

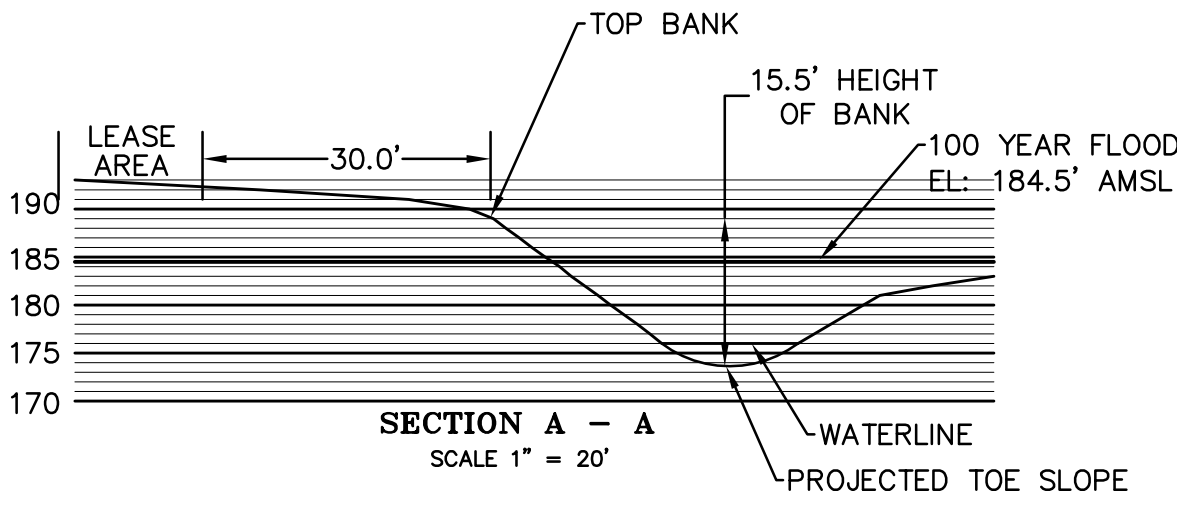
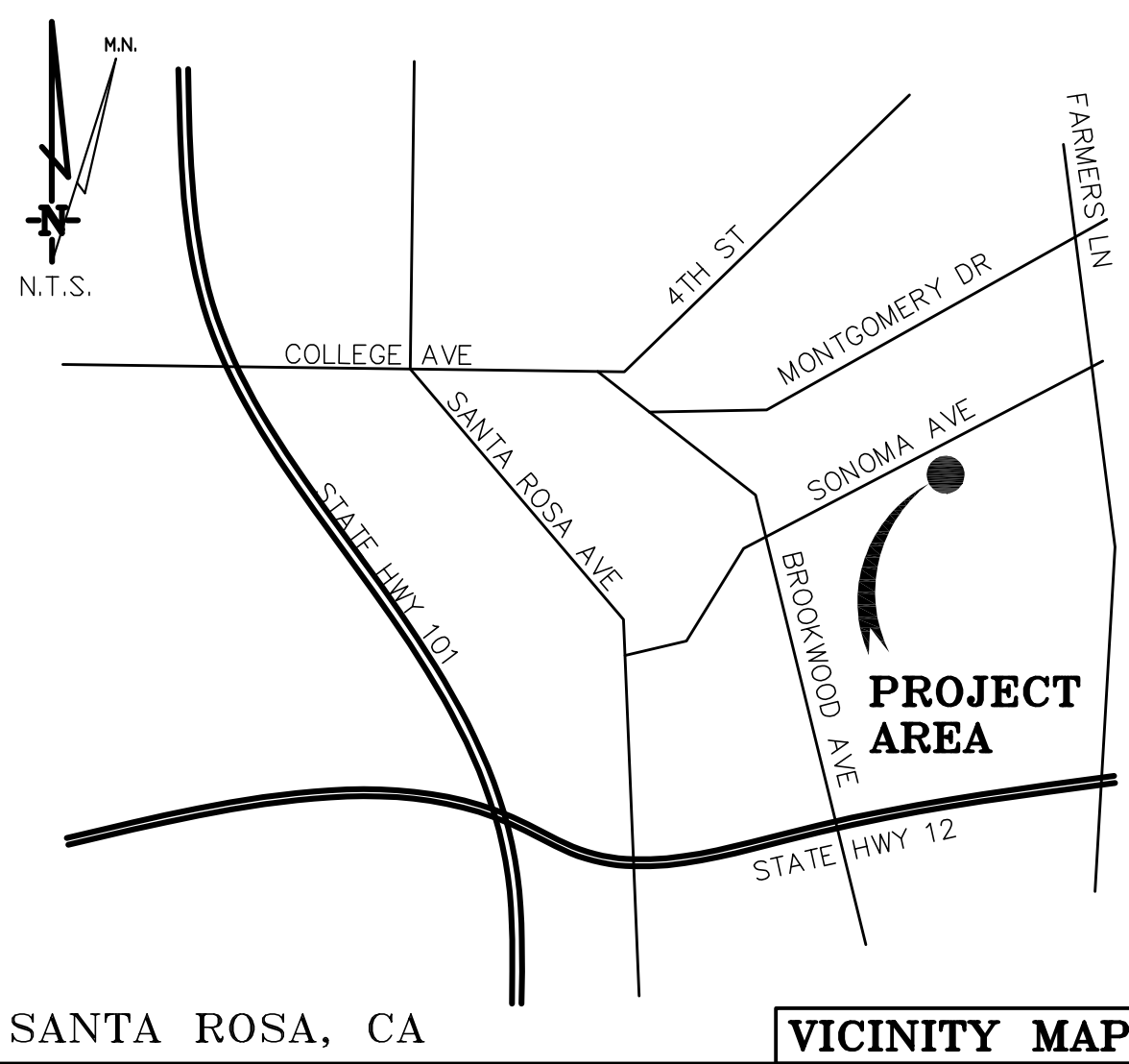
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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

LEGEND

- PARCEL BOUNDARY
- NEIGHBORING PARCEL BOUNDARY
- LEASE AREA BOUNDARY
- UTILITIES
- (E) EASEMENTS
- (P) EASEMENTS
- FENCE LINE
- JOINT UTILITY POLE
- TELEPHONE POLE
- ELECTRICAL POLE
- TREE WITH DIAMETER BREAST HEIGHT (DBH)
- WATER VALVE
- WATER BOX
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- DROP INLET

Project Name: Montgomery HS
Project Site Location: 1620 Sonoma Avenue.
Santa Rosa, CA 95405
Sonoma County
Date of Observation: 01-26-17
Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post processed with Pathfinder Office software.
Type of Antenna Mount: Building Mounted Steeple
Coordinates:
Latitude: N 38°26'32.54" (NAD83) N 38°26'32.86" (NAD27)
Longitude: W 122°41'39.04" (NAD83) W 122°41'35.09" (NAD27)
ELEVATION of Ground at Structure (NAVD88) 192.7' AMSL



DATE OF SURVEY: 01-26-17
SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803 LOCATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA
CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
N.G.V.D. 1929 CORRECTION: SUBTRACT 2.82' FROM ELEVATIONS SHOWN.
FLOOD ZONE X PER FIRM 06097C0729E DATED 12-02-2008
CONTOUR INTERVAL: 1 FT.
ASSESSOR'S PARCEL NUMBER: 014-142-052
LANDLORD(S): COMMUNITY BAPTIST CHURCH OF SANTA ROSA
1620 SONOMA AVENUE
SANTA ROSA, CA 95405

Montgomery HS
Lease Area Description
All those certain lease areas being portions on that certain parcel of land described in Document 1987-108899 Official Records of Sonoma County California being more particularly described as follows:

Equipment Lease Area
Commencing at a monument set at the intersection of Sonoma Avenue and Hoen Avenue as shown on the plat filed in Book 126 of Surveys, Page 37, Sonoma County California records; thence along the said centerline of Hoen Avenue South 20°46'13" East, 356.03 feet; thence leaving said centerline North 69°13'47" East, 156.43 feet to the True Point of Beginning; thence from said point of beginning North 70°27'20" East, 15.00 feet; thence South 19°32'40" East, 15.00 feet; thence South 70°27'20" West, 15.00 feet; thence North 19°32'40" West, 15.00 feet to the point of beginning.

Antenna Lease Area
Commencing at a monument set at the intersection of Sonoma Avenue and Hoen Avenue as shown on the plat filed in Book 126 of Surveys, Page 37, Sonoma County California records; thence along the said centerline of Hoen Avenue South 20°46'13" East, 119.44 feet; thence leaving said centerline North 69°13'47" East, 58.57 feet to the True Point of Beginning; thence from said point of beginning North 70°01'37" East, 8.00 feet; thence South 19°58'23" East, 8.00 feet; thence South 70°01'37" West, 8.00 feet; thence North 19°58'23" West, 8.00 feet to the point of beginning.

Together with an easement for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at a point on the boundary of the above described equipment lease area which bears South 19°32'40" East, 7.50 feet from the West most corner thereof; thence from said point of beginning North 86°36'18" West, 37.31 feet to a point hereafter referred to as Point A; thence continuing North 82°12'45" West, 32.33 feet; thence South 70°27'20" West, 59.75 feet more or less to a point hereafter referred to as Point B said point lying 3.0 feet Easterly of the East right of way of Hoen Avenue; thence continuing South 70°27'20" West, 3.00 feet to the public right of way.

Also together with an easement for access and utility purposes, six feet in width, the centerline of which is described as follows: Beginning at the above described Point A; thence from said point of beginning North 35°46'49" West 228.55 feet to the above described Antenna lease area.

Also together with an easement for access and utility purposes, six feet in width, the centerline of which is described as follows: Beginning at the above described Point B; thence from said point of beginning North 20°46'13" West 56.0 feet.

Also together with an easement for access and utility purposes, six feet in width, the centerline of which is described as follows: Beginning at the above described Point B; thence from said point of beginning South 20°46'13" East 72.0 feet.

LEASE AREA DETAIL

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

Surveyor

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verizon

Montgomery HS
1620 Sonoma Ave
Santa Rosa, CA 95405

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS	DATE	DESCRIPTION
REV	01-31-17	Preliminary Drawing
REV	02-07-17	rev. ant. lease area
REV	03-25-17	redline
REV	04-24-17	redline
REV	12-19-17	redline
REV	02-21-18	top bank delineated
REV	03-21-18	cross section added
REV	03-22-18	rev. lease area
REV	6-22-18	redlines