

# Lot Line Adjustment Site Map

Between the Lands of Allen Acres, LLC and  
the Lands of Aesthete Wines LLC  
5542 and 5610 Dry Creek Road, Healdsburg, Ca.  
Assessor's Parcel Numbers 090-220-031 & 090-23-040

**OWNER/APPLICANT:**

Chris Allen  
5542 Dry Creek Road  
Healdsburg, Ca. 95448  
(510) 682-1032 phone  
Csa126@yahoo.com

**SURVEYOR/ENGINEER:**

ADOBE ASSOCIATES, INC.  
1220 N. Dutton Avenue  
Santa Rosa, CA. 95401  
(707)541-2300 phone  
(707)541-2301 fax

**Parcel A**  
APN: 090-220-031

- EXISTING AREA: - 8.44 Acres +/-
- PROPOSED AREA: - 12.24 Acres +/-
- EXISTING ZONING: - LIA B6 20, F1 RC50/25 RC100/50 SR VOH
- FIRE DISTRICT: - Northern Sonoma County FPS
- FIRE PROTECTION: - LRA=Local
- GROUNDWATER: - Class 1 - Major Groundwater Basin
- SEWAGE DISPOSAL: - Private Disposal System
- UTILITY SERVICE: - Pacific Gas and Electric
- WATER SUPPLY: - Private Well
- WET WEATHER ZONE: - F - Healdsburg
- WILLIAMSON ACT: - Not Applicable

**Parcel B**  
APN: 090-230-040 & 055

- EXISTING AREA: - 28.00 Acres +/-
- PROPOSED AREA: - 24.20 Acres +/-
- EXISTING ZONING: - LIA B6 20, F1 RC100/50 SR VOH
- FIRE DISTRICT: - Northern Sonoma County FPS
- FIRE PROTECTION: - LRA=Local
- GROUNDWATER: - Class 1 - Major Groundwater Basin
- SEISMIC DESIGN: - SDC D
- SEWAGE DISPOSAL: - Private Disposal System
- UTILITY SERVICE: - Pacific Gas and Electric
- WATER SUPPLY: - Private Well
- WET WEATHER ZONE: - F - Healdsburg
- WILLIAMSON ACT: - Yes

**General Notes**

Property lines shown hereon are based upon a field survey performed by Adobe Associates, Inc., in February of 2025 and are based upon found iron pipe monuments and record information from that map titled "Amended Record of Survey" recorded in Book 883 at Pages 25, Sonoma County Records.

Utilities shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

**Agriculture Block Note:**

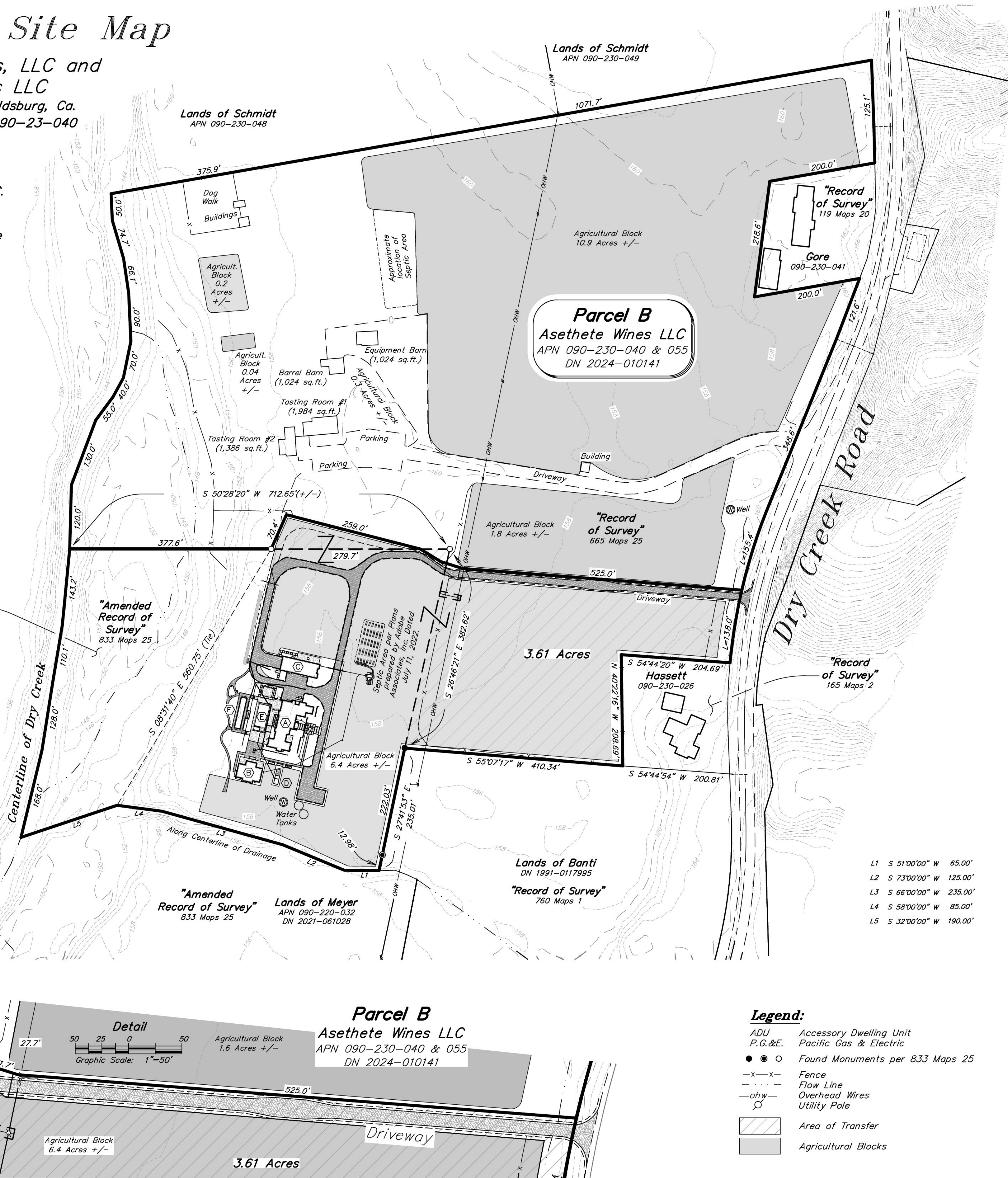
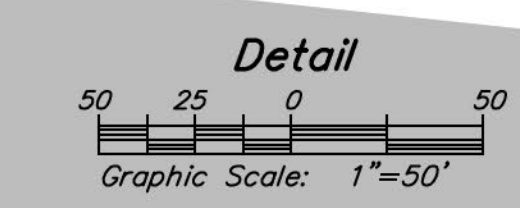
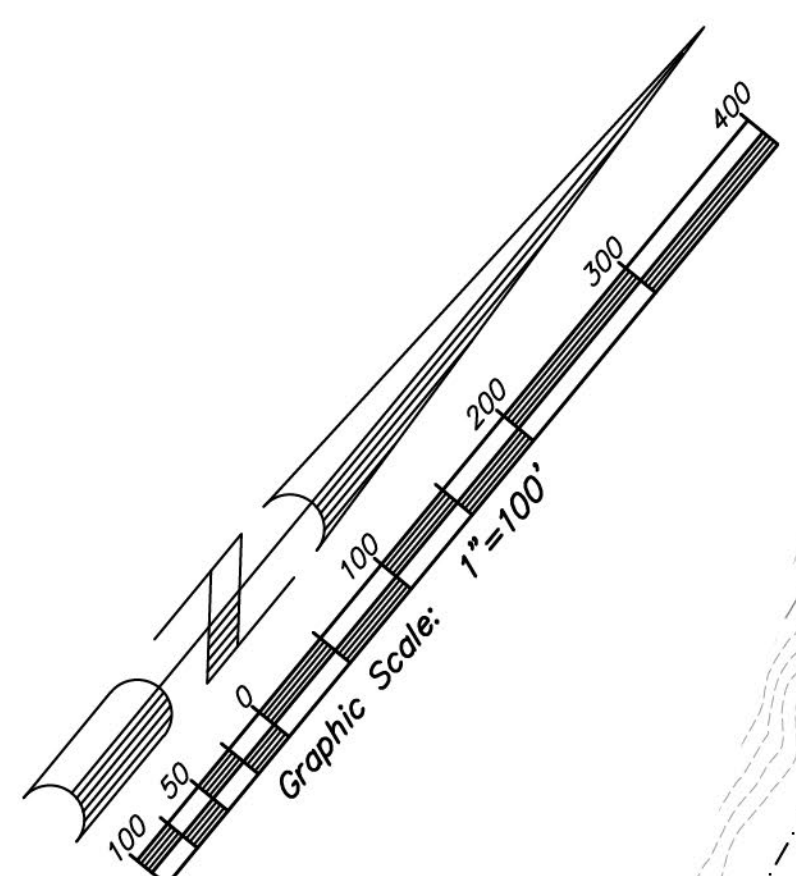
See the Vineyard & Orchard Site Development (VESCO) Permit on file with Permit Sonoma under File No. ACO26-0025.

**ADU Note:**

The existing ADU shown Parcel A is in the conversion process to a Farm Family Dwelling under Permit Sonoma File No. ZPE26-0074.

- Structures:**
- (A) Main House - 3,424 sq. ft.
  - (B) ADU - 1,200 sq. ft. to be converted to a Farm Family Unit
  - (C) Barn - 1,801 sq. ft.
  - (D) Water Shed - 100 sq. ft.
  - (E) Pool - 1,000 sq. ft.
  - (F) Bocce - 580 sq. ft.

**Parcel A**  
Allen Acres LLC  
APN 090-220-031  
DN 2021-063183



- L1 S 51°00'00" W 65.00'
- L2 S 73°00'00" W 125.00'
- L3 S 66°00'00" W 235.00'
- L4 S 58°00'00" W 85.00'
- L5 S 32°00'00" W 190.00'

**Legend:**

- ADU - Accessory Dwelling Unit
- P.G.&E. - Pacific Gas & Electric
- ● ● - Found Monuments per 833 Maps 25
- x-x- - Fence
- - - - - Flow Line
- ohw- - Overhead Wires
- - Utility Pole
- [Hatched Box] - Area of Transfer
- [Solid Box] - Agricultural Blocks

No.	Date	Description	Approved

**adobe associates, inc.**  
civil engineering | land surveying | wastewater  
1220 N. Dutton Ave., Santa Rosa, CA 95401  
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"A Service You Can Count On!"

*Alan R. Smith*  
Alan R. Smith, PLS 7907  
PROFESSIONAL LAND SURVEYOR - WISCONSIN  
ALAN R. SMITH  
No. L 7901  
STATE OF WISCONSIN

## Site Map

### Lot Line Adjustment

Scale: 1" = 100'  
Date: January 2026  
Design by: ARS  
Drawn by: Jaggs  
Checked by: ARS  
Sheet  
**1**  
of 1 sheet  
Job No. 21141

File: E:\V Drive\21141\Map\Adobe-Survey\21141-LIA\_Site\_Map.dwg Time: Apr 27, 2026 - 12:24pm