

OWNER'S STATEMENT

We, the undersigned, hereby certify that we are the owners of and has the right, title and interest in and to the real property included within the subdivision shown upon this map, and are the only persons whose consent is necessary to pass clear title to said property, and that we consent to the making and filing of said map of the subdivision shown within the border lines, and hereby dedicate in fee for Public use that portion of Benjamins Road and hereby dedicate as easements the Public Sidewalk easement and Public Utility easement as shown on said map, within said subdivision.

by: [Signature] Kim Pham [Signature] Hau Pham

NOTARY'S STATEMENT:

"A notary 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 September 18, 2024, before me, S. FORDMAN, NOTARY PUBLIC
a Notary Public, personally appeared KIM PHAM AND HAU PHAM

who 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 on 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]
Notary Public Signature

my Commission No. 2453929 my Commission Expires 7/18/2027

TRUSTEE'S STATEMENT

We, First American Title Company, the trustee under that Deed of Trust recorded in the office of the County Recorder by deed October 12, 2023 and recorded under DN 2023-047699, Sonoma County Records, against the tract of land hereon shown, hereby consent to the making and filing of this map.

by: [Signature] Stacey Glenn Authorized Signer

NOTARY'S STATEMENT:

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STATE OF CALIFORNIA
COUNTY OF SONOMA

On 9/11/24, before me, Suzette Rose
a Notary Public, personally appeared Stacey Glenn
Authorized Signer

who 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 on 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]
Notary Public Signature

my Commission No. 2489722 my Commission Expires May 10, 2028

COUNTY TAX COLLECTOR'S STATEMENT

According to the records in the office of the undersigned, there are no liens against this subdivision, or any parts 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 \$ NA.

The land in said subdivision is not subject to a special assessment or bond which may be paid in full.

Date: 10/11/24, 2024
[Signature] Deputy
Tax Collector
County of Sonoma
State of California

COUNTY CLERK'S STATEMENT

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 County of Sonoma, namely bond(s) under Government Code Sections 66493(a) and 66493(c) in the sum of \$ 0 and \$ 0 respectively.

Dated: October 11th, 2024

Signed: [Signature]
Clerk of the Board of Supervisors
County of Sonoma, State of California



CITY AUDITOR'S CERTIFICATE

I, Alan Alton, 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 \$ 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 Sept 24, 2024
[Signature]
Alan Alton, Chief Financial Officer
City of Santa Rosa, State of California

RECORDER'S STATEMENT:

Filed this 15th day of OCTOBER, 2024 at 3:23 P.M. in Book 852 of Maps at Page(s) 45-47 in the Office of the County Recorder of Sonoma County, State of California at the request of Cleve S. Gurney, Deputy City Engineer, City of Santa Rosa.

DEVA Recorder Deputy
Fee Paid \$13.00 Doc. No. 2024047837

CERTIFICATE OF DEDICATION:

NAME AND ADDRESS OF OWNER: DESCRIPTION OF PROPERTY DEDICATED:
Kim Pham & Hau Pham BENJAMINS ROAD
2353 Eunice Street
Rohnert Park, CA. 94928

The City of Santa Rosa Shall reconvey 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 purposes.

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 ripen into a fee title and such signatures are not required by the Governing Body.

NAME RECORDED NATURE OF INTEREST
City of Santa Rosa Book 69 of Official Records, Page 27-28 Public Drainage

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 Kim Pham in January 2023. I hereby state that this Parcel Map substantially conforms to the conditionally approved tentative map, if any, and that all monuments are of the character and occupy the positions indicated, and are sufficient to enable the survey to be retraced.

Dated: 9/17/2024
[Signature]
Paul M. Brown, PLS 5087



CITY ENGINEER'S STATEMENT

I, Cleve S. Gurney, Deputy 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 Urban Lot Split-Eligibility Determination Memorandum dated March 25, 2024, The Applicable Conditions Of Approval Of The Lot Split Map, The State Subdivision Map Act And The Applicable Provisions Of Title 19 Of The Santa Rosa City Code. I Herby Approve The Subdivision Shown Upon This Map and accept in fee for public use, Benjamins Road, and as an easement for public purposes the Public Sidewalk Easement, and Public Utility Easement all as shown on this Parcel Map.

Dated: 10/1/2024

[Signature]
Cleve S. Gurney, R.C.E. 94263
Expires 12/31/24
Deputy City Engineer, City Of Santa Rosa,
State Of California



I, Craig S. Hamner, R.C.E. 28745, 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.

Date: 7-25-24
[Signature]
Craig S. Hamner, R.C.E. 28745
Expires 09/30/26
State Of California



Parcel Map 760
City of Santa Rosa SB9 Urban Lot Split

Certificate Sheet

Division Of The Lands Kim Pham & Hau Pham As Described By Grant Deed Recorded October 12, 2023 Under Official Records Document Number 2023-047698, Sonoma County Records; Being Lot 12, Block 3 As Shown & Delineated On "Tract No. 72, Map Of Speers Subdivision" Recorded June 9, 1948 In Book 59 Of Maps At Pages 27-28, Sonoma County Records; Being A Portion Of Rancho. Cabeza De Santa Rosa City of Santa Rosa, County Of Sonoma, State of California,

43,945 Square Feet; 1.01 Acres ±
Total Number of Lots: 2
File Number: MIN23-007
Date: September 2024

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

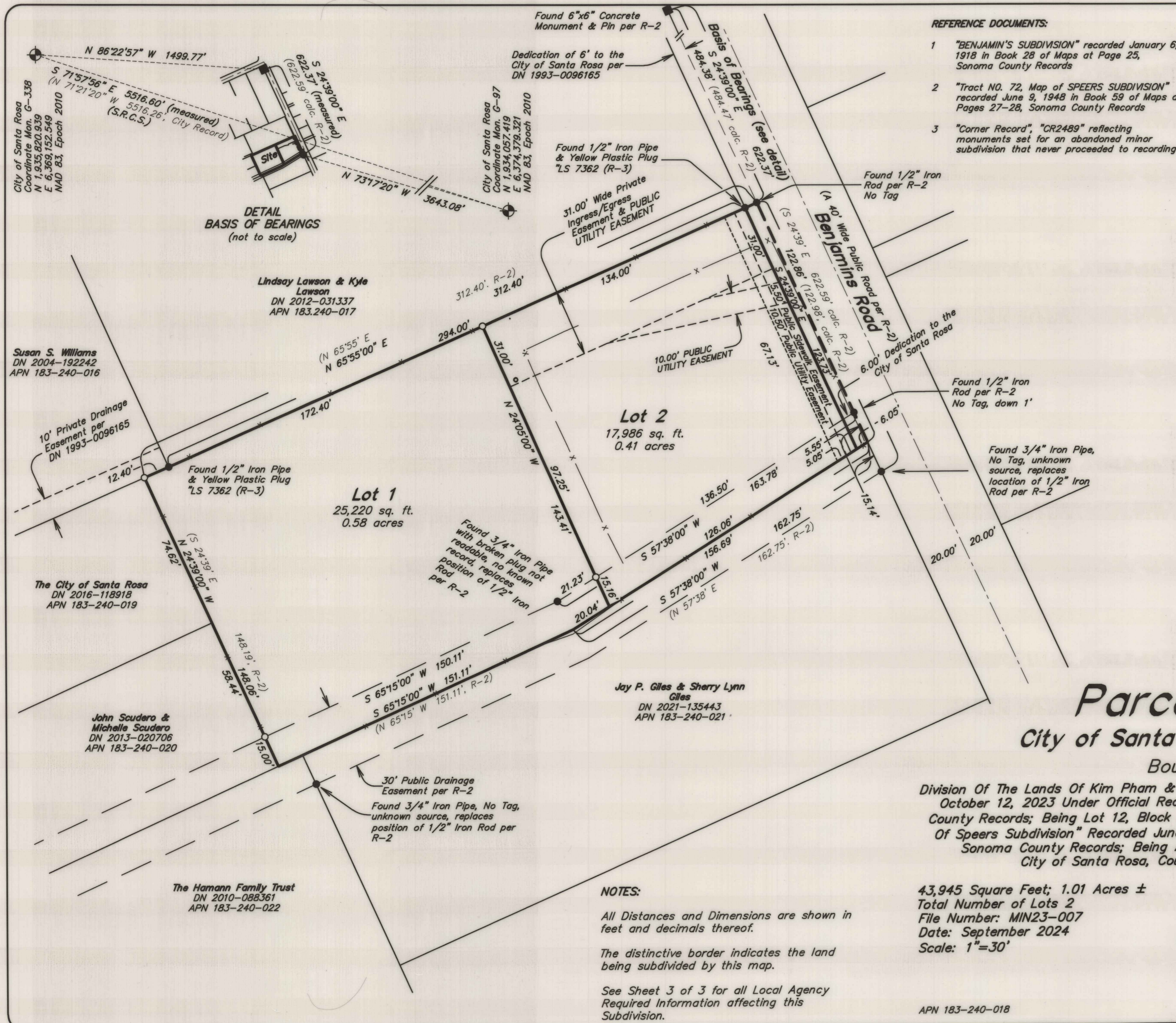
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sheet 1 of 3

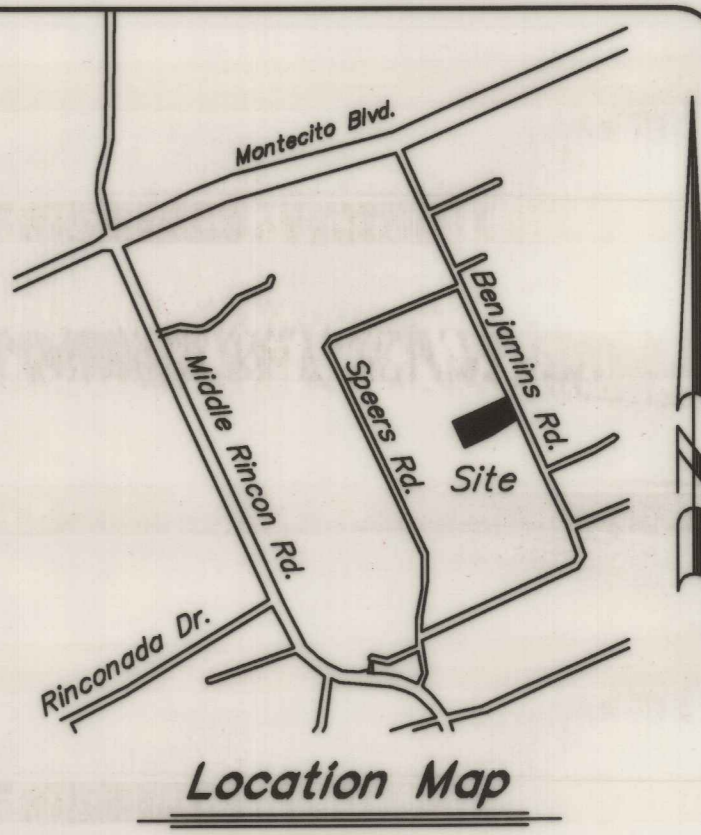
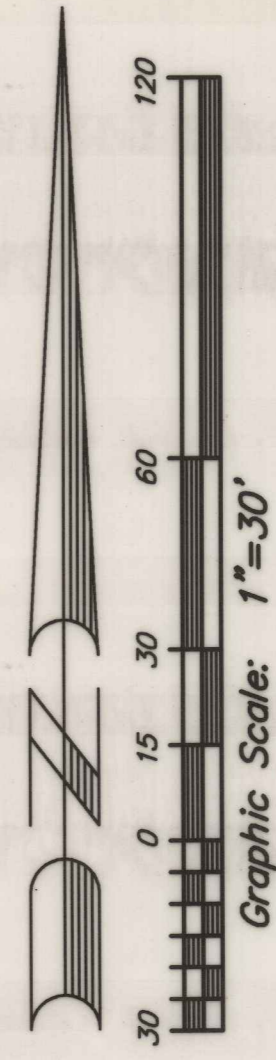
First American Title Insurance Company

Order No. T0022029-SME
Dated: September 29, 2024

APN 183-240-018



- REFERENCE DOCUMENTS:**
- 1 "BENJAMIN'S SUBDIVISION" recorded January 6, 1918 in Book 28 of Maps at Page 25, Sonoma County Records
 - 2 "Tract NO. 72, Map of SPEERS SUBDIVISION" recorded June 9, 1948 in Book 59 of Maps at Pages 27-28, Sonoma County Records
 - 3 "Corner Record", "CR2489" reflecting monuments set for an abandoned minor subdivision that never proceeded to recording



- Legend:**
- Parcel Surveyed
 - Adjacent Boundaries
 - Existing Fence
 - Easement Line
 - Public Sidewalk Easement (Dedicated hereon)
 - Public Utility Easement (Dedicated hereon)
 - Tie Line
 - City of Santa Rosa Coordinate Monument
 - Found 1/2" Iron Rod per R-2 hereon, except as shown
 - Found 6"x6" Concrete Monument
 - Set 3/4" Iron Pipe & plastic plug PLS 5087
- S.R.C.S. Santa Rosa Coordinate System
 OR/DN Official Records/Document Number
 Distances Are Shown In Feet & Decimals Thereof
 Ties are perpendicular and/or radial, unless otherwise noted.

Parcel Map 760

City of Santa Rosa SB9 Urban Lot Split

Boundary/Map Sheet

Division Of The Lands Of Kim Pham & Hau Pham, As Described By Grant Deed Recorded October 12, 2023 Under Official Records Document Number 2023-047698, Sonoma County Records; Being Lot 12, Block 3 As Shown & Delineated On "Tract No. 72, Map Of Speers Subdivision" Recorded June 9, 1948 In Book 59 Of Maps At Pages 27-28, Sonoma County Records; Being A Portion Of Rancho. Cabeza De Santa Rosa City of Santa Rosa, County Of Sonoma, State of California,

43,945 Square Feet; 1.01 Acres ±
 Total Number of Lots 2
 File Number: MIN23-007
 Date: September 2024
 Scale: 1"=30'

NOTES:

All Distances and Dimensions are shown in feet and decimals thereof.

The distinctive border indicates the land being subdivided by this map.

See Sheet 3 of 3 for all Local Agency Required Information affecting this Subdivision.

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Local Agency Required Information

All "Agency Required Information" is for informational purposes describing conditions as of the date of filing of this map, and is not intended to affect record title interest. Such information is derived from public records and reports, and inclusion hereon does not imply the correctness or sufficiency of those records. All such information is subject to change, alteration or variance in accordance with State, County and/or local ordinances and local agency regulations and procedures.

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 Insurance Company, dated March 29, 2024. The surveyor does not assume liability for the title search.

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 Rincon Valley Union 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.

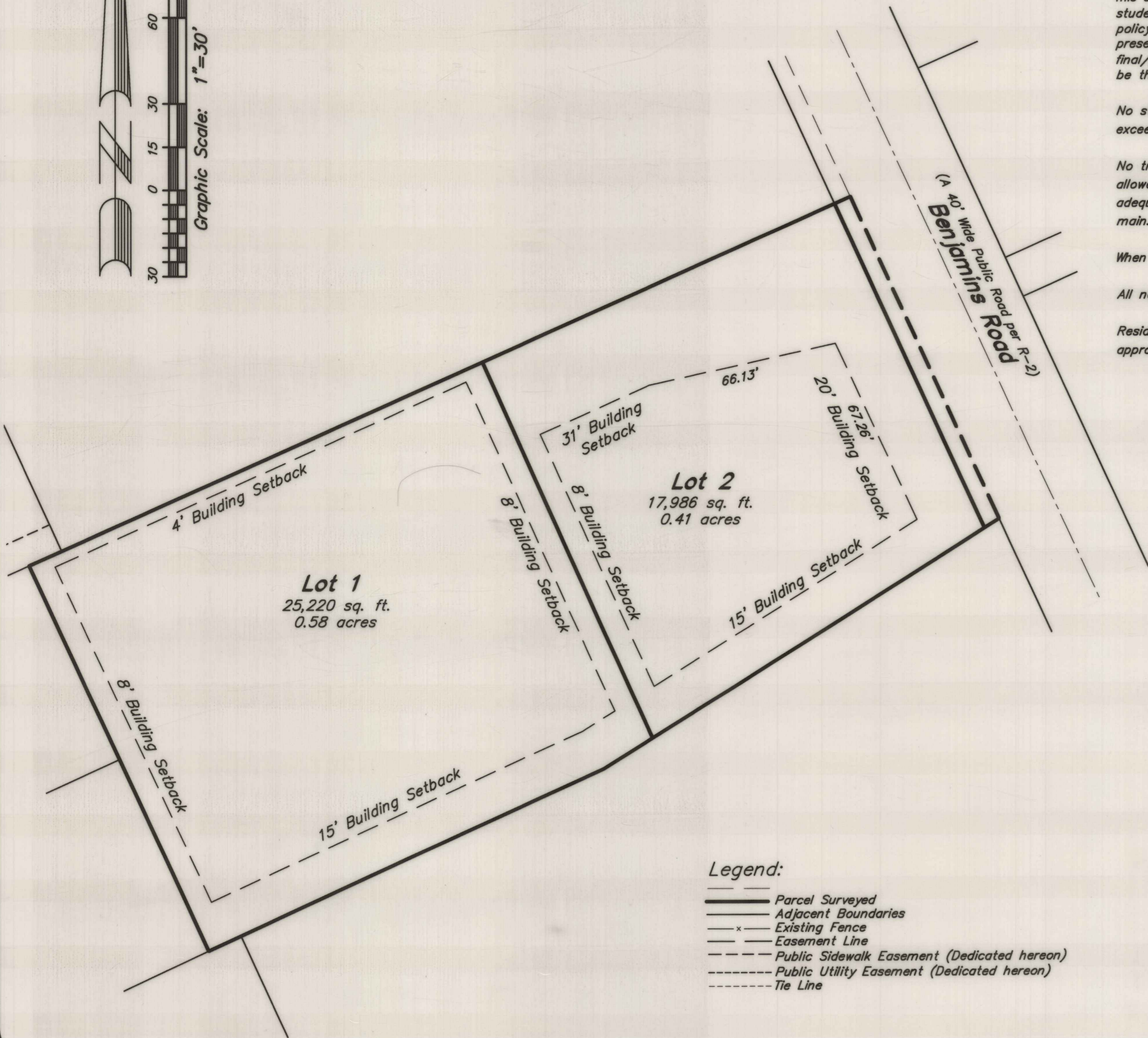
No structures other than property line fences shall be outside of the building envelope/setback. Property line fences shall not exceed three feet in height within the front setback.

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.

When a new Building Permit is applied for current City Codes will need to be met.

All new structures shall apply for a Building Permit through the City of Santa Rosa Building Department.

Residential fences that are located within the front setback cannot be taller than 36 inches in height without first obtaining approval of the Minor Conditional Use Permit. See Zoning Code Section 20-30.060.



Parcel Map 760

City of Santa Rosa SB9 Urban Lot Split

Local Agency Information Sheet

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