

OWNER'S STATEMENT

I HEREBY CERTIFY THAT MP SANTA ROSA LLC IS THE SOLE OWNER OF AND HAS THE RIGHT TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND IS THE ONLY BODY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND MP SANTA ROSA LLC CONSENTS TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY DEDICATE TO PUBLIC USE SEASTOPOL ROAD, JUSTIN DRIVE, BRUNELLO DRIVE, PANTOJA LANE, VEHICULAR ACCESS RIGHTS, PUBLIC SIDEWALK, PUBLIC STORM DRAIN AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER \_\_\_\_\_

MP SANTA ROSA LLC

(Name)(Title)

NOTARY PUBLIC CERTIFICATE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SONOMA

ON \_\_\_\_\_ BEFORE ME,  
HERE I INSERT NAME AND TITLE OF THE OFFICER \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_

NAME(S) OF SIGNER(S)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT AND A PERSON DEDICATED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ITIES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

TRUSTEE'S CERTIFICATE

WE STEWART TITLE OF CALIFORNIA, INC., TRUSTEE UNDER DEED OF TRUST RECORDED UNDER DOCUMENT NO. 2012-131110, OFFICIAL RECORDS OF SONOMA COUNTY, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY \_\_\_\_\_

TITLE

NOTARY PUBLIC CERTIFICATE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SONOMA

ON \_\_\_\_\_ BEFORE ME,  
HERE I INSERT NAME AND TITLE OF THE OFFICER \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_

NAME(S) OF SIGNER(S)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT AND A PERSON DEDICATED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ITIES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

CERTIFICATE OF DEDICATION

NAME AND ADDRESS OF OWNER:

MP SANTA ROSA LLC  
2000 CROW CANYON PLACE, SUITE 350  
SAN RAMON, CA 94583

DESCRIPTION OF PROPERTY DEDICATED:

SEASTOPOL ROAD  
JUSTIN DRIVE  
PANTOJA LANE  
BRUNELLO DRIVE

THE CITY OF SANTA ROSA SHALL RECOVER THE ABOVE-DESCRIBED PROPERTY TO THE ABOVE-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5, THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

RECORD TITLE INTEREST NOTE

SIGNATURES OF OWNERS OF THE FOLLOWING INTERESTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

NAME	RECORDED	NATURE OF INTEREST
CITY OF SANTA ROSA	658 MAPS 6-10	PUBLIC UTILITY EASEMENT
CITY OF SANTA ROSA	658 MAPS 6-10	PUBLIC STORM DRAIN & UTILITY EASEMENT
CITY OF SANTA ROSA	658 MAPS 6-10	VEHICULAR ACCESS RIGHTS
JACK VANOFF	2003-254555	PUBLIC STORM DRAIN & UTILITY EASEMENT

CITY AUDITOR'S CERTIFICATE

I, DEBORAH LAUCHNER, CHIEF FINANCIAL OFFICER IN AND FOR THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST SAID TRACT OF LAND THAT ARE UNPAID EXCEPT FOR SPECIAL ASSESSMENTS ESTIMATED TO TOTAL \$ \_\_\_\_\_ WHICH CONSTITUTE A LIEN AGAINST THE PROPERTY BUT WHICH ARE NOT YET DUE AND PAYABLE AND CAN OR MAY BE PAID IN FULL.

DATE \_\_\_\_\_

DEBORAH LAUCHNER  
CHIEF FINANCIAL OFFICER  
CITY OF SANTA ROSA  
STATE OF CALIFORNIA

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES ON SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ \_\_\_\_\_. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT ON BOND, WHICH MAY BE PAID IN FULL.

DATE \_\_\_\_\_

TAX COLLECTOR  
COUNTY OF SONOMA  
STATE OF CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT FOR TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY BOND(S) UNDER GOVERNMENT CODE SECTIONS 66493 (A) AND 66493 (C) IN THE SUMS OF \$ \_\_\_\_\_ AND \$ \_\_\_\_\_ RESPECTIVELY.

DATE \_\_\_\_\_

CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF SONOMA  
STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN \_\_\_\_\_ OF \_\_\_\_\_, AT \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF DAVID M. GUHIN, CITY ENGINEER, CITY OF SANTA ROSA.

FEE \$ \_\_\_\_\_

COUNTY RECORDER  
COUNTY OF SONOMA  
STATE OF CALIFORNIA

DOCUMENT NO. \_\_\_\_\_

BY \_\_\_\_\_

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNWOOD SANTA ROSA, LLC IN JANUARY OF 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND MONUMENTS SHOWN HEREON WILL BE SET WITHIN ONE YEAR FROM THE DATE OF FILING OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

DATE \_\_\_\_\_

**PRELIMINARY**  
FOR STUDY PURPOSES ONLY  
DATE: 10/04/2017  
DAVID M. GUHIN  
P.L.S. 4760

CITY ENGINEER'S CERTIFICATE

I, DAVID M. GUHIN, CITY ENGINEER, IN AND FOR THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, HAVE EXAMINED THE MAP OF THIS SUBDIVISION AND FOUND IT TO SUBSTANTIALLY CONFORM TO THE TENTATIVE MAP APPROVED JANUARY 8, 2015 AND ANY APPROVED ALTERATIONS THEREOF, THE APPLICABLE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, THE STATE SUBDIVISION MAP ACT AND THE APPLICABLE PROVISIONS OF TITLE 19 OF THE SANTA ROSA CITY CODE. I HEREBY APPROVE THE SUBDIVISION SHOWN UPON THIS MAP AND ACCEPT IN FEE, SUBJECT TO IMPROVEMENT, FOR PUBLIC USE PANTOJA LANE, JUSTIN DRIVE, BRUNELLO DRIVE, SEASTOPOL ROAD, VEHICULAR ACCESS RIGHTS, PUBLIC SIDEWALK, PUBLIC STORM DRAIN AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER \_\_\_\_\_.

DATED \_\_\_\_\_, 20\_\_\_\_

DAVID M. GUHIN R.C.E. 65663  
EXPIRES 09/30/19  
CITY ENGINEER, CITY OF SANTA ROSA  
STATE OF CALIFORNIA

I, BRADFORD HOFFMAN P.L.S. 6796, DO HEREBY STATE THAT I HAVE EXAMINED THE MAP OF THIS SUBDIVISION ON BEHALF OF THE CITY OF SANTA ROSA AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED \_\_\_\_\_, 20\_\_\_\_

BRADFORD HOFFMAN P.L.S. 6796  
EXPIRES 09/30/18  
STATE OF CALIFORNIA

CERTIFICATE SHEET

PANTOJA LANE SUBDIVISION

CITY OF SANTA ROSA,  
COUNTY OF SONOMA, STATE OF CALIFORNIA  
16 LOTS - 0.82 ACRES  
SEPTEMBER 2017

BEING A RE-SUBDIVISION OF LOTS 1 THRU 8 AND PORTIONS OF LOTS 9, 41 AND 42 OF SMITH VILLAGE SUBDIVISION AS SHOWN ON THE FINAL MAP OF RECORDS, ALSO BEING THE LANDS OF MP SANTA ROSA LLC AS DESCRIBED IN DOCUMENT NO. 2016-089464.



ENGINEERS / SURVEYORS / PLANNERS  
200 4TH ST., STE. 200 SANTA ROSA, CA 95401  
(707) 541-8500 FAX (707) 541-8538

JUN 28 2018

City of Santa Rosa

12000\_74-099

CONSENT © 2017 BY ENGINEERS

APN 035-850-001 THRU 009 TENTATIVE MAP FILE NO. MAP14-004 JOB NO. 20129008 SHEET 2 OF 3 SHEETS

DATE: 10/04/2017

FOR STUDY PURPOSES ONLY

PRELIMINARY

MAP SHEET

PANTOJA LANE SUBDIVISION

CITY OF SANTA ROSA

COUNTY OF SONOMA, STATE OF CALIFORNIA

16 LOTS - 0.82 ACRES

SEPTEMBER 2017

BEING A RE-SUBDIVISION OF LOTS 1 THRU 8 AND PORTIONS OF LOTS 9, 41 AND 42 OF SMITH VILLAGE SUBDIVISION AS SHOWN ON THE FINAL MAP OF SMITH VILLAGE FILED IN BOOK 658, PAGES 6 - 10, SONOMA COUNTY RECORDS, ALSO BEING THE LANDS OF MP SANTA ROSA LLC AS DESCRIBED IN DOCUMENT NO. 2016-069464.

PAID BY:

ENGINEERS / SURVEYORS / PLANNERS

200 AN ST., STE. 200 SANTA ROSA, CA 95401

(707) 543-8500 FAX: (707) 543-8539

BKF

1" = 30'

0 30 60

feet

scale

NOTE: JUSTIN DRIVE, PANTOJA LANE AND BRUNELLO DRIVE WERE FORMERLY DEDICATED TO THE CITY OF SANTA ROSA WITH SMITH VILLAGE SUBDIVISION. HOWEVER, THESE STREETS AND THE UTILITIES HAVE NOT BEEN ACCEPTED BY THE CITY, SINCE PORTIONS OF THESE STREETS ARE REQUIRED FOR THIS DEVELOPMENT TO STAND ALONE. THESE STREETS ARE SHOWN TO BE REDEDICATED TO THE CITY OF SANTA ROSA, AT THEIR REQUEST, AS A CONDITION OF THIS DEVELOPMENT.

THE DISTINCTIVE BORDER INDICATES THE LANDS BEING SUBDIVIDED BY THIS MAP.

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

SEE SHEET 3 OF 3 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.

NOTES:

RECORD DATA:

R1 MAP OF SMITH VILLAGE SUBDIVISION

658 MAPS 6 THROUGH 10

LEGEND:

SUBDIVISION BOUNDARY

INTERIOR LOT LINES

EXISTING LOT LINES

RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS

FOUND BRASS DISC IN WELL MONUMENT, TAGGED PLS 4760

SET 1/2" IRON PIPE, TAGGED PLS 4760

SET MAIL AND BRASS TAG, TAGGED PLS 4760

ABBREVIATIONS:

( ) RECORD DATA

DN DOCUMENT NUMBER

ESAT EASEMENT

IFO IN FAVOR OF

L LENGTH

M MEASURED

PUE PUBLIC UTILITY EASEMENT

RW RIGHT OF WAY

SME PUBLIC SIDEWALK EASEMENT

S.R.C.S. SANTA ROSA COORDINATE SYSTEM

PAPE PUBLIC ACCESS AND UTILITY EASEMENT

PDE PUBLIC DRAINAGE EASEMENT

PAPE PRIVATE ACCESS EASEMENT

PDE PRIVATE DRAINAGE EASEMENT

PUE PUBLIC UTILITY EASEMENT

RW RIGHT OF WAY

SME PUBLIC SIDEWALK EASEMENT

STAMPED PLS 5143 (PER R1)

FOUND MAIL & SHINER PURPORTED TO BE THE SITE OF SANTA ROSA HORIZONTAL CONTROL MONUMENT G-324 (PER R1)

N 277,238.251

E 1,782,884.204

NAD 27

221.16' (MERR)

N76°11'50"E

3.34' (R1)

FRESNO AVE

LANDS OF MOYA REA & LICA APN 035-860-031

LANDS OF GUERRERO & OSORNO APN 035-860-032

LANDS OF WALSH APN 035-860-030

LANDS OF MP SANTA ROSA LLC APN 035-850-009

LANDS OF MP SANTA ROSA LLC APN 035-850-041

LANDS OF MP SANTA ROSA LLC APN 035-850-042

LANDS OF SANN & YI APN 035-063-023

BRUNELLO DRIVE

PANTOJA LANE

JUSTIN DRIVE

SEBASTOPOL ROAD

SMITH VILLAGE SUBDIVISION

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

LOT 230

LOT 231

LOT 232

LOT 233

LOT 234

LOT 235

LOT 236

LOT 237

LOT 238

LOT 239

LOT 240

LOT 241

LOT 242

LOT 243

LOT 244

LOT 245

LOT 246

LOT 247

REQUIRED NOTES ON ALL MAPS

THE DATA SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY DATED NOVEMBER 14, 2014 (ORDER NO. MNSC-4776171). THE SURVEYOR DOES NOT ASSUME LIABILITY FOR THE TITLE SEARCH.

A SOILS REPORT PERTAINING TO THIS SUBDIVISION IS ON FILE AT THE DEPARTMENT OF COMMUNITY DEVELOPMENT ENGINEERING DIVISION, REPORT BY: GIBLIN ASSOCIATES, TITLED "SOIL INVESTIGATION SMITH VILLAGE SUBDIVISION" DATED APRIL 11, 2003 AND UPDATED BY REESE AND ASSOCIATES ON APRIL 3, 2014.

THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICIES, AND FEES, INCLUDING BUT NOT LIMITED TO SCHOOL IMPACT FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF THE BUILDING PERMIT REVIEW AND APPROVAL.

THIS SUBDIVISION IS LOCATED WITHIN THE WRIGHT SCHOOL DISTRICT, THE FACILITIES OF WHICH WILL BE ADVERSELY AFFECTED BY THE STUDENTS EXPECTED TO BE GENERATED BY THIS SUBDIVISION. TO MITIGATE THIS EFFECT, THIS SUBDIVISION IS MADE SUBJECT TO THE CITY'S POLICY WITH REGARD TO SUCH IMPACTS AS THAT POLICY NOW EXISTS OR AS IT MAY BE AMENDED, EXTENDED, OR REVISED IN THE FUTURE. PRESENT CITY POLICY REQUIRES THE PAYMENT OF SCHOOL IMPACT FEES FOR EACH BUILDING PERMIT ON EACH LOT INCLUDING WITHIN THE FINAL PARCEL MAP OF THIS SUBDIVISION, THE EXACT SCHOOL IMPACT FEE, IF ANY, THE DEVELOPER OF THIS SUBDIVISION WILL HAVE TO PAY WILL BE THE FEE IN EFFECT AT THE TIME THE DEVELOPER APPLIES FOR BUILDING PERMITS FOR RESIDENTIAL STRUCTURES WITHIN THIS SUBDIVISION.

PARK FEES IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE SHALL BE PAID WHEN THE BUILDING PERMIT IS ISSUED.

NO STRUCTURES OTHER THAN PROPERTY LINE FENCES SHALL BE OUTSIDE OF THE BUILDING ENVELOPE/SETBACK. PROPERTY LINE FENCES SHALL NOT EXCEED THREE FEET IN HEIGHT WITHIN THE FRONT SETBACK.

PROJECT SPECIFIC REQUIRED NOTES

NO STRUCTURES MAY ENCRATCH ON, ABOVE, OR BELOW THE SURFACE OF THE GROUND IN THE PUBLIC EASEMENT. THIS INCLUDES FOOTINGS OF FOUNDATION, EAVES FROM THE ROOF OF ANY ADJACENT STRUCTURE, DECKS, POOLS, PONDS OR OUTBUILDINGS ON SLABS OR FOUNDATIONS, DECKS, SHEDS, OR OTHER STRUCTURES WHICH MAY BE EASILY REMOVED FOR MAINTENANCE OF THE SEWER SYSTEM MAY BE ALLOWED AT THE DIRECTION OF THE DIRECTOR OF UTILITIES.

NO TREES MAY BE PLANTED IN THE PUBLIC EASEMENT WITHOUT FIRST OBTAINING APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. TREES MAY BE ALLOWED TO THE EXTENT THAT DAMAGE TO THE PUBLIC SYSTEM CONTAINED IN THE EASEMENT DOES NOT OCCUR FROM ROOT INTRUSION AND ADEQUATE ACCESS CAN BE PROVIDED FOR MAINTENANCE AND REPAIR VEHICLES. TREES MAY NOT BE PLANTED WITHIN 10' OF A PUBLIC SEWER MAIN.

THE PUBLIC WORKS DEPARTMENT WILL TAKE DUE CAUTION WHEN PERFORMING MAINTENANCE OR REPAIR OF THE PUBLIC STORM DRAIN SYSTEM IN THE EASEMENT, BUT WILL NOT BE RESPONSIBLE FOR REPAIRS OR REPLACEMENT OF TREES, LANDSCAPING OR STRUCTURES NOT SPECIFICALLY APPROVED BY THE CITY OF SANTA ROSA.

PARK FEES IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE SHALL BE PAID WHEN THE BUILDING PERMIT IS ISSUED.

LOTS 12 THROUGH 16 ARE SUBJECT TO SEPARATE COMMON DRIVEWAY MAINTENANCE DECLARATION WHICH WILL BE RECORDED CONTEMPORANEOUSLY BY THE DEVELOPER WITH THE FILING OF THIS MAP.

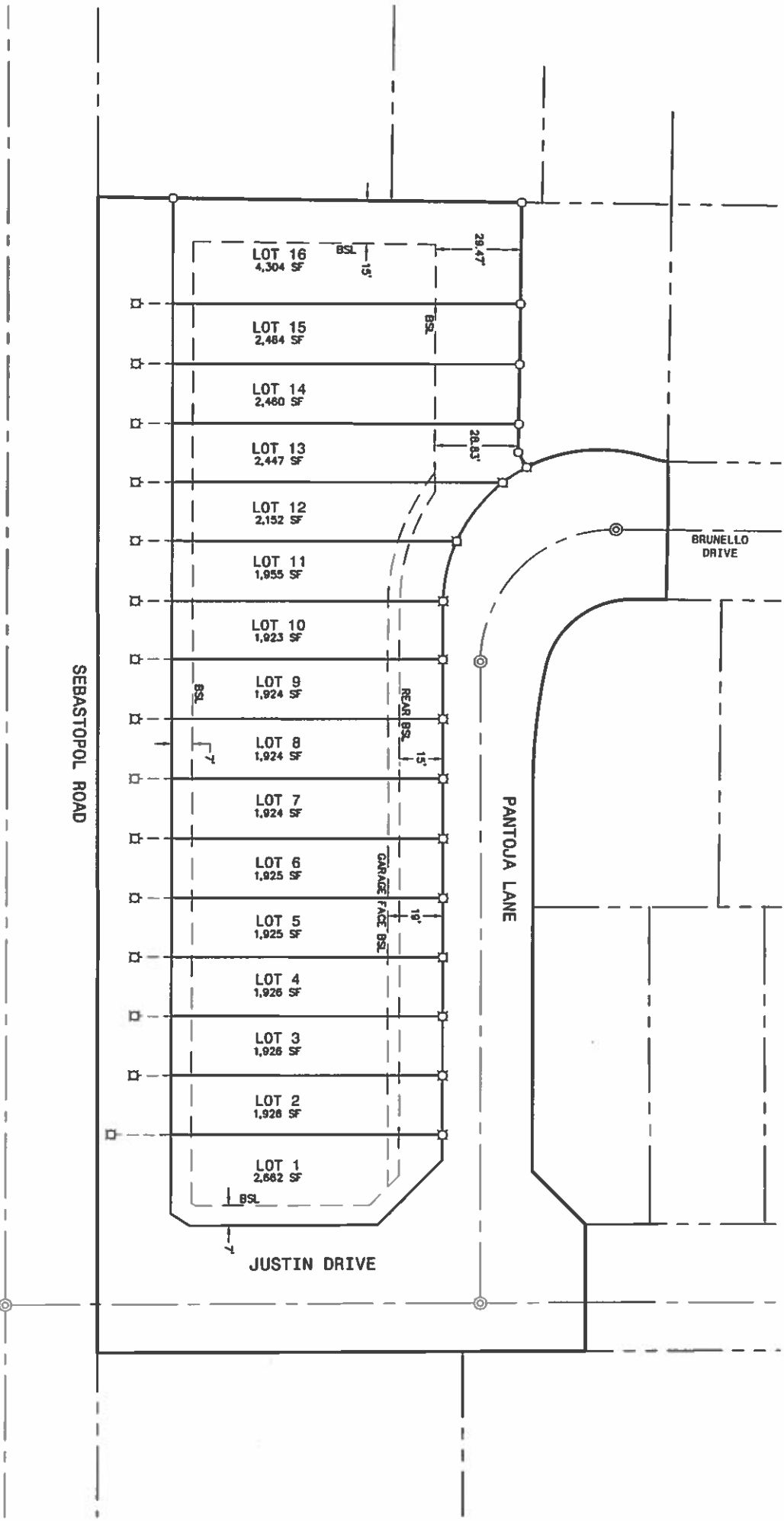
THE REAL PROPERTY WITHIN THE BOUNDARIES OF THIS FINAL MAP ARE SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS WHICH WILL BE RECORDED CONTEMPORANEOUSLY BY THE DEVELOPER WITH THE FILING OF THIS MAP.

ONSITE PRIVATE STORAGE AND PAINTED CURBS SHALL BE PRIVATELY MAINTAINED.

PRIVATE LIGHTS SHALL BE INSTALLED WITH THE RESIDENCES TO ILLUMINATE THE COMMON DRIVEWAY. ALL PRIVATE LIGHTING SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS.

UTILITIES

WATER AND SEWER DEMAND FEES AND WATER METER FEES HAVE NOT BEEN, AND MUST BE, PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.

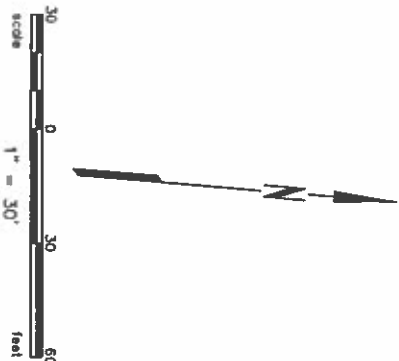


LEGEND:

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINES
- FOUND BRASS DISC IN WELL MONUMENT, TAGGED AS SHOWN
- SET BRASS DISC IN WELL MONUMENT, TAGGED PLS 4760
- SET 1/2" IRON PIPE, TAGGED PLS 4760
- SET MAIL AND BRASS TAG, TAGGED PLS 4760
- BUILDING SETBACK LINE
- SQUARE FEET

NOTE: JUSTIN DRIVE, PANTOUA LANE AND BRUNELLO DRIVE WERE FORMERLY DEDICATED TO THE CITY OF SANTA ROSA WITH SMITH VILLAGE SUBDIVISION. HOWEVER, THESE STREETS AND THE UTILITIES HAVE NOT BEEN ACCEPTED BY THE CITY. SINCE PORTIONS OF THESE STREETS ARE REQUIRED FOR THIS DEVELOPMENT TO STAND ALONE, THESE STREETS ARE SHOWN TO BE REDEDICATED TO THE CITY OF SANTA ROSA, AT THEIR REQUEST, AS A CONDITION OF THIS DEVELOPMENT.

BASIS OF BEARING: THE SURVEY CONTROL LINE BETWEEN CITY OF SANTA ROSA HORIZONTAL CONTROL MONUMENTS G-324 AND G-341 IN SEBASTOPOL ROAD NOTED AS HD458467E PER RECORD OF SURVEY, BOOK 611 MAPS, PAGE 38, S.C.R.



**PRELIMINARY**  
FOR STUDY PURPOSES ONLY  
DATE: 10/04/2017

SUPPLEMENTAL SHEET  
PANTOUA LANE SUBDIVISION  
COUNTY OF SONOMA, STATE OF CALIFORNIA  
16 LOTS - 0.82 ACRES  
SEPTEMBER 2017

BEING A RE-SUBDIVISION OF LOTS 1 THRU 8 AND PORTIONS OF LOTS 9, 41 AND 42 OF SMITH VILLAGE SUBDIVISION AS SHOWN ON THE FINAL MAP OF SMITH VILLAGE FILED IN BOOK 658, PAGES 6 - 10, SONOMA COUNTY RECORDS, ALSO BEING THE LANDS OF MP SANTA ROSA LLC AS DESCRIBED IN DOCUMENT NO. 2016-069464.





PARCEL REQUEST

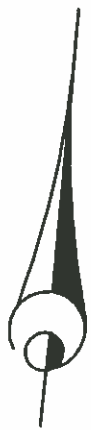
# COUNTY ASSESSOR'S PARCEL MAP

SMITH VILLAGE SUBDIVISION  
REC. 12-15-03 IN BK. 658, MAPS, PGS. 06-10

TAX RATE AREA

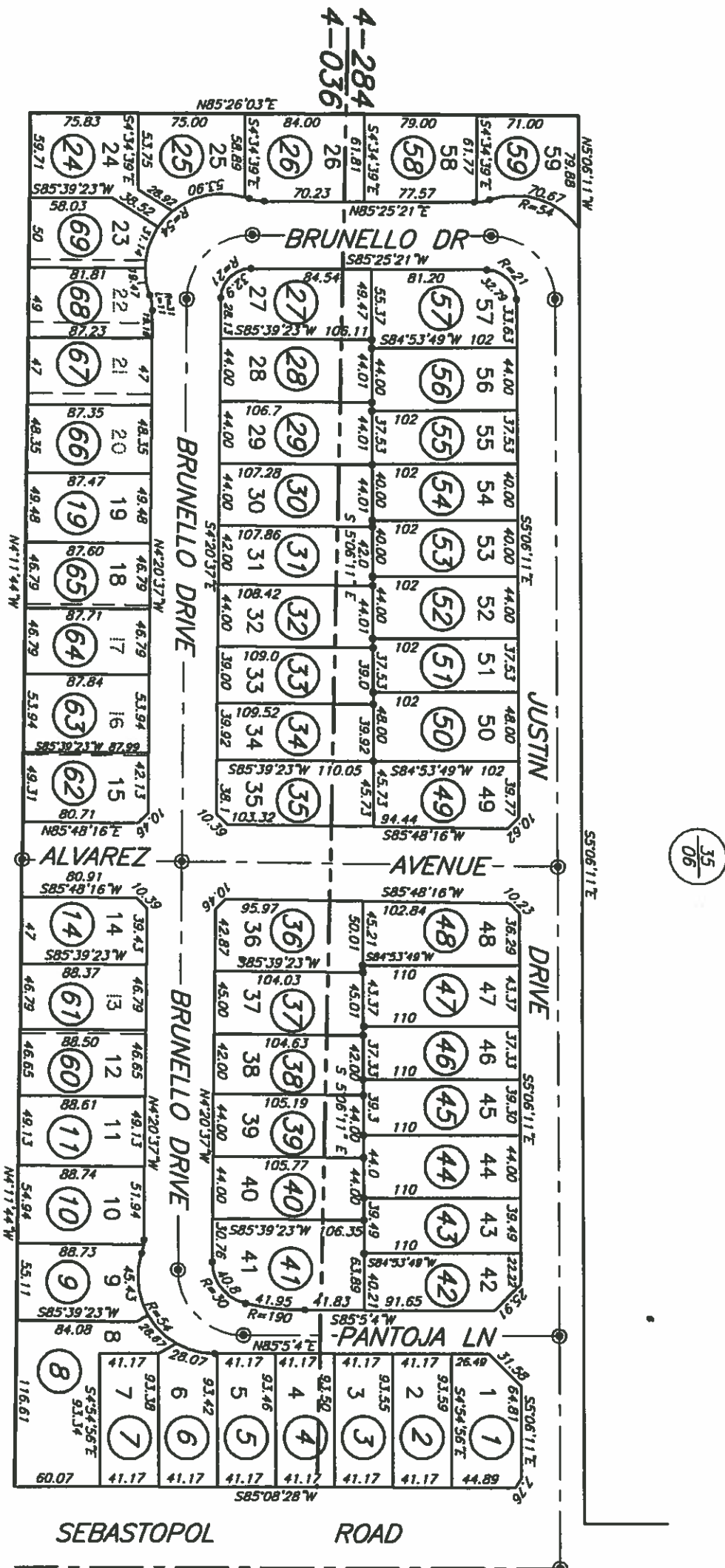
004-284  
004-036

035-85



SCALE: 1"=100'

REVISED  
07-21-05=Adj.-RL  
02-08-18=69-DS



NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

Assessor's Map Bk. 035, Pg. 85  
Sonoma County, Calif. (ACAD)

KEY 01/21/2004=59

RPW

City of Santa Rosa

JUN 28 2018

Planning & Economic  
Development Department