

**ABBREVIATIONS**

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
CB	CATCH BASIN
CMU	CONCRETE MODULAR UNIT
DS	RAINWATER DOWN SPOUT
DW	DRIVEWAY
E	ELECTRIC
EP	EDGE OF PAVEMENT
G	GAS
GB	GRADE BREAK
GI	GRATE INLET
GM	GAS METER
HB	HOSE BIB
MB	MAILBOX
PRUE	PRIVATE UTILITY EASEMENT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TF	TRANSFORMER
UB	UTILITY BOX
VLT	VAULT
W	WATER
WM	WATER METER

**SYMBOLS & LEGEND**

<b>EXISTING</b>	
▲	FOUND REBAR AND CAP, TAGGED "PLS 5650"
✱	FOUND SPIKE AND TAG, TAGGED AS NOTED
δ	VALVE
⊕	FIRE HYDRANT
⊕	FIRE DEPARTMENT CONNECTION
⊕	POST INDICATOR VALVE
⊕	RISER
⊕	SIGN
⊕	STREET LIGHT
⊕	GUY ANCHOR
⊕	UTILITY POLE
⊕	TREE
⊕	TREE CLUSTER
---	PROPERTY LINE
-x-x-	GRADE BREAK
-x-x-	FENCE
-x-x-	STORM DRAIN
-SS-SS-	SANITARY SEWER
-W-W-	WATER
-OVH-OVH-	OVERHEAD UTILITY LINE
-E-E-	UNDERGROUND ELECTRIC LINE
-G-G-	UNDERGROUND GAS LINE
▭	CONCRETE

**TOPOGRAPHIC NOTES**

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORD OF SURVEY OF THE LANDS OF CODDINGTOWN, LLC AND SIMON CODDINGTOWN, LLC, FILED IN BOOK 798 OF MAPS, AT PAGE 47-49, SONOMA COUNTY RECORDS.

REFERENCE IS MADE TO A PRELIMINARY TITLES REPORT BY STEWART TITLE DATED SEPTEMBER 06, 2024 - AMENDMENT NO. 1 - FILE NO. 2271216.

BASIS OF BEARINGS: THE RECORD OF SURVEY OF THE LANDS OF CODDINGTOWN, LLC AND SIMON CODDINGTOWN, LLC, FILED IN BOOK 798 OF MAPS, AT PAGE 47-49, SONOMA COUNTY RECORDS.

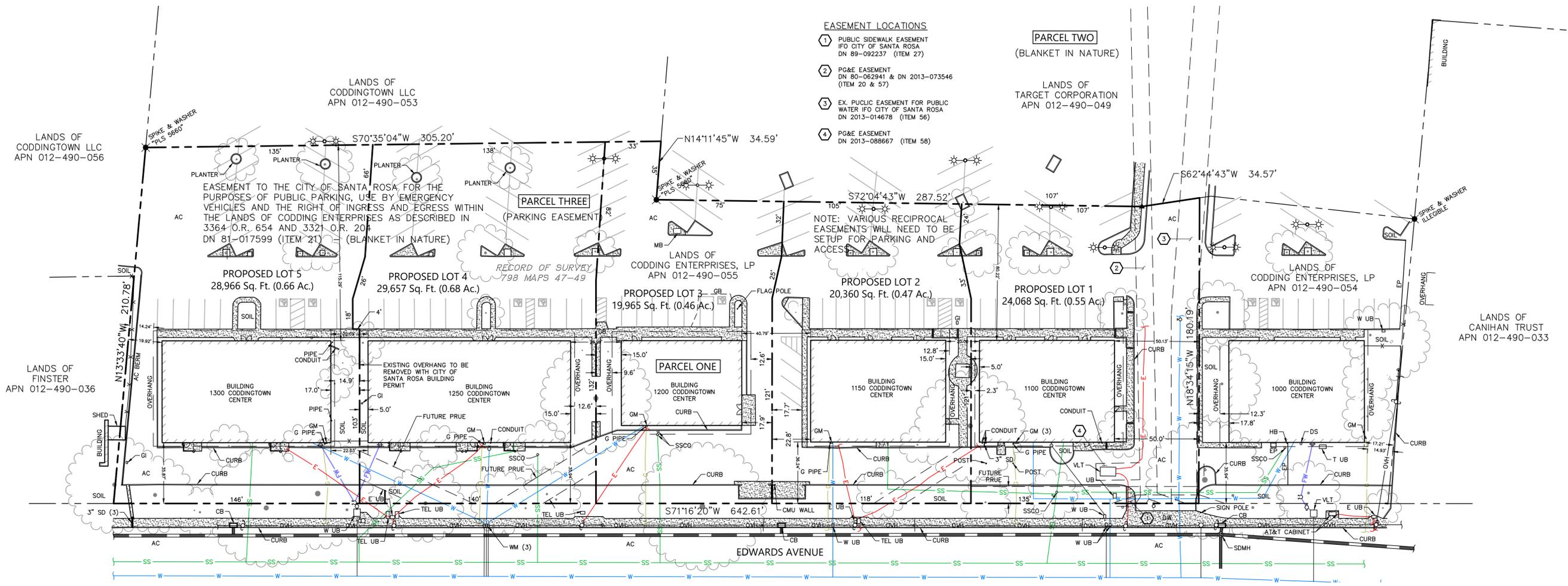
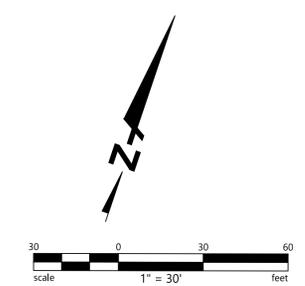
THE BEARINGS AND DISTANCES DO NOT REFLECT A FIELD SURVEY AND DO NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

FIELD SURVEY DATE: 09/18/2023.

BENCHMARK: CITY OF SANTA ROSA BENCHMARK D283, CITY DISK IN WELL MONUMENT AT CENTERLINE OF INTERSECTION OF RANGE AVENUE AND EDWARDS AVENUE.



**VICINITY MAP**  
NOT TO SCALE



- EASEMENT LOCATIONS**
- 1 PUBLIC SIDEWALK EASEMENT IFO CITY OF SANTA ROSA DN 89-092237 (ITEM 27)
  - 2 PG&E EASEMENT DN 80-062941 & DN 2013-073546 (ITEM 20 & 57)
  - 3 EX. PUBLIC EASEMENT FOR PUBLIC WATER IFO CITY OF SANTA ROSA DN 2013-014878 (ITEM 56)
  - 4 PG&E EASEMENT DN 2013-088667 (ITEM 58)

**PARCEL TWO**  
(BLANKET IN NATURE)  
LANDS OF TARGET CORPORATION  
APN 012-490-049

LANDS OF CANIHAN TRUST  
APN 012-490-033

LANDS OF CODDINGTOWN LLC  
APN 012-490-056

LANDS OF FINSTER  
APN 012-490-036

LANDS OF CODDINGTOWN LLC  
APN 012-490-053

LANDS OF CODDING ENTERPRISES, LP  
APN 012-490-055

LANDS OF CODDING ENTERPRISES, LP  
APN 012-490-054

**DIMENSIONED SITE PLAN**  
**BACK OFFICES OF CODDINGTOWN**  
**OFF OF EDWARDS AVENUE**  
1100, 1150, 1200, 1250 & 1300  
CODDINGTOWN CENTER, SANTA ROSA  
**5 LOTS - 2.82 ACRES**

MARCH 2025  
PREPARED BY

**BKF** ENGINEERS  
200 4th STREET  
SUITE 300  
SANTA ROSA, CA 95401  
(707) 583-8500  
www.bkf.com

*Ralph H. Thomas*  
RALPH H. THOMAS  
03-14-2025  
PLS 4760

