

REFERENCE DATA

R1 RESOLUTION NUMBER 56885A OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA FILED IN THE OFFICE OF THE BOARD OF SUPERVISORS OF SONOMA COUNTY. ( FOR A GRAPHICAL DEPICTION OF THE LANDS DESCRIBED IN SAID RESOLUTION, SEE THE MAP ON FILE IN THE OFFICE OF SONOMA COUNTY LAFCO TITLED "COUNTY SERVICE AREA 26, GEYSERVILLE SONOMA COUNTY," PREPARED BY BRELJE AND RACE CONSULTING, DATED 1976)

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.  
ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO AFFECT THE BOUNDARIES OF THIS ANNEXATION.  
ALL DOCUMENTS LISTED ARE SONOMA COUNTY RECORDS.

LEGEND

- 1/2" REBAR TAGGED PLS 4206
- EXISTING GEYSERVILLE SANITATION ZONE BOUNDARY (R1) COUNTY SERVICE AREA No.26 EXCEPT AS NOTED
- ANNEXATION BOUNDARY
- PROPERTY LINE
- CENTERLINE
- DRIVEWAY OR ROAD
- RADIAL BEARING
- R=
- Doc. No.
- NTS
- APN
- OR
- OFFICIAL RECORDS

LAFCO:

APPROVED BY SONOMA LOCAL AGENCY FORMATION COMMISSION IN RESOLUTION No. \_\_\_\_\_ DATED \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
EXECUTIVE OFFICER

RECORDER

RECORDED AT THE REQUEST OF THE EXECUTIVE OFFICER OF THE SONOMA LOCAL AGENCY FORMATION COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, SONOMA COUNTY RECORDS

COUNTY RECORDER

DEPUTY

EXEMPT FROM SB2 FEE PER §27388.1(a)(2)(D)

BASIS OF BEARINGS:

TWO 1/2" REBARS WITH ALLOY CAP STAMPED PLS 4206 ON THE NORTHWEST BOUNDARY OF APN 140-170-062 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 713 OF MAPS AT PAGE 10, SONOMA COUNTY RECORDS. BEING: N34°33'58"E 479.13.

COUNTY SURVEYOR

I JONATHAN R. OLIN, 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 \_\_\_\_\_

BY JONATHAN R. OLIN PLS 7590  
COUNTY SURVEYOR, SONOMA COUNTY

DEPUTY

DATE: \_\_\_\_\_

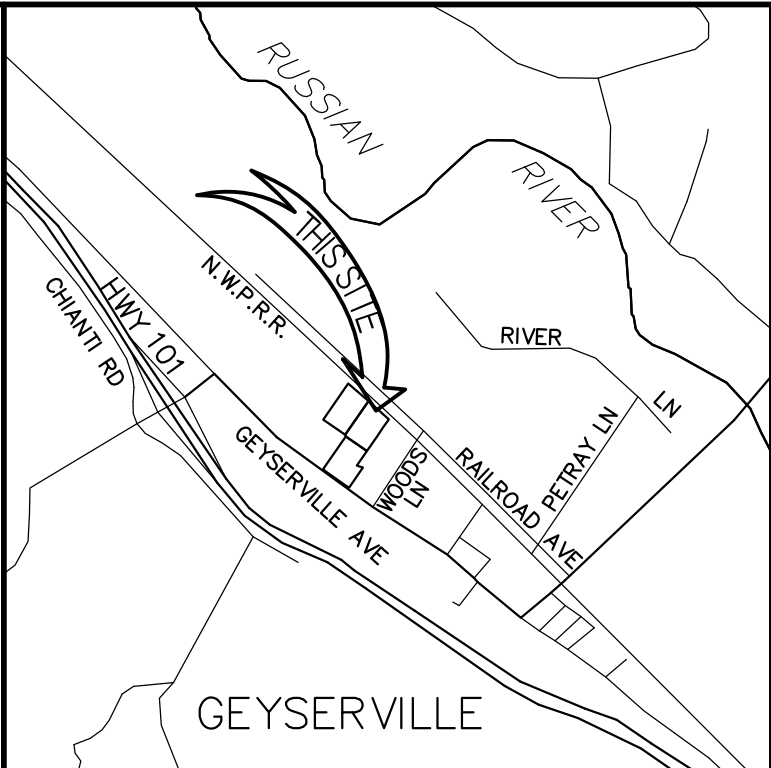


SURVEYOR

THIS MAP HAS BEEN COMPILED UNDER MY DIRECTION

BY BRIAN ALAN CURTIS, P.L.S. 8485  
EXP. 12/31/26

DATE



VICINITY  
NTS

SONOMA WATER  
GEYSERVILLE SANITATION ZONE  
ANNEXATION NO. 25-0121

( DRURY/KIESER/CAPINAS )

INVOLVING ANNEXATION TO THE GEYSERVILLE  
SANTATION ZONE

LOCATED WITHIN THE TZABACO RANCHO

COUNTY OF SONOMA · STATE OF CALIFORNIA  
SCALE: 1" = 100' MARCH, 2025

CURTIS & ASSOCIATES

805 HEALDSBURG AVE. · HEALDSBURG, CA. 95448 · (707) 433-4808  
APN 140-170-060, 061, 062 SHEET 1 OF 1 23-034

# **CURTIS & ASSOCIATES**

LAND SURVEYING SERVICES

805 HEALDSBURG AVENUE  
HEALDSBURG, CALIFORNIA 95448  
707-433-4808 FAX 707-433-9918

July 3, 2025  
2023-034

**GEOGRAPHIC DESCRIPTION**  
**21565 GEYSERS VISTA LANE**  
**21526 GEYSERS VISTA LANE**  
**21572 GEYSERS VISTA LANE**  
**ANNEXATION TO GEYSERVILLE SANITATION ZONE**  
**ANNEXATION NO. 25-0121**  
**LANDS OF DRURY, KIESER, CAPINAS**  
**APN'S: 140-17-060, 140-170-061, 140-170-062**

All that certain property situated in a portion of the Tzabaco Rancho in the unincorporated area of the County of Sonoma, State of California being more particularly described as follows:

Beginning at a point at the north corner of the Geyserville Sanitation Zone per Annexation No. 17-01, pursuant to LAFCO Resolution No. 2675, as shown on the map thereof filed in Book 788 of Maps, Page 19, Sonoma County Records, said point also being the most west corner of the Lands of William Bradford Drury A/K/A W. Bradford Drury and Kelly Drury, Trustees of the W. Bradford and Kelly Drury Revocable Trust dated 10/25/1999, being Assessor Parcel Number 140-170-062 as described in Document Number 2023-030010 of Official Records, Sonoma County Records, said point being a 1/2" rebar tagged PLS 4206 as shown on Record of Survey filed September 7, 2007 in Book 713 of Maps, Page 10, Sonoma County Records; thence along the northwest boundary of said Lands of Drury:

- ① N 34°33'58" E, 479.13 feet to the most northerly corner of said Lands of Drury as shown on said Record of Survey, said point being a 1/2" rebar tagged PLS 4206;
- ② thence leaving the northwest boundary line of said Lands of Drury and along the northeast boundary line of said Lands of Drury, and the northeast boundary line of the Lands of Bradley S. Capinas and Laura K. Capinas, Trustees of the Bradley S. and Laura K. Capinas Family Trust dated May 22, 2012, Assessor Parcel Number 140-170-061 as described in Document Number 2013-093172 of Official Records, Sonoma County Records as shown on said Record of Survey, on a non-tangent curve to the right, with a radial bearing of S 40°39'43" W, with a radius of 22,992.82, through a central angle of 01°28'25", for a distance of 591.34 feet to the northwest corner of the Geyserville Sanitation Zone, formerly known as County Service Area No. 26 (Geyserville) described in that certain Resolution No. 56885A of the Board of Supervisors of the County of Sonoma dated March 14, 1977, also being the most northerly corner of Assessor Parcel Number 140-170-039, being the Lands of Casey Reid as described in Document Number 2014-034713 of Official Records, Sonoma County Records, also being the most easterly corner of said Lands of Capinas Trust, being marked by a 1/2" iron pipe tagged PLS 4206 as shown on said Record of Survey;



- ③ thence leaving said northeast boundary of said Lands of Drury and Capinas and along the northwest line of the Geyserville Sanitation Zone, S 34°38'26" W, 255.00 feet, more or less to an angle point of said Geyserville Sanitation Zone;
- ④ thence leaving the said northwest line of the Geyserville Sanitation Zone and along the southeasterly boundary line of said Lands of Capinas, also being the southeasterly boundary of the Lands of Walter F. Kieser as Trustee of the Walter F. Kieser 2020 Trust dated May 7, 2020, Assessor Parcel Number 140-170-060 as described in Document Number 2020-048179 of Official Records, Sonoma County Records, continuing S 34°38'26" W, 358.89 feet to a 1/2" rebar tagged PLS 4206 as shown on said Record of Survey;
- ⑤ thence S 72°46'45" E, 68.40 feet to an angle point in said Geyserville Sanitation Zone, also being the most northerly corner of the Lands of Samantha Elliott, a single woman and Martin Petersen, a single man as Joint Tenants as described in Document Number 2021-118574 of Official Records, Sonoma County Records, said point being marked by a 1/2" rebar tagged PLS 4206 as shown on said Record of Survey;
- ⑥ thence along the northwesterly line of said Geyserville Sanitation Zone, also being the northwesterly boundary line of said Lands of Elliott and Petersen as shown on said Record of Survey, S 34°29'14" W, 267.85 feet to the northeasterly line of said Geyserville Sanitation Zone, also being the most southerly corner of the said Lands of Kieser, said point being marked by a 1/2" rebar tagged PLS 4206 as shown on said Record of Survey;
- ⑦ thence leaving the northwesterly line of said Geyserville Sanitation Zone, also leaving the said southeasterly boundary line of the said Lands of Kieser and along the northeasterly line of said Geyserville Sanitation Zone, also being the northerly Right-of-Way of Geyserville Avenue formerly Old Redwood Highway, also being the southerly boundary line of said Lands of Kieser, on a non-tangent curve to the right, with a radial bearing of N 32°18'12" E, with a radius of 1620.00 feet, through a central angle of 02°26'58", for a distance of 69.26 feet as shown on said Record of Survey;
- ⑧ thence continuing along the northerly Right-of-Way of Geyserville Avenue and the northeasterly line of said Geyserville Sanitation Zone on a compound curve, with a radius of 9970.00, with a central angle of 01°35'48", for a distance of 277.83 feet to the most southerly corner of said Annexation No. 17-01, pursuant to LAFCO Resolution No. 2675, said point being the most westerly corner of said Lands of Kieser, said point being marked by a 1/2" rebar tagged PLS 4206 as shown on said Record of Survey;
- ⑨ thence leaving the northerly line of the Geyserville Sanitation Zone, and the northerly Right-of-Way of Geyserville Avenue and the southerly boundary line of said Lands of Kieser and along the southeasterly line of the Geyserville Sanitation Zone per said Annexation No. 17-01 and being the northwesterly boundary line of said Lands of Kieser, N 34°38'44" E, 436.30 feet to the most northerly corner of said Lands of Kieser, said point being marked by a 1/2" rebar tagged PLS 4206 as shown on said Record of Survey;

- ⑩ thence leaving the northwesterly line of said Lands of Kieser and along the most westerly boundary line of said Lands of Capinas and along said easterly line of said Geyserville Sanitation Zone per said Annexation No. 17-01, N 16°40'22" W, 20.00 feet to the most southeast corner of the aforementioned Lands of Drury, said point being a 1/2" rebar tagged PLS 4206 as shown on said Record of Survey;
- ⑪ thence leaving the most westerly boundary line of said Lands of Capinas and along the southwesterly boundary line of said Lands of Drury and along said northerly boundary of said Geyserville Sanitation Zone per said Annexation No. 17-01, N 55°23'31" W, 289.96 feet to the Point of Beginning.

Containing 9.21 Acres

For Assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepare by Curtis & Associates

\_\_\_\_\_  
Brian Alan Curtis, PLS 8485

\_\_\_\_\_  
Date