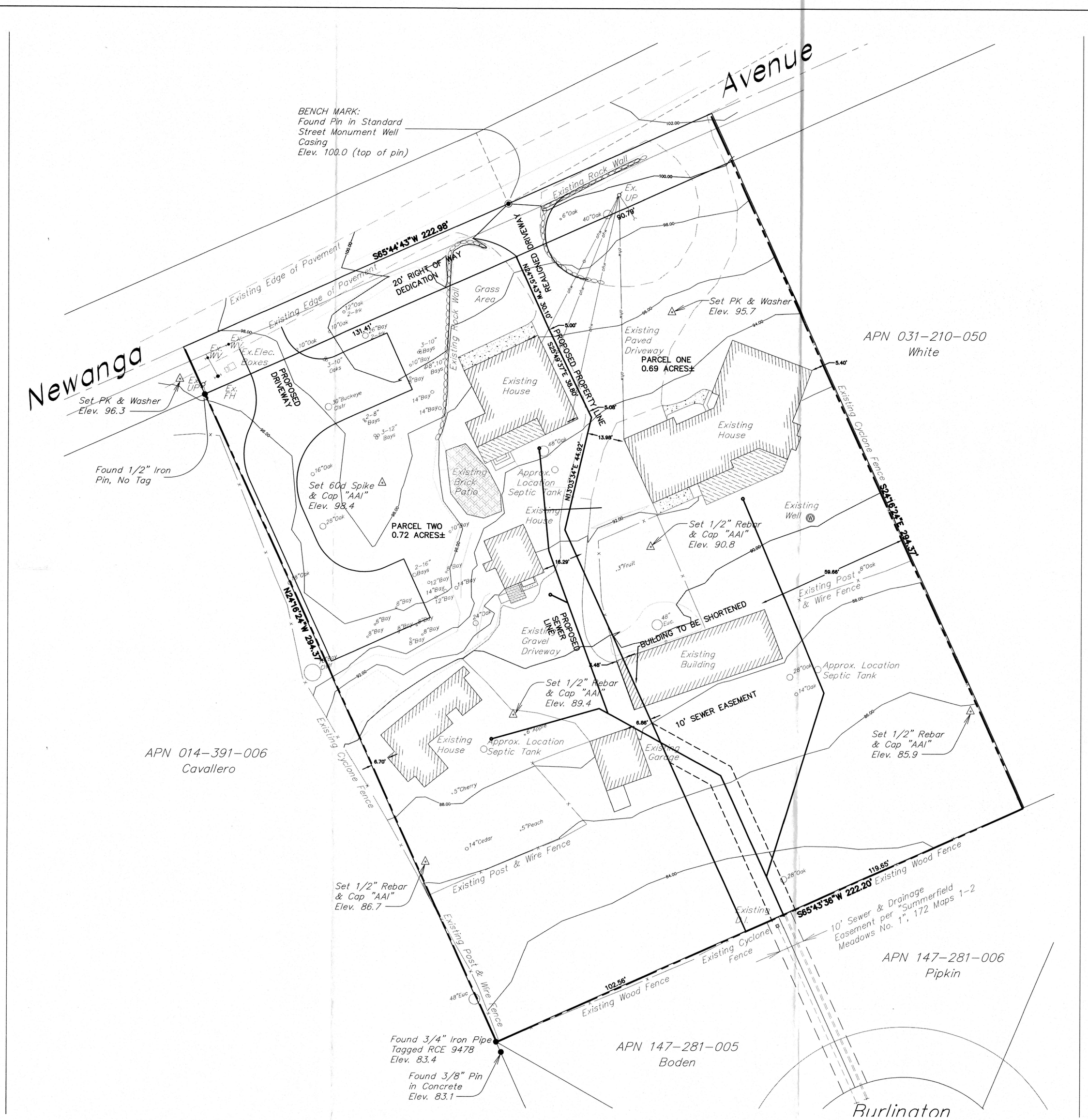

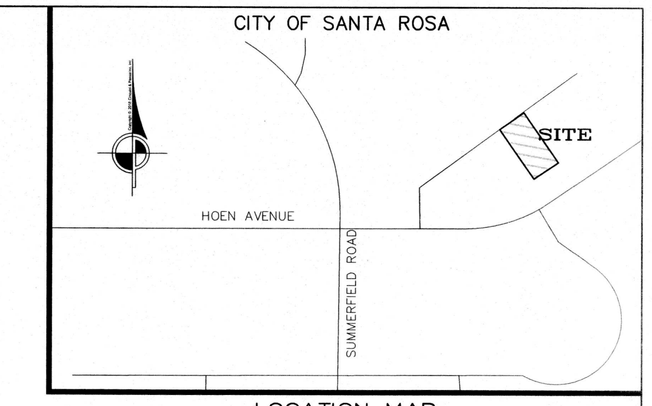

LOCATION MAP
NOT TO SCALE

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GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

EASEMENT NOTE

THE SUBJECT LANDS OF JOHN RONEY AND MARY DALE WILL GRANT SEWER EASEMENTS AS SHOWN ON THE ATTACHED EXHIXIT. THESE EASEMENTS WILL BE USED TO PROVIDE SEWER SERVICE TO THE UNITS ON THE PROPERTY. EASEMENTS THROUGH THE ADJOINING PARCEL TO THE SOUTH HAVE ALREADY BEEN ACQUIRED AS SHOWN ON THE MAP OF SUMMERFIELD MEADOWS UNIT NO. 1, FILED IN BOOK 172 OF MAPS PAGES 1 AND 2 SONOMA COUNTY RECORDS. SEWER LINES WERE STUBBED TO THE PROPERTY BOUNDARY DURING THE CONSTRUCTION OF THE SUMMERFIELD MEADOWS No. 1 SUBDIVISION.

GENERAL NOTES

1. PRESENT AND PROPOSED ZONING IS "RR-20"
2. WATER IS MAINTAINED BY CITY OF SANTA ROSA.
3. SEWER CONNECTIONS ARE AVAILABLE AND PROPERTY WILL BE CONNECTED AS PART OF THIS PROJECT.
4. NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION.
5. NO HAZARDOUS MATERIAL ARE KNOWN TO EXIST ON SITE.
6. SITE IS IN A HIGH FIRE SEVERITY ZONE.

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

OWNER

JOHN RONEY & MARY DALE TRUST
5190 NEWANGA AVENUE
SANTA ROSA, CA 95405
(206) 465-0462

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 N. DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

LEGEND

——— — — ———	PROPERTY BOUNDARY
— — — — — —	PROPOSED EASEMENT BOUNDARY
— — — — — —	EXISTING EASEMENT BOUNDARY
———————	PROPOSED DIVISION LINE
	PROPOSED SEWER LINE
●	FOUND 1/2" IRON PIPE TAGGED PLS 7935
◉	FOUND 2" BRASS DISK PUNCHED AND STAMPED C.S.S.C.
DN	DOCUMENT NUMBER

City of Santa Rosa
JUN 2
Planning & Development Dept.

LOT LINE ADJUSTMENT PARCEL DATA	
EXISTING LOT SIZE:	PROPOSED PARCEL SIZE:
65,410 sf (1.50 acres)	28,854sf (PARCEL 1)
	32,389sf (PARCEL 2)

City of Santa Rosa
JUN 20 2018
Planning & Economic Development Department

Job Name: Lands of Dale	DRAWN BY:	CHECKED BY:
	SCALE: 1"=20'	
	SHEET: 1 OF 1	JOB NUMBER: 7682-17
Description: PROPOSED LOT SPLIT	DWG. FILE:	Y:\7682\Cad\7682-Split Exhibit2.dwg
	DATE:	Jun 20, 2018
	TIME:	3:26pm

CINQUINI & PASSARINO, INC.
LAND SURVEYING
1360 N. Dutton Ave. #150
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS