

OWNER'S STATEMENT

We hereby state that we are the sole owners of and have the right, title, and interest in and to the real property included within the subdivision shown upon this map, and are the only persons whose consent is necessary to pass clear title to said property, and we consent to the making and filing of said map of the subdivision shown within the border lines. And hereby dedicate to public use the Public Utility Easements, Public Water Main Easement, Emergency Access Easements, and Utility Maintenance Access Easements as shown on said map within said subdivision.

Ted Hollen, III Jeffrey Komar

OWNER'S NOTARY PUBLIC CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF SONOMA

On _____ before me, _____, Notary Public, personally appeared _____ and _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand.

My commission expires: _____

TRUSTEE'S CERTIFICATE

Fidelity National Title Insurance Company, Trustee under Deed of Trust recorded under Doc. No. 2018-017034, Official Records of Sonoma County, hereby consents to the making and filing of this map.

By: _____ Title: _____

TRUSTEE'S NOTARY PUBLIC CERTIFICATE

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STATE OF CALIFORNIA COUNTY OF SONOMA

On _____ before me, _____, Notary Public, personally appeared _____ and _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand.

My commission expires: _____

TRUSTEE'S CERTIFICATE

TD Service Company, Trustee under Deed of Trust recorded under Doc. No. 2018-024114, Official Records of Sonoma County, hereby consents to the making and filing of this map.

By: _____ Title: _____

TRUSTEE'S NOTARY PUBLIC CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF SONOMA

On _____ before me, _____, Notary Public, personally appeared _____ and _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand.

My commission expires: _____

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Jeffrey Komar in December 2018. I hereby certify that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any, and monuments shown hereon will be set within one year from the date of filing of this map and that said monuments are or will be sufficient to enable the survey to be retraced.

Date: _____, 20__

Signed: Ralph C. Moody L.S. No. 5316



CITY ENGINEER'S CERTIFICATE

I, David M. Guhin, City Engineer, in and for the City of Santa Rosa, State of California, have examined the map of this subdivision and found it to substantially conform to the Tentative map approved on December 10, 2015 and any approved alterations thereof, the applicable conditions of approval of the tentative map, the State Subdivision Map Act and the applicable provisions of Title 19 of the Santa Rosa City Code. I hereby approve this subdivision shown upon this map, and accept in fee, subject to improvement, for public use the Public Utility Easements, Public Water Main Easement, Emergency Access Easements, and Utility Maintenance Access Easements shown hereon.

Dated: _____, 20__

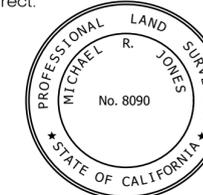
David M. Guhin RCE 65663 expires 09/30/19 City Engineer, City of Santa Rosa, State of California



I, Michael R. Jones, do hereby state that I have examined the map of this subdivision on behalf of the City of Santa Rosa and am satisfied that the map is technically correct.

Dated: _____, 20__

Michael R. Jones, P.L.S. 8090 License Expires 09/30/2020 State of California



CITY AUDITOR'S CERTIFICATE

I, Charles McBride, Chief Financial Officer in and for the City of Santa Rosa, State of California, do hereby certify that there are no special assessments against said tract of land that are unpaid except for special assessments estimated to total \$ _____ which constitute a lien against the property but which are not yet due and payable and can or may be paid in full.

DATED: _____, 20__

Charles McBride Chief Financial Officer City of Santa Rosa, State of California

COUNTY CLERK'S CERTIFICATE

I, certify that all bonds, money or negotiable bonds required under the provisions of the Subdivision Map Act to secure the payment of taxes and assessments have been filed with and approved by, the Board of Supervisors of the County of Sonoma, namely: bond(s) under Government Code Sections 66493(a) and 66493(c) in the sums of \$ _____ and \$ _____, respectively.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

Clerk of the Board of Supervisors County of Sonoma State of California

COUNTY TAX COLLECTOR'S CERTIFICATE

According to the records in the office of the undersigned, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes not yet payable is \$ _____. The land in said subdivision is not subject to a special assessment or bond which may be paid in full.

Date: _____, 20__

Tax Collector County of Sonoma, State of California

COUNTY RECORDER'S CERTIFICATE

Filed this ___ day of _____, 20__, at _____ m. in Book _____ of Maps, at Pages _____ - _____, in the office of the County Recorder of the County of Sonoma, State of California, at the request of David M. Guhin, City Engineer, City of Santa Rosa.

Fee \$ _____ Signed: _____ County Recorder County of Sonoma State of California

Doc. No. _____ BY: _____

CERTIFICATE SHEET

PARCEL MAP _____

BEING A SUBDIVISION OF THE LANDS OF HOLLEN AND KOMAR, RECORDED IN DOC. NO. 2018-017033, SONOMA COUNTY RECORDS, LYING ENTIRELY WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA.

0.96 ACRE - 4 LOTS A.P. NO. 153-430-032

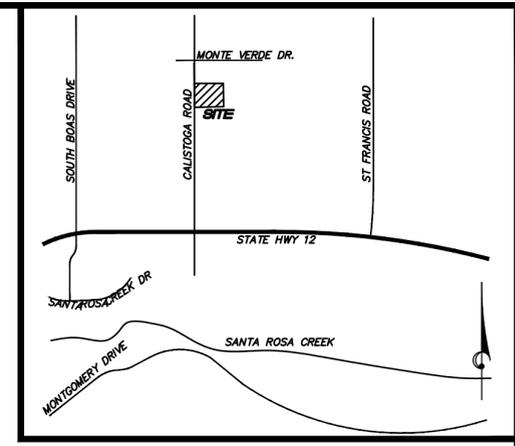
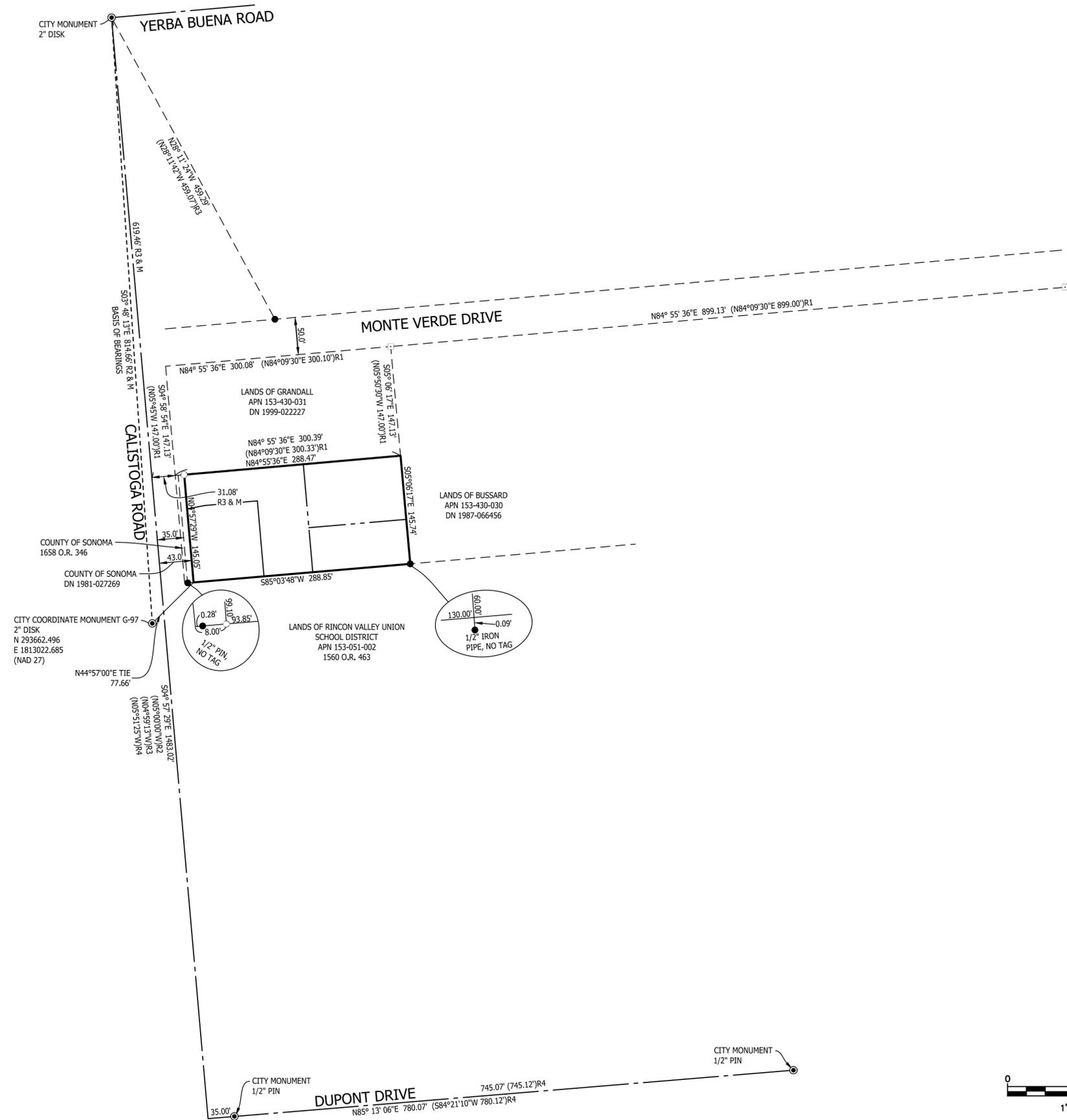
MINI9- MAY 2019 SHEET 1 OF 4

T.D.G. CONSULTING CIVIL ENGINEERS, INC.

883 THIRD STREET, SANTA ROSA, CA 95404 - (707)577-0425

FIDELITY NATIONAL TITLE COMPANY, ORDER NO. FSNX-0011805217-KP

L:\2018\18108 - Calistoga Cottages\Production Drawings\18108 - Parcel Map.dwg Plotted: 5/6/2019



LOCATION MAP
NO SCALE



- LEGEND**
- MONUMENT WELL FOUND, WITH DISK OR PIN AS NOTED, NOT STAMPED UNLESS OTHERWISE SHOWN
 - IRON PIPE FOUND (SIZE & TAG AS SHOWN)
 - FOUND 6"x6" CONCRETE MONUMENT PER R1
 - S.R.C.S. SANTA ROSA COORDINATE SYSTEM
 - P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
 - SUBDIVISION BOUNDARY
 - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - ADJACENT EXISTING PROPERTY LINE
 - - - - - SURVEY TIE

- RECORD REFERENCES**
- R1 - RECORD OF SURVEY, BOOK 60 OF MAPS, PAGE 25
 - R2 - RINCON VIEW SUBDIVISION, BOOK 118 OF MAPS, PAGE 47
 - R3 - COUNTY ROAD MAP, CALISTOGA ROAD AND MONTE VERDE DRIVE, OCTOBER 1979
 - R4 - AUSTIN ESTATES, BOOK 94 OF MAPS, PAGES 7-9

NOTES

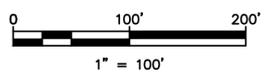
BASIS OF BEARINGS - N03°48'13"W BETWEEN FOUND CITY COORDINATE MONUMENT G-97 & A CITY MONUMENT MARKING THE INTERSECTION OF CALISTOGA ROAD AND YERBA BUENA ROAD AS SHOWN ON MAP OF RINCON VIEW SUBDIVISION, RECORDED IN BOOK 118 OF MAPS, PAGE 47.

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
THE HEAVY BORDER INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP.

NOTICE - SEE SHEET 3 FOR PARCEL AND EASEMENT DATA

BOUNDARY INFORMATION SHEET
PARCEL MAP

BEING A SUBDIVISION OF THE LANDS OF HOLLEN AND KOMAR, RECORDED IN DOC. NO. 2018-017033, SONOMA COUNTY RECORDS, LYING ENTIRELY WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA.



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0.96 ACRE - 4 LOTS
A.P. NO. 153-430-032
MINI9- MAY 2019 SHEET 2 OF 4

Plotted: 5/8/2019 L:\2018\18108 - Calistoga Cottages\Production Drawings\18108 - Parcel Map.dwg

CALISTOGA ROAD

MONTE VERDE DRIVE

LANDS OF GRANDALL
APN 153-430-031
DN 1999-022227

LANDS OF BUSSARD
APN 153-430-030
DN 1987-066456

LANDS OF RINCON VALLEY UNION
SCHOOL DISTRICT
APN 153-051-002
1560 O.R. 463



LEGEND

- BRASS CAP IN MONUMENT WELL FOUND, STAMPED AS SHOWN
- IRON PIPE FOUND (SIZE & TAG AS SHOWN)
- IRON PIPE SET (1/2" TAGGED L.S. 5316)
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- S.R.C.S. SANTA ROSA COORDINATE SYSTEM
- DN DOCUMENT NUMBER
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- I.F.O. IN FAVOR OF
- SUBDIVISION BOUNDARY
- - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - ADJACENT EXISTING PROPERTY LINE
- - - - - SURVEY TIE

EASEMENT "A" IS OVER A PORTION OF LOT 2, IS A PRIVATE DRIVEWAY ACCESS EASEMENT, AND PRIVATE STORM DRAIN AND DRAINAGE EASEMENT, IN FAVOR OF LOTS 1, 3, AND 4, AND ALSO A PUBLIC UTILITY EASEMENT, PUBLIC WATER MAIN EASEMENT, PUBLIC SEWER MAIN EASEMENT, UTILITY MAINTENANCE ACCESS EASEMENT, AND EMERGENCY ACCESS EASEMENT IN FAVOR OF THE CITY OF SANTA ROSA

EASEMENT "B" IS OVER A PORTION OF LOT 3, IS A PRIVATE DRIVEWAY ACCESS EASEMENT, PUBLIC SANITARY SEWER EASEMENT, PRIVATE WATER LATERAL EASEMENT, AND PRIVATE STORM DRAIN AND DRAINAGE EASEMENT, IN FAVOR OF LOT 4, AND ALSO A PUBLIC UTILITY EASEMENT, UTILITY MAINTENANCE ACCESS EASEMENT, AND EMERGENCY ACCESS EASEMENT IN FAVOR OF THE CITY OF SANTA ROSA

RECORD REFERENCES

- R1 - RECORD OF SURVEY, BOOK 60 OF MAPS, PAGE 25
- R2 - RINCON VIEW SUBDIVISION, BOOK 118 OF MAPS, PAGE 47
- R3 - COUNTY ROAD MAP, CALISTOGA ROAD AND MONTE VERDE DRIVE, OCTOBER 1979
- R4 - AUSTIN ESTATES, BOOK 94 OF MAPS, PAGES 7-9

NOTES

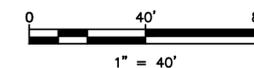
BASIS OF BEARINGS - N03°48'13"W BETWEEN FOUND CITY COORDINATE MONUMENT G-97 & A CITY MONUMENT MARKING THE INTERSECTION OF CALISTOGA ROAD AND YERBA BUENA ROAD AS SHOWN ON MAP OF RINCON VIEW SUBDIVISION, RECORDED IN BOOK 118 OF MAPS, PAGE 47.

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THE HEAVY BORDER INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP.

NOTICE -
SEE SHEET 2 FOR BOUNDARY RESOLUTION.
SEE SHEET 4 FOR ALL LOCAL AGENCY REQUIRED INFORMATION

SUBDIVISION SHEET
PARCEL MAP

BEING A SUBDIVISION OF THE LANDS OF HOLLEN AND KOMAR,
RECORDED IN DOC. NO. 2018-017033, SONOMA COUNTY RECORDS,
LYING ENTIRELY WITHIN THE CITY OF SANTA ROSA, COUNTY OF
SONOMA, STATE OF CALIFORNIA.

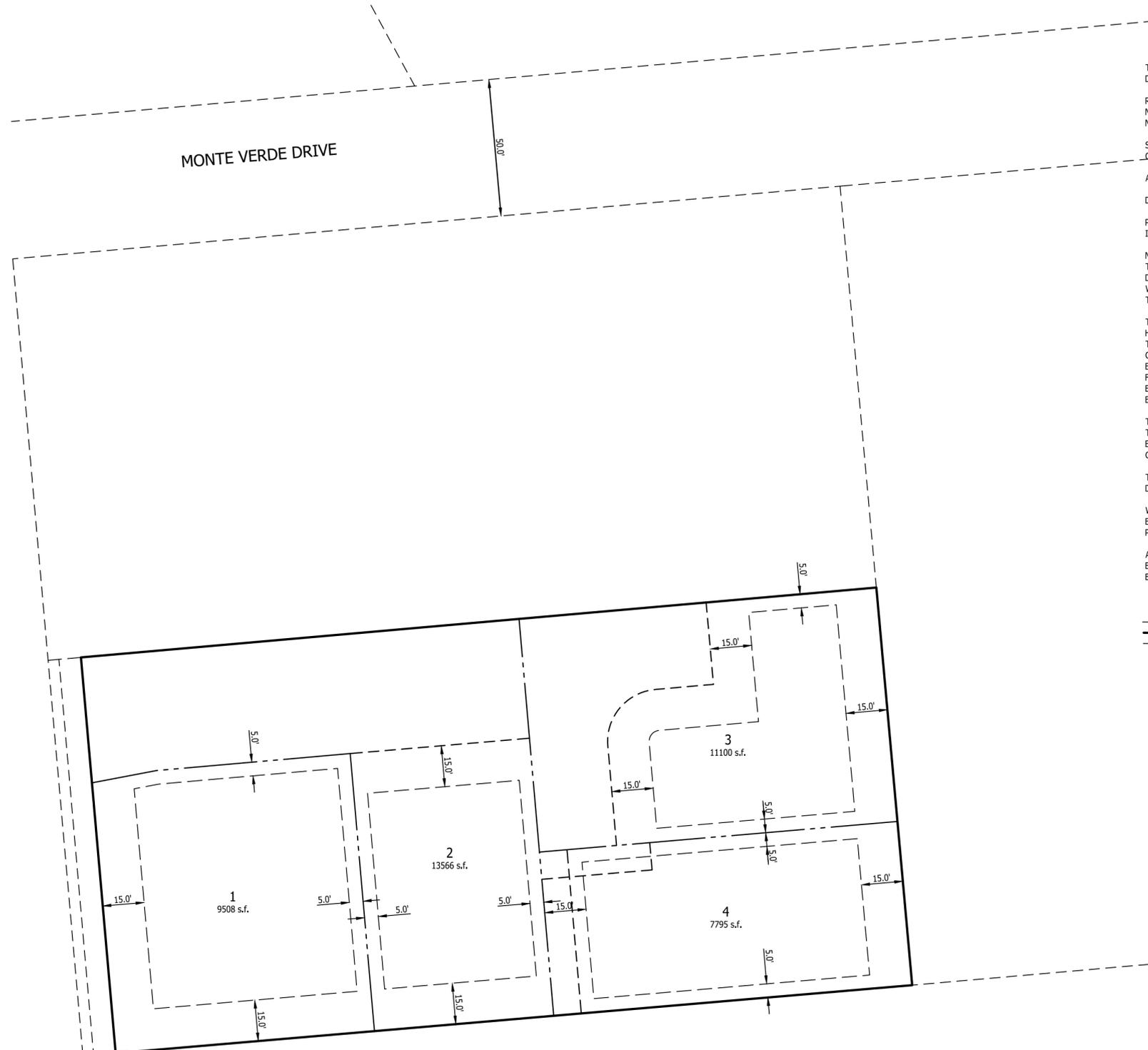


T.D.G. CONSULTING CIVIL ENGINEERS, INC.
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0.96 ACRE - 4 LOTS
A.P. NO. 153-430-032
MINI9- MAY 2019 SHEET 3 OF 4

CALISTOGA ROAD

MONTE VERDE DRIVE



GENERAL NOTES

THE DATA SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT PREPARED BY: FIDELITY NATIONAL TITLE COMPANY, ORDER NO. FSNV-0011805217-KP, DATED NOVEMBER 16, 2018. THE SURVEYOR DOES NOT ASSUME LIABILITY FOR THE TITLE SEARCH.

SEWER AND WATER DEMAND AND WATER METER FEES HAVE NOT BEEN, AND MUST BE, PAID PRIOR TO ISSUANCE OF BUILDING PERMITS. LOTS WITH MULTIPLE UNITS MUST PAY FEES FOR EACH UNIT.

ALL SETBACKS SHALL BE AS SET FORTH IN THE APPROVED PLAN AND POLICY STATEMENT FOR THIS PROJECT.

DEVELOPER SHALL PAY HOUSING IMPACT FEES AS REQUIRED BY THE CITY'S HOUSING ALLOCATION PLAN.

PARK ACQUISITION AND/OR PARK DEVELOPMENT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE AND THE AMOUNT SHALL BE DETERMINED BY THE RESOLUTION IN AFFECT AT THAT TIME.

NO SURFACE STRUCTURE INCLUDING, BUT NOT LIMITED TO, ROOF EAVES, DECKS OR POOLS MAY ENCR OACH INTO THE PRIVATE AND PUBLIC EASEMENTS. FOOTINGS MAY ENCR OACH INTO THE ONE TO ONE LINE FROM THE PIPE DEPTH TO THE TOP OF GRADE IF APPROVED IN WRITING BY THE CHIEF BUILDING OFFICIAL AND THE DIRECTOR OF WATER. REDUCTION IN THE EASEMENT WIDTH MAY BE ALLOWED WITH WRITTEN APPROVAL BY THE DIRECTOR OF THE WATER DEPARTMENT. TREES MAY NOT BE PLANTED WITHIN 10 FEET OF A PUBLIC SEWER MAIN.

THIS SUBDIVISION IS LOCATED WITHIN THE RINCON VALLEY UNION SCHOOL DISTRICT AND THE SANTA ROSA CITY HIGH SCHOOL DISTRICT, THE FACILITIES OF WHICH WILL BE ADVERSELY AFFECTED BY THE STUDENTS EXPECTED TO BE GENERATED BY THIS SUBDIVISION. TO MITIGATE THIS EFFECT, THIS SUBDIVISION IS MADE SUBJECT TO THE CITY'S POLICY WITH REGARD TO SUCH IMPACTS AS THAT POLICY NOW EXISTS OR AS IT MAY BE AMENDED, EXTENDED, OR REVISED IN THE FUTURE. PRESENT CITY POLICY REQUIRES THE PAYMENT OF SCHOOL IMPACT FEES FOR EACH BUILDING PERMIT ON EACH LOT INCLUDED WITHIN THE FINAL MAP OF THIS SUBDIVISION. THE EXACT SCHOOL IMPACT FEE, IF ANY, THE DEVELOPER OF THIS SUBDIVISION WILL HAVE TO PAY WILL BE THE FEE IN EFFECT AT THE TIME THE DEVELOPER APPLIES FOR BUILDING PERMITS FOR RESIDENTIAL STRUCTURES

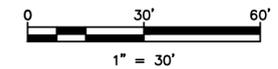
THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICIES AND FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF BUILDING PERMIT REVIEW AND APPROVAL. ALL APPLICABLE FEES, INCLUDING BUT NOT LIMITED TO: PARKS, CAPITAL FACILITIES, HOUSING ALLOCATION, SCHOOLS, AND WATER CONNECTION/DEMAND FEE MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.

THE INGRESS/EGRESS, PRIVATE STORM DRAIN, & SEWER EASEMENTS SHOWN HEREON ARE COVERED BY A JOINT DRIVEWAY AND UTILITY MAINTENANCE AGREEMENT RECORDED CONTEMPORANEOUSLY WITH THIS MAP.

WATER AND SEWER DEMAND FEES AND PROCESSING FEES ARE BASED ON THE NUMBER AND TYPE OF UNITS TO BE BUILT ON EACH LOT. WATER AND SEWER DEMAND, PROCESSING, AND METER INSTALLATION FEES MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.

A SOILS REPORT PERTAINING TO THIS SUBDIVISION IS ON FILE AT THE CITY OF SANTA ROSA PLANNING AND ECONOMIC DEVELOPMENT - ENGINEERING DEVELOPMENT SERVICES DEPARTMENT . REPORT PREPARED BY YOUNG ENGINEERING SERVICES, TITLED 408 CALISTOGA ROAD, JOB NO. 100101, DATED JUNE 24, 2015.

- LEGEND
- BUILDING SETBACK LINE (B.S.L.)
 - PROPERTY BOUNDARY
 - LOT LINE



SUPPLEMENTAL MAP SHEET

PARCEL MAP

BEING A SUBDIVISION OF THE LANDS OF HOLLEN AND KOMAR, RECORDED IN DOC. NO. 2018-017033, SONOMA COUNTY RECORDS, LYING ENTIRELY WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA.

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MINI9- MAY 2019 SHEET 4 OF 4