

**RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:**

City of Santa Rosa
Community Development Department
Engineering Division
Post Office Box 1678
Santa Rosa, CA 95402



GENERAL PUBLIC
11/15/2007 12:01 CTFMPC
RECORDING FEE: 10.00
PAID

2007122751

OFFICIAL RECORDS OF
SONOMA COUNTY
JANICE ATKINSON

2 PGS



2007-0065

RECORDED. PLEASE NOTE: THIS DOCUMENT MUST BE CROSS-REFERENCED

CERTIFICATE OF CORRECTION

NOTICE IS HEREBY GIVEN THAT: Sheet 2 of 5 of the Final Map of Courtney Estates, filed in Book 711 of Maps, at Pages 13 through 17, Document Number 2007 075931, Sonoma County Records, is hereby corrected as follows:

The purpose for this Certificate of Correction is to correct drafting errors and provide additional comments and dimensions to assist subsequent surveyors and others to relate found existing monumentation to the established boundary for the above referenced map.

The monument symbol at the southwest corner of the remaining lands indicates a set 1/2" iron pipe. This symbol shall be corrected to a found 1" axle, as shown in the detail for this corner.

To clarify the detail at the northwest corner of remaining lands, the distance along the section line from the found wood post accepted as the northwest corner of Section 17 to the northerly line of the remaining lands extended westerly to the section line is 661.34 feet.

The bearing and distance of S 89°34'01" E, 715.33 feet and the distance of 83.63 feet along the northerly line of the remaining lands to be moved to the southerly side of the northerly line.

The bearing and distance of S 89°34'01" E, 1834.52 feet along the northerly line of this subdivision is from the westerly section line to the northeast corner of this subdivision.

The bearing and distance of S 89°34'01" E, 2659.59 feet along the northerly line of this subdivision is from the westerly section line to the center of section line along Fulton Road.

The bearing of N 89°36'38" W, shown along the northerly line of Stonebriar Subdivision to be corrected to S 89°34'01" E.

The direction arrow pointing to the centerline monument G-259 to be corrected to point to the centerline monument on Fulton Road south of the intersection with Wishing Well Drive.

The record distance between S.R.C.C.S. monuments G-258 and G-259 along Fulton Road, shown as 1040.80 feet to be corrected to 1044.80 feet.

CERTIFICATE OF CORRECTION
COURTNEY ESTATES
PAGE 2

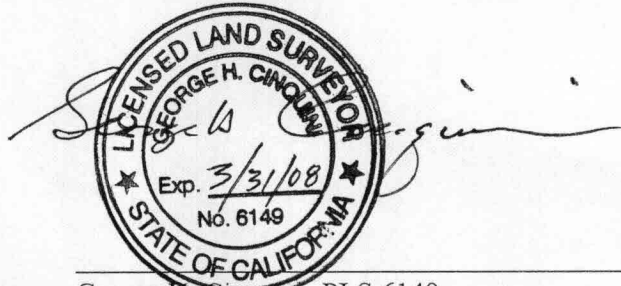
The bearings of N 00°13'24" E and associated distances along Fulton Road are along the center of section line and not between street centerline monuments.

The bearing and distance between the street centerline monument at Wishing Well Drive and Fulton Road and the street centerline monument G-259 along Fulton Road is N 00°11'09" E, 122.89 feet.

The fee owner of the real property affected by this correction on the date of the filing or recording of the original recorded map is as follows:

DE ANGELIS CONSTRUCTION, INC., A CALIFORNIA CORPORATION

This CERTIFICATE OF CORRECTION was prepared by me, or under my direction, in conformance with the Subdivision Map Act and Local Ordinance, or Land Surveyor's Act, for the purpose of making the correction herein. These corrections do not affect the size, shape, or locations of any parcel within this subdivision.



George H. Cinqun, PLS 6149
Lic. Exp. 3/31/08

This CERTIFICATE OF CORRECTION has been examined for conformance with the requirements of Chapter 3, Article 7, Section 66469 of the Subdivision Map Act this 19TH day of NOVEMBER, 2007.



Anthony A. Cabrera
Anthony A. Cabrera, PLS 7332
Lic. Exp. 12/31/07
City Engineer
City of Santa Rosa
State of California

The property in this instrument is located within the corporate limits of the City of Santa Rosa.

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT DeANGELIS CONSTRUCTION, INC. A CALIFORNIA CORPORATION ARE THE SOLE OWNERS OF AND HAVE 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 A CLEAR TITLE TO SAID PROPERTY, AND DeANGELIS CONSTRUCTION, INC. A CALIFORNIA CORPORATION CONSENTS TO THE MAKING AND FILING OF THE SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY DEDICATES TO PUBLIC USE FULTON ROAD, MITCH DRIVE, ALEGRA STREET, CLARITIN STREET, COUNTRY MANOR DRIVE, JAININE STREET, DAKOTA AVENUE, COURTNEY AVENUE, THE PUBLIC UTILITY EASEMENTS, SIDEWALK EASEMENTS, LANDSCAPE EASEMENTS AND VEHICULAR ACCESS RIGHTS AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER 2006-0034.

DeANGELIS CONSTRUCTION, INC. A CALIFORNIA CORPORATION.

Marvin DeAngelis
MARV DeANGELIS

NOTARY PUBLIC CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF SONOMA
ON 3-21-2006

BEFORE ME,

S. Myer-Herrifield Notary Public

PERSONALLY APPEARED Marvin DeAngelis, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) EXECUTED THE INSTRUMENT.

WITNESS MY HAND

S. Myer-Herrifield
Exp 7-21-2006 #1365785

TRUSTEE'S STATEMENT

WE, CHICAGO TITLE COMPANY, INC. A CALIFORNIA CORPORATION, TRUSTEE UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NUMBERS 2004-046517, OFFICIAL RECORDS OF SONOMA COUNTY, AGAINST THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNDER AFFIXED THIS 23 DAY OF MARCH, 2006.

BY:

BY:

TITLE:

TITLE:

GARY S. COLEMER

TRUSTEE NOTARY CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF SONOMA

BY

ON MARCH 23, 2006 BEFORE ME, KELLI HANSON, NOTARY PUBLIC

PERSONALLY APPEARED GARY S. COLEMER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Kelli Hanson
COMM. #1370206
EXP. AUG. 15, 2006

FIRST AMERICAN TITLE COMPANY, ORDER NO. 01040799

CITY ENGINEER'S CERTIFICATE

I, ANTHONY A. CABRERA, 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 JUNE 22, 2005 AND ANY APPROVED ALTERATIONS THEREOF, THE APPLICABLE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, THE STATE SUBDIVISION MAP ACT AND APPLICABLE PROVISIONS OF TITLE 19 OF THE SANTA ROSA CITY CODE. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. I HEREBY APPROVE THE SUBDIVISION SHOWN UPON THIS MAP AND ACCEPT, SUBJECT TO IMPROVEMENT, FOR PUBLIC USE FULTON ROAD, MITCH DRIVE, ALEGRA STREET, CLARITIN STREET, COUNTRY MANOR DRIVE, JAININE STREET, DAKOTA AVENUE, COURTNEY AVENUE, THE PUBLIC UTILITY EASEMENTS, SIDEWALK EASEMENTS, LANDSCAPE EASEMENTS AND VEHICULAR ACCESS RIGHTS AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER 2006-0034.



Anthony A. Cabrera
ANTHONY A. CABRERA PLS 7332
CITY ENGINEER, CITY OF SANTA ROSA,
STATE OF CALIFORNIA
LICENSE EXPIRES 12/31/2007

CITY AUDITOR'S CERTIFICATE

I, DAVID HEATH, DIRECTOR OF ADMINISTRATIVE SERVICES, 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 \$ 0.00 WHICH CONSTITUTE A LIEN AGAINST THE PROPERTY BUT WHICH ARE NOT YET DUE AND PAYABLE AND CAN OR MAY BE PAID IN FULL.

DATED: 15 May, 2007

Janice L. Santori
for DAVID HEATH - JANICE L. SANTORI
DIRECTOR OF ADMINISTRATIVE SERVICES
CITY OF SANTA ROSA
STATE OF CALIFORNIA

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 DeANGELIS CONSTRUCTION, INC., IN OCTOBER, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, 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 RETRACED.

DATE: 03/20, 2006

SIGNED:

George H. Cinquini
GEORGE H. CINQUINI L.S. 6149

**CERTIFICATE OF DEDICATION**

NAME AND ADDRESS OF SUBDIVIDER:
DeANGELIS CONSTRUCTION
3210 COFFEY LANE, SUITE D
SANTA ROSA, CA 95403

DESCRIPTION OF PROPERTY DEDICATED:

FULTON ROAD, COURTNEY AVENUE, MITCH DRIVE, ALEGRA STREET, JANINE STREET, COUNTRY MANOR DRIVE, CLARITIN STREET AND DAKOTA AVENUE.

THE CITY OF SANTA ROSA SHALL RECONVEY THE ABOVE-DESCRIBED PROPERTY TO THE ABOVE-NAMED SUBDIVIDER, OR THEIR 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.

COUNTY CLERK'S CERTIFICATE

I, CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE THE PAYMENT OF 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 SUMS OF \$19,500.00 AND \$0.00, RESPECTIVELY. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 21st DAY OF June, 2007.

Robert Deiahy/Borelli
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, 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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE IS \$ 19,350.00.

THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL.

DATED: 6/28/07

M. Zahradnik
TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED THIS 6th DAY OF July, 2007, AT 8:41 AM IN BOOK 711 OF MAPS, AT PAGE(S) 13-17 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST OF ANTHONY A. CABRERA, CITY ENGINEER, CITY OF SANTA ROSA.

FEE: \$ 16.00

SIGNED

Janice Atkinson
COUNTY RECORDER, COUNTY OF SONOMA
STATE OF CALIFORNIA

DOCUMENT NO. 2007-075931

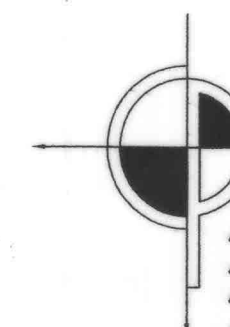
BY:

W. L. L. C.

CERTIFICATE SHEET**COURTNEY ESTATES SUBDIVISION**

BEING A SUBDIVISION OF THE LANDS OF DeANGELIS CONSTRUCTION, INC. AS SHOWN ON THAT DEED RECORDED UNDER DOCUMENT NUMBER 2004-046516, FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER.

CITY OF SANTA ROSA
COUNTY OF SONOMA * STATE OF CALIFORNIA
50 LOTS & 1 PARCEL 30.07 ACRES



CINQUINI & PASSARINO, INC.
LAND SURVEYING

▲ BOUNDARY
▲ TOPOGRAPHIC
▲ CONSTRUCTION
▲ SUBDIVISIONS

1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106

TENTATIVE MAP FILE NO. MJP04-029

APN 157-020-03 & 08

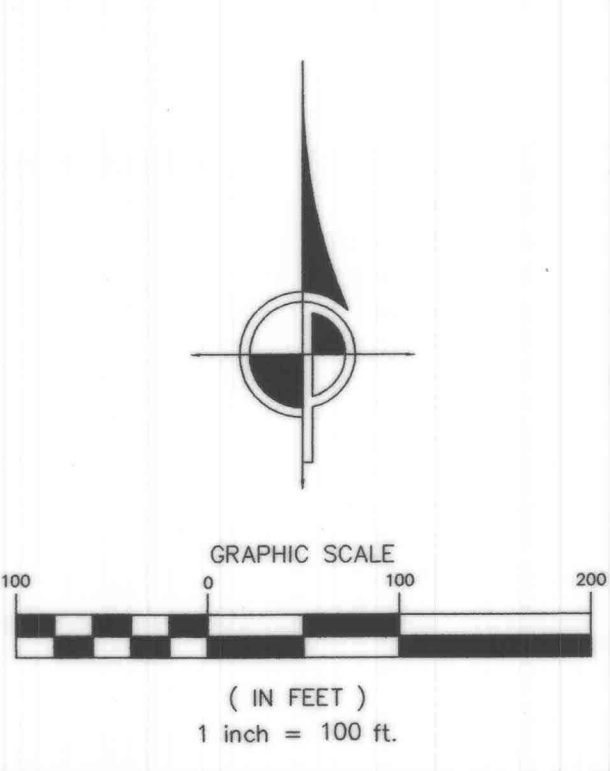
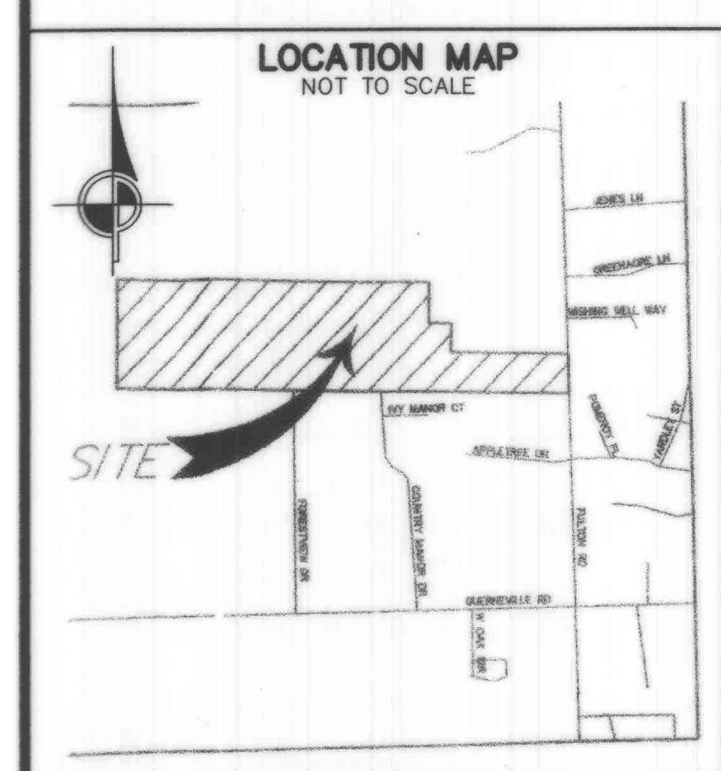
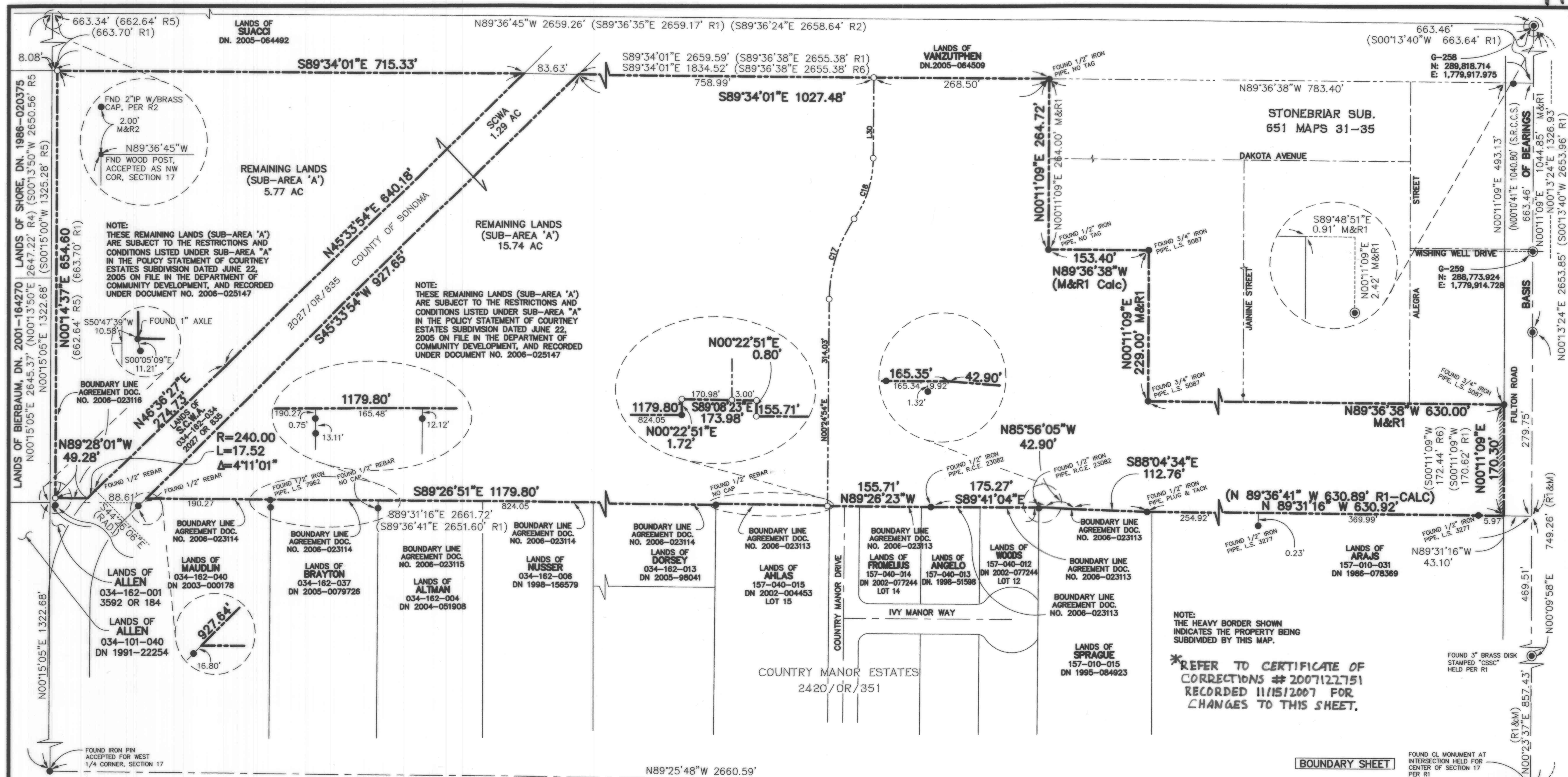
DATE: OCTOBER, 2005

CPI FILE NO. 5145-03-003

SHEET 1 OF 5

CITY OF SANTA ROSA FILE NO. 2007-0065

711
14



- LEGEND**
- SET 1/2" IRON PIPE W/ TAG STAMPED PLS 6149
 - ⊙ SET CITY MONUMENT
 - ⊗ SET RIVET AND TAG, TAGGED 6149
 - FND 1/2" IRON PIPE, TAGGED L.S. 4120. UNLESS OTHERWISE NOTED.
 - ⊙ FOUND WELL MONUMENT - 2" BRASS DISK, STAMPED R.C.E. 25133
 - SUBDIVISION BOUNDARY
 - DN DOCUMENT NUMBER
 - (R) RECORD INFORMATION
 - //// VEHICULAR ACCESS RIGHTS
- S.R.C.C.S. SANTA ROSA CITY COORDINATE SYSTEM

- REFERENCE DATA**
- R1 - RECORD OF SURVEY 585/MAPS/35 S.C.R.
 - R2 - PARCEL MAP NO.89-357 480/MAPS/5 S.C.R.
 - R3 - RECORD OF SURVEY 417/MAPS/45 S.C.R.
 - R4 - GUERNEVILLE ROAD IMPROVEMENT PLANS PROJECT NO. S-780 (5), SHEET 6, DATED 1965 ON FILE IN THE SONOMA COUNTY DEPARTMENT OF PUBLIC WORKS.
 - R5 - DENMAN'S MAP OF THE RICHLAND TRACT 6/MAPS/14 S.C.R.
 - R6 - GRANT DEED TO GENTRY RECORDED UNDER DOC. NO. 2001-121852
 - R7 - PARCEL MAP NO.6246 284/MAPS/43 S.C.R.
 - R8 - PARCEL MAP NO.2836 166/MAPS/48 S.C.R.
 - R9 - RECORD OF SURVEY 141/MAPS/16 S.C.R.
 - R10 - FINAL MAP OF COUNTRY MANOR ESTATES 464/MAPS/1-5 S.C.R.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
SEE SHEET 5 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.

BASIS OF BEARING
THE CENTERLINE OF FULTON ROAD BETWEEN FOUND MONUMENTS AS SHOWN HEREON AND NOTED AS N 00°11'09" E PER R1

COURTNEY ESTATES SUBDIVISION
BEING A SUBDIVISION OF THE LANDS OF DeANGELIS CONSTRUCTION, INC. AS SHOWN ON THAT DEED RECORDED UNDER DOCUMENT NUMBER 2004-046516, FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER.

CITY OF SANTA ROSA
COUNTY OF SONOMA * STATE OF CALIFORNIA
50 LOTS & 1 PARCEL
30.07 ACRES

CINQUINI & PASSARINO, INC.
LAND SURVEYING

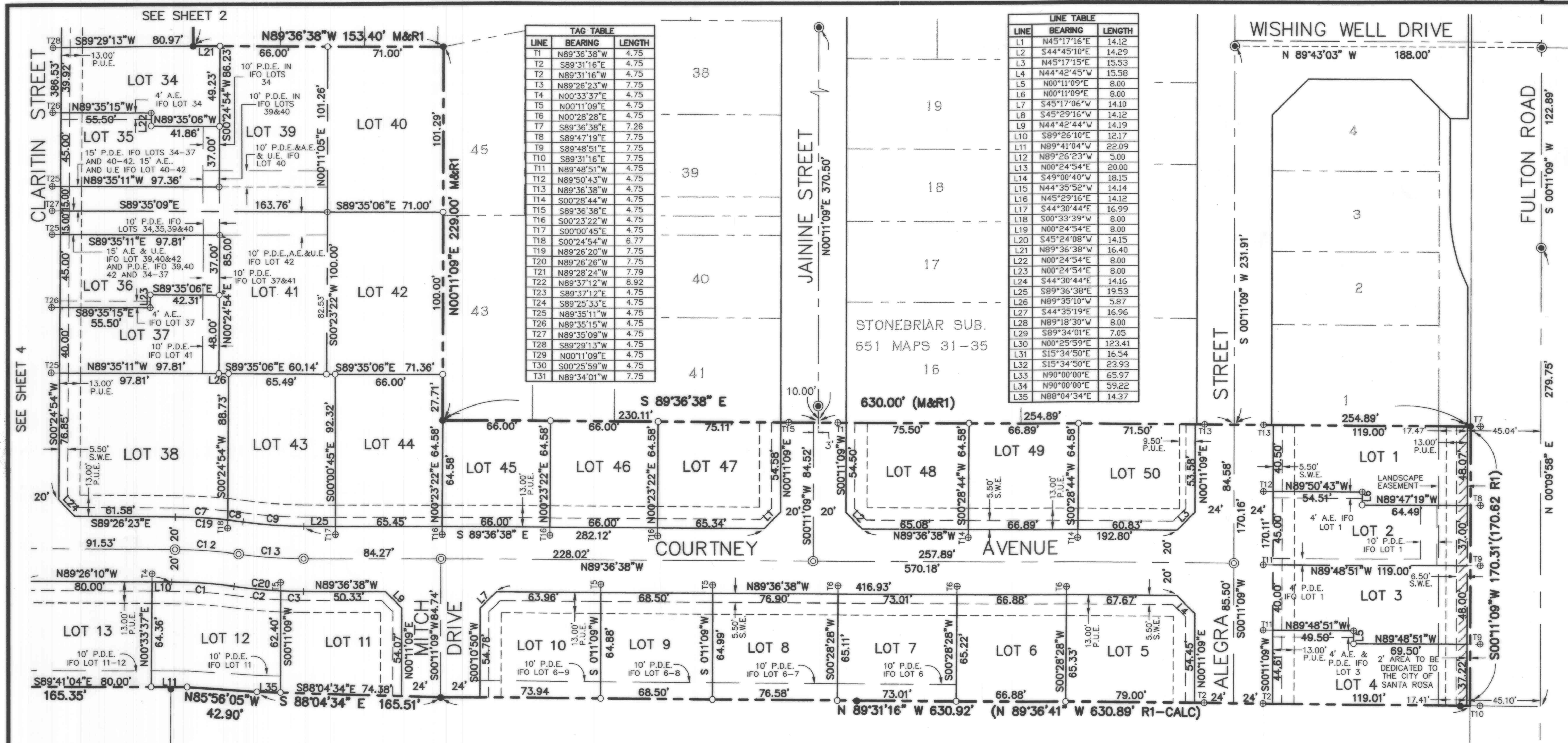
1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
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Fax: (707) 542-2106

TENTATIVE MAP FILE NO. MJP04-029
APN 157-020-03 & 08

DATE: OCTOBER, 2005 CPI FILE NO. 5145-03-003

SHEET 2 OF 5

711
15



LEGEND

- SET 1/2" IRON PIPE W/ TAG STAMPED PLS 6149
- ⊙ SET BRASS MOUNEMENT, TAGGED 6149
- ⊗ SET RIVET AND TAG, TAGGED 6149
- FND 1/2" IRON PIPE, TAGGED L.S. 4120. UNLESS OTHERWISE NOTED.
- ⊙ FOUND WELL MONUMENT - 2" BRASS DISK, STAMPED R.C.E. 25133
- SUBDIVISION BOUNDARY
- DN DOCUMENT NUMBER
- (R) RECORD INFORMATION
- P.D.E. PRIVATE DRAINAGE EASEMENT
- IFO IN FAVOR OF
- /// VEHICULAR ACCESS RIGHTS
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT

BASIS OF BEARING

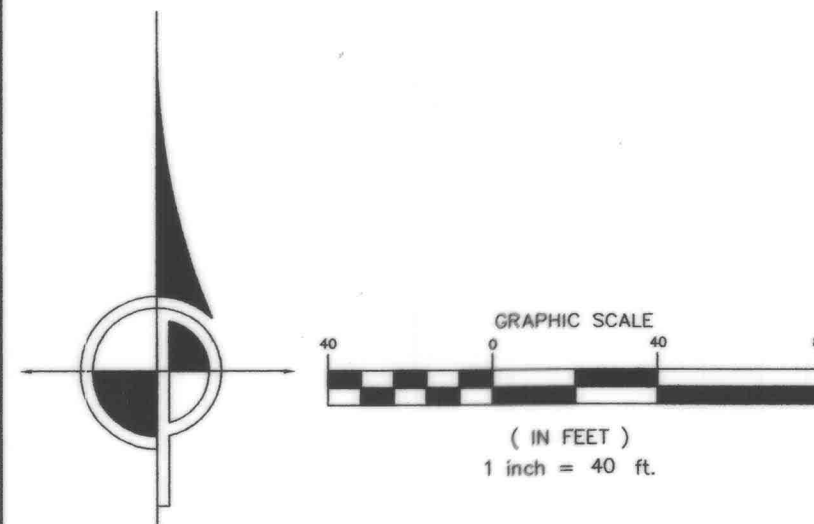
THE CENTERLINE OF FULTON ROAD BETWEEN FOUND MONUMENTS AS SHOWN HEREON AND NOTED AS N 00°11'09" E PER R1

REFERENCE DATA

- R1 - RECORD OF SURVEY 585/MAPS/35 S.C.R.
- R2 - PARCEL MAP NO.89-357 480/MAPS/5 S.C.R.
- R3 - RECORD OF SURVEY 417/MAPS/45 S.C.R.
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- R8 - PARCEL MAP NO.2836 166/MAPS/48 S.C.R.
- R9 - RECORD OF SURVEY 141/MAPS/16 S.C.R.
- R10 - FINAL MAP OF COUNTRY MANOR ESTATES 464/MAPS/1-5 S.C.R.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
SEE SHEET 5 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.24	280.00	7°49'29"
C2	28.67	320.00	5°08'00"
C3	14.02	320.00	2°30'34"
C4	81.93	174.00	26°58'46"
C5	16.63	226.00	4°13'00"
C6	79.69	226.00	20°12'07"
C7	32.15	320.00	5°45'25"
C8	9.58	320.00	1°42'54"
C9	37.25	280.00	7°37'22"
C10	116.32	200.00	33°19'24"
C11	116.38	200.00	33°20'29"
C12	39.12	300.00	7°28'18"
C13	40.02	300.00	7°38'34"
C14	19.32	174.00	6°21'43"
C15	96.32	226.00	24°25'08"
C16	101.25	174.00	33°20'29"
C17	131.51	226.00	33°20'29"
C18	101.20	174.00	33°19'24"
C19	131.51	320.00	7°28'18"
C20	42.69	320.00	7°38'34"



COURTNEY ESTATES SUBDIVISION

BEING A SUBDIVISION OF THE LANDS OF DeANGELIS CONSTRUCTION, INC. AS SHOWN ON THAT DEED RECORDED UNDER DOCUMENT NUMBER 2004-046516, FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER.

CITY OF SANTA ROSA
COUNTY OF SONOMA * STATE OF CALIFORNIA
50 LOTS & 1 PARCEL 30.07 ACRES

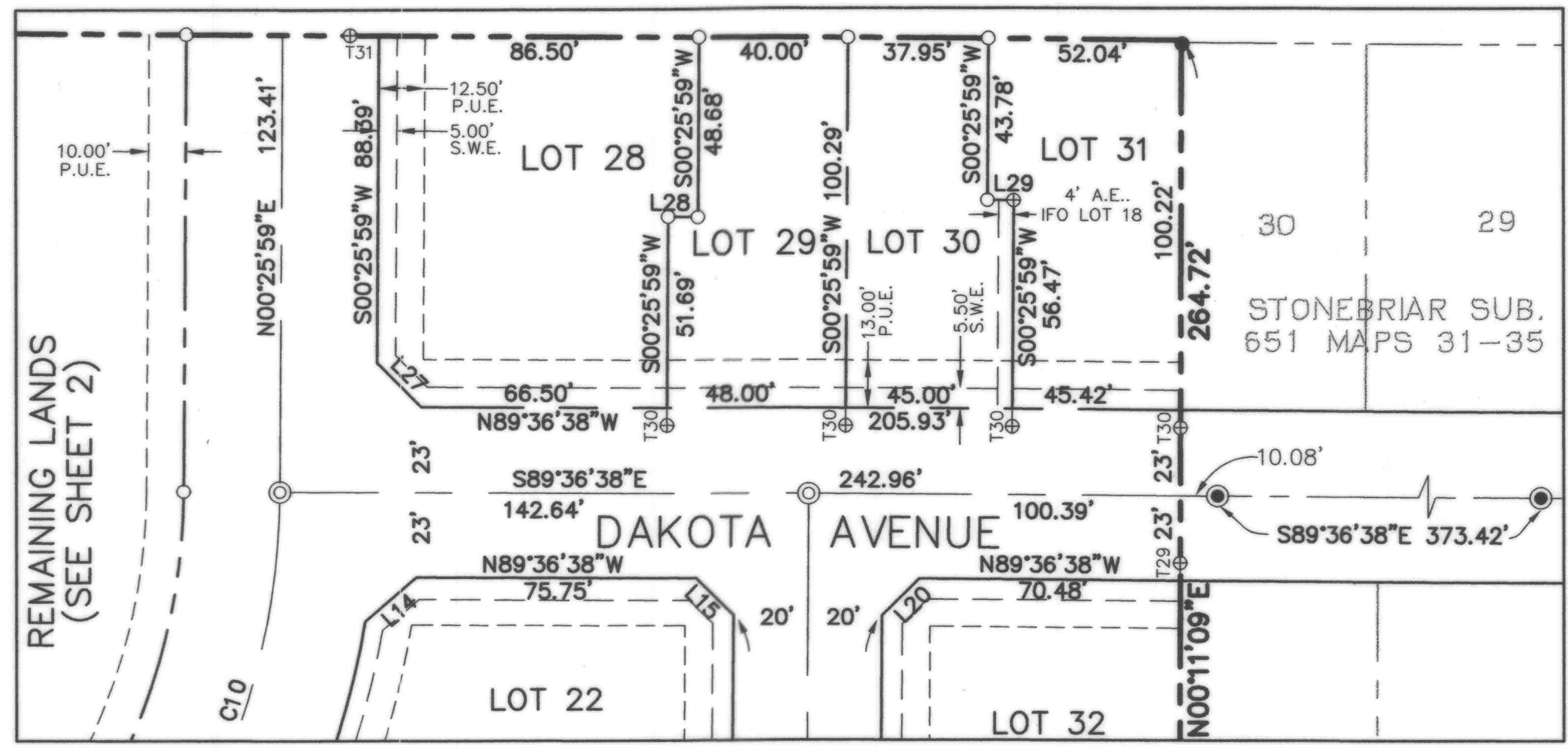
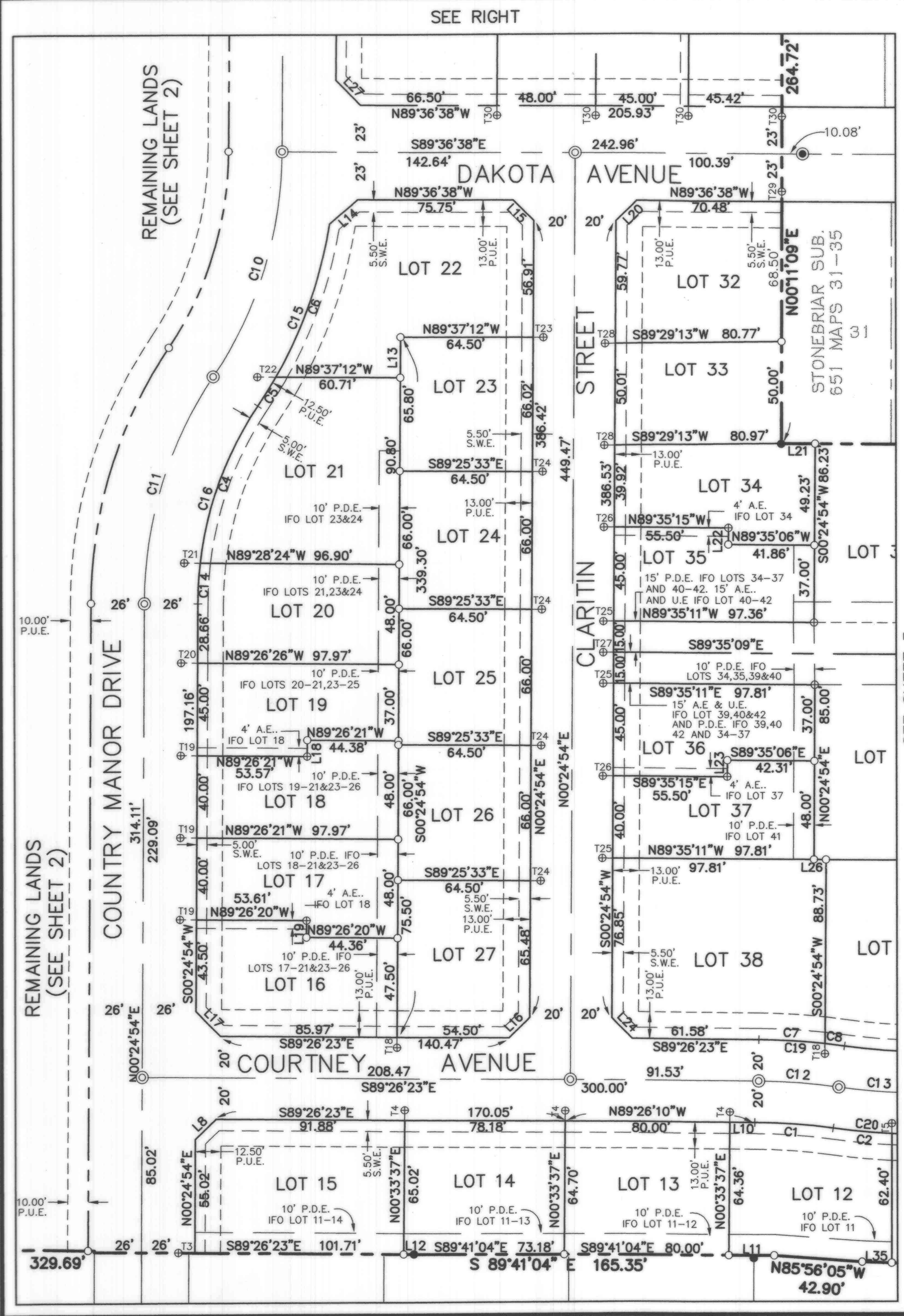
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TENTATIVE MAP FILE NO. MJP04-029
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DATE: OCTOBER, 2005 CPI FILE NO. 5145-03-003
SHEET 3 OF 5

CITY OF SANTA ROSA FILE NO. 2007-0065



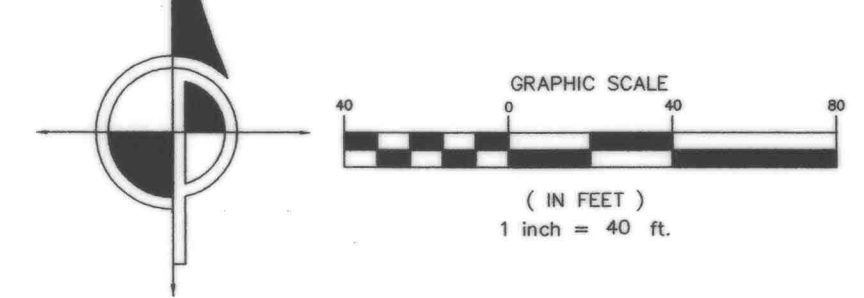
SEE SHEET 3

LINE	BEARING	LENGTH
L1	N45°17'16"E	14.12
L2	S44°45'10"E	14.29
L3	N45°17'15"E	15.53
L4	N44°42'45"W	15.58
L5	N00°11'09"E	8.00
L6	N00°11'09"E	8.00
L7	S45°17'06"W	14.10
L8	S45°29'16"W	14.12
L9	N44°42'44"W	14.19
L10	S89°26'10"E	12.17
L11	N89°41'04"W	22.09
L12	N89°26'23"W	5.00
L13	N00°24'54"E	20.00
L14	S49°00'40"W	18.15
L15	N44°35'52"W	14.14
L16	N45°29'16"E	14.12
L17	S44°30'44"E	16.99
L18	S00°33'39"W	8.00
L19	N00°24'54"E	8.00
L20	S45°24'08"W	14.15
L21	N89°36'38"W	16.40
L22	N00°24'54"E	8.00
L23	N00°24'54"E	8.00
L24	S44°30'44"E	14.16
L25	S89°36'38"E	19.53
L26	N89°35'10"W	5.87
L27	S44°35'19"E	16.96
L28	N89°18'30"W	8.00
L29	S89°34'01"E	7.05
L30	N00°25'59"E	123.41
L31	S15°34'50"E	16.54
L32	S15°34'50"E	23.93
L33	N90°00'00"E	65.97
L34	N90°00'00"E	59.22
L35	N88°04'34"E	14.37

LINE	BEARING	LENGTH
T1	N89°36'38"W	4.75
T2	S89°31'16"E	4.75
T3	N89°31'16"W	7.75
T4	N00°33'37"E	4.75
T5	N00°11'09"E	4.75
T6	N00°28'28"E	4.75
T7	S89°36'38"E	7.26
T8	S89°47'19"E	7.75
T9	S89°48'51"E	7.75
T10	S89°31'16"E	7.75
T11	N89°48'51"W	4.75
T12	N89°50'43"W	4.75
T13	N89°36'38"W	4.75
T14	S00°28'44"W	4.75
T15	S89°36'38"E	4.75
T16	S00°23'22"W	4.75
T17	S00°00'45"E	4.75
T18	S00°24'54"W	6.77
T19	N89°26'20"W	7.75
T20	N89°26'26"W	7.75
T21	N89°28'24"W	7.79
T22	N89°37'12"W	8.92
T23	S89°37'12"E	4.75
T24	S89°25'33"E	4.75
T25	N89°35'11"W	4.75
T26	N89°35'15"W	4.75
T27	N89°35'09"W	4.75
T28	S89°29'13"W	4.75
T29	N00°11'09"E	4.75
T30	S00°25'59"W	4.75
T31	N89°34'01"W	7.75

CURVE	LENGTH	RADIUS	DELTA
C1	38.24	280.00	7°49'29"
C2	28.67	320.00	5°08'00"
C3	14.02	320.00	2°30'34"
C4	81.93	174.00	26°58'46"
C5	16.63	226.00	4°13'00"
C6	79.69	226.00	20°12'07"
C7	32.15	320.00	5°45'25"
C8	9.58	320.00	1°42'54"
C9	37.25	280.00	7°37'22"
C10	116.32	200.00	33°19'24"
C11	116.38	200.00	33°20'29"
C12	39.12	300.00	7°28'18"
C13	40.02	300.00	7°38'34"
C14	19.32	174.00	6°21'43"
C15	96.32	226.00	24°25'08"
C16	101.25	174.00	33°20'29"
C17	131.51	226.00	33°20'29"
C18	101.20	174.00	33°19'24"
C19	131.51	320.00	7°28'18"
C20	42.69	320.00	7°38'34"

- LEGEND**
- SET 1/2" IRON PIPE W/ TAG STAMPED PLS 6149
 - ⊙ SET BRASS MOUNEMENT, TAGGED 6149
 - ⊗ SET RIVET AND TAG, TAGGED 6149
 - FND 1/2" IRON PIPE, TAGGED L.S. 4120. UNLESS OTHERWISE NOTED.
 - ⊙ FOUND WELL MONUMENT - 2" BRASS DISK, STAMPED R.C.E. 25133
 - SUBDIVISION BOUNDARY
 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - DN DOCUMENT NUMBER
 - (R) RECORD INFORMATION
 - IFO IN FAVOR OF
 - A.E. ACCESS EASEMENT
 - U.E. PRIVATE UTILITY EASEMENT



BASIS OF BEARING
THE CENTERLINE OF FULTON ROAD BETWEEN FOUND MONUMENTS AS SHOWN HEREON AND NOTED AS N 00°11'09" E PER R1

REFERENCE DATA

- R1 - RECORD OF SURVEY 585/MAPS/35 S.C.R.
- R2 - PARCEL MAP NO.89-357 480/MAPS/5 S.C.R.
- R3 - RECORD OF SURVEY 417/MAPS/45 S.C.R.
- R4 - GUERNEVILLE ROAD IMPROVEMENT PLANS PROJECT NO. S-780 (5), SHEET 6, DATED 1965 ON FILE IN THE SONOMA COUNTY DEPARTMENT OF PUBLIC WORKS.
- R5 - DENMAN'S MAP OF THE RICHLAND TRACT 6/MAPS/14 S.C.R.
- R6 - GRANT DEED TO GENTRY RECORDED UNDER DOC. NO. 2001-121852
- R7 - PARCEL MAP NO.6246 284/MAPS/43 S.C.R.
- R8 - PARCEL MAP NO.2836 166/MAPS/48 S.C.R.
- R9 - RECORD OF SURVEY 141/MAPS/16 S.C.R.
- R10 - FINAL MAP OF COUNTRY MANOR ESTATES 464/MAPS/1-5 S.C.R.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
SEE SHEET 5 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.

COURTNEY ESTATES SUBDIVISION
BEING A SUBDIVISION OF THE LANDS OF DeANGELIS CONSTRUCTION, INC. AS SHOWN ON THAT DEED RECORDED UNDER DOCUMENT NUMBER 2004-046516, FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER.

CITY OF SANTA ROSA
COUNTY OF SONOMA * STATE OF CALIFORNIA
50 LOTS & 1 PARCEL 30.07 ACRES

CINQUINI & PASSARINO, INC.
LAND SURVEYING

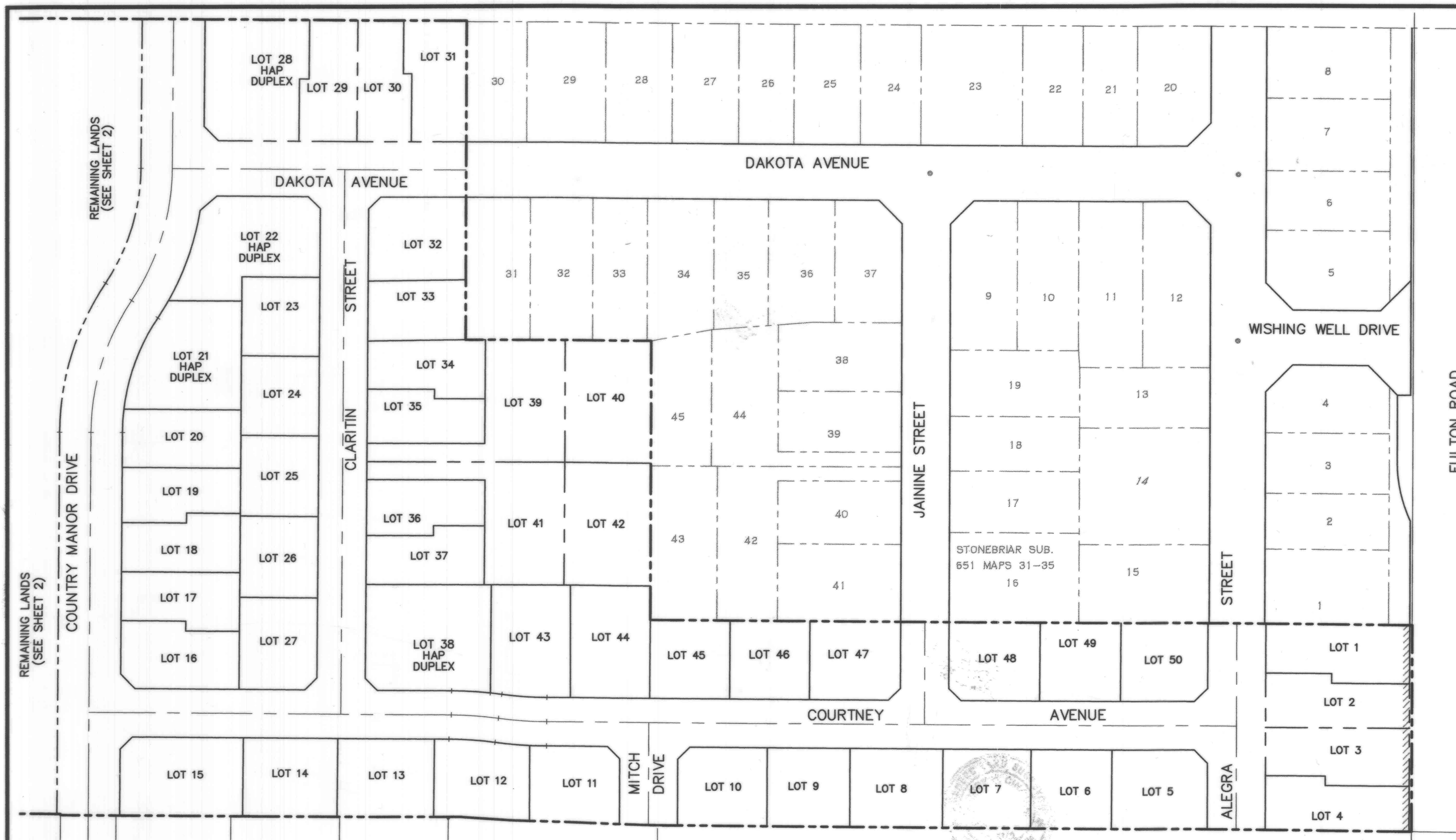
- ▲ BOUNDARY
- ▲ TOPOGRAPHIC
- ▲ CONSTRUCTION
- ▲ SUBDIVISIONS

1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
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TENTATIVE MAP FILE NO. MJP04-029
APN 157-020-03 & 08

DATE: OCTOBER, 2005 CPI FILE NO. 5145-03-003

SHEET 4 OF 5



LOT NO.	LOT AREA	LOT NO.	LOT AREA
1	5,308 SqFt.	26	4,257 SqFt.
2	4,841 SqFt.	27	4,819 SqFt.
3	5,316 SqFt.	28	8,128 SqFt.
4	4,789 SqFt.	29	4,378 SqFt.
5	5,095 SqFt.	30	4,159 SqFt.
6	4,366 SqFt.	31	4,795 SqFt.
7	4,758 SqFt.	32	5,524 SqFt.
8	4,992 SqFt.	33	4,295 SqFt.
9	4,448 SqFt.	34	4,295 SqFt.
10	4,744 SqFt.	35	4,046 SqFt.
11	4,642 SqFt.	36	4,063 SqFt.
12	5,039 SqFt.	37	4,251 SqFt.
13	5,162 SqFt.	38	8,985 SqFt.
14	5,071 SqFt.	39	8,163 SqFt.
15	6,568 SqFt.	40	7,191 SqFt.
16	5,011 SqFt.	41	8,065 SqFt.
17	4,274 SqFt.	42	7,118 SqFt.
18	4,274 SqFt.	43	6,018 SqFt.
19	4,053 SqFt.	44	6,070 SqFt.
20	4,693 SqFt.	45	4,262 SqFt.
21	7,540 SqFt.	46	4,262 SqFt.
22	7,960 SqFt.	47	4,808 SqFt.
23	4,251 SqFt.	48	4,814 SqFt.
24	4,257 SqFt.	49	4,320 SqFt.
25	4,257 SqFt.	50	4,568 SqFt.

BUILDING SETBACK LINES

GARAGE FACE - 19'
 FRONT - 10'
 FRONT PORCH - 5'
 REAR - 15'
 INTERIOR SIDE 3'
 EXTERIOR SIDE 5'

NOTES:

1. THIS PROJECT IS SUBJECT TO THE LATEST ORDINANCES, RESOLUTIONS, POLICIES AND FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF BUILDING PERMIT REVIEW APPROVAL.

2. A SOILS AND GEOLOGIC REPORT PERTAINING TO THIS SUBDIVISION ENTITLED "GEOTECHNICAL STUDE OF COURTNEY ESTATES FULTON ROAD, SANTA ROSA, CALIFORNIA" IS ON FILE AT THE DEPARTMENT OF COMMUNITY DEVELOPMENT ENGINEERING DIVISION. BY RGH CONSULTANTS, INC. JOB NO. 1207.15.04.1 DATED JULY 20, 2004

3. WATER, SEWER DEMAND FEES, PROCESSING FEES, AND METER FEES MUST BE PAID BY APPLICANT PRIOR TO ISSUANCE OF BUILDING PERMIT.

4. ALL LOTS REQUIRING PRESSURE REGULATING VALVES (MORE THAN 80 PSI STATIC PRESSURE AT METER)

5. COMMON DRIVEWAY FOR LOTS 39, 40, 41 AND 42 SHALL BE COVERED BY JOINT ACCESS, STORM DRAIN AND UTILITY EASEMENT AND JOINT MAINTENANCE AGREEMENT TO BE FILED CONTEMPORANEOUSLY WITH THIS MAP.

6. ANY ONSITE SIGNAGE OR PRIVATE LIGHTING SHALL BE PRIVATELY MAINTAINED.

7. REMAINING LANDS (SUB-AREA 'A') ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF SUB-AREA "A" IN THE POLICY STATEMENT OF COURTNEY ESTATES SUBDIVISION DATED JUNE 22, 2005 ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

8. FOUNDATIONS FOR ANY STRUCTURES ON LOT 1 NEAR THE NORTHERLY BOUNDARY LINE SHALL BE DESIGNED SUCH THAT THE FOOTINGS ARE BELOW/OUTSIDE A 1:1 INFLUENCE LINE TO THE BOTTOM OF THE ADJACENT 13 FOOT DEEP PUBLIC STORM DRAIN PIPE.

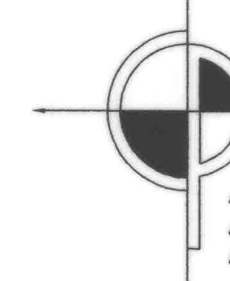
9. FOR FURTHER INFORMATION SEE POLICY STATEMENT FOR COURTNEY ESTATES. DATED JUNE 22, 2005, ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND RECORDED UNDER DOC NO. 2006-025147

10. EIGHT (8) ON-SITE ALLOCATED UNITS ARE BEING PROVIDED BY THE DEVELOPER IN COMPLIANCE WITH THE CITY OF SANTA ROSA HOUSING ALLOCATION PLAN (HAP). THE LOTS INTENDED FOR THE HAP UNITS ARE DESIGNATED ON THIS SHEET AS "HAP DUPLEX" ON LOTS 21, 22, 28 AND 38. THE DEVELOPER HAS SIGNED AN AFFORDABLE HOUSING CONTRACT IN ORDER TO ASSURE LONG TERM AFFORDABILITY OF THE ALLOCATED UNITS. NO OCCUPANCY SHALL BE ALLOWED TO MORE THAN FIVE OF THE DEVELOPMENT'S NON-ALLOCATED UNITS FOR EACH REQUIRED ALLOCATED UNIT THAT IS CONSTRUCTED AND IS AVAILABLE FOR OCCUPANCY.

COURTNEY ESTATES SUBDIVISION

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