

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

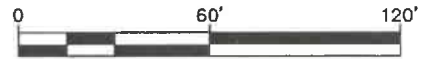


1/9/2026  
Date

**EXHIBIT 'B'**

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

SE PER DN 85-000554

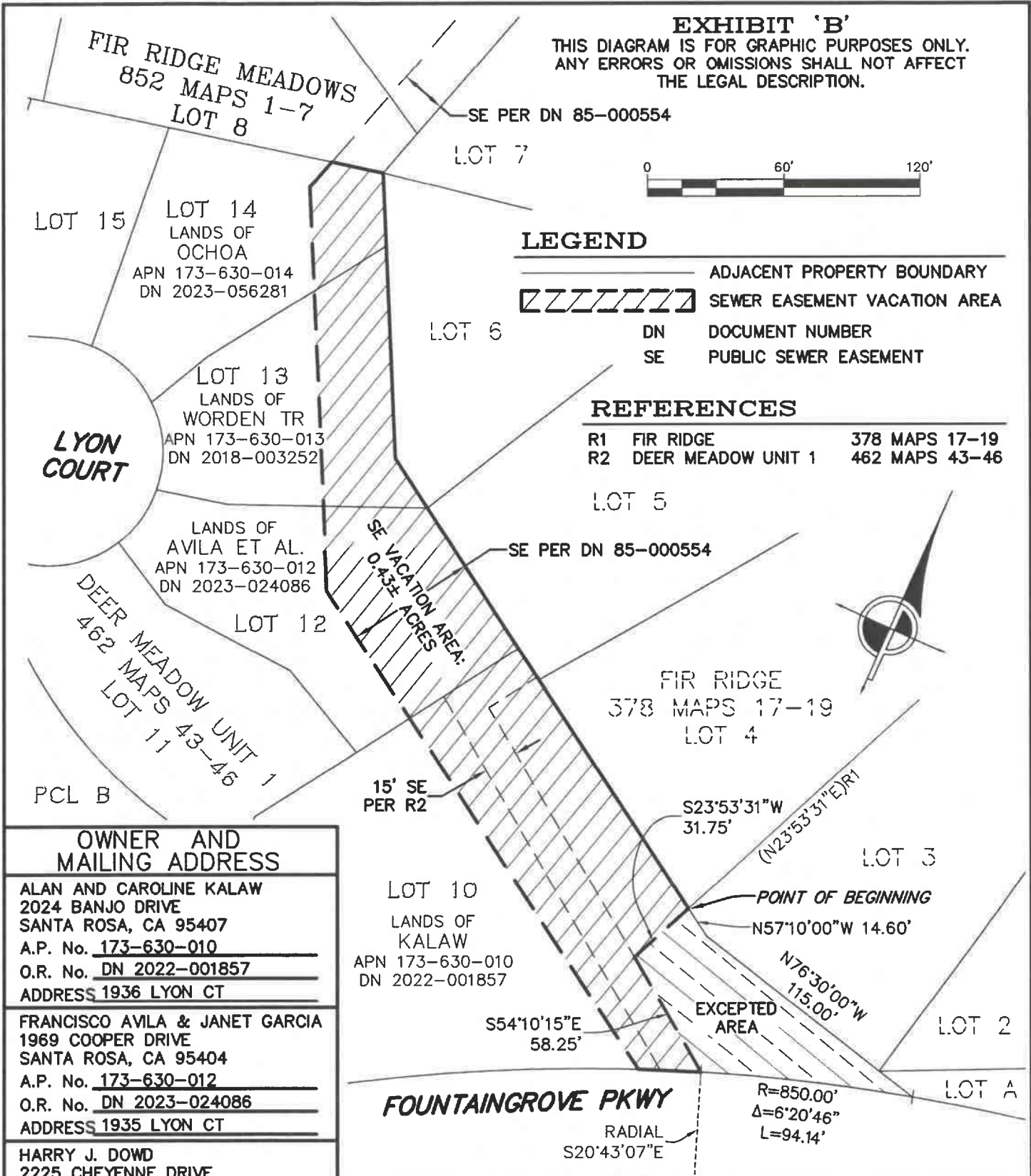


**LEGEND**

- 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



OWNER AND MAILING ADDRESS
ALAN AND CAROLINE KALAW 2024 BANJO DRIVE SANTA ROSA, CA 95407 A.P. No. <u>173-630-010</u> O.R. No. <u>DN 2022-001857</u> ADDRESS <u>1936 LYON CT</u>
FRANCISCO AVILA & JANET GARCIA 1969 COOPER DRIVE SANTA ROSA, CA 95404 A.P. No. <u>173-630-012</u> O.R. No. <u>DN 2023-024086</u> ADDRESS <u>1935 LYON CT</u>
HARRY J. DOWD 2225 CHEYENNE DRIVE SANTA ROSA, CA 95405 A.P. No. <u>173-630-013</u> O.R. No. <u>DN 2018-003252</u> ADDRESS <u>1931 LYON CT</u>
SIMON OCHOA 1927 LYON COURT SANTA ROSA, CA 95403 A.P. No. <u>173-630-014</u> O.R. No. <u>DN 2023-056281</u> ADDRESS <u>1927 LYON CT</u>

PROPERTY AREAS		CITY OF SANTA ROSA	
SE VACATION	<u>0.43± ACRES</u>	SEWER EASEMENT VACATION	
CITY ACQUISITION DEED		Scale: 1"=60'	Date: 1/8/26
O.R. _____	DWN. A.JD CHK. AGC	APPROVED 	FILE NO. R.-5937