

**LEGAL DESCRIPTION**

Access Easement

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the lands of the City of Santa Rosa, as described by Grant Deed recorded under Document Number 2022-024490, Official Records of Sonoma County, said portion being more particularly described as follows:

BEGINNING at a point on the easterly right of way line of Fountaingrove Parkway, said point being South 69°52'49" East 41.00 feet from a found 2" brass disk stamped "City of Santa Rosa" shown as a "set city monument" 2.00 feet easterly of centerline Station 71+50.63 E.C. on that certain Record of Survey filed in Book 216 of Maps, at Page 40, Sonoma County Records, thence northerly along said easterly right of way line, North 20°07'11" East 32.40 feet: thence leaving said easterly right of way line, South 69°52'38" East 31.83 feet; thence South 20°07'11" West 50.00 feet; thence on a non-tangent curve to the left from which the radius point bears North 56°59'43" East 30.00 feet, through a central angle of 36°52'21", for an arc length of 19.31 feet; thence South 69°52'38" East 64.07 feet; thence South 10°54'49" East 33.98 feet to the southerly boundary line of said lands of the City of Santa Rosa; thence along said southerly boundary line, North 69°52'38" West 29.27 feet; thence leaving said southerly boundary line, North 11°19'12" West 10.69 feet; thence North 69°52'38" West 96.79 to said easterly right of way line of Fountaingrove Parkway; thence northerly along said easterly right of way line, on a non-tangent curve to the left from which the radius point bears North 69°19'05" West 4,443.00 feet, through a central angle of 0°33'44", for an arc length of 43.60 feet to the POINT OF BEGINNING.

Containing 4,485 square feet, more or less.

**END OF DESCRIPTION**

Basis of Bearings: North 85°39'04" West between City of Santa Rosa Horizontal Coordinate System monuments G-475 and G-467 as shown on the Record of Survey filed in Book 838 of Maps at Page 18, Sonoma County Records. NAD83 – Zone II – Epoch 2010.00

R-Sheet No.: R-5809

Being a Portion of APN: 173-670-035

Prepared by City of Santa Rosa



Walter C. Olawski, PLS 9450



June 21, 2023

Date

STA. 71+50.63 E.C.  
PER 216 MAPS 40

**FOUNTAINGROVE**

**PARKWAY**

RECORD OF SURVEY  
216 MAPS 40

5' P.U.E. I.F.O.  
CITY OF SANTA ROSA  
PER 3018 O.R. 523  
(TO BE ABANDONED)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S69°52'38"E	31.83'

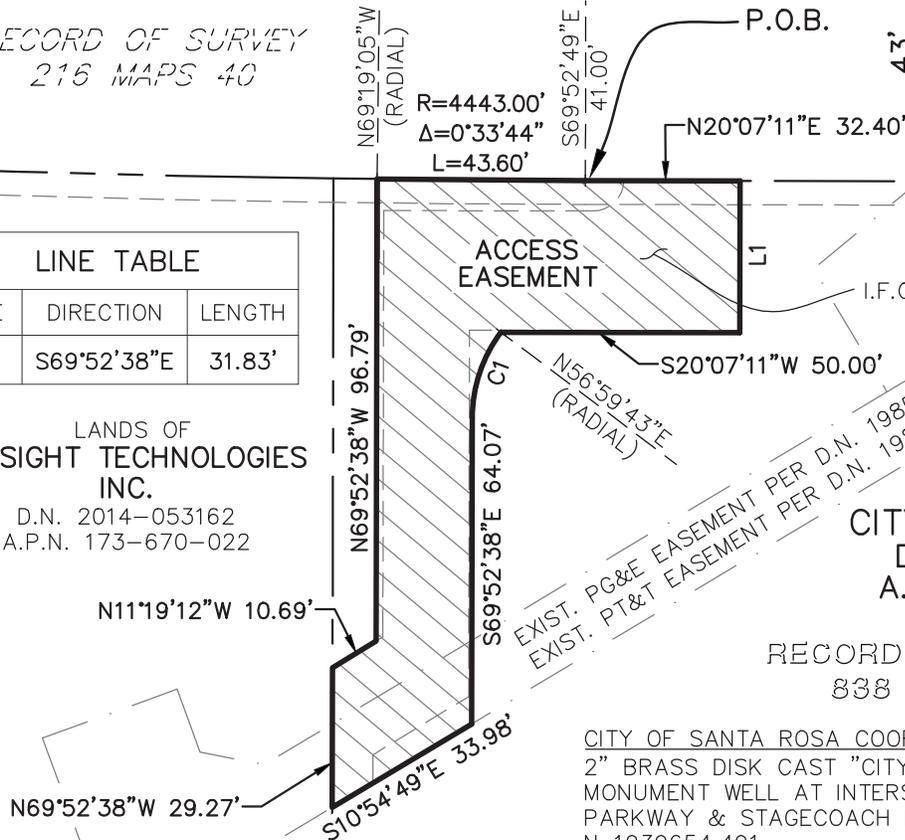
LANDS OF  
**KEYSIGHT TECHNOLOGIES INC.**  
D.N. 2014-053162  
A.P.N. 173-670-022

LANDS OF  
**CITY OF SANTA ROSA**  
D.N. 2022-024490  
A.P.N. 173-670-035

RECORD OF SURVEY  
838 MAPS 18

CITY OF SANTA ROSA COORDINATE MONUMENT G-467  
2" BRASS DISK CAST "CITY OF SANTA ROSA" IN  
MONUMENT WELL AT INTERSECTION OF FOUNTAINGROVE  
PARKWAY & STAGECOACH ROAD  
N 1939654.491  
E 6358167.418 NAD83 - ZONE II - EPOCH 2010.00

CITY OF SANTA ROSA COORDINATE MONUMENT G-475  
2" BRASS DISK CAST "CITY OF SANTA ROSA" IN  
MONUMENT WELL AT INTERSECTION OF PARKER HILL  
ROAD & STAGECOACH ROAD  
N 1939579.302  
E 6359156.111 NAD83 - ZONE II - EPOCH 2010.00



N11°19'12"W 10.69'  
N69°52'38"W 29.27'  
N69°52'38"W 96.79'  
S10°54'49"E 33.98'  
S69°52'38"E 64.07'  
N56°59'43"E (RADIAL)  
S20°07'11"W 50.00'  
S69°52'38"E 41.00'  
R=4443.00'  
Δ=0°33'44"  
L=43.60'

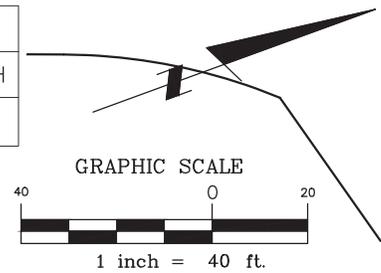
PARCEL MAP NO. 507  
503 MAPS 18-19  
PARCEL 1

**LEGEND**

- A.P.N. = ASSESSOR'S PARCEL NUMBER
- D.N. = DOCUMENT NUMBER
- I.F.O. = IN FAVOR OF
- O.R. = OFFICIAL RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

● = FOUND 2" BRASS DISK IN A  
STANDARD CITY MONUMENT WELL  
STAMPED "CITY OF SANTA ROSA"

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	30.00'	36°52'21"	19.31'



**BASIS OF BEARINGS:** NORTH 85°39'04" WEST BETWEEN CITY OF SANTA ROSA COORDINATE MONUMENTS G-475 & G-467 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 838 OF MAPS AT PAGE 18, SONOMA COUNTY RECORDS. NAD83 - ZONE II - EPOCH 2010.00.

<b>OWNER AND MAILING ADDRESS</b>	<b>PROPERTY AREAS</b>	<b>CITY OF SANTA ROSA</b>	
CITY OF SANTA ROSA 100 SANTA ROSA AVE SANTA ROSA, CA 95404	ORIGINAL PARCEL: <u>2.11 AC.±</u> ACCESS EASEMENT: <u>4,485 S.F.±</u>	ACCESS EASEMENT CITY OF SANTA ROSA TO PG&E AND AT&T	
A.P. No. <u>173-670-035</u>	CITY EASEMENT DEED	SCALE: 1" = 40'	DATE: 6/21/23
DOC. No. <u>D.N. 2022-024490</u>		DWN. WCO CHK. BAPT	APPROVED <i>Kyle Jones</i>
D.N. _____			

**LEGAL DESCRIPTION**

Easement Area

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the lands of the City of Santa Rosa, as described by Grant Deed recorded under Document Number 2022-024490, Official Records of Sonoma County, said portion being more particularly described as follows:

BEGINNING at a point on the easterly right of way line of Fountaingrove Parkway, said point being South 69°52'49" East 41.00 feet from a found 2" brass disk stamped "City of Santa Rosa" shown as a "set city monument" 2.00 feet easterly of centerline Station 71+50.63 E.C. on that certain Record of Survey filed in Book 216 of Maps, at Page 40, Sonoma County Records, thence northerly along said easterly right of way line, North 20°07'11" East 32.40 feet: thence leaving said easterly right of way line, South 69°52'38" East 31.83 feet; thence South 20°07'11" West 61.00 feet; thence South 69°52'38" East 85.08 feet; thence South 10°54'49" East 28.15 feet to the southerly boundary line of said lands of the City of Santa Rosa; thence along said southerly boundary line, North 69°52'38" West 17.51 feet; thence leaving said southerly boundary line, North 10°54'49" West 16.48 feet; thence North 69°52'38" West 88.98; thence South 20°07'11" West 5.00 feet; thence North 69°52'38" West 16.65 feet to said easterly right of way line of Fountaingrove Parkway; thence northerly along said easterly right of way line, on a non-tangent curve to the left from which the radius point bears North 69°19'05" West 4,443.00 feet, through a central angle of 0°33'44", for an arc length of 43.60 feet to the POINT OF BEGINNING.

Containing 3,473 square feet, more or less.

**END OF DESCRIPTION**

Basis of Bearings: North 85°39'04" West between City of Santa Rosa Horizontal Coordinate System monuments G-475 and G-467 as shown on the Record of Survey filed in Book 838 of Maps at Page 18, Sonoma County Records. NAD83 – Zone II – Epoch 2010.00

R-Sheet No.: R-5805

Being a Portion of APN: 173-670-035

Prepared by City of Santa Rosa



Walter C. Olawski, PLS 9450



June 21, 2023

Date

STA. 71+50.63 E.C.  
PER 216 MAPS 40

**FOUNTAINGROVE**

**PARKWAY**

RECORD OF SURVEY  
216 MAPS 40

N69°52'38"W 16.65'

N69°19'05"W  
(RADIAL)

R=4443.00'  
Δ=0°33'44"  
L=43.60'

S69°52'49"E  
41.00'

P.O.B.

43'

N20°07'11"E 32.40'

5' P.U.E. I.F.O.  
CITY OF SANTA ROSA  
PER 3018 O.R. 523  
(TO BE ABANDONED)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S69°52'38"E	31.83'
L2	S20°07'11"W	5.00'

EASEMENT  
AREA

EXIST. ACCESS EASEMENT  
I.F.O. KEYSIGHT TECHNOLOGIES INC.  
PER D.N. 2022-024594

LANDS OF  
KEYSIGHT TECHNOLOGIES  
INC.

D.N. 2014-053162  
A.P.N. 173-670-022

N10°54'49"W 16.48'

LANDS OF  
CITY OF SANTA ROSA  
D.N. 2022-024490  
A.P.N. 173-670-035

EXIST. PG&E EASEMENT PER D.N. 1985-008062  
EXIST. PT&T EASEMENT PER D.N. 1984-004264

RECORD OF SURVEY  
838 MAPS 18

N69°52'38"W 17.51'

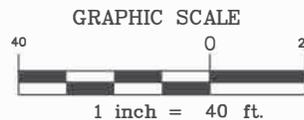
PARCEL MAP NO. 507  
503 MAPS 18-19  
PARCEL 1

CITY OF SANTA ROSA COORDINATE MONUMENT G-467.  
2" BRASS DISK CAST "CITY OF SANTA ROSA" IN  
MONUMENT WELL AT INTERSECTION OF FOUNTAIN GROVE  
PARKWAY & STAGECOACH ROAD  
N 1939654.491  
E 6358167.418 NAD83 - ZONE II - EPOCH 2010.00

CITY OF SANTA ROSA COORDINATE MONUMENT G-475.  
2" BRASS DISK CAST "CITY OF SANTA ROSA" IN  
MONUMENT WELL AT INTERSECTION OF PARKER HILL  
ROAD & STAGECOACH ROAD  
N 1939579.302  
E 6359156.111 NAD83 - ZONE II - EPOCH 2010.00

**LEGEND**

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- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
-  = FOUND 2" BRASS DISK IN A STANDARD CITY MONUMENT WELL STAMPED "CITY OF SANTA ROSA"



**BASIS OF BEARINGS:** NORTH 85°39'04" WEST BETWEEN CITY OF SANTA ROSA COORDINATE MONUMENTS G-475 & G-467 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 838 OF MAPS AT PAGE 18, SONOMA COUNTY RECORDS. NAD83 - ZONE II - EPOCH 2010.00.

<b>OWNER AND MAILING ADDRESS</b>	<b>PROPERTY AREAS</b>	<b>CITY OF SANTA ROSA</b>	
CITY OF SANTA ROSA 100 SANTA ROSA AVE SANTA ROSA, CA 95404	ORIGINAL PARCEL: <u>2.11 AC.±</u> EASEMENT AREA: <u>3,473 S.F.±</u>	EASEMENT AREA CITY OF SANTA ROSA TO PG&E AND AT&T	
A.P. No. <u>173-670-035</u>	CITY EASEMENT DEED	SCALE: 1" = 40'	DATE: 6/21/23
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