

# PROPOSED EASEMENT NOTES:

- A PROPOSED EASEMENT FOR EMERGENCY ACCESS, INGRESS AND EGRESS TO THE CITY OF SANTA ROSA.
- B PROPOSED EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING ELECTRICAL, TELEPHONE, CATV, GAS, SEWER AND WATER TO THE CITY OF SANTA ROSA.

# EXISTING EASEMENT NOTES:

- AN EASEMENT FOR WATER LINE, DRAINAGE, SLOPE AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 1975 AS BOOK 3025, PAGE 165 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: A PORTION OF SAID LAND.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE, SIDEWALK, PRIVATE SEWER, OPEN SPACE AND PRIVATE DRAINAGE AND INCIDENTAL PURPOSES. AFFECTS: LOT 1.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE, SIDEWALK, PRIVATE SEWER, PRIVATE DRAINAGE, PRIVATE STORM DRAIN AND INCIDENTAL PURPOSES. AFFECTS: LOT 2.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE, SIDEWALK AND INCIDENTAL PURPOSES. AFFECTS: LOT 3.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE AND RECIPROCAL ACCESS AND INCIDENTAL PURPOSES. AFFECTS: LOT 4.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE AND INCIDENTAL PURPOSES. AFFECTS: LOT 5.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE, SIDEWALK, PRIVATE DRAINAGE AND INCIDENTAL PURPOSES. AFFECTS: LOT 6.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE STORM DRAIN, PUBLIC SEWER, PUBLIC WATER AND PUBLIC UTILITY AND INCIDENTAL PURPOSES. AFFECTS: LOT 7.
- AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 1984 AS INSTRUMENT NO. 1984-0038318 OF OFFICIAL RECORDS. IN FAVOR OF: CORTLY ADVISORS, INC. AS TRUSTEE. AFFECTS: LOT 2.
- AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1985 AS INSTRUMENT NO. 1985-0030320 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC BELL. AFFECTS: LOT 1.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1985 AS INSTRUMENT NO. 1985-0043020 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: LOT 8.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1985 AS INSTRUMENT NO. 1985-0043023 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: LOT 2.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 1985 AS INSTRUMENT NO. 1985-0047824 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: LOT 3.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 1985 AS INSTRUMENT NO. 1985-0047825 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: LOT 2.

# SPECIAL MAPPING NOTE :

WE HAVE FOUND THAT ITEMS 4 & 5 ARE IDENTICAL AND HAVE ONLY PLOTTED SAID ITEM 4. 2. THE TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM A 300 PARTY. 3. LOT 7 OF 11 IS DEDICATED TO ACCEPT SHEET FLOW FROM LOTS 4 & 5 PER SAID MAP.

# TENTATIVE MAP PREPARED BY :

**C&V CONSULTING, INC.**  
C&V CONSULTING, INC.  
LAND PLANNING AND SURVEYING  
10000 BAYVIEW BLVD. SUITE 200  
SAN FRANCISCO, CA 94134



# REVISIONS

| NO. | DATE    | DESCRIPTION                                    | BY  |
|-----|---------|------------------------------------------------|-----|
| 1   | 5/21/18 | REVISE BUILDING LAYOUT & GRADING ON WEST SIDE. | TAP |

# TENTATIVE MAP ROUND BARN MAP

"FOR CONDOMINIUM PURPOSES"

ROUND BARN BOULEVARD  
IN THE CITY OF SANTA ROSA  
COUNTY OF SONOMA, CALIFORNIA 95403

DATE: MAY 31, 2018

EXISTING SITE C-2

# ABBREVIATIONS

INDICATES FD, WELL TYPE MONUMENT W/ BRASS DISK AND PUNCH MARK PER R3, UNLESS NOTED OTHERWISE.  
INDICATES FD, 1/2" LP, W/ CAP PER R1  
R1 INDICATES TRACT MAP OF FOUNTAIN GROVE CENTER FILED IN BOOK 378/26-39 OF MAPS.  
R2 INDICATES RECORD OF SURVEY FILED IN BOOK 216/39 OF MAPS.  
R3 INDICATES PARCEL MAP NO. 380 FILED IN BOOK 347/48-49 OF MAPS.  
ESMT EASEMENT  
EST ESTABLISHED  
FD FOUND  
INT INTERSECTION  
PRIV PRIVATE  
OS OPEN SPACE  
SFN SEARCHED FOUND NOTHING

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S53°W 52'E  | 39.70' |
| L2   | N77°44'30"E | 0.24'  |
| L3   | N81°23'12"W | 48.10' |
| L4   | S41°12'30"W | 5.00'  |
| L5   | N40°47'08"W | 48.00' |
| L6   | N48°17'30"E | 5.00'  |
| L7   | N00°11'04"W | 48.10' |
| L8   | N40°47'08"W | 12.00' |

| CURVE | DELTA     | RADIUS  | LENGTH  |
|-------|-----------|---------|---------|
| C1    | 48°16'21" | 463.00' | 390.08' |
| C2    | 27°36'38" | 360.00' | 173.52' |
| C3    | 27°36'38" | 403.00' | 194.24' |
| C4    | 28°12'54" | 400.00' | 178.00' |
| C5    | 28°20'39" | 308.02' | 152.38' |

