

## **RESOLUTION NO. 24-0178**

Section 6, Township 7 North, Range 10 West, Mount Diablo Base & Meridian  
(Sonoma County Community Development Commission)

### **ANNEXATION TO THE RUSSIAN RIVER COUNTY SANITATION DISTRICT**

Legal Description

Date: August 18, 2023

All of that real property in the unincorporated area of the County of Sonoma, State of California being particularly described as follows:

Beginning at a ¾ inch iron pipe tagged LS 5087 marking a point on the westerly line of State Highway 116, from which point a 6" x 6" concrete monument with a pin with "C" stamped on the side, as said monument is shown and delineated on the "Right of Way Record Map", R-500.3 and R-500.4 revisions dated March 1972 and March 1991, on file with the California State Department of Transportation, bears N 31°55'46" W, 593.95 feet, said point of beginning also being on the northerly line of Lot 1, Block 23, as shown on the "Map of The Subdivision of Blocks 16 and 23 and Diagrams of Lots in Blocks 12, 21, 42, 52, 54 and 55 of Russian River Heights" recorded June 16, 1904 in Book 16 of Maps at Page 22, Sonoma County Records, and as said iron pipe monument is shown on "Record of Survey" recorded March 29, 2023 in Book 840 of Maps at Pages 22-24, Sonoma County Records; thence from said point of beginning and along said westerly line of State Highway 116, S 22°39'00" E, 213.46 feet, to a ¾ inch iron pipe tagged LS 5087; thence leaving said westerly line along the southerly line of Lot 22, Block 23, S 8°00'00" W, 41.31 feet, to a ¾ inch iron pipe tagged LS 5087; thence continuing along the line of said Lot 22 and Lot 23, Block 23, S 22°35'00" W, 155.76 feet, to a ¾ inch iron pipe tagged LS 5087 marking a point on the easterly line of the right of way known as Old Monte Rio Road (also known as Lower Terrace Road) shown and delineated on the "Guerneville-Jenner Road Sec. B between Guerneville Park and Rio Campo" recorded February 1922 in Book 44 of Maps at Pages 58-64, Sonoma County Records, and on the herein above referenced "Record of Survey"; thence leaving said easterly line, S 53°20'26" W, 40.00 feet, to a point on the westerly line of said Old Monte Rio Road, thence following along the westerly line of said right of way the following courses, along the arc of a curve to the left, whose center bears S 53°20'26" W, with a radius of 60.00', through a central angle of 28°45'43", an arc length of 30.12 feet; thence N 65°25'18" W, 0.20 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 130.00 feet, through a central angle of 35°54'00", an arc length of 81.45'; thence S 78°40'42" W, 13.10 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 105.00', through a central angle of 33°05'00", an arc length of 60.63 feet; thence N 68°14'18" W, 0.40 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 110.00 feet, through a central angle of 41°34'00", an arc length of 79.80 feet; thence S 70°11'42" W, 13.10 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 170.00 feet, through a central angle of 33°32'00", an arc length of 99.50 feet; thence N 76°16'18" W, 30.60 feet; thence S 13°43'42" W, 10.00 feet; thence along the arc of a curve to the right, whose center bears N 13°43'42" E, with a radius of 105.00 feet, through a central angle of 79°35'00", an arc length of 145.84 feet; thence S 86°41'18" E, 10.00 feet; thence along the arc of a curve to the right, tangent with the last preceding course, whose center bears S 86°41'18" E, with a radius of 95.00 feet,


through a central angle of 42°00'00", an arc length of 69.64 feet; thence N 45°18'42" E, 94.30 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 270.00 feet, through a central angle of 212°29'00", an arc length of 105.95 feet; thence N 67°47'42" E, 46.20 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 520.00 feet, through a central angle of 4°30'00", an arc length of 40.84 feet; thence N 72°17'42" E, 33.30 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 150.00 feet, through a central angle of 32°12'00", an arc length of 84.30 feet; thence N 40°05'42" E, 0.40 feet; thence leaving said westerly line of Old Monte Rio Road, S 85°36'30" E, 43.41 feet, to a ¾ inch iron pipe tagged LS 5087, marking a point on the easterly line of said Old Monte Rio Road, and a point on the herein above referenced Lot 1, Block 23; thence along said northerly line, N 84°50'00" E, 73.34 feet, to the point of beginning, containing an area of 3.70 acres, more or less.

The Basis of Bearings for the above description is S 22°39'00" E, being the bearing of the easterly line of lands depicted and delineated on "Record of Survey" recorded March 29, 2023 in Book 840 of Maps at Pages 22-24, Sonoma County Records. Said bearing is the same as shown on the "Right of Way Record Map", R-500.3, R-500.4 with revisions dated March 1972 and March 1991 on file with the California State Department of Transportation.

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. This annexation includes that "Vacation of Unnamed Streets Near Guerneville" by Resolution No. 23-0603 recorded January 26- 2024 under Official Records Document Number 2024-0035584, Sonoma County Records.

Date: 5/17/2024

Prepared by:

  
Paul M. Brown, PLS 5087



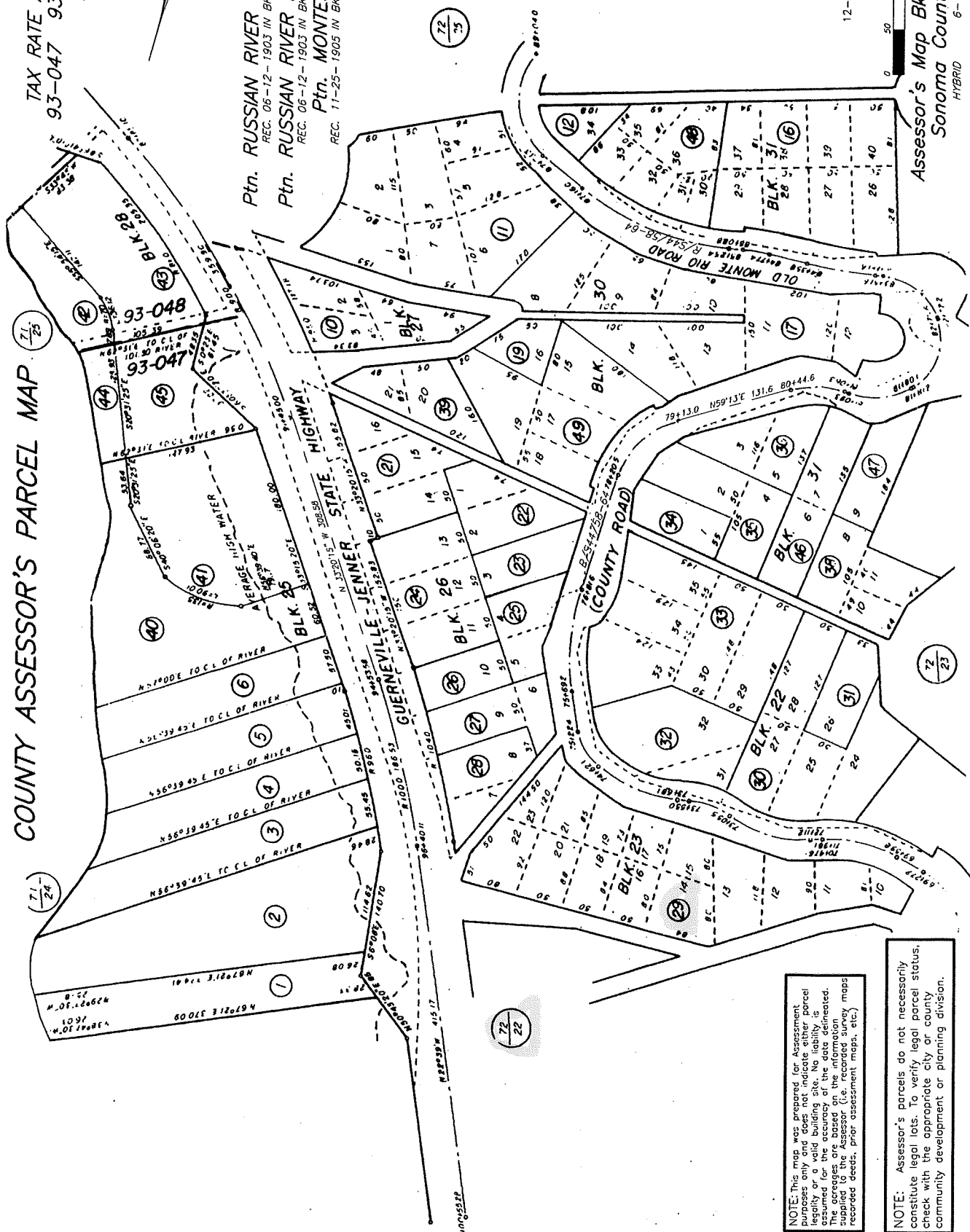
# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
93-047 93-048

72-24

SCALE: 1"=100'

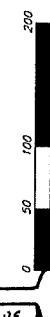
Ptn. RUSSIAN RIVER HEIGHTS LAND CO. A  
REC. 06-12-1903 IN BK. 15, MAPS, PGS. 14-00  
Ptn. RUSSIAN RIVER HEIGHTS LAND CO. B  
REC. 06-12-1903 IN BK. 15, MAPS, PGS. 15-00  
Ptn. MONTESANO PARK  
REC. 11-25-1905 IN BK. 18, MAPS, PGS. 20-21



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The bearings are based on the information recorded therein, and they may, maps recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED  
12-23-03-49-KB



Assessor's Map Bk. 072, Pg. 24  
Sonoma County, Calif. (ACAD)  
HYBRID 6-11-14 BC

# COUNTY ASSESSOR'S PARCEL MAP

Ptn. RUSSIAN RIVER HEIGHTS LAND CO. A

REC. 06-12-1903 IN BK. 15, MAPS, PGS. 14-00

Ptn. RUSSIAN RIVER HEIGHTS LAND CO.

REC. 06-26-1903 IN BK. 15, MAPS, PGS. 17-00

Ptn. MONTESANO PARK

REC. 11-25-1905 IN BK. 18, MAPS, PGS. 20-21

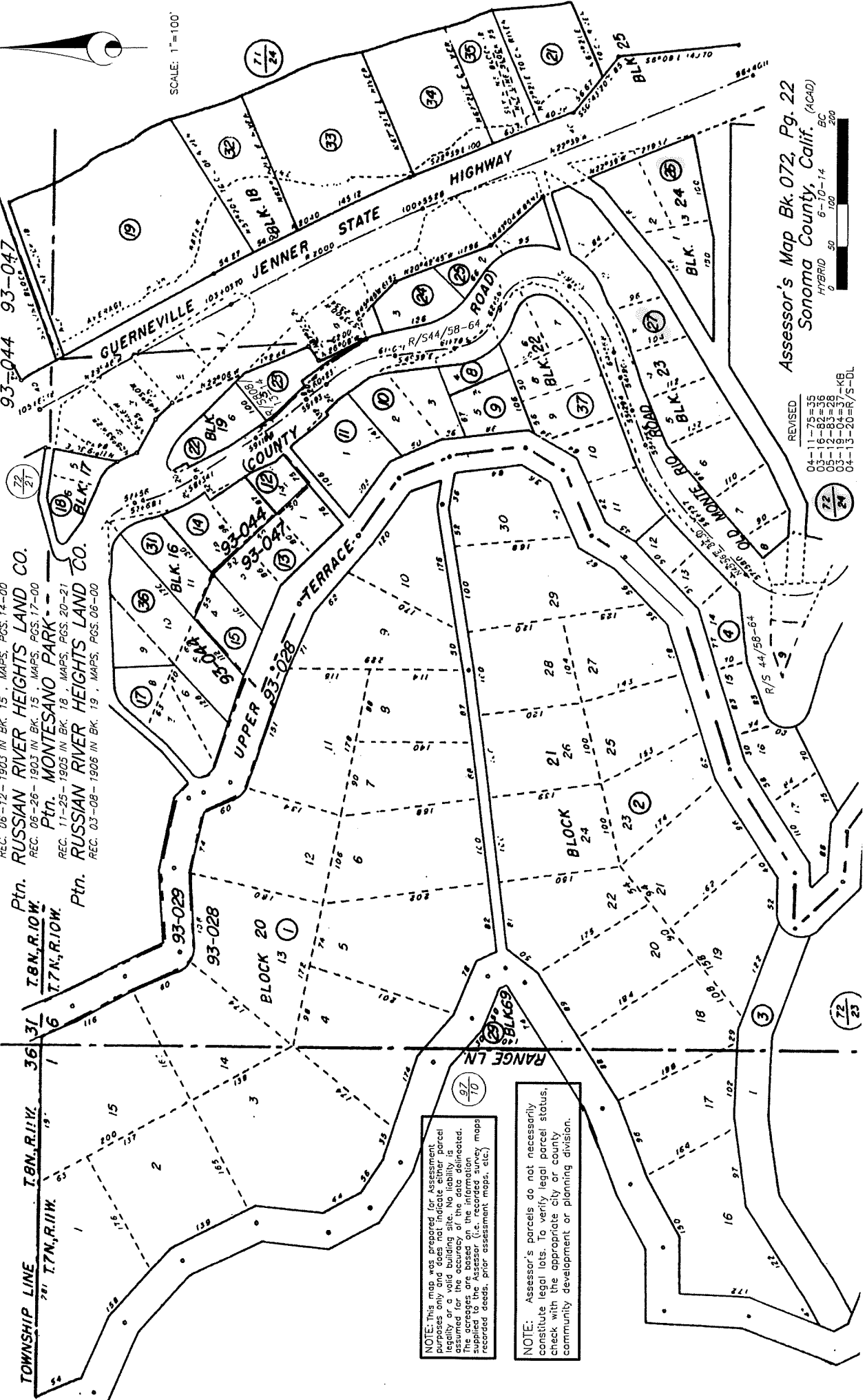
Ptn. RUSSIAN RIVER HEIGHTS LAND CO.

REC. 03-08-1906 IN BK. 19, MAPS, PGS. 06-00

072-22

TAX RATE AREA  
93-028 93-029  
93-044 93-047

SCALE: 1"=100'

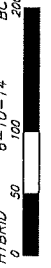


NOTE: This map was prepared for assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e., recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk. 072, Pg. 22  
Sonoma County, Calif. (ACAD)

REVISED  
04-11-75=35  
03-16-82=36  
03-12-83=38  
03-19-84=37/KB  
04-13-20=RV/S-DL



072-22



Ashleigh Harrison Vecchiarelli  
 DN 2019-011761  
 APN 072-220-023  
 (NOTE: This parcel is in the Russian River County Sanitation District)

**COUNTY SURVEYOR'S CERTIFICATE:**

I, Jonathan R. Olin, County Surveyor for 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. \_\_\_\_\_, dated \_\_\_\_\_

Jonathan R. Olin, PLS 7590  
 County Surveyor,  
 my license expires 03/31/2026



Deputy \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

This map has been compiled under my direction.

Date: \_\_\_\_\_

by: Paul M. Brown, PLS 5087  
 my license expires 06/30/25



NOTE: All Bearings and Distances shown on this map are for informational purposes only and are not intended to affect the boundaries of this annexation

State of California  
 Book 463 OR Page 364  
 Book 477 OR Page 468  
 APN 072-220-035

Point Of Beginning of legal description

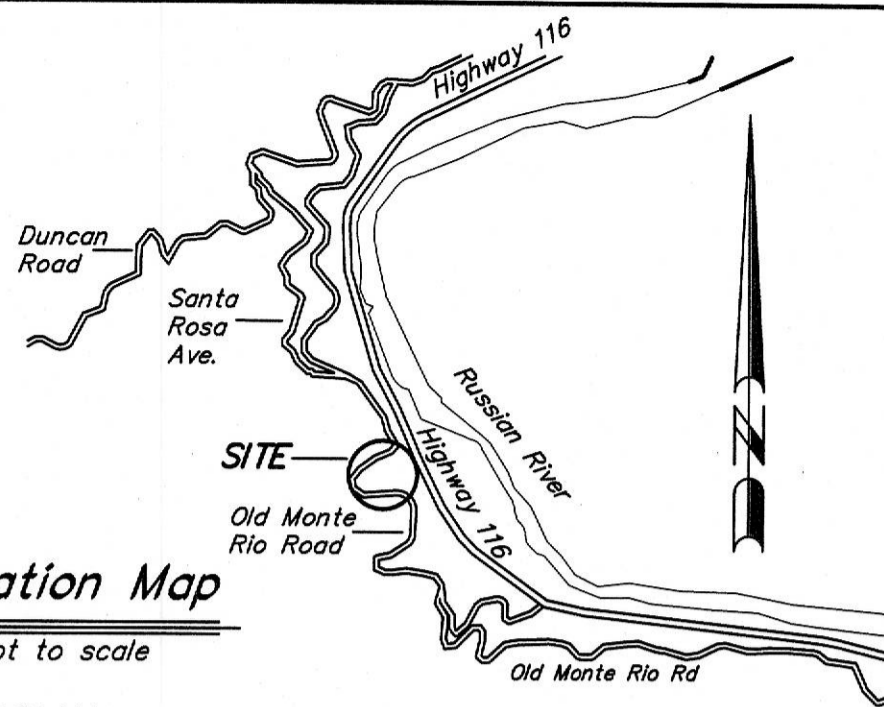
Existing Russian River County Sanitation District Boundary

Annexation to Russian River County Sanitation District

Existing Paved Street

3/4" Iron Pipe tagged LS 5087 from "Record of Survey" in Book 840 of Maps, Pages 22-24

6"X6" Concrete Monument with pin stamped "C" on the side per "Right of Way Record Map" on file with the State Department of Transportation dated March 1972 & March 1991



Location Map  
 not to scale

**LAFCO APPROVAL:**

Approved by Sonoma County Local Agency Formation Commission Resolution No. \_\_\_\_\_, dated \_\_\_\_\_

Signed: \_\_\_\_\_, Date \_\_\_\_\_  
 Executive Officer

**RECORDER'S CERTIFICATE:**

Recorded at the request of the Executive Officer of the Sonoma Local Agency Formation Commission at \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_, 2024 in Book \_\_\_\_\_ of Maps at Page \_\_\_\_\_, Sonoma County Records.

Recorder \_\_\_\_\_ Deputy \_\_\_\_\_  
 Fee Paid \_\_\_\_\_  
 Doc. No. \_\_\_\_\_

NOTE: "Highway 116", "Old Monte Rio Road", "Block 23", "Block 24", and the strips between said lots are as shown on "Record of Survey" filed March 29, 2023 in Book 840 of Maps at Pages 22-24, Sonoma County Records. Reference is made to that Record of Survey for notes regarding the perimeter establishment of this property and the surrounding streets/highway.

County of Sonoma, California  
 Russian River County Sanitation District

**Resolution No. 24-0178**  
 Section 6, Township 7 North, Range 10 West, Mount Diablo Base & Meridian (projected)  
 (Sonoma County Community Development Commission)

Annexation to the Russian River County Sanitation District  
 Lands of Sonoma County Community Development Commission,  
 18072, 18084 & 18094 Highway 116, Guerneville, Ca., APN 072-220-026,  
 027; 072-240-029 respectively

Map of the New Boundary of the Russian River County Sanitation District as established by Resolution of the Board of Directors of the Russian River County Sanitation District, Resolution No. \_\_\_\_\_, and Sonoma Local Agency Formation Commission Resolution No. \_\_\_\_\_

Containing 3.7 Acres, more or less  
 Date: May 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

**TABLE OF COURSES:**

- 1 S 08°00'00" W 41.31'
- 2 S 53°20'26" W 40.00'
- 3 R=60.00' Δ=28°45'43" L=30.12'
- 4 N 65°25'18" W 0.20'
- 5 S 78°40'42" W 13.10'
- 6 N 68°14'18" W 0.40'
- 7 S 70°11'42" W 13.10'
- 8 N 76°16'18" W 30.60'
- 9 S 13°43'42" W (R) 10.00'
- 10 S 86°41'18" E (R) 10.00'
- 11 N 67°47'42" E 46.20'
- 12 N 72°17'42" E 33.30'
- 13 N 40°05'42" E 0.40'
- 14 S 85°36'30" E 43.41'
- 15 N 84°50'00" E 73.34'

