

PROJECT PROPOSAL STATEMENT

SUMMARY VACATION OF EXISTING STORM DRAIN EASEMENTS

On April 27, 2020 “Mahonia Glen – An Affordable Housing Development” was filed under SB 35 application (Application No. DRE20-022 with the City of Santa Rosa. In order to accommodate the project, the recorded public storm drain easement needs to be vacated and new public storm drain easements are to be created. Both the vacation description and plat as well as the new proposed grant documents are included in the application for this summary vacation request.

Current Ownership of the project property is:

MP One Calistoga Associates, LP, a California limited partnership
By Grant Deed recorded December 05, 2019 under Official Records Document Number 2019-092223, Sonoma County Records, APN 183-410-058, 060

The Summary Vacation is requested for the storm drain easement as granted to the City of Santa Rosa by “Easement Deed” recorded June 19, 1981 under Official Records Document Number 81-035241, Sonoma County Records

For the easement description See Exhibit A attached

EXHIBIT A

"An easement with a right of immediate entry and continued possession for the construction, improvement, maintenance and repairs for public storm drains, and for such other public or public utility purposes as the City of Santa Rosa may choose to make and over and upon that certain real property situated in the County of Sonoma, State of California, described as follows:

Being a portion of that tract of land, Prickett to Prickett, as recorded January 29, 1969, in Official Records of Sonoma County, Bok 2375, page 63, a strip of land 12 feet wide, the centerline of which is described as follows:

PARCEL 1

Beginning at a point on the northerly line of State Highway 12, as shown upon that Record of Survey of the lands of Prickett, recorded in Official Records of Sonoma County, Book 123 of Maps page 31, said point bears South 88°08'40" East, 295.68 feet from a ¾ inch iron pipe shown marking the southwesterly corner of said lands; thence North 52°07'51" West, 127.56 feet; thence North 09°30'22" East, 67.60 feet to a point hereinafter called Point "A".

PARCEL 2

Beginning at the aforementioned Point "A"; thence North 60°51'50" East 144.90 feet; thence North 58°15'25" East, 166.41 feet to a point herein after called Point "B"; thence North 43°36'39" West, 103.71 feet; thence North 35°29'00" West, 60.00 feet to the centerline of Austin Creek.

PARCEL 3

Beginning at the aforementioned Point "B"; thence South 41°59'33" East, 98.36 feet to the westerly line of Calistoga Road as shown on said Record of Survey.

APN 153-220-05

Ref: R-2109"

Prepared by: _____

Paul M. Brown, PLS 5087



This exhibit is for graphic purposes only. Any errors or omissions on this exhibit shall not affect the deed description.

"Parcel A"
"Austin Estates Subdivision No. 7"
Book 246 of Maps, Pages 31-32

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"Austin Creek Village Subdivision"
Book 586 Maps Pages 42-44

Scale: 1" = 100'

Parcel "C"

Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6

APN 183-410-058

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Point "A"
P.O.B.
Parcel 2

Point "B"
P.O.B.
Parcel 3

Calistoga Road

Austin Creek

N 35°29'00" W
60.00'

N 43°36'39" W
103.71'

N 58°15'25" E
166.41'

S 41°59'33" E
98.36'

N 60°51'50" E
144.90'

N 09°30'22" E
67.60'

N 52°07'51" W
127.56'

P.O.B.
Parcel 1

295.68'

S 88°08'40" E

Sonoma Highway 12

SUMMARY VACATION of "Easement Deed" to the
City of Santa Rosa recorded June 19, 1981
under Official records Document Number
81-035241, Sonoma County Records, 12 feet
wide and described in three parcels, 1, 2 & 3.
This plat is as shown on the R-Sheet attached
to DN 81-035241

Plat of
Summary Vacation



Date: 5/25/22

Paul M. Brown, PLS 5087

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Job No. 19171

APN 183-410-060

March 2022