

Project: 1900 Brush Creek Appeal  
Planning File No. ST20-003

1/30/2021

Scale 1: 1,200

0 Miles 0.02

**CITY ENGINEER'S CERTIFICATE**

I, Anthony A. Cabrera, 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 June 21, 2000, 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 and am satisfied that the map is technically correct. I hereby approve the subdivision shown upon this map and accept, subject to improvement, for public use the public utility easement, public sewer easement, and relinquishment of vehicular access rights, as shown on said map, within said subdivision, including all public facilities as shown on City Engineer drawing number 2002-30.

Dated 5/30, 2002

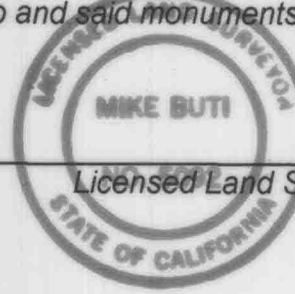
Anthony A. Cabrera  
Anthony A. Cabrera, P.L.S. 7332  
City Engineer, City of Santa Rosa  
State of California  
Expires 12-31-2005



**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 Michael G. Dehnert in July, 2000. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any, and monuments shown hereon will be set within one year from the date of filing of this map and said monuments are or will be sufficient to enable the survey to be retraced.

Mike Buti  
MIKE BUTI



Licensed Land Surveyor LS 5092  
Expires 6-30-03

**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 of 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 \$5,600.00 and \$0, respectively.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal this 7th day of June, 2002.

Cecile Davis  
Clerk of the Board of Supervisors  
County of Sonoma  
State of California

**CITY AUDITOR'S CERTIFICATE**

I, Ronald L. Bosworth, Director of Administrative Services 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 estimates to total \$, which constitute a lien against the property but which are not yet due and payable and can or maybe paid in full

Dated 5/24, 2002

Ronald L. Bosworth  
Ronald L. Bosworth  
Director of Administrative Services  
City of Santa Rosa  
State of California

**RECORDER'S CERTIFICATE**

Filed this 11th day of June, 2002,  
at 13:37 P.M. in Book 435 of Maps, Page 47, at the  
request of Anthony A. Cabrera, City Engineer, City of Santa Rosa.

Evet Lewis  
County Recorder  
County of Sonoma, State of California

Fee: \$ 14.00

By: Seth Gilliam

Document No. 02-90208

**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 of 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 not yet payable is \$5,600.00.

The land in said subdivision is not subject to special assessment or bond which may be paid in full.

Dated: 6/7/02

Mary Papenhuisen, Deputy  
Tax Collector  
County of Sonoma, State of California

**OWNER'S STATEMENT**

We hereby state that we are the sole owners of and have the right, title and interest in and to the real property included within the subdivision shown upon this map and are the only persons whose consent is necessary to pass clear title to said property and we consent to the making and filing of said map of the subdivision shown within the border lines and hereby dedicate for public use the public utility easement, public sewer easement, and relinquishment of vehicular access rights, as shown on said map within said subdivision.

Michael G. Dehnert  
Michael G. Dehnert

Sharon T. Dehnert  
Sharon T. Dehnert

**NOTARY PUBLIC CERTIFICATE**

State of California s.s.  
County of Sonoma

On March 26, 2002 before me, E. Mantey  
a Notary Public in and for said County and State, personally appeared

Michael G. Dehnert and Sharon T. Dehnert  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instruments and acknowledged to me that he/she/they executed the same in his/she/their authorized capacity(ies), and that by his/she/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand

Signature E. Mantey

Commission No. 1183881 Commission Expires. 5/26/02

**RECORD TITLE INTEREST NOTE**

Signatures of owners of the following easements have been omitted under the provisions of section 66445 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:

NAMES	RECORDED	NATURE OF EASEMENT
PG & E AND PACIFIC BELL	1993-0091035	UNDERGROUND UTILITIES
MARY DEADMAN	2001-149532	DRAINAGE, ROAD & UTILITIES
TIMOTHY FAWCETT	2002-016716	DRAINAGE

**TRUSTEE'S CERTIFICATE**

GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., a California corporation as trustee under Deed of Trust recorded December 31, 2001 as instrument No. 2001-181130, Official Records of Sonoma County, hereby consent to the making and filing of this map.

GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., a California corporation

By: Nett Sanders and Doris Carmier

**NOTARY PUBLIC CERTIFICATE**

TEXAS  
State of California s.s.  
County of Sonoma

On APRIL 30, 2002 before me,

JEAN CRIST YATES

a Notary Public in and for said County and State, personally appeared

NETT SANDERS

DORIS CORMIER

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instruments and acknowledged to me that he/she/they executed the same in his/she/their authorized capacity(ies), and that by his/she/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand

Signature Jean Crist Yates

Commission No. 124074615 Commission Expires. 12-20-2005

**PARCEL MAP NO. 609**

LANDS OF MICHAEL G. DEHNERT AND SHARON T. DEHNERT,  
PER DOC. NO. 1998-0156979 SONOMA COUNTY RECORDS,  
BEING A PORTION OF RANCHO CABEZA DE SANTA ROSA

4 LOTS, 1.27 ACRES

CITY OF SANTA ROSA, COUNTY OF SONOMA  
STATE OF CALIFORNIA

MIKE BUTI  
LAND SURVEYOR  
SONOMA, CALIFORNIA  
MAY 30, 2001

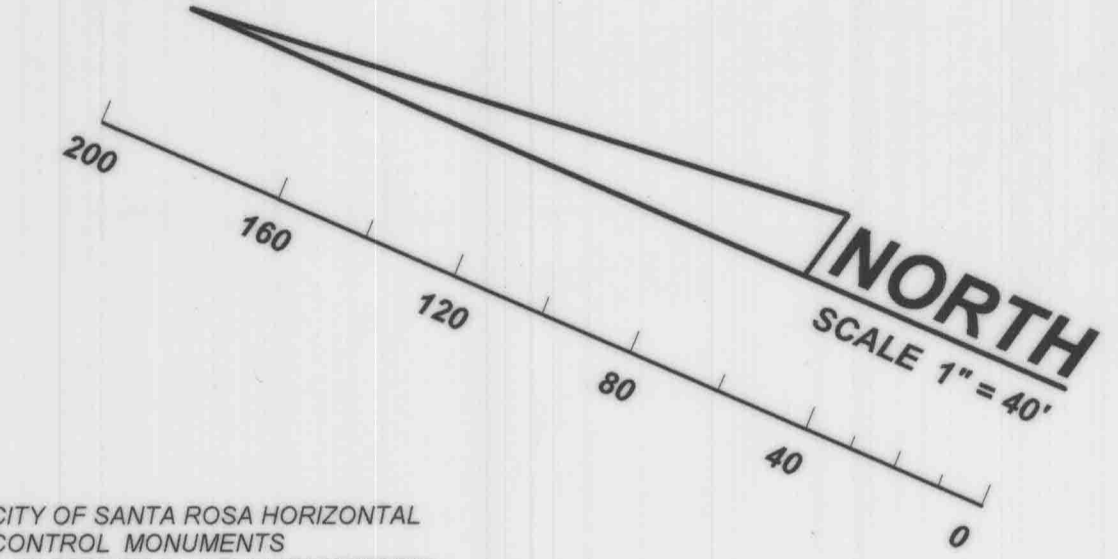


MONTECITO VILLAGE NO. 1  
92 MAPS 29 & 30 SCR

CHANDLER COURT  
MONTECITO VILLAGE NO. 2  
92 MAPS 29 & 30 SCR

GLEN OAKS SUBDIVISION  
UNIT NO. 2  
224 MAPS 7 & 9 SCR

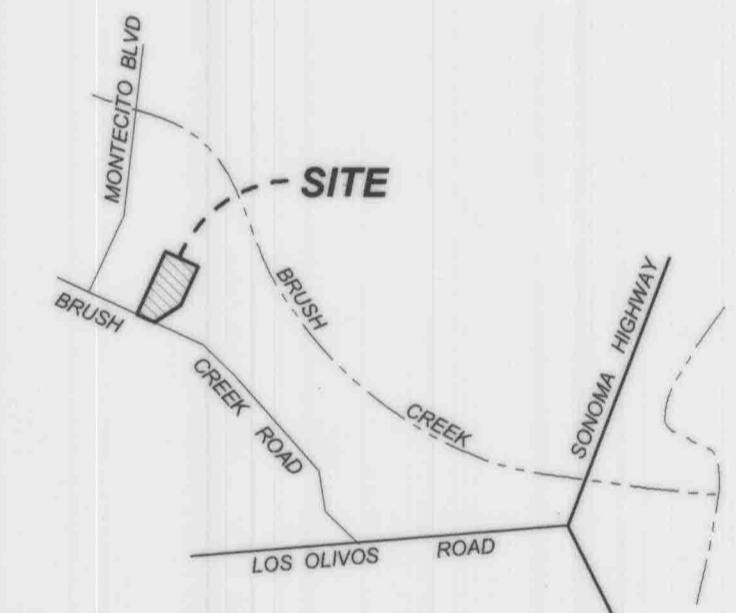
PARCEL MAP NO. 242  
266 MAPS 40 & 41 SCR



CITY OF SANTA ROSA HORIZONTAL  
CONTROL MONUMENTS  
(1/2" REBARS IN WELL MONUMENTS)

G-408  
N 293,766.260  
E 1,805,858.418

G-409  
N 294,043.537  
E 1,806,494.719



LOCATION MAP  
(NOT TO SCALE)

**PARCEL MAP NO. 609**

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STATE OF CALIFORNIA

MIKE BUTI  
LAND SURVEYOR  
SONOMA, CALIFORNIA  
MAY 30, 2001

AP NO. 182-140-053

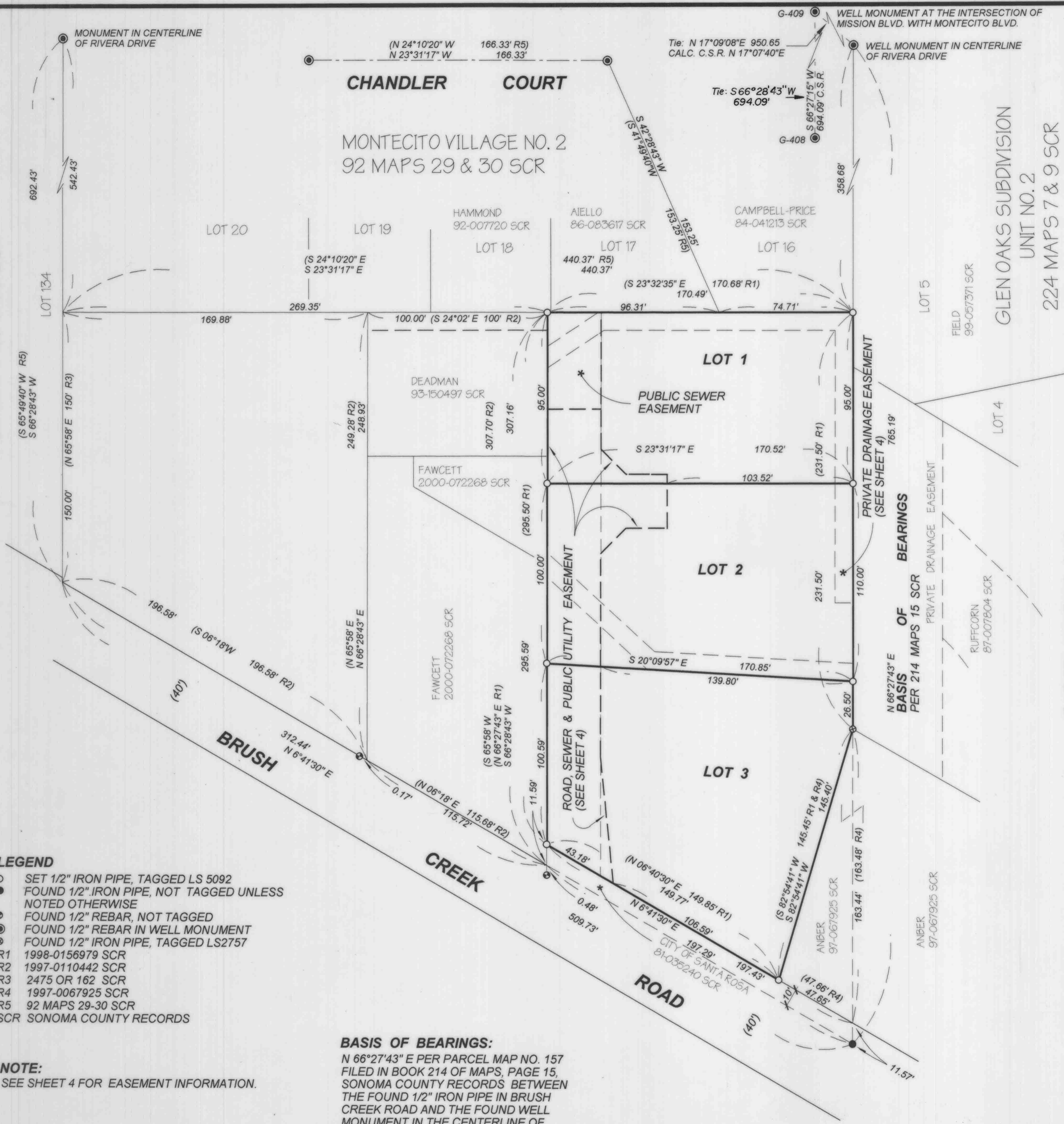
TENTATIVE MAP FILE NO. MIN 99-006

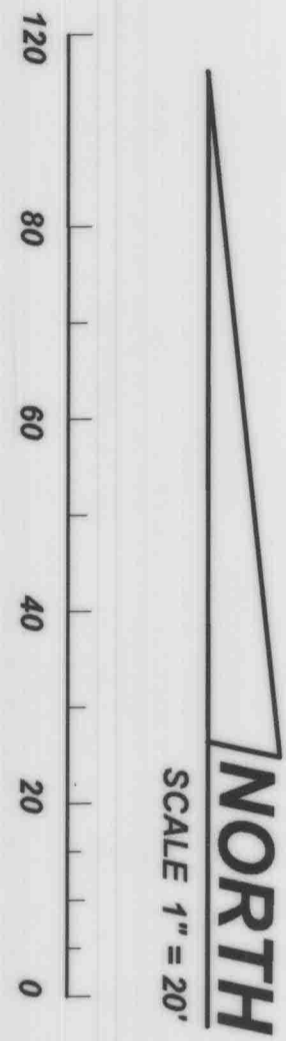
SHEET 2 OF 4  
#878

- LEGEND**
- SET 1/2" IRON PIPE, TAGGED LS 5092
  - FOUND 1/2" IRON PIPE, NOT TAGGED UNLESS NOTED OTHERWISE
  - ⊙ FOUND 1/2" REBAR, NOT TAGGED
  - ⊙ FOUND 1/2" REBAR IN WELL MONUMENT
  - ⊙ FOUND 1/2" IRON PIPE, TAGGED LS2757
  - R1 1998-0156979 SCR
  - R2 1997-0110442 SCR
  - R3 2475 OR 162 SCR
  - R4 1997-0067925 SCR
  - R5 92 MAPS 29-30 SCR
  - SCR SONOMA COUNTY RECORDS

**NOTE:**  
SEE SHEET 4 FOR EASEMENT INFORMATION.

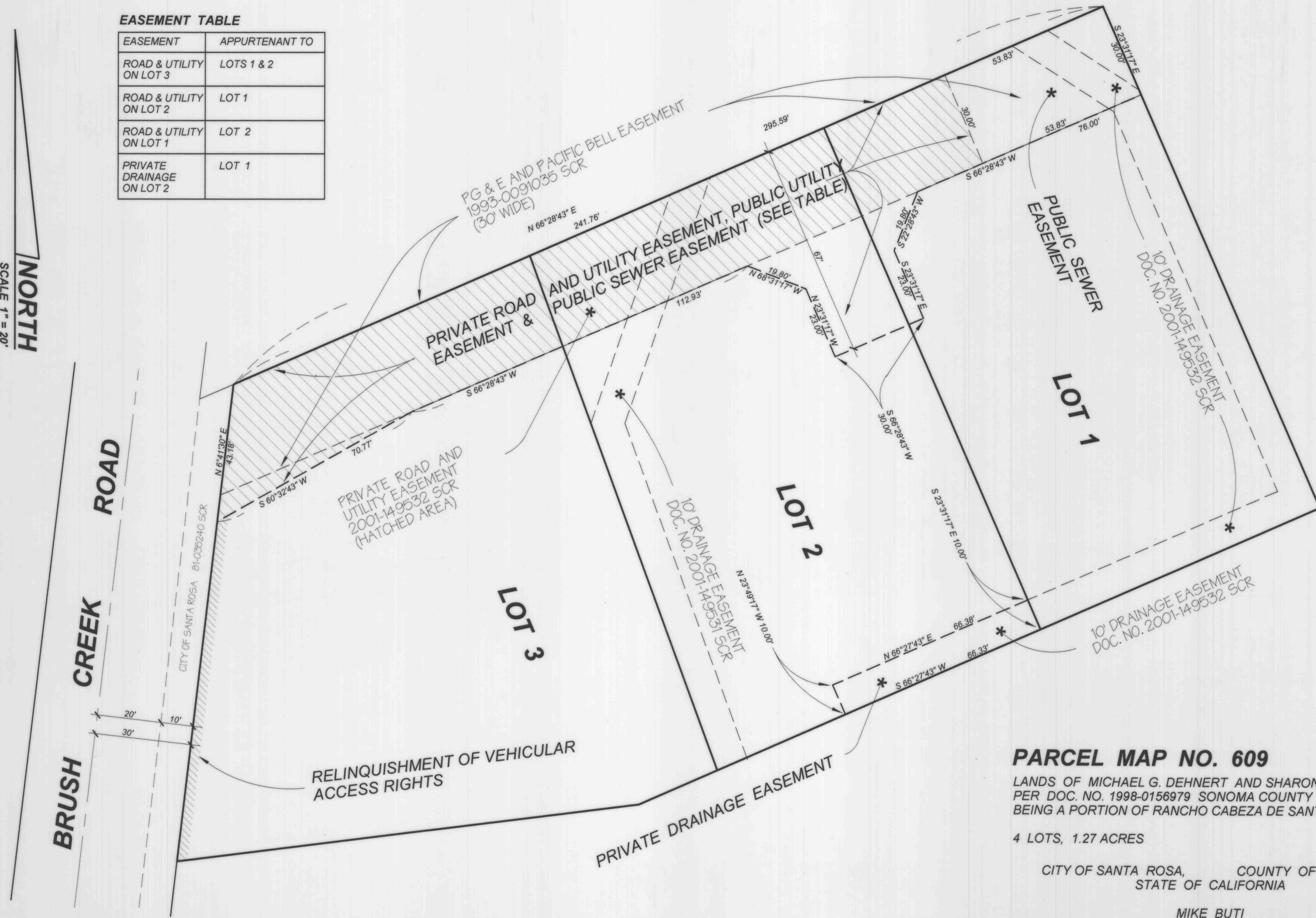
**BASIS OF BEARINGS:**  
N 66°27'43" E PER PARCEL MAP NO. 157  
FILED IN BOOK 214 OF MAPS, PAGE 15,  
SONOMA COUNTY RECORDS BETWEEN  
THE FOUND 1/2" IRON PIPE IN BRUSH  
CREEK ROAD AND THE FOUND WELL  
MONUMENT IN THE CENTERLINE OF  
RIVERIA DRIVE.





**EASEMENT TABLE**

EASEMENT	APPURTENANT TO
ROAD & UTILITY ON LOT 3	LOTS 1 & 2
ROAD & UTILITY ON LOT 2	LOT 1
ROAD & UTILITY ON LOT 1	LOT 2
PRIVATE DRAINAGE ON LOT 2	LOT 1



**PARCEL MAP NO. 609**

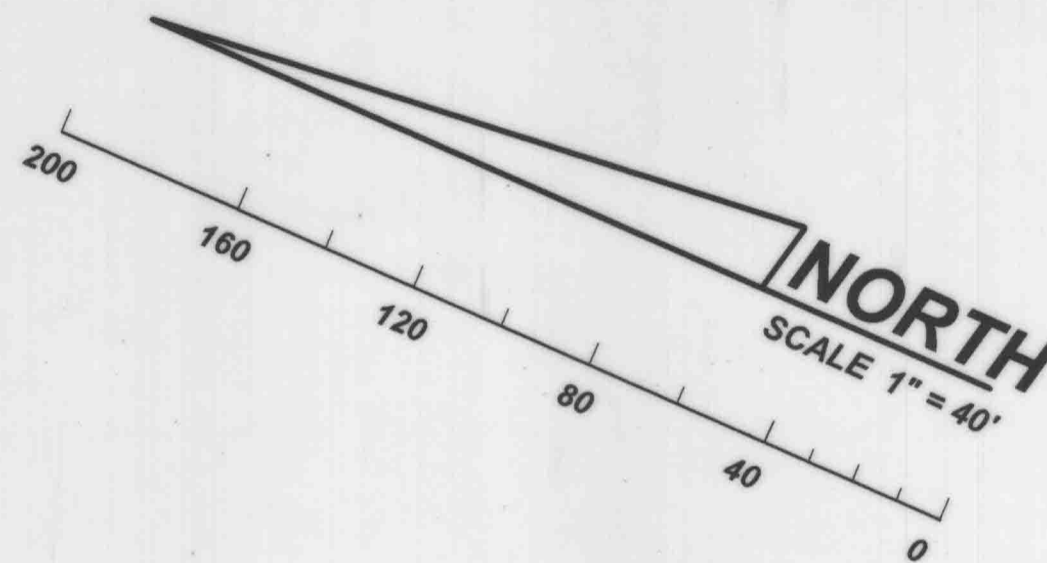
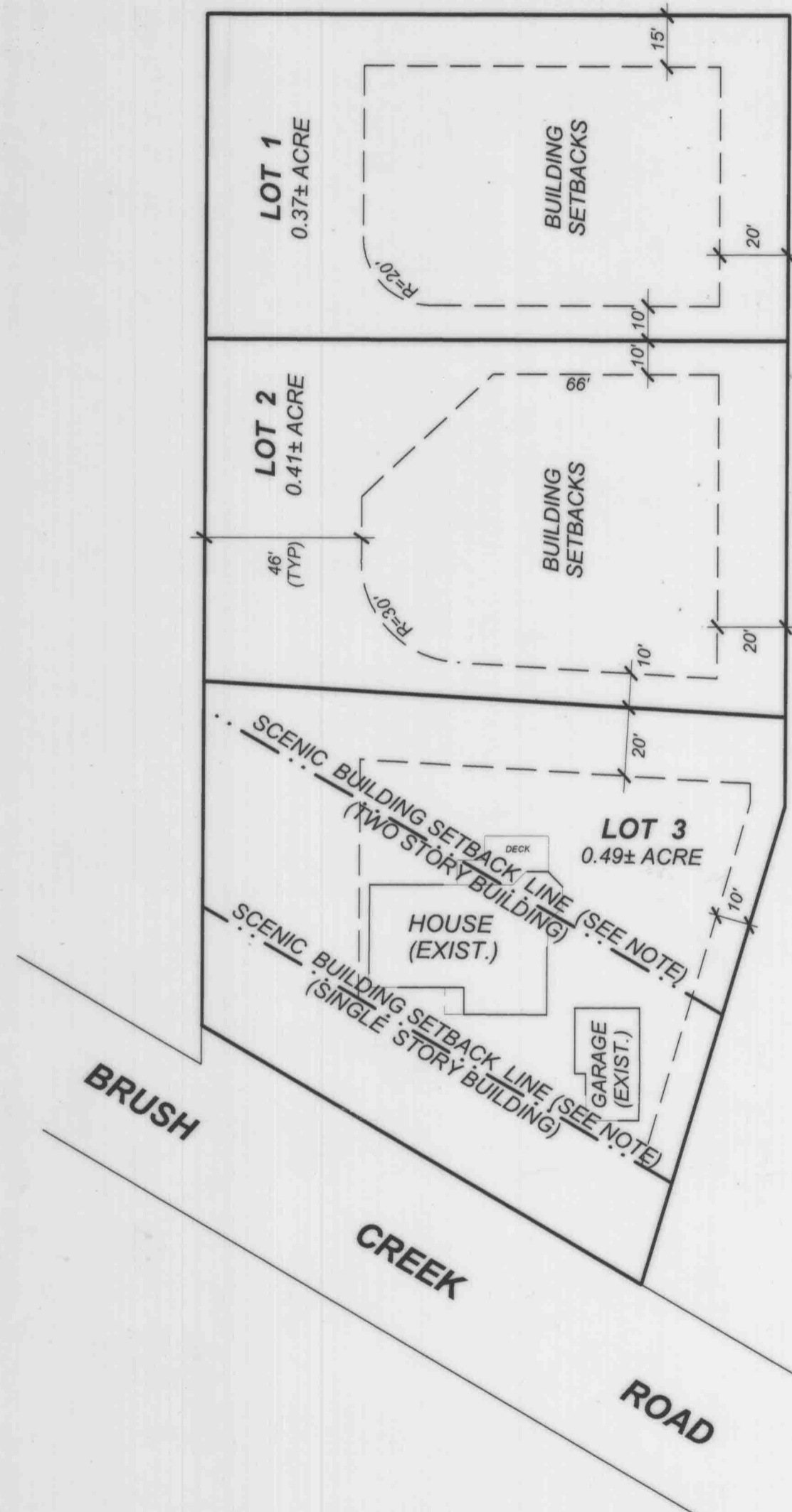
LANDS OF MICHAEL G. DEHNERT AND SHARON T. DEHNERT,  
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4 LOTS, 1.27 ACRES

CITY OF SANTA ROSA, COUNTY OF SONOMA  
 STATE OF CALIFORNIA

MIKE BUTI  
 LAND SURVEYOR  
 SONOMA, CALIFORNIA  
 MAY 30, 2001





**SCENIC BUILDING SETBACK NOTE:**  
 FRONT SETBACKS FOR ONE STORY STRUCTURE SHALL BE 50 FEET FROM EDGE OF BRUSH CREEK ROAD PAVEMENT AND 100 FEET FOR TWO STORY PORTION OF THE STRUCTURE.

**NOTES:**

- 1) THIS SHEET IS FOR INFORMATION PURPOSES ONLY, DESCRIBING CONDITIONS AS OF FILING AND IS NOT INTENDED TO AFFECT RECORDING INTEREST.
- 2) DEMAND FEES, METER INSTALLATION FEES AND PROCESSING FEES REQUIRED BY THE CITY MUST BE PAID BY THE APPLICANT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 3) THIS INFORMATION IS DERIVED RECORDS AND REPORTS AND DOES NOT IMPLY THE CORRECTNESS OF SUFFICIENCY OF THESE RECORDS BY THE PREPARER OF THIS DOCUMENT.
- 4) THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICES AND FEES, INCLUDING BUT NOT LIMITED TO SCHOOL IMPACT FEES, AND TRAFFIC SIGNAL PARTICIPATION FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF THE BUILDING PERMIT REVIEW AND APPROVAL.
- 5) A PUBLIC EASEMENT SHALL BE PROVIDED FOR PUBLIC UTILITY MAINS OUTSIDE OF THE PUBLIC RIGHT OF WAY. THE WIDTH OF THE EASEMENT SHALL BE EQUAL TO TWICE THE DEPTH OF THE MAIN OR 15 FEET WIDE FOR A SINGLE UTILITY AND 20 FEET FOR MULTIPLE UTILITIES, WHICHEVER IS GREATER, AND SHALL BE CENTERED OVER THE FACILITY. THE EASEMENT SHALL BE CONFIGURED TO INCLUDE ALL PUBLICLY MAINTAINED APPURTENANCES AND STRUCTURES. NO SURFACE STRUCTURE INCLUDING BUT NOT LIMITED TO ROOF EAVES, DECKS OR POOLS MAY ENCROACH INTO THE EASEMENT. FOOTING AND FOUNDATIONS MAY ENCROACH INTO THE ONE TO ONE LINE FROM THE PIPE DEPTH TO THE TOP OF GRADE IF APPROVED IN WRITING BY THE CHIEF BUILDING OFFICIAL AND THE DIRECTOR OF UTILITIES.
- 6) REDUCTION IN THE EASEMENT WIDTH MAY BE ALLOWED WITH WRITTEN APPROVAL BY THE DIRECTOR OF THE UTILITIES DEPARTMENT. TREES MAY NOT BE PLANTED WITHIN 10' OF A PUBLIC SEWER MAIN. THE CITY UTILITIES DEPARTMENT WILL NOT BE RESPONSIBLE FOR REPAIRS OR REPLACEMENT OF LANDSCAPING IN PUBLIC SEWER MAIN EASEMENTS.
- 7) THE STATIC WATER PRESSURE FOR THIS PROJECT IS APPROXIMATELY 80-90 PSI. INDIVIDUAL PRESSURE REGULATORS ARE REQUIRED ON ALL LOTS.
- 8) LOTS 1, 2 AND 3 ARE SUBJECT TO A JOINT MAINTENANCE AND ACCESS DECLARATION TO BE RECORDED CONCURRENTLY WITH THE MAP.

**"SUPPLEMENTAL INFORMATION AFFECTING"  
 PARCEL MAP NO. 609**

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