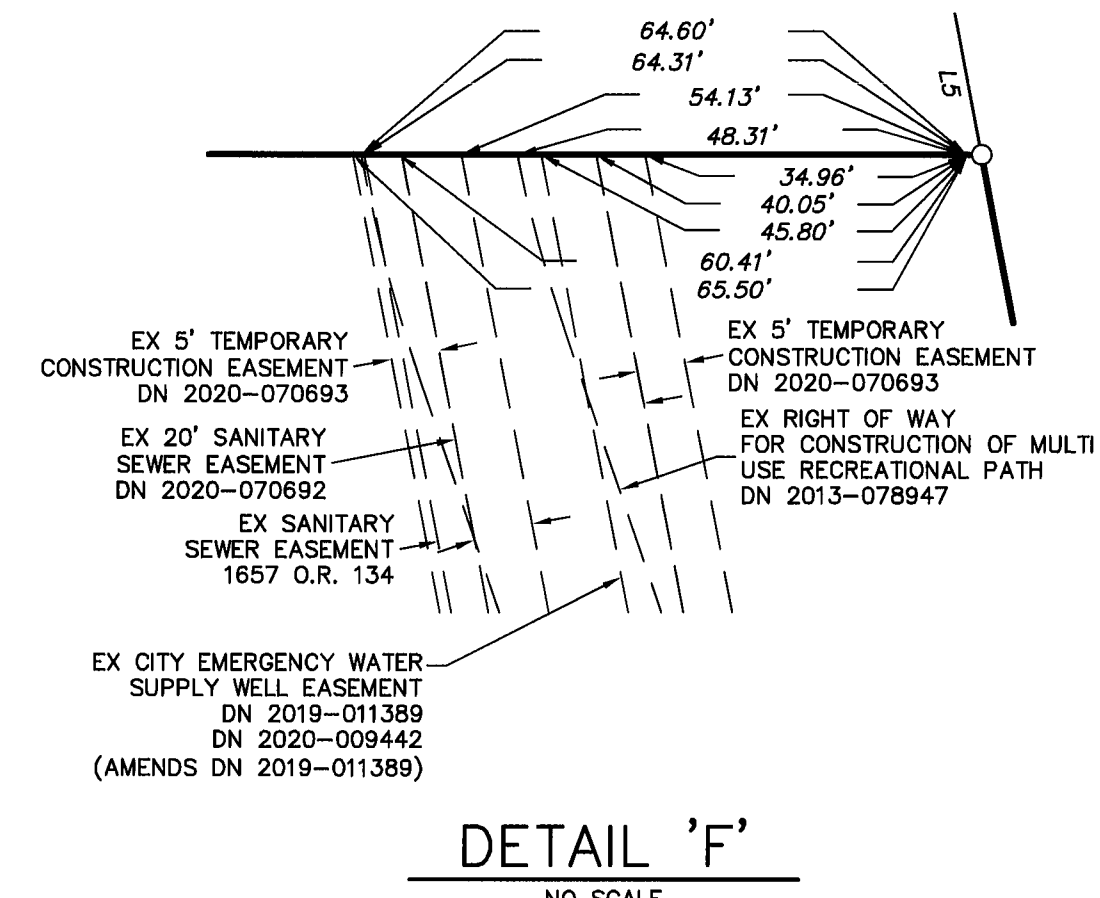
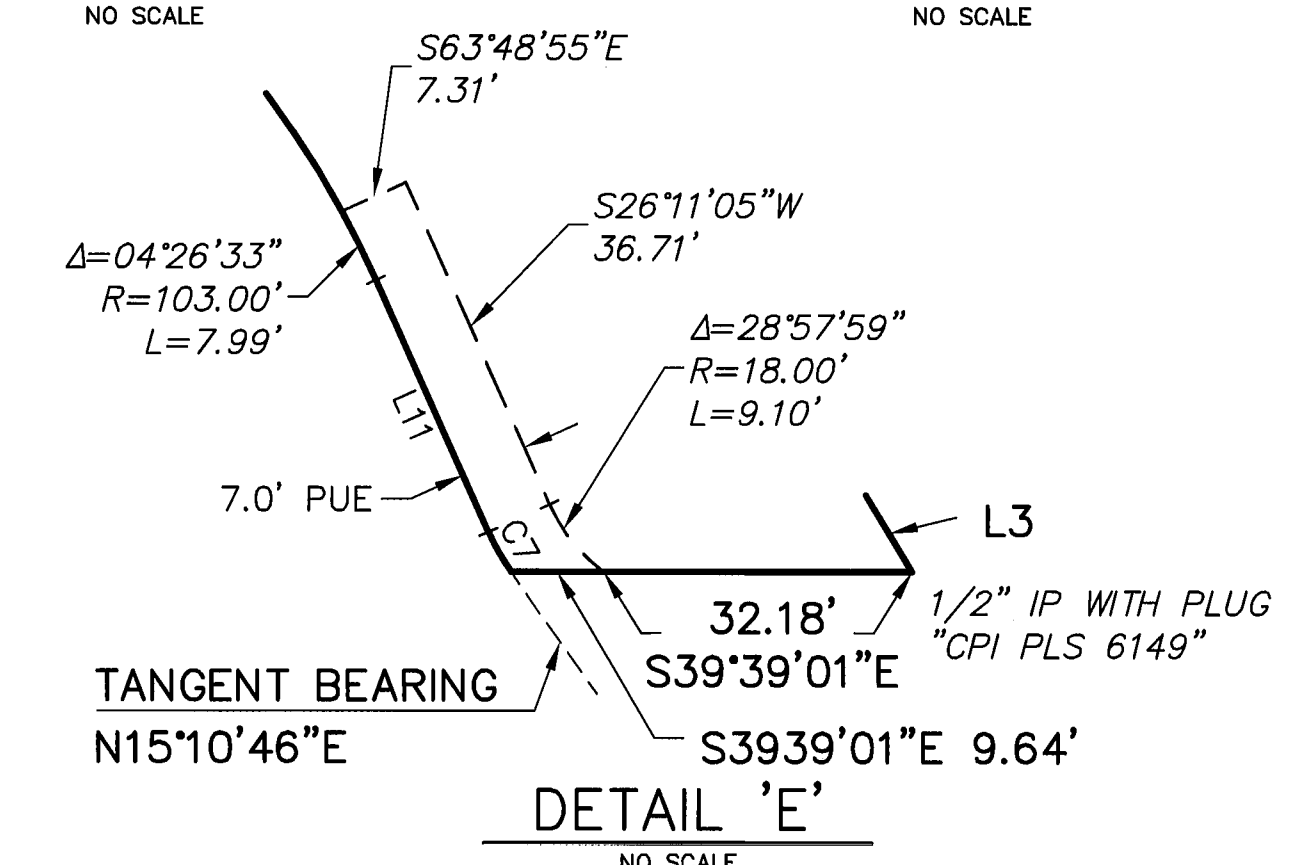
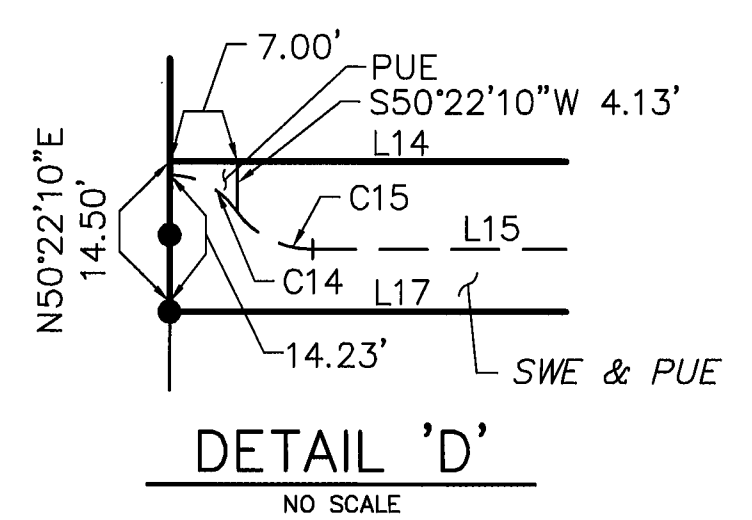
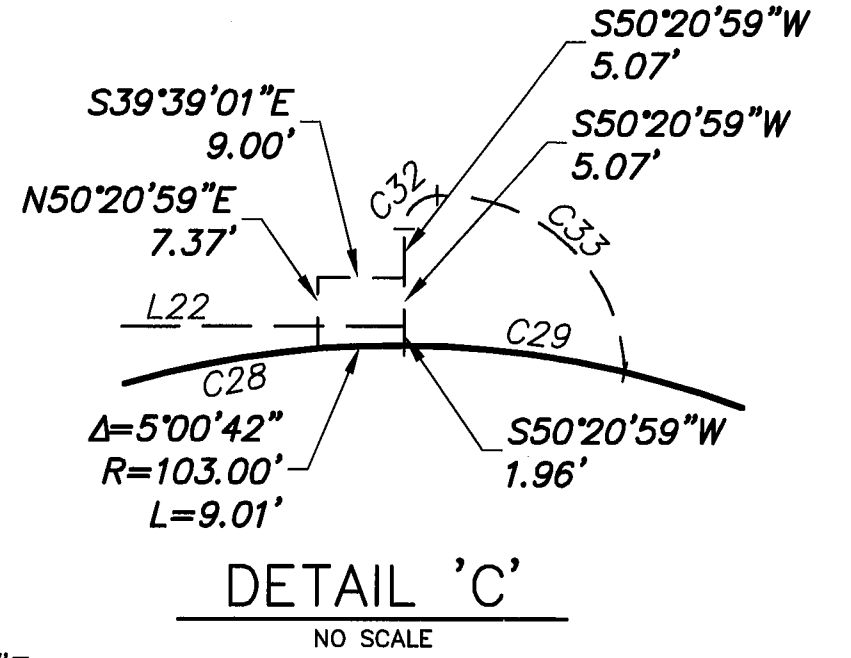
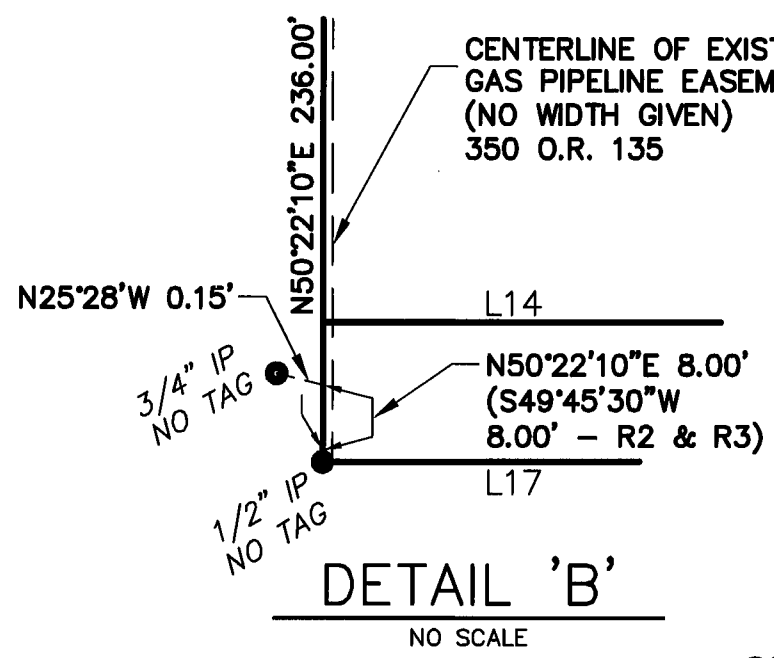
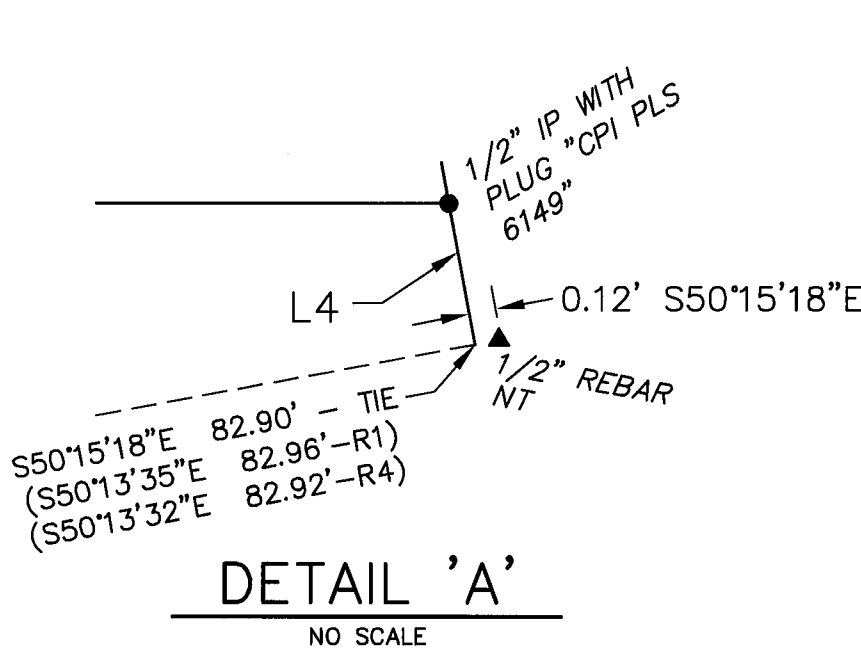


CITY OF SANTA ROSA FILE NO.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N50°22'10"E	8.00'
L2	S39°40'38"W	8.14'
L3	N19°16'19"E (N18°40'50"E 9.34' R2)	9.34'
L4	N39°40'38"E (N39°41'17"E 15.05' R1)	14.93'
L5	N39°40'38"E	395.51'
L6	S39°39'01"E	62.97'
L7	S75°34'19"E	10.01'
L8	S39°39'01"E	42.54'
L9	S65°15'58"E	10.09'
L10	N50°20'59"E	24.38'
L11	S26°11'05"W	28.73'
L12	N39°39'01"W	39.78'
L13	N75°34'19"W	13.42'
L14	N39°39'01"W	62.98'
L15	N39°39'01"W	63.52'
L16	N57°12'45"W	33.18'
L17	S39°39'01"E	79.20'
L18	S57°12'45"E	40.43'
L19	S39°39'01"E	39.78'
L20	S26°09'37"W	21.70'
L21	N50°20'59"E	9.43'
L22	S39°39'01"E	109.40'
L23	N50°20'59"E	12.10'
L24	N26°11'05"E	28.10'
L25	N39°39'01"W	41.16'
L26	N75°34'19"W	11.71'
L27	N39°39'01"W	62.99'
L28	S39°39'01"E	29.17'
L29	N75°34'19"W	29.17'
L30	S75°34'19"E	29.17'
L31	N39°39'01"W	29.17'
L32	S06°29'41"W	2.15'
L33	S39°39'01"E	16.44'
L34	S39°39'01"E	13.49'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°55'18"	77.00'	48.28'	S57°36'40"E	47.49'
C2	35°55'18"	103.00'	64.58'	S57°36'40"E	63.52'
C3	19°42'48"	78.00'	26.84'	S49°30'25"E	26.70'
C4	59°00'15"	103.00'	106.07'	S29°51'42"E	101.45'
C5	25°42'31"	14.00'	6.28'	N37°29'44"E	6.23'
C6	26°32'39"	103.00'	47.72'	S12°54'46"W	47.29'
C7	11°00'19"	25.00'	4.80'	S20°40'55"W	4.79'
C8	15°56'15"	25.00'	6.95'	N46°56'07"E	6.93'
C9	25°48'05"	25.00'	11.26'	N42°00'12"E	11.16'
C10	88°26'04"	77.00'	118.85'	N15°06'52"W	107.40'
C11	19°40'53"	102.00'	35.04'	N49°29'27"W	34.87'
C12	35°55'18"	77.00'	48.28'	N57°36'40"W	47.49'
C13	35°55'18"	103.00'	64.58'	N57°36'40"W	63.52'
C14	56°01'42"	8.00'	7.82'	S12°26'51"E	7.52'
C15	55°13'01"	10.00'	9.64'	N12°02'30"W	9.27'
C16	17°33'44"	20.00'	6.13'	N48°25'53"W	6.11'
C17	58°52'59"	22.00'	22.61'	N86°39'15"W	21.63'
C18	45°39'59"	20.00'	15.94'	S86°44'15"W	15.52'
C19	49°08'02"	27.50'	23.58'	S81°46'46"E	22.87'
C20	46°59'31"	35.50'	29.12'	S82°51'02"E	28.31'
C21	19°42'16"	71.50'	24.59'	S49°30'09"E	24.47'
C22	19°40'53"	107.50'	36.93'	S49°29'27"E	36.75'
C23	59°18'50"	71.50'	74.02'	S29°40'29"E	70.76'
C24	70°42'20"	5.00'	6.17'	S41°50'51"W	5.79'
C25	51°02'24"	15.50'	13.81'	S51°40'49"W	13.36'
C26	25°01'31"	103.00'	44.99'	S56°59'42"E	44.63'
C27	04°49'56"	103.00'	8.69'	N42°03'59"W	8.68'
C28	20°03'54"	103.00'	36.07'	N49°19'52"W	35.89'
C29	12°55'46"	103.00'	23.24'	N32°50'02"W	23.19'
C30	26°00'35"	103.00'	46.76'	S13°21'51"E	46.36'
C31	90°00'00"	3.50'	5.50'	S84°39'01"E	4.95'
C32	88°00'05"	3.50'	5.38'	S85°38'58"E	4.86'
C33	90°04'54"	19.00'	29.87'	S03°23'32"W	26.89'
C34	85°12'14"	90.00'	133.84'	N16°25'02"W	121.84'
C35	19°22'08"	90.00'	30.42'	N49°20'05"W	30.28'
C36	35°55'18"	90.00'	56.43'	N57°36'40"W	55.51'
C37	35°55'18"	90.00'	56.43'	N57°36'40"W	55.51'
C38	30°46'44"	77.00'	41.36'	N55°02'23"W	40.87'
C39	20°37'59"	9.98'	3.59'	S10°17'56"W	3.58'
C40	14°08'18"	9.98'	2.46'	S13°32'46"W	2.46'



LINE AND CURVE TABLES
PARCEL MAP 751
OF THE LANDS OF BONFIRE ALOHA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THAT GRANT DEED, FILED UNDER DOCUMENT NUMBER 2020-021614, SONOMA COUNTY RECORDS.
CITY OF SANTA ROSA,
COUNTY OF SONOMA, STATE OF CALIFORNIA
3 LOTS - 2.62± ACRES
JANUARY 2021
BKF
ENGINEERS / SURVEYORS / PLANNERS
200 4TH ST, STE. 300 SANTA ROSA, CA 95401
(707) 583-8500 FAX: (707) 583-8539

SUPPLEMENTAL INFORMATION MAP SHEET NOTES

THE DATA SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, DATED SEPTEMBER 25, 2019. THE SURVEYOR DOES NOT ASSUME LIABILITY FOR THE TITLE SEARCH.

A SOILS REPORT PERTAINING TO THIS SUBDIVISION IS ON FILE AT THE DEPARTMENT OF COMMUNITY DEVELOPMENT ENGINEERING DIVISION, REPORT BY: THE ALLERION CONSULTING GROUP, TITLED GEOTECHNICAL ENGINEERING REPORT UPDATE PROPOSED STORAGE AND RESIDENTIAL BUILDINGS, DATED MAY 21, 2020.

THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICIES, AND FEES, INCLUDING BUT NOT LIMITED TO SCHOOL IMPACT FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF THE BUILDING PERMIT REVIEW AND APPROVAL.

THIS SUBDIVISION IS LOCATED WITHIN THE RINCON VALLEY SCHOOL DISTRICT, THE FACILITIES OF WHICH WILL BE ADVERSELY AFFECTED BY THE STUDENTS EXPECTED TO BE GENERATED BY THIS SUBDIVISION. TO MITIGATE THIS EFFECT, THIS SUBDIVISION IS MADE SUBJECT TO THE CITY'S POLICY WITH REGARD TO SUCH IMPACTS AS THAT POLICY NOW EXISTS OR AS IT MAY BE AMENDED, EXTENDED, OR REVISED IN THE FUTURE, PRESENT CITY POLICY REQUIRES THE PAYMENT OF SCHOOL IMPACT FEES FOR EACH BUILDING PERMIT ON EACH LOT INCLUDED WITHIN THE PARCEL MAP OF THIS SUBDIVISION. THE EXACT SCHOOL IMPACT FEE, IF ANY, THE DEVELOPER OF THIS SUBDIVISION WILL HAVE TO PAY WILL BE THE FEE IN EFFECT AT THE TIME THE DEVELOPER APPLIES FOR BUILDING PERMITS FOR RESIDENTIAL STRUCTURES WITHIN THIS SUBDIVISION.

PARK FEES IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE SHALL BE PAID WHEN THE BUILDING PERMIT IS ISSUED.

NO STRUCTURES OTHER THAN PROPERTY LINE FENCES SHALL BE OUTSIDE OF THE BUILDING ENVELOPE/SETBACK. PROPERTY LINE FENCES SHALL NOT EXCEED THREE FEET IN HEIGHT WITHIN THE FRONT SETBACK.

THE CREEK SETBACK LINE SHOWN REFLECTS THE CREEK SETBACK AS OF MARCH 2018 AND WAS ESTABLISHED PER CITY OF SANTA ROSA ZONING CODE, SECTION 20-30.040.

NO STRUCTURES MAY ENCROACH ON, ABOVE, OR BELOW THE SURFACE OF THE GROUND IN THE PUBLIC EASEMENT. THIS INCLUDES FOOTINGS OF FOUNDATION, EAVES FROM THE ROOF OF ANY ADJACENT STRUCTURE, DECKS, POOLS, PONDS OR OUTBUILDINGS ON SLABS OR FOUNDATIONS. DECKS, SHEDS, OR OTHER STRUCTURES WHICH MAY BE EASILY REMOVED FOR MAINTENANCE OF THE SEWER SYSTEM MAY BE ALLOWED AT THE DIRECTION OF THE DIRECTOR OF UTILITIES.

NO TREES MAY BE PLANTED IN THE PUBLIC EASEMENT WITHOUT FIRST OBTAINING APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. TREES MAY BE ALLOWED TO THE EXTENT THAT DAMAGE TO THE PUBLIC SYSTEM CONTAINED IN THE EASEMENT DOES NOT OCCUR FROM ROOT INTRUSION AND ADEQUATE ACCESS CAN BE PROVIDED FOR MAINTENANCE AND REPAIR VEHICLES. TREES MAY NOT BE PLANTED WITHIN 10' OF A PUBLIC SEWER MAIN.

BUILDING ENVELOPES SHALL BE CONSIDERED BUILDING SETBACK LINES AND ARE AS FOLLOWS UNLESS SHOWN OTHERWISE: LOT 1, FRONT YARD 25, SIDE YARD 0, REAR YARD 0. LOT 3, REAR YARD 10 ADJACENT TO THE RESIDENTIAL USE.

LOTS 1 AND 2 ARE SUBJECT TO A JOINT ACCESS AND MAINTENANCE DECLARATION WHICH WILL BE RECORDED CONTEMPORANEOUSLY BY THE DEVELOPER WITH THE FILING OF THIS MAP.

ONSITE PRIVATE SIGNAGE AND PAINTED CURBS SHALL BE PRIVATELY MAINTAINED.

UTILITIES

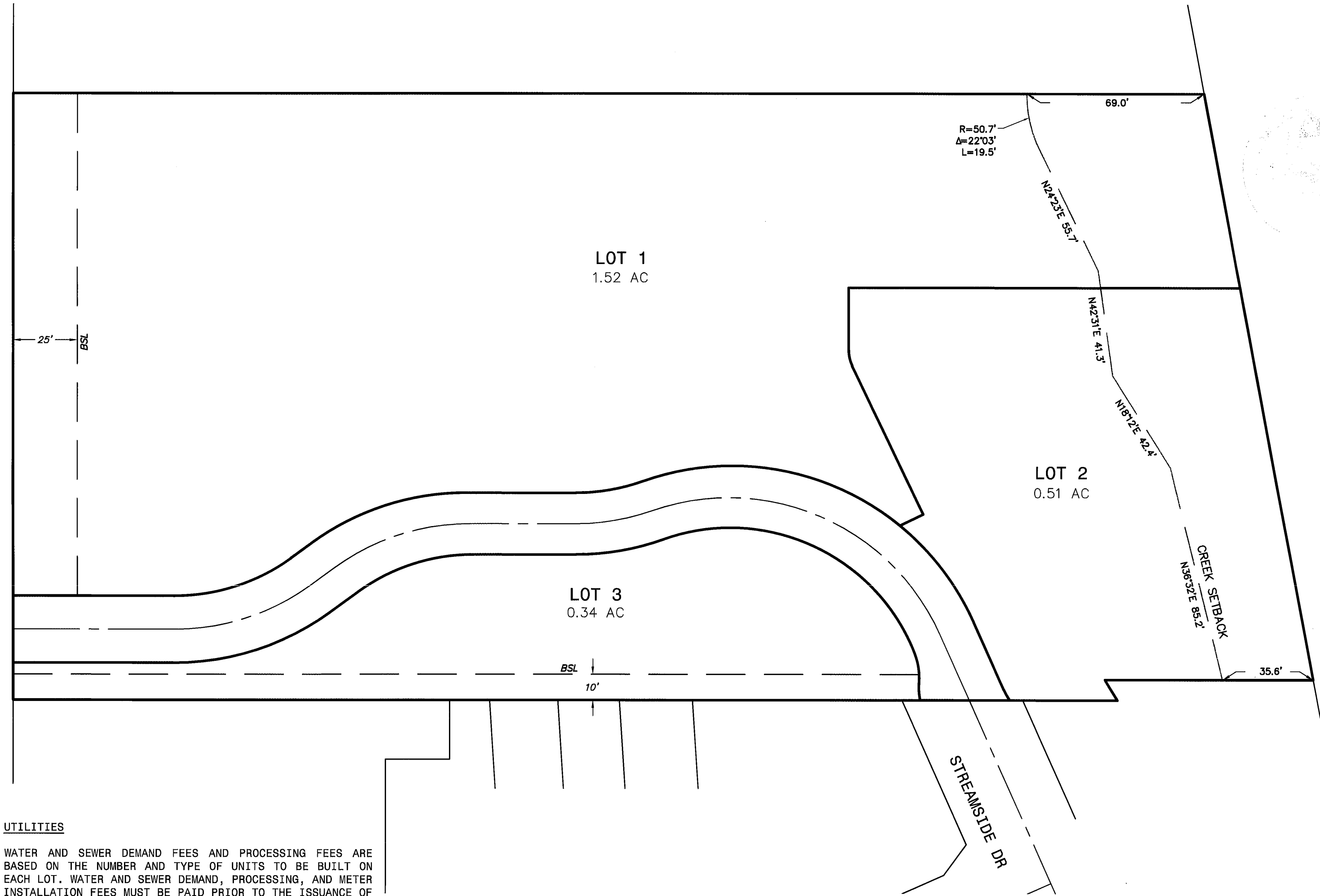
WATER AND SEWER DEMAND FEES AND PROCESSING FEES ARE BASED ON THE NUMBER AND TYPE OF UNITS TO BE BUILT ON EACH LOT. WATER AND SEWER DEMAND, PROCESSING, AND METER INSTALLATION FEES MUST BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RESPECTIVE LOT.

THE UTILITIES DEPARTMENT WILL TAKE DUE CAUTION WHEN PERFORMING MAINTENANCE OR REPAIR OF SEWER SYSTEMS IN EASEMENTS, BUT WILL NOT BE RESPONSIBLE FOR REPAIRS OR REPLACEMENT OF TREES, LANDSCAPING OR STRUCTURES NOT SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.

NO TREES MAY BE PLANTED IN A PUBLIC SEWER EASEMENT WITHOUT FIRST OBTAINING APPROVAL OF THE DIRECTOR OF UTILITIES. TREES MAY BE ALLOWED TO THE EXTENT THAT DAMAGE TO THE SEWER SYSTEM DOES NOT OCCUR FROM ROOT INTRUSION AND ADEQUATE ACCESS CAN BE PROVIDED FOR MAINTENANCE AND REPAIR VEHICLES.

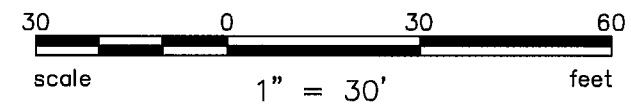
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LOT 2 REQUIRES A PRIVATE SEWAGE GRINDER PUMP AND SHALL HAVE REDUCED PRESSURE BACKFLOW PREVENTORS ON WATER SERVICES.



LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- CENTERLINE
- BUILDING SETBACK LINE



SUPPLEMENTAL SHEET

PARCEL MAP 751

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CITY OF SANTA ROSA,
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APN 032-010-005 JOB NO. 20169139 SHEET 6 OF 6 SHEETS

CITY OF SANTA ROSA FILE NO.