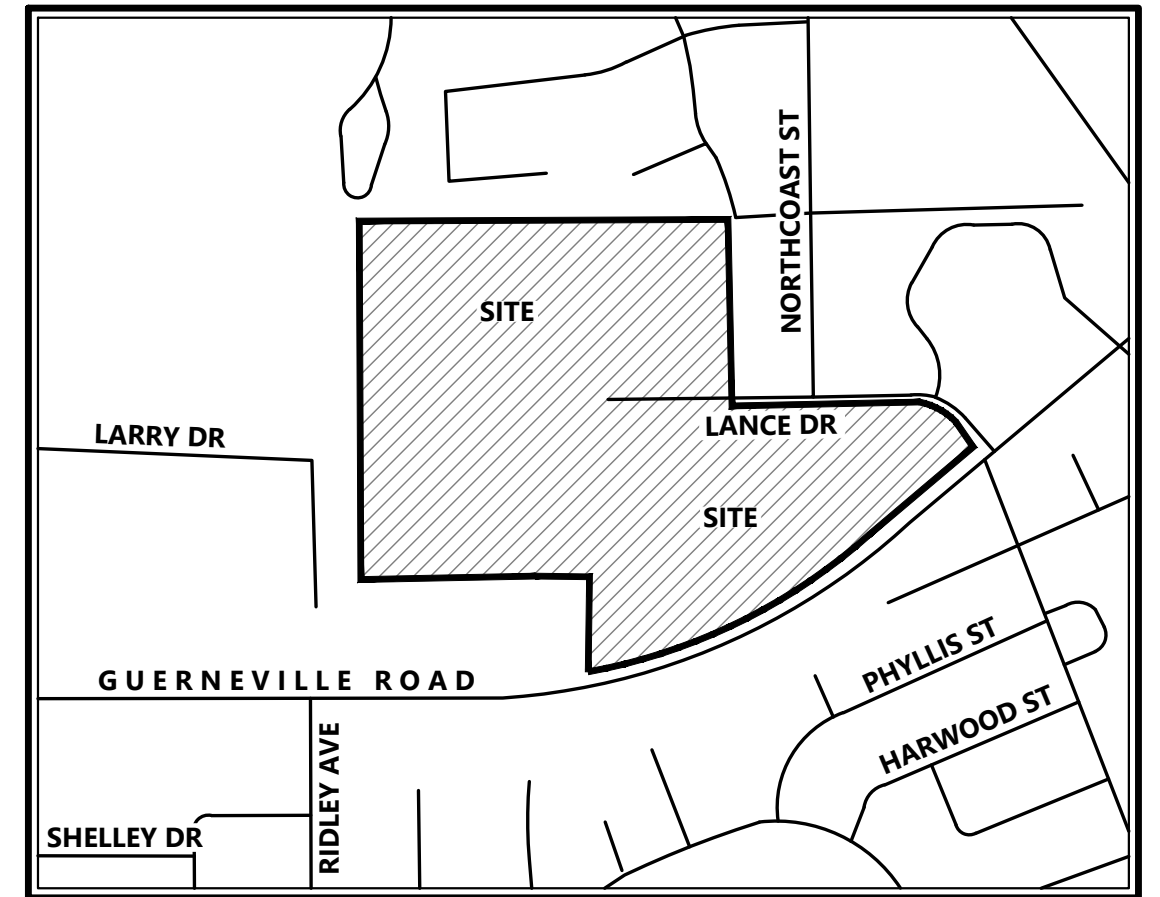




ADJOINER INFORMATION				ADJOINER INFORMATION				ADJOINER INFORMATION			
NUMBER	LANDS OF	APN NUMBER	DOCUMENT NUMBER	NUMBER	LANDS OF	APN NUMBER	DOCUMENT NUMBER	NUMBER	LANDS OF	APN NUMBER	DOCUMENT NUMBER
1	LUGO	015-565-048	2009-054201	9	CERADO	015-566-032	2015-025515	17	KAY TR	152-070-016	2009-085856
2	LUGO	015-566-016	2013-063803	10	BERGSTROM	152-070-023	2020-095904	18	LO	152-070-015	2016-037146
3	OCHOA	015-566-015	2019-047261	11	LOUISE TR	152-070-022	2021-066476	19	VILLANUEVA	152-070-014	2014-018693
4	EADE	015-566-014	2018-070115	12	KIMINDIRI	152-070-021	2006-020122	20	HENNEBERQUE	152-070-013	2013-040137
5	BOUVETTE	015-566-013	2015-084454	13	CAMPOS	152-070-020	2013-088624	21	SAGRERO	152-070-012	2021-005764
6	HERNANDEZ	015-566-027	2008-086034	14	LUONG	152-070-019	2020-033240	22	TORRES	152-070-011	2019-074132
7	BYRNE	015-566-028	1993-0005771	15	LI & FENG	152-070-018	2011-082502	23	OCHOA	152-070-010	2018-002705
8	ALTIZIO	015-566-029	2012-112979	16	ABREGO	152-070-017	2019-022277				



VICINITY MAP
(NOT TO SCALE)

LAFCO'S STATEMENT

APPROVED BY SONOMA LOCAL AGENCY FORMATION COMMISSION IN RESOLUTION NO. _____, DATED _____, 2024.

BY: _____ DATE: _____
EXECUTIVE OFFICER

CITY ENGINEER'S STATEMENT

I, JASON L. NUTT, CITY ENGINEER OF THE CITY OF SANTA ROSA, HEREBY CERTIFY THAT THE MAP HEREON SHOWN CONFIRMS TO THE REQUIREMENTS OF TITLE 4, DIVISION 1, CHAPTER 1, ARTICLE 3 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND TO THE DEPICTION OF THE REORGANIZATION AS ADOPTED BY SONOMA LAFOCO, IN RESOLUTION NO. _____ DATED _____, 2024

DATE _____
JASON L. NUTT
R.C.E. 57525 EXPIRES 12-31-23
CITY ENGINEER, CITY OF SANTA ROSA
STATE OF CALIFORNIA



RECORDER'S STATEMENT

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

COUNTY RECORDER _____

DEPUTY _____

NORTHWEST SANTA ROSA REORGANIZATION NO. 22-01 (TESCONI) INVOLVING ANNEXATION TO THE CITY OF SANTA ROSA AND DETACHMENT FROM THE SONOMA COUNTY SERVICE AREA NO. 40 (FIRE SERVICES DISTRICT) AND COUNTY SERVICE AREA NO. 41 (MULTI-SERVICE DISTRICT)

INVOLVING ANNEXATION TO THE CITY OF SANTA ROSA AND DETACHMENT FROM THE SONOMA COUNTY SERVICE AREA NO./ 40 (FIRE SERVICES DISTRICT) AND COUNTY SERVICE AREA NO. 41 (MULTI-SERVICES DISTRICT) NO. _____, DATED _____, 202_

LOCATED IN RANCHO SAN MIGUEL (WEST), TOWNSHIP 7 NORTH, RANGE 8 WEST, MOUNT DIABLO BASE & MERIDIAN, COUNTY OF SONOMA, STATE OF CALIFORNIA
CONTAINING 41.55± ACRES

CITY FILE NO. _____ SHEET 1 OF 1

LANDS OF SRHSD
APN 015-550-008
DN 1975-2211456

LANDS OF BOARD OF TRUSTEES OF SRHSD
APN 152-140-010
2727 O.R. 869

LANDS OF CITY OF SANTA ROSA
APN 152-140-009
2405 O.R. 555

LANDS OF GARCIA
APN 036-091-055
DN 2023005539

LANDS OF HANNA HOLDINGS LLC
APN 036-091-005
DN 2008-094210

LANDS OF TESCONI
APN 036-111-009
DN. 2024-000603
(VACANT)

LANDS OF BOJANOWSKI
APN 036-111-011
DN. 2004-161369

LANDS OF BETHEL BAPTIST CHURCH
APN 036-091-067
2280 O.R. 481
(693-M-37)

LANDS OF PG&E
APN 036-091-061
2455 O.R. 426
2519 O.R. 491
(165-M-21)
(VACANT)

LANDS OF TESCONI
APN 036-111-010
DN. 2024-000604
(VACANT)

LANCE DRIVE
(R/W VARIES - A PUBLIC STREET)
EXISTING CITY BOUNDARY ESTABLISHED BY ANNEXATION: NWSR 16-80
318 MAPS 39

LANDS OF NEUROTH
APN 036-111-002
DN. 2021-114254

LANDS OF TESCONI
APN 036-111-016
DN. 2024-000604

EXISTING CITY BOUNDARY ESTABLISHED BY ANNEXATION: WEST SANTA ROSA NO. 15
95 MAPS 20

EXISTING CITY BOUNDARY ESTABLISHED BY ANNEXATION: NWSR NO. 14-79
311 MAPS 6

SURVEYOR'S STATEMENT

THIS MAP HAS BEEN COMPILED UNDER MY DIRECTION

DAVID C. JUNGSMANN
LICENSE NO. 9267, EXPIRATION JUNE 30, 2024



LEGEND:

- BOUNDARY LINE
- LOT LINE
- TIE LINE
- FOUND 3" BRASS DISK IN MONUMENT WELL STAMPED "CITY OF SANTA ROSA PLS 6149" (677 MAPS 9-12)

ABBREVIATIONS:

- APN. ASSESSOR'S PARCEL NUMBER
- DN. DOCUMENT NUMBER
- IP. IRON PIPE
- M. MAPS
- O.R. OFFICIAL RECORDS
- R/W. RIGHT OF WAY WIDTH

NOTES

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE
- BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES AND ARE NOT INTENDED TO AFFECT THE BOUNDARIES OF THIS REORGANIZATION

BASIS OF BEARINGS

THE BEARING OF N00°06'22"W ALONG THE MONUMENT LINE OF IROQUOIS STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "NORTHCOAST GARDENS SUBDIVISION", FILED FOR RECORD ON MAY 23, 2005, IN BOOK 677 OF MAPS, AT PAGES 9-12, SONOMA COUNTY RECORDS WAS USED AS THE BASIS OF ALL BEARINGS.



**LEGAL DESCRIPTION
ANNEXATION
NORTHWEST SANTA ROSA REORGANIZATION NO. 22-01
(TESCONI) INVOLVING ANNEXATION TO THE CITY OF SANTA ROSA AND
DETACHMENT FROM THE SONOMA COUNTY SERVICE
AREA NO. 40 (FIRE SERVICES DISTRICT) AND
COUTNY SERVICE AREA NO. 41 (MULTI-SERVICE DISTRICT)
CONTAINING 41.55± ACRES**

All that certain real property, located in The County of Sonoma, State of California, described as follows:

Being all of that certain land described in that certain Affidavit of Change of Trustee, recorded on January 5, 2024, as Document No. 2024-000603, Official Records Of Sonoma County, also being all of that certain land described in that certain Affidavit of Change of Trustee, recorded on January 5, 2024, as Document No. 2024-000604, Official Records Of Sonoma County, also being all of that certain land described in that certain Grant Deed recorded on October 25, 2004, as Document No. 2004-161369, Official Records of Sonoma County, also being all of that certain land described in that certain Grant Deed Recorded on October 15, 2021, as Document No. 2021-114254, Official Records of Sonoma County, also being all of that certain parcel shown on that certain Record of Survey Map, filed for record on December 22, 1971 in Book 165 of Maps at Page 21, Records of Sonoma County, also being a portion of Guerneville Road, as said road is shown on an unrecorded Sonoma County Map entitled "Guerneville Road Right of Way", map numbers 002136 & 002137, dated January 1961, found in the office of the Department of Public Works of said County, also being a portion of Lance Drive, as said road is shown on an unrecorded Sonoma County Map entitled "Lance Avenue", map number 002473, dated June 1971, found in the Office of the Department of Public Works of said County, also being a portion of Iroquois Street, as said Street is shown on that certain Map filed for record on May 23, 2005, in Book 677 of Maps at Pages 9-12 of Sonoma County Records, being more particularly described as follows:

COMMENCING at 3-inch Brass Disk in a Monument Well stamped "City of Santa Rosa PLS 6149" at the intersection of Iroquois Street (50 Feet Wide) and Lance Drive (Width Varies) as shown on that certain Map filed for record on May 23, 2005, In Book 677 of Maps at Pages 9-12, Official Records of Sonoma County;

Thence along the monument line of Iroquois Street (50 Feet Wide), North 00°06'22" West, 508.89 feet to a 3-inch Brass Disk in a Monument Well stamped "City of Santa Rosa PLS 6149" as shown on that certain Map filed for record on May 23, 2005, In Book 677 of Maps at Pages 9-12, of Sonoma County Records;

Thence leaving said monument line of Iroquois Street (50 Feet Wide), North $04^{\circ}01'34''$ West, 29.14 feet to a 3-inch Brass Disk in a Monument Well stamped "City of Santa Rosa PLS 6149" as shown on that certain Map filed for record on May 23, 2005, In Book 677 of Maps at Pages 9-12, Official Records of Sonoma County, said point also being the **POINT OF BEGINNING** of this description;

Thence along the existing city boundary as established by Annexation: West Santa Rosa No. 8, recorded on August 22, 1962, in Book 90 of Maps at Page 23, Records of said County, North $89^{\circ}45'53''$ East, 30.02 feet to the easterly Right of Way line of Iroquois Street as shown on said map (677-Maps-9 through 12);

Thence along said easterly Right of Way line, also being the existing city boundary as established by Annexation: North Santa Rosa No. 18, recorded on May 15, 1967, in Book 119 of Maps at Page 17, Records of said County, and its southerly prolongation also being the existing city boundary as established by Annexation: NWSR 16-80, recorded on April 16, 1981, in Book 318 of Maps at Page 39, Records of said County, South $00^{\circ}06'22''$ East, 567.38 feet to the southerly Right of way line of Lance Drive (Width Varies);

Thence along said southerly Right of Way Line, also being the existing city boundary as established by said Annexation: NWSR 16-80, the following three (3) courses;

- 1) North $89^{\circ}48'43''$ East, 517.28 feet to the beginning of a tangent curve to the right,
- 2) Along said curve to the right, having a radius of 120.09 feet, through a central angle of $69^{\circ}06'18''$, for an arc length of 144.84 feet, and
- 3) South $21^{\circ}04'59''$ East, 148.76 feet to a point on the Southerly Right of Way line of Guerneville Road (86 Feet Wide) as shown on said Guerneville Road Right of Way Map;

Thence along said southerly Right of Way line, also being the existing city boundary as established by Annexation: West Santa Rosa No. 15, recorded on September 18, 1963, in Book 95 of Maps at Page 20, records of said county, as shown on said Guerneville Road Right of Way Map, the following two (2) courses:

- 1) South $50^{\circ}51'54''$ West, 356.34 feet to the beginning of a tangent curve to the right;
- 2) Along said curve to the right, having a radius of 2,043.00 feet, through a central angle of $38^{\circ}18'33''$, for an arc length of 1,365.99 feet to the existing city boundary as established by Annexation: NWSR No. 14-79, recorded on August 26, 1980, in Book 311 of Maps at Page 6, records of said County;

Thence leaving said Southerly Right of Way line, and along the existing city boundary as established by said Annexation: NWSR No. 14-79, North $00^{\circ}31'48''$ West, 86.00 feet to the most southwesterly corner of that certain parcel shown on Record of Survey, filed for record on December 22, 1971 in Book 165 of Maps at Page 21, Records of Sonoma County;

Thence continuing along the westerly line of last said parcel also being the existing city boundary as established by said Annexation: NWSR No. 14-79, North 00°31'48" West, 316.08 feet to the most Northwesterly corner of said parcel;

Thence leaving said corner along the northerly line of that parcel labeled, "Lands of Bethel Baptist Church" as shown on that certain Record of Survey Map, filed for Record on April 28, 2006 in Book 693 of Maps at Page 37, Sonoma County Records, also being the existing city boundary as established by said Annexation: NWSR No. 14-79, South 89°56'07" West, 286.34 feet to the southeasterly corner of that parcel labeled as "Lands of Hanna Trust" as shown on last said Record of Survey Map;

Thence along the westerly line of said land described in said Affidavit of Change of Trustee, recorded on January 5, 2024, as Document No. 2024-000603, Official Records Of Sonoma County, also being the existing city boundary as established by Annexation: North Santa Rosa No. 30, recorded on October 2, 1968, in Book 128 of Maps at Page 29, Records of said County, North 00°10'24" East, 1,053.35 feet to the northwesterly corner of last said land;

Thence along the northerly line of said lands described in said Affidavit of Change of Trustee, recorded on January 5, 2024, as Document No. 2024-000603 and said Affidavit of Change of Trustee, recorded on January 5, 2024, as Document No. 2024-000604, also being the existing city boundary as established by Annexation: West Santa Rosa No. 8, recorded on August 22, 1962, in Maps, Book 90 at Page 23, Records of said County, North 89°31'32" East, 1,088.99 feet to the westerly right of way line of aforementioned Iroquois Street (50 Feet Wide);

Thence continuing along the existing city boundary as established by said Annexation: West Santa Rosa No. 8, North 89°31'32" East, 20.00 feet to the **POINT OF BEGINNING**.

Containing 1,809,809 square feet or 41.55 acres, more or less.

David C. Jungmann, PLS 9267

2/14/2024

Dated

END OF DESCRIPTION