



GENERAL NOTES

1. PRESENT AND PROPOSED ZONING IS "CG."
2. WATER AND SEWER IS MAINTAINED BY CITY OF SANTA ROSA.
3. NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION.
4. NO HAZARDOUS MATERIAL ARE KNOWN TO EXIST ON SITE.
5. SITE IS NOT IN A HIGH FIRE SEVERITY ZONE.
6. PARCEL AREAS: PARCEL 1 = 19,763 SQ. FT. (0.45 AC.)
PARCEL 2 = 10,024 SQ. FT. (0.23 AC.)

BASIS OF BEARINGS

SOUTH 89°20'56" EAST BETWEEN FOUND 1/2" IRON PIPES TAGGED "PLS 7935" AS SHOWN ON PARCEL MAP No. 740, FILED IN BOOK 783 OF MAPS, PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

OWNER

HASSAN KAZEMINI
755 FARMERS LANE
SANTA ROSA, CA 95405
(707) 578-4747

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 N. DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- EXISTING EASEMENT BOUNDARY
- OLD BOUNDARY LINE
- CENTERLINE
- FOUND 1/2" IRON PIPE TAGGED PLS 7935
- ⊙ FOUND 2" BRASS DISK PUNCHED AND STAMPED C.S.S.C.
- DN DOCUMENT NUMBER
- DCD DOUBLE CHECK DETECTOR
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE

EASEMENT NOTE

THE SUBJECT LANDS OF HASSAN KAZEMINI AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2017-007881 AND THE ADJOINING LANDS OF WALGREENS CO. AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 1995-079740 HAS ENTERED INTO A RECIPROCAL EASEMENT AGREEMENT FOR ACCESS, INGRESS, EGRESS, AND PARKING. SAID EASEMENT AGREEMENT IS RECORDED UNDER DOCUMENT NUMBER 2017-007885. THE FOLLOWING IS AN EXCERPT FROM SAID AGREEMENT CONCERNING THE NATURE AND LIMITS OF SAID EASEMENTS:

2. EASEMENTS:

2.1 GRANT OF RECIPROCAL EASEMENTS. SUBJECT TO ANY EXPRESS CONDITIONS, LIMITATIONS OR RESERVATIONS CONTAINED HEREIN, THE OWNERS HEREBY GRANT, ESTABLISH, COVENANT AND AGREE THAT THE PARCELS, AND ALL OWNERS AND PERMITTEES OF THE PARCELS, SHALL BE BENEFITED AND BURDENED BY THE FOLLOWING NONEXCLUSIVE, PERPETUAL AND RECIPROCAL EASEMENTS WHICH ARE HEREBY IMPOSED UPON THE PARCELS AND ALL PRESENT AND FUTURE OWNERS AND PERMITTEES OF THE PARCELS:

(a) AN EASEMENT FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED AND CONSTITUTING A PART OF THE COMMON AREA OF PARCEL B AND THE COMMON AREA OF PARCEL A INCLUDING, WITHOUT LIMITATION, THE DRIVEWAY, SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE COMMON AREA OF SUCH PARCELS INTENDED FOR SUCH PURPOSES, AND TO AND FROM ALL ADJUTING STREETS OR RIGHTS OF WAY FURNISHING ACCESS TO SUCH PARCELS;

(b) A RECIPROCAL EASEMENT FOR THE PARKING OF VEHICLES IN THE PARKING AREAS DESIGNATED AS PART OF THE COMMON AREAS OF THE PARCELS, AS SUCH PARKING AREAS ARE INDICATED ON THE SITE PLAN AND AS THE SAME MAY BE MODIFIED OR REMOVED FROM TIME TO TIME BY THE OWNER OF THE PARCEL UPON WHICH THE PARKING AREAS ARE LOCATED (THE "PARKING EASEMENT"), PROVIDED THAT THE PARKING AREAS OF PARCEL A SHALL NOT BE MODIFIED OR REMOVED WITHOUT THE CONSENT OF WALGREENS OR UNLESS WALGREENS SHALL BECOME AN OWNER OF PARCEL B. THE PARKING EASEMENT IS FOR CUSTOMER PARKING IN CONNECTION ONLY WITH THE BUSINESSES OPERATED FROM TIME TO TIME AT THE PARCELS. IN NO EVENT SHALL THE PARKING EASEMENT BE USED FOR DELIVERY OR TRUCK PARKING, EMPLOYEE PARKING, OVERNIGHT PARKING, STORAGE OR OTHER SIMILAR PARKING PURPOSES THAT SHALL CONSTITUTE AN UNREASONABLY PROLONGED USE OF THE PARKING EASEMENT. EACH OWNER SHALL HAVE THE RIGHT HEREUNDER TO ERECT AND/OR REMOVE SIGNAGE, FROM TIME TO TIME, ON ITS PARCEL PLACING A REASONABLE TIME LIMIT UPON THE PARKING IN PARKING AREAS ON SUCH PARCEL.

LOT LINE ADJUSTMENT PARCEL DATA

EXISTING LOT SIZE:	PROPOSED PARCEL SIZE:
29,787sf (0.68 acres)	19,763sf (PARCEL 1)
	10,024sf (PARCEL 2)

PARCEL MAP WAIVER

BEING THE LANDS OF HASSAN KAZEMINI AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2017-007881, OFFICIAL RECORDS OF SONOMA COUNTY. ALSO BEING LOT 1 AS SHOWN ON PARCEL MAP NO. 740, FILED IN BOOK 783 OF MAPS, PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.

CITY OF SANTA ROSA
COUNTY OF SONOMA STATE OF CALIFORNIA
2 PARCELS 0.68 ACRES

CINQUINI & PASSARINO, INC.
LAND SURVEYING

▲ BOUNDARY
▲ TOPOGRAPHIC
▲ CONSTRUCTION
▲ SUBDIVISIONS

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