

LOCATION MAP
NO SCALE

- LEGEND:**
- = ANNEXATION NO.22-0346 BOUNDARY
 - = SUBJECT PROPERTY BOUNDARY LINE
 - = ASSESSOR'S PARCEL LINE
 - = UNDERLYING LOT LINE
 - = AREA TO BE ANNEXED
 - APN = ASSESSOR'S PARCEL NUMBER
 - O.R. = OFFICIAL RECORDS
 - POB = POINT OF BEGINNING
 - TR = TRUST

TRACT NO. 67,
MAP OF HARRINGTON TRACT, SUBDIVISION NO. 2
59, MAPS 14
BLOCK 3

2

APN 128-162-002
CRAWFORD / OSTAPAK TR
DN 2020-001062

AREA #1 ANNEXATION NO.18-0057(CRAWFORD)
DN 2021-055022, 821 MAPS 11

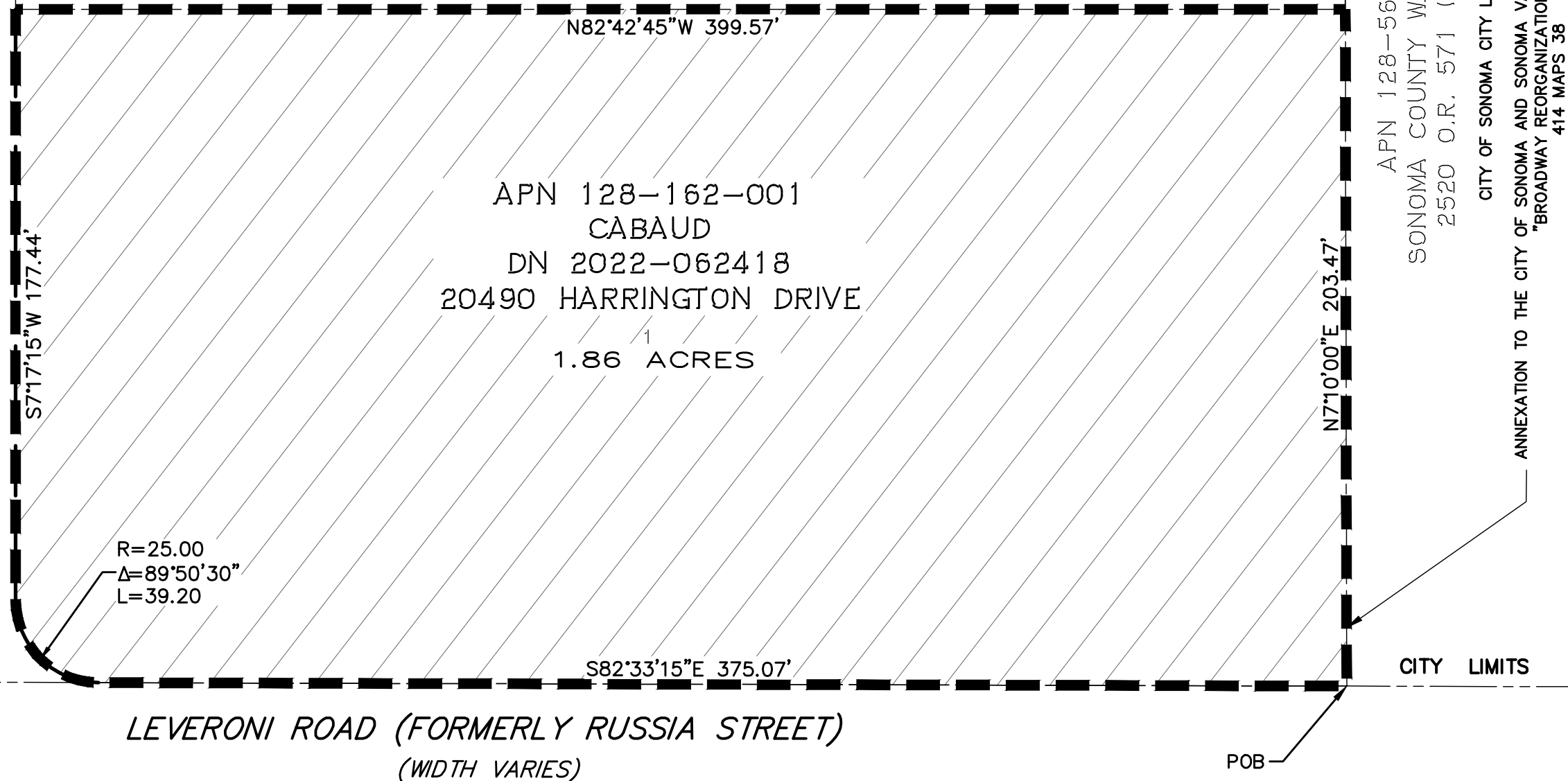
APN 128-161-014
PHILPOT / STEEL
DN 2021-001125
ANNEXATION NO. 2015-02
DN 2017-029856, 785 MAPS 45

9

APN 128-161-013
ZANOTTI TR
DN 1996-101295
ANNEXATION NO. 2018-0057
DN 2021-055023, 821 MAPS 11

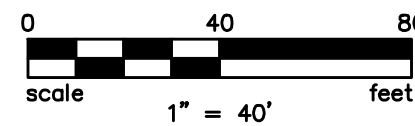
10

HARRINGTON DRIVE
(40' WIDE)



LEVERONI ROAD (FORMERLY RUSSIA STREET)
(WIDTH VARIES)

SONOMA VALLEY COUNTY SANITATION DISTRICT
BOUNDARY PER SONOMA COUNTY LAFCO RESOLUTION NO.2733



N71°00'E 603.47'

APN 128-560-001
SONOMA COUNTY WATER AGENCY
2520 O.R. 571 (PARCEL 1)

CITY OF SONOMA CITY LIMITS
ANNEXATION TO THE CITY OF SONOMA AND SONOMA VALLEY COUNTY SANITATION DISTRICT
"BROADWAY REORGANIZATION NO. 7"
414 MAPS 38

N71°00'E 203.47'

CITY LIMITS

POB

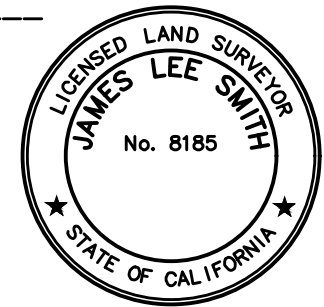
NOTES:

- 1) ALL REFERENCED DOCUMENT NUMBERS (DN), OFFICIAL RECORDS (O.R.), AND MAPS ARE OFFICIAL RECORDS OF SONOMA COUNTY.
- 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO AFFECT THE BOUNDARIES OF THIS ANNEXATION.

SURVEYOR'S STATEMENT

THIS MAP HAS BEEN COMPILED UNDER MY DIRECTION.

SIGNED: _____ DATE _____
JAMES LEE SMITH
P.L.S. NO. 8185



LAFCO CERTIFICATE

APPROVED BY SONOMA LOCAL AGENCY FORMATION COMMISSION IN
RESOLUTION NO. 22-0346 DATED AUGUST 30, 2022

BY: _____ DATE: _____
EXECUTIVE OFFICER

COUNTY SURVEYOR'S STATEMENT

I, JONATHAN OLIN, COUNTY SURVEYOR OF THE COUNTY OF SONOMA, HEREBY CERTIFY THAT THE MAP HEREON SHOWN CONFORMS TO THE REQUIREMENTS OF TITLE 4, DIVISION 1, CHAPTER 1, ARTICLE 3, OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND TO THE DESCRIPTION OF THE REORGANIZATION AS ADOPTED BY SONOMA LAFCO IN RESOLUTION NO. 22-0346 DATED AUGUST 30, 2022

SIGNED: _____ DATE: _____
JONATHAN OLIN
P.L.S. NO. 7590
COUNTY SURVEYOR, SONOMA COUNTY



DEPUTY COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE EXECUTIVE OFFICER OF THE SONOMA LOCAL AGENCY FORMATION COMMISSION, THIS ____ DAY OF _____, 2024, IN BOOK ____ OF MAPS, AT PAGE _____, SONOMA COUNTY RECORDS
(Exempt from SB2 Fee per §27388.1(a)(2)(D))

COUNTY RECORDER

DEPUTY

FEE

DOCUMENT NUMBER

**SONOMA VALLEY COUNTY
SANITATION DISTRICT
ANNEXATION NO. 22-0346 (CABAUD)**

ANNEXATION OF APN 128-162-001 TO THE SONOMA VALLEY COUNTY SANITATION DISTRICT CONTAINING A TOTAL OF 1.86 ACRES LYING WITHIN THE FORMER PUEBLO OF SONOMA COUNTY OF SONOMA, STATE OF CALIFORNIA

PREPARED BY



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

JANUARY, 2024

SHEET 1 OF 1
JOB NO. 202003.00

I:\15\2024_3\03-48 PM Peter Rochelle G:\2024\2022003\Drawings\Survey\Plate\2022003-2023-ANNEX.dwg
[xref files:]

LEGAL DESCRIPTION
SONOMA VALLEY COUNTY SANITATION DISTRICT
ANNEXATION NO. 22-0346 (CABAUD)
JANUARY 2024, APN 128-162-001

All that certain real property situated in the County of Sonoma, State of California, being the lands of Brian Cabaud and Anneliese Cabaud, Trustees of the Flying Peacock Family Trust, as described in that certain Grant Deed recorded September 26, 2022 under Document Number 2022-062418, Sonoma County Records, being Lot No. 1 in Block No. 3 as said Lot and Block are numbered, delineated and designated upon that certain map entitled TRACT NO. 67, MAP OF HARRINGTON TRACT, SUBDIVISION NO. 2, A RESUBDIVISION OF OUT LOTS 445 TO 448 INCLUSIVE, PORTION OF 449, 450 TO 453 INCLUSIVE, PORTIONS OF 454, 455, 456 AND 457 TO 468 INCLUSIVE, OF THE EX-PUEBLO OF SONOMA, LYING APPROXIMATELY 1 MILE SOUTHWESTERLY OF THE CITY OF SONOMA, COUNTY OF SONOMA, STATE OF CALIFORNIA, which map was filed in the office of the recorder of the County of Sonoma, State of California on March 15, 1948 in Book 59 of Maps, Page 14, being more particularly described as follows:

BEGINNING at the southeasterly corner of said lands of Brian Cabaud and Anneliese Cabaud, being the southeasterly corner of said Lot No. 1 in said Block No. 3, being the southwesterly corner of the City Limits of the City of Sonoma and Boundary of the Sonoma Valley County Sanitation District identified as "Broadway Reorganization No. 7" on that certain map recorded at the request of the Executive Officer of the Sonoma Local Agency Formation Commission on April 12, 1988 in Book 414 of Maps at Page 38, Sonoma County Records, being a point lying on the northerly line of Leveroni Road, also being the southwesterly corner of the lands of the Sonoma County Water Agency described by deed recorded in Book 2520 of Official Records at Page 571, Sonoma County Records; thence along the westerly line of said "Broadway Reorganization No. 7", being the easterly line of said Lot No. 1 in said Block No. 3, North 7°10'00" East, 203.47 feet to the northeasterly corner of said lands of Brian and Anneliese Cabaud, being the northeasterly corner of said Lot No. 1 in said Block No. 3, being the southeast corner of AREA #1 as shown on that certain map entitled SONOMA VALLEY COUNTY SANITATION DISTRICT ANNEXATION NO. 18-0057 (CRAWFORD) recorded at the request of the Executive Officer of the Sonoma Local Agency Formation Commission on May 4, 2021 in Book 821 of Maps at Page 11, Sonoma County Records; thence along the southerly line of said AREA #1, being the northerly line of said lands of Brian and Anneliese Cabaud and said Lot No. 1, North 82°42'45" West, 399.57 feet to the northwesterly corner of said lands and said Lot No. 1; thence leaving said AREA #1, along the westerly line of said lands and said Lot No. 1, South 7°17'15" West, 177.44 feet to the beginning of a curve to the left, having a radius of 25.00 feet; thence along said curve, through a central angle of 89°50'30", an arc distance of 39.20 feet; thence along the southerly line of said lands and said Lot No. 1, South 82°33'15" East, 375.07 feet to the POINT OF BEGINNING.

Containing 1.86 acres, more or less

This description prepared by Carlile •Macy.


James Lee Smith
PLS 8185



4/24/2024
Date

DISCLAIMER: All bearings and distances shown in this boundary description are for informational purposes only and are not intended to affect the boundaries of this annexation.

END OF DESCRIPTION