

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 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 SEWER, PRIVATE DRAINAGE AND INCIDENTAL PURPOSES. AFFECTS: LOT 6.
- 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 :

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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'

