

EXHIBIT 'A'
RWV24-0003
VACATION PETITION AREA
LEGAL DESCRIPTION

Parcel 1

Lying within the State of California, Unincorporated Sonoma County and being a portion of the lands described in Deed to the County of Sonoma on September 1, 1949, recorded September 21, 1949 in Book 907 of Official Records at Page 247, Sonoma County Records, said portion described as follows:

A strip of land of varying widths from 40 to 50 feet and lying and being in Section 19 & 30, T9N R10W, M.D.M.&B. The centerline of which is more particularly described as follows:

Commencing at a point on the dividing line between the lands of Stillman Batchellor & Lillian H. Batchellor and Gertrude D. Bristol and from which said point of commencement a 3/4" iron pipe marking the corner to Sections 19, 20, 29, & 30 T9N R10W, M.D.B.&M bears S. 76°51'10" E. 3459.91 feet distant, and a 2 1/2" iron pipe marking the corner common to Sections 19 & 30 T9N R10W, M.D.B.&M., & Sections 24 & 25, T9N R11W, M.D.B.&M. bears S. 70°46'30" W. 2112.38 feet distant. Said strip of land lying 30 feet South of and 20 north of the following described line; then from said point of commencement N. 86°58' W. for a distance of 8.98 feet more or less; thence curving to the right on a radius of 500 feet through an angle of 14°04'40" for a distance of 122.85 feet to a point from which a 3/4" I.P. marked C.S.S.C. bears N. 17°06'40" E. a distance of 20 feet & a 3/4" I.P. marked C.S.S.C. bears S. 17°06'40" W. 30 feet distant. Thence N. 72°53'20" W. for a distance of 113.59 feet to a point from which a 3/4" I.P. marked C.S.S.C. bears N. 17°06'40" E. a distance of 20 feet & a 3/4" I.P. marked C.S.S.C. bears S. 17°06'40" W. a distance of 30 feet. Thence curving to the left on a radius of 300 feet through an angle of 17°27'29" for a distance of 91.41 feet to the POINT OF BEGINNING. Thence continuing along said curve to the left on a radius of 300 feet through an angle of 11°50'01" for a distance of 61.96 feet to a point ahead of which the strip of land decreases to 40 feet in width lying 20 feet on each side of the following described centerline. Thence S. 77°59'10" W. for a distance of 18.92 feet. Thence curving to the right on a radius of 200 ft. through an angle of 47°16'50" for a distance of 165.04 feet; thence N. 54°44" W. for a distance of 70.79 feet; thence curving to the left on a radius of 200 feet through an angle of 25°04' for a distance of 87.50 ft. to a point from which a 3/4" I.P. marked C.S.S.C. bears N. 0°02'E. a distance of 20 feet and a 3/4" I.P. marked C.S.S.C. bears S. 0°02' W. a distance of 20 feet; thence N. 89°48' W. for a distance of 412.22 feet to the end point of this description from which a 3/4" I.P. marked C.S.S.C. bears N. 0°02'E. a distance of 20 ft. and a 3/4" I.P. marked C.S.S.C. bears S. 0°02' W. a distance of 20 ft. and the aforementioned 2 1/2" I.P. marking the corner common to Sections 19 & 30 T9N R10W, M.D.B.&M., & Section 24 & 25, T9N R11W, M.D.B.&M. bears. S. 43°29'40" W. a distance of 1286.74 feet. Containing 0.77 acres of land to be used for road purposes.

Parcel 2

All the County-maintained road lying southwesterly from the western terminus of said lands described in Book 907 of Official Records at Page 247, Sonoma County Records, being a strip of land of unspecified width, approximately 335 feet long.

END OF DESCRIPTION

Being a over a portion of APN 111-100-012, & 111-100-007.

Bearings recited are as called out in Book 907 of Official Records at Page 247, Sonoma County Records.



Mathew D. Dudley, PLS 9396

2/14/2025

Date