

LEGAL DESCRIPTION

Access Easement

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the lands of the City of Santa Rosa, as described by Grant Deed recorded under Document Number 2022-024490, Official Records of Sonoma County, said portion being more particularly described as follows:

BEGINNING at a point on the easterly right of way line of Fountaingrove Parkway, said point being South 69°52'49" East 41.00 feet from a found 2" brass disk stamped "City of Santa Rosa" shown as a "set city monument" 2.00 feet easterly of centerline Station 71+50.63 E.C. on that certain Record of Survey filed in Book 216 of Maps, at Page 40, Sonoma County Records, thence northerly along said easterly right of way line, North 20°07'11" East 32.40 feet: thence leaving said easterly right of way line, South 69°52'38" East 31.83 feet; thence South 20°07'11" West 50.00 feet; thence on a non-tangent curve to the left from which the radius point bears North 56°59'43" East 30.00 feet, through a central angle of 36°52'21", for an arc length of 19.31 feet; thence South 69°52'38" East 64.07 feet; thence South 10°54'49" East 33.98 feet to the southerly boundary line of said lands of the City of Santa Rosa; thence along said southerly boundary line, North 69°52'38" West 29.27 feet; thence leaving said southerly boundary line, North 11°19'12" West 10.69 feet; thence North 69°52'38" West 96.79 to said easterly right of way line of Fountaingrove Parkway; thence northerly along said easterly right of way line, on a non-tangent curve to the left from which the radius point bears North 69°19'05" West 4,443.00 feet, through a central angle of 0°33'44", for an arc length of 43.60 feet to the POINT OF BEGINNING.

Containing 4,485 square feet, more or less.

END OF DESCRIPTION

Basis of Bearings: North 85°39'04" West between City of Santa Rosa Horizontal Coordinate System monuments G-475 and G-467 as shown on the Record of Survey filed in Book 838 of Maps at Page 18, Sonoma County Records. NAD83 – Zone II – Epoch 2010.00

R-Sheet No.: R-5809

Being a Portion of APN: 173-670-035

Prepared by City of Santa Rosa



Walter C. Olawski, PLS 9450



June 21, 2023

Date

STA. 71+50.63 E.C.
PER 216 MAPS 40

FOUNTAINGROVE

PARKWAY

RECORD OF SURVEY
216 MAPS 40

5' P.U.E. I.F.O.
CITY OF SANTA ROSA
PER 3018 O.R. 523
(TO BE ABANDONED)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S69°52'38"E	31.83'

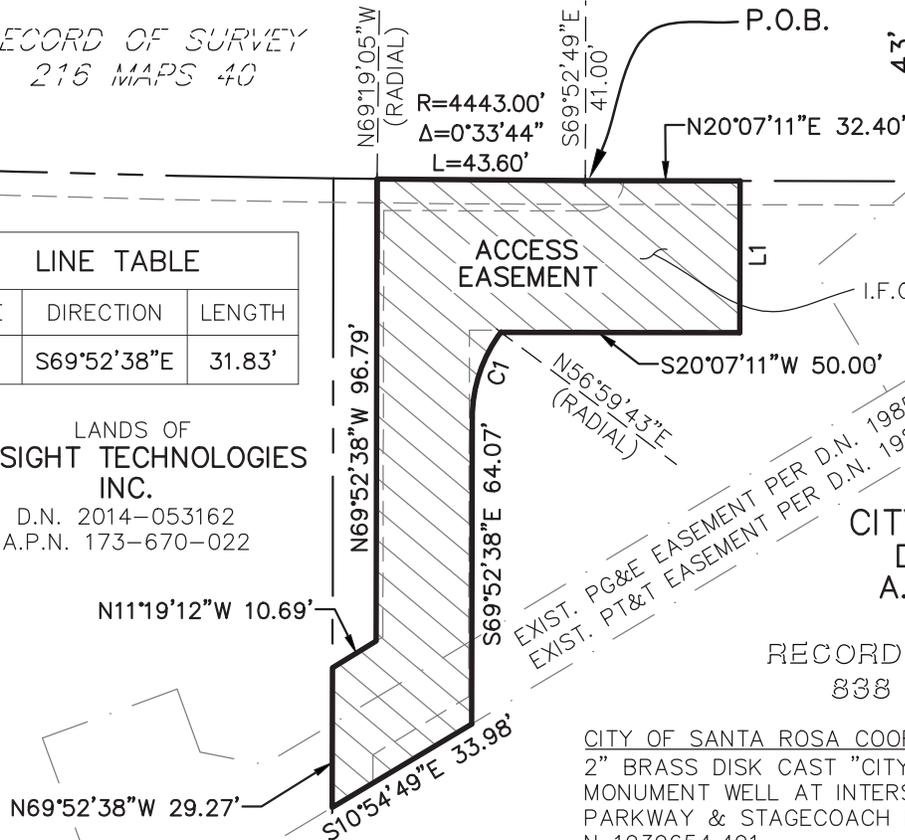
LANDS OF
KEYSIGHT TECHNOLOGIES INC.
D.N. 2014-053162
A.P.N. 173-670-022

LANDS OF
CITY OF SANTA ROSA
D.N. 2022-024490
A.P.N. 173-670-035

RECORD OF SURVEY
838 MAPS 18

CITY OF SANTA ROSA COORDINATE MONUMENT G-467
2" BRASS DISK CAST "CITY OF SANTA ROSA" IN
MONUMENT WELL AT INTERSECTION OF FOUNTAINGROVE
PARKWAY & STAGECOACH ROAD
N 1939654.491
E 6358167.418 NAD83 - ZONE II - EPOCH 2010.00

CITY OF SANTA ROSA COORDINATE MONUMENT G-475
2" BRASS DISK CAST "CITY OF SANTA ROSA" IN
MONUMENT WELL AT INTERSECTION OF PARKER HILL
ROAD & STAGECOACH ROAD
N 1939579.302
E 6359156.111 NAD83 - ZONE II - EPOCH 2010.00



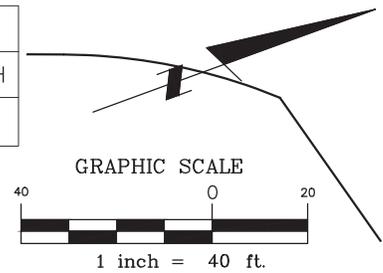
PARCEL MAP NO. 507
503 MAPS 18-19
PARCEL 1

LEGEND

- A.P.N. = ASSESSOR'S PARCEL NUMBER
- D.N. = DOCUMENT NUMBER
- I.F.O. = IN FAVOR OF
- O.R. = OFFICIAL RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

⊙ = FOUND 2" BRASS DISK IN A
STANDARD CITY MONUMENT WELL
STAMPED "CITY OF SANTA ROSA"

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	30.00'	36°52'21"	19.31'



BASIS OF BEARINGS: NORTH 85°39'04" WEST BETWEEN CITY OF SANTA ROSA COORDINATE MONUMENTS G-475 & G-467 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 838 OF MAPS AT PAGE 18, SONOMA COUNTY RECORDS. NAD83 - ZONE II - EPOCH 2010.00.

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
CITY OF SANTA ROSA 100 SANTA ROSA AVE SANTA ROSA, CA 95404	ORIGINAL PARCEL: <u>2.11 AC.±</u> ACCESS EASEMENT: <u>4,485 S.F.±</u>	ACCESS EASEMENT CITY OF SANTA ROSA TO PG&E AND AT&T	
A.P. No. <u>173-670-035</u>	CITY EASEMENT DEED	SCALE: 1" = 40'	DATE: 6/21/23
DOC. No. <u>D.N. 2022-024490</u>		DWN. WCO CHK. BAPT	APPROVED <i>Kyle Jones</i>
D.N. _____			

LEGAL DESCRIPTION

Easement Area

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the lands of the City of Santa Rosa, as described by Grant Deed recorded under Document Number 2022-024490, Official Records of Sonoma County, said portion being more particularly described as follows:

BEGINNING at a point on the easterly right of way line of Fountaingrove Parkway, said point being South 69°52'49" East 41.00 feet from a found 2" brass disk stamped "City of Santa Rosa" shown as a "set city monument" 2.00 feet easterly of centerline Station 71+50.63 E.C. on that certain Record of Survey filed in Book 216 of Maps, at Page 40, Sonoma County Records, thence northerly along said easterly right of way line, North 20°07'11" East 32.40 feet: thence leaving said easterly right of way line, South 69°52'38" East 31.83 feet; thence South 20°07'11" West 61.00 feet; thence South 69°52'38" East 85.08 feet; thence South 10°54'49" East 28.15 feet to the southerly boundary line of said lands of the City of Santa Rosa; thence along said southerly boundary line, North 69°52'38" West 17.51 feet; thence leaving said southerly boundary line, North 10°54'49" West 16.48 feet; thence North 69°52'38" West 88.98; thence South 20°07'11" West 5.00 feet; thence North 69°52'38" West 16.65 feet to said easterly right of way line of Fountaingrove Parkway; thence northerly along said easterly right of way line, on a non-tangent curve to the left from which the radius point bears North 69°19'05" West 4,443.00 feet, through a central angle of 0°33'44", for an arc length of 43.60 feet to the POINT OF BEGINNING.

Containing 3,473 square feet, more or less.

END OF DESCRIPTION

Basis of Bearings: North 85°39'04" West between City of Santa Rosa Horizontal Coordinate System monuments G-475 and G-467 as shown on the Record of Survey filed in Book 838 of Maps at Page 18, Sonoma County Records. NAD83 – Zone II – Epoch 2010.00

R-Sheet No.: R-5805

Being a Portion of APN: 173-670-035

Prepared by City of Santa Rosa



Walter C. Olawski, PLS 9450



June 21, 2023

Date

STA. 71+50.63 E.C.
PER 216 MAPS 40

FOUNTAINGROVE

PARKWAY

RECORD OF SURVEY
216 MAPS 40

N69°52'38"W 16.65'

N69°19'05"W
(RADIAL)

R=4443.00'
Δ=0°33'44"
L=43.60'

S69°52'49"E
41.00'

P.O.B.

43'

N20°07'11"E 32.40'

5' P.U.E. I.F.O.
CITY OF SANTA ROSA
PER 3018 O.R. 523
(TO BE ABANDONED)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S69°52'38"E	31.83'
L2	S20°07'11"W	5.00'

EASEMENT
AREA

EXIST. ACCESS EASEMENT
I.F.O. KEYSIGHT TECHNOLOGIES INC.
PER D.N. 2022-024594

LANDS OF
KEYSIGHT TECHNOLOGIES
INC.

D.N. 2014-053162
A.P.N. 173-670-022

N10°54'49"W 16.48'

LANDS OF
CITY OF SANTA ROSA
D.N. 2022-024490
A.P.N. 173-670-035

EXIST. PG&E EASEMENT PER D.N. 1985-008062
EXIST. PT&T EASEMENT PER D.N. 1984-004264

RECORD OF SURVEY
838 MAPS 18

N69°52'38"W 17.51'

PARCEL MAP NO. 507
503 MAPS 18-19
PARCEL 1

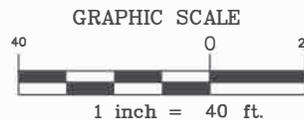
N69°52'38"W 88.98'
S20°07'11"W 61.00'
S69°52'38"E 85.08'
S10°54'49"E 28.15'

CITY OF SANTA ROSA COORDINATE MONUMENT G-467.
2" BRASS DISK CAST "CITY OF SANTA ROSA" IN
MONUMENT WELL AT INTERSECTION OF FOUNTAINGROVE
PARKWAY & STAGECOACH ROAD
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E 6358167.418 NAD83 - ZONE II - EPOCH 2010.00

CITY OF SANTA ROSA COORDINATE MONUMENT G-475.
2" BRASS DISK CAST "CITY OF SANTA ROSA" IN
MONUMENT WELL AT INTERSECTION OF PARKER HILL
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- P.U.E. = PUBLIC UTILITY EASEMENT
-  = FOUND 2" BRASS DISK IN A STANDARD CITY MONUMENT WELL STAMPED "CITY OF SANTA ROSA"



BASIS OF BEARINGS: NORTH 85°39'04" WEST BETWEEN CITY OF SANTA ROSA COORDINATE MONUMENTS G-475 & G-467 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 838 OF MAPS AT PAGE 18, SONOMA COUNTY RECORDS. NAD83 - ZONE II - EPOCH 2010.00.

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A.P. No. <u>173-670-035</u>	CITY EASEMENT DEED	SCALE: 1" = 40'	DATE: 6/21/23
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