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Official Records Of Sonoma County
Deva Marie Proto
04/13/2022 09:52 AM
CITY OF SANTA ROSA DEPARTMENT



ESMT 4 Pgs
Fee: \$0.00

PAID

RECORDING REQUESTED BY
Doma Title and/or Simplifile

WHEN RECORDED RETURN TO:
City of Santa Rosa
Planning & Economic Development
Engineering Development Services
100 Santa Rosa Ave, Room 5
Santa Rosa, CA 95404
(7723_DESC_PSAE)

FREE RECORDING - GOVERNMENT CODE 27383
R&T 11922 DEED TO PUBLIC AGENCY, -0- TRANSFER TAX DUE

Order No.:54606-1558514

EASEMENT DEED

Storage Pro of Santa Rosa, LLC, a California limited liability company GRANT(S) TO THE
CITY OF SANTA ROSA, A MUNICIPAL CORPORATION

An easement with the right of immediate entry and continued possession for the construction, improvement, maintenance, repairs, operation and replacement as described on EXHIBIT "A" and "B" ATTACHED.

REFERENCE: R- 5730

By: [Signature] STORAGE PRO OF SANTA ROSA, LLC
Print / Stephen F. Mirabito, Manager

A.P.N.(s) 032-140-001, 032-10-009, 032-010-043 & 032-010-044

Date February 9 20 22

By: [Signature] STORAGE PRO OF SANTA ROSA, LLC
Signature / Stephen F. Mirabito, Manager

NOTARY PUBLIC CERTIFICATE

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.

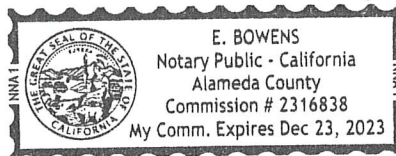
STATE OF CALIFORNIA
COUNTY OF ~~SONOMA~~ Alameda

On 02/09/2022 before me, E. Bowens, Notary Public personally appeared Stephen F. Mirabito, 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 by my hand and official seal.

[Signature]



NO TAX DUE

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed herein is hereby accepted by order of the Council of the City of Santa Rosa pursuant to Council Resolution/Ordinance No. 19402 dated April 25, 1989, and grantee consents to recordation thereof by its duly authorized officer.

CITY OF SANTA ROSA
A Municipal Corporation
By: [Signature] JASON MUTT
Dated: 4/11/22

EXHIBIT A
PUBLIC SEWER ACCESS EASEMENT

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the resultant lands of Storage Pro of Santa Rosa, LLC, a California limited liability company, being portions of Lot 1 and Lot 2 of Lot Line Adjustment LLA19-001 as described by Grant Deeds recorded under Document Number 2021-132685 and Document Number 2021-132686, both Sonoma County Records, said portion is more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way of Sonoma Highway, said point lying North 50°23'22" East 22.85 feet from the most westerly corner of said Lot 1; thence leaving said right-of-way, South 39°36'38" East 125.62 feet; thence along a curve to the right, having a radius of 50.00 feet, through a central angle of 13°14'55", for a length of 11.56 feet; thence along a curve to the left, having a radius of 50.00 feet, through a central angle of 13°14'55", for a length of 11.56 feet; thence South 39°36'38" East 180.37 feet; thence along a curve to the left, having a radius of 28.00 feet, through a central angle of 90°00'00", for a length of 43.98 feet; thence North 50°23'22" East 88.78 feet to the northwesterly line of that public sewer and waterline easement shown on City of Santa Rosa R-Sheet No. R-5501 on file at the City of Santa Rosa; thence along said northwesterly line and the northwesterly line of that public sewer and waterline easement shown on City of Santa Rosa R-Sheet No. R-5497 on file at the City of Santa Rosa, North 40°58'44" East 122.32 feet; thence leaving said northwesterly line, South 50°23'22" West 197.45 feet; thence along a curve to the right, having a radius of 20.00 feet, through a central angle of 90°00'00", for a length of 31.42 feet; thence, North 39°36'38" West 168.37 feet; thence along a curve to the right, having a radius of 30.00 feet, through a central angle of 13°14'55", for a length of 6.94 feet; thence along a curve to the left, having a radius of 70.00 feet, through a central angle of 13°14'55", for a length of 16.19 feet; thence North 39°36'38" West 125.62 feet to said southeasterly right-of-way of Sonoma Highway; thence along said southeasterly right-of-way, South 50°23'22" West 20.00 feet to the POINT OF BEGINNING.

Containing 10,202 square feet, more or less.

END OF DESCRIPTION

Being portions of APN 032-140-001, 032-010-044, 032-010-043 & 032-010-009

R-Sheet No. _____

EXHIBIT A
PUBLIC SEWER ACCESS EASEMENT

Basis of Bearings: The City of Santa Rosa horizontal control network as determined by horizontal control monuments G-431 and G-433, the line between which bears North 56°12'24" West, NAD 83 (2011) Epoch 2010.

Prepared by Cinquini & Passarino, Inc.


Anthony G. Cinquini, P.L.S. 8614



12/17/2021
Date

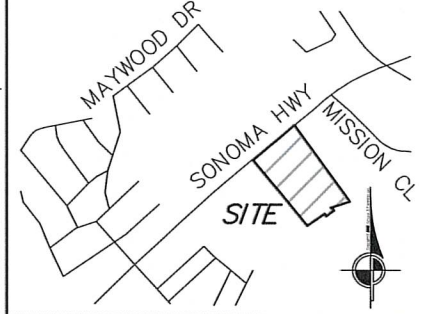
EXHIBIT B

SANTA ROSA

WESTERLY
CORNER
LOT 1

N50°23'22"E 22.85'
POINT OF BEGINNING
S50°23'22"W 20.00'

SONOMA HIGHWAY



LOCATION MAP (NTS)

LANDS OF
STORAGE PRO OF
SANTA ROSA, LLC.

APN'S 032-140-001, 032-010-009,
032-010-043, 032-010-044
DN 2021-132685

LLA
19-001
LOT 1

LEGEND

- PUBLIC SEWER ACCESS EASEMENT
- EXTERIOR BOUNDARY
- ADJACENT LOT LINE
- Z-Z- LINES EXTINGUISHED
- D.N. DOCUMENT NUMBER

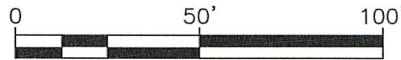
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CITY OF SANTA ROSA HORIZONTAL CONTROL NETWORK AS DETERMINED BY HORIZONTAL CONTROL MONUMENTS G-431 AND G-433, THE LINE BETWEEN WHICH BEARS NORTH 56°12'24" WEST. NAD 83 (2011) EPOCH 2010.

R=50.00'
Δ=13°14'55"
L=11.56'
R=50.00'
Δ=13°14'55"
L=11.56'

R=70.00'
Δ=13°14'55"
L=16.19'
R=30.00'
Δ=13°14'55"
L=6.94'

PUBLIC SEWER
ACCESS EASEMENT



LANDS OF
STORAGE PRO OF
SANTA ROSA, LLC.

APN'S 032-140-001, 032-010-009,
032-010-043, 032-010-044
DN 2021-132686

LLA 19-001
LOT 2

R=20.00'
Δ=90°00'00"
L=31.42'

R=28.00'
Δ=90°00'00"
L=43.98'

S50°23'22"W 197.45'

N50°23'22"E 88.78'

N40°58'44"E 122.32'

PUBLIC SEWER AND WATERLINE EASEMENT CITY
OF SANTA ROSA FILE No. R-5501

PUBLIC SEWER
AND WATERLINE
EASEMENT CITY
OF SANTA ROSA
FILE No. R-5497

LANDS OF
STORAGE PRO
OF SANTA
ROSA, LLC
032-010-010
DN 2013-055950

OWNER AND
MAILING ADDRESS

PROPERTY AREAS

CITY OF SANTA ROSA

STORAGE PRO OF SANTA ROSA, LLC
1615 BONANZA STREET, STE 208
WALNUT CREEK, CA 94597

PRIVATE PARCEL: 115,813 Sq.Ft.
P.S.A.E.: 10,202 Sq.Ft.

PUBLIC SEWER ACCESS EASEMENT
STORAGE PRO OF SANTA ROSA
TO CITY OF SANTA ROSA

A.P.N.: 032-140-001, 032-010-043
032-010-044, 032-010-009

Scale: 1"=50' Date: 12/17/21

O.R. No.: D.N. 2021-132686
D.N. 2021-132686

CITY ACQUISITION DEED

DWN. SAJ
CHK. LK

APPROVED

FILE NO.

ADDRESS 4322-4374 SONOMA HWY

O.R. _____

R.-5730