

EXHIBIT 'A'
LEGAL DESCRIPTION
VACATION OF PUBLIC SEWER EASEMENT

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of that 15 foot wide Public Sewer Easement shown on the Final Map of Montecito Ridge filed in Book 447 of Maps at Pages 25 through 27, Sonoma County Records, said portion being more particularly described as follows:

All that portion of said easement that lies within Lot 1 of said Final Map of Montecito Ridge.

Said portion containing 2,218 square feet, more or less.

END OF DESCRIPTION

R-Sheet No.: R-5874

Being a Portion of APN: 181-080-002

Prepared by Cinquini & Passarino, Inc.

 _____ Anthony G. Cinquini, PLS 8614		<u>4/23/2025</u> _____ Date
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EXHIBIT 'B'

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY
ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL
DESCRIPTION.

STANLEY
A.P.N. 181-010-037
D.N. 2023-019608

RAIKE
A.P.N. 181-010-018
D.N. 2019-000637

VACATION OF 15' WIDE
PUBLIC SEWER EASEMENT

HATLAN
A.P.N. 181-080-001
D.N. 2022-038672

EXISTING 15' P.S.E.

15.00'

#5107

MIDDLEBROOK COURT

MANGELSDORF

A.P.N. 181-080-002
D.N. 2023-019608

HEISTER
A.P.N. 181-080-003
D.N. 2021-127359

MONTECITO RIDGE
447 MAPS 25-27
LOT 1

LOT 2

MIDDLEBROOK
COURT



LEGEND

- = 3" BRASS DISK STAMPED "CITY OF SANTA ROSA" IN MONUMENT WELL
- A.P.N. = ASSESSOR'S PARCEL NUMBER
- D.N. = DOCUMENT NUMBER
- C = CALCULATED
- P.S.E. = PUBLIC SEWER EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R1 = 447 MAPS 25-27
- S.W.E. = SIDEWALK EASEMENT



OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA		
GRAZINA MANGELSDORF TR. 5107 MIDDLEBROOK COURT SANTA ROSA, CA 95404	ORIGINAL PARCEL: 0.84 Acres	VACATION OF PUBLIC SEWER EASEMENT CITY OF SANTA ROSA TO MANGELSDORF		
	VACATED EASEMENT: 2,218 Sq Ft	SCALE: 1"=40' DATE: 4/16/2025		
A.P. No. 181-080-002	CITY ACQUISITION DEED D.N. _____	DWN. SF CHK. AGC	APPROVED	FILE NO. R-5874
O.R. No. D.N. 2023-019608				