

Phase 3

---

Date: September 10, 2024

Item Number: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

---

2/3 Vote Required

---

**Resolution Of The Board Of Directors Of Sonoma Valley County Sanitation District (District) Authorizing The Summary Vacation Of Phase III Of The Sewer Easements That Are No Longer Required For The Purposes They Were Acquired, It Is Determined To Be Excess By The Easement Holder, And There Are No Other Public Facilities Located Within The Easement, Located On Assessor's Parcel Number 127-141-012 and 127-141-024. (2/3 Vote Required)**

**Whereas**, the Sonoma County Water Agency (Sonoma Water) manages and operates the District under agreement between Sonoma Water and District; and

**Whereas**, section 4743 of the California Health and Safety Code provides that a county sanitation district may dispose of property interests when they are no longer required for the purposes of the district; and

**Whereas**, section 8333(C) of the California Streets and Highways Code provides for summary vacation when certain conditions are met; and

**Whereas**, the Board of Directors (Board) of District previously determined that the sewer easements as described in this Resolution and defined in Exhibit A are no longer necessary to be retained for the uses and purposes of District and authorized the recording of this Resolution upon the recording of the Notice of Completion for the work disconnecting the sewer lateral serving the 19285 and 19295 Sonoma Highway properties from the sewer improvements to be transferred to Sonoma Oaks and re-routing said sewer laterals to the sewer improvements to be retained by District, and abandoning the District sewer improvements no longer needed; and

**Whereas**, the Notice of Completion for the work disconnecting the sewer lateral serving the 19285 and 19295 Sonoma Highway properties from the sewer improvements to be transferred to Sonoma Oaks and re-routing said sewer laterals to the sewer improvements to be retained by District, and abandoning the District sewer improvements no longer needed has been recorded.

**Now, Therefore, Be It Resolved** that the Board of Directors hereby finds, determines, certifies, and declares as follows:

1. **Verification of Recitals.** Each of the foregoing recitals is true and correct.
2. **Resolution Replacement.** This resolution supersedes and replaces Resolution No. 24-0283 in its entirety.
3. **Summary Vacation of Easement.** From after the date of recording of this Resolution Phase 3 the following described property rights no longer constitutes a sewer easement: Being all that right, title and interest in and to that certain real property as depicted in Exhibit A and shown for reference in Exhibit R-2 attached to this corresponding resolution.
4. **Recordation of Resolutions in Phases.** District Staff is authorized and directed to record a certified copy of this Resolution Phase 3 at the Office of the County Recorder.

**Directors:**

Gurney:

Gorin:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

**So Ordered.**

**EXHIBIT A**  
Legal Description  
Sonoma Oaks MHP  
Phase 3 Easement Vacation

Real property situated in the City of Sonoma, County of Sonoma, State of California described as follows:

Those portions of the easement(s) described as Parcel B in that certain Easement (Deed) recorded December 15, 1967 in Book 2305 of Official Records of Sonoma County, beginning at page 321, as said easement(s) are shown and delineated upon that certain Record of Survey filed for record in Book 122 of Maps at page 33, Sonoma County Records (said easement(s) are hereinafter collectively referred to as 2305 O.R. 321 for reference) being more particularly described as follows:

I. That portion of Parcel B lying easterly of the eastern boundary of the hereinafter described Easement Area C, and southerly of the northern boundary of said Parcel B, whose centerline as shown on said Record of Survey bears a course and distance of "S 81° 47' 50" W 158.00'", when said northern boundary is extended easterly to the common boundary of Parcel B and Parcel G as shown upon said Record of Survey;

**Easement Area C**

Commencing for reference at Point "A" said point being referenced in the above-described Easement Area A; Thence from said Point of Beginning, departing from said northern boundary of Parcel 1, South 8° 01' 05" East 30.00 feet to a point on the southern boundary of said Parcel 1; Thence along said southern boundary, South 81° 58' 55" West 41.77 feet to the beginning of a curve concave southeasterly, and having a radius 20.00 feet; Thence departing from said southern boundary, along the arc of said curve, deflecting to the left through a central angle (Delta) of 90°00'00", for an arc distance (Length) of 31.42 feet; Thence South 08° 01' 05" East 2.45 feet to the beginning of a curve concave northeasterly, and having a radius of 20.00 feet; Thence along the arc of said curve, deflecting to the left through a central angle (Delta) of 53°53'17", for an arc distance (Length) of 18.81 feet; Thence South 61° 54' 22" East 17.16 feet; Thence South 04° 38' 54" East 70.16 feet; Thence South 52° 45' 15" East 1.29 feet to a point on the northern boundary of Parcel B as described in said Easement Deed and shown upon said Record of Survey, being the true Point of Beginning of Easement Area C; Thence from said Point of Beginning, departing from the said northern boundary of Parcel B, South 52° 45' 15" East 111.63 feet to a point on the said southern boundary of the real property (Doc. 2013-090718); Thence along said southern boundary to a South 76° 15' 25" West 19.30 feet to its intersection with a line that is 15.00 feet distant, measured at right angles southwesterly of and parallel with the hereinabove described course "South 52° 45' 15" East 111.63 feet"; Thence departing said southern boundary, along said parallel line, North 52° 45' 15" West 100.75 feet to a point on the southern boundary of said Parcel B; Thence departing from said southern boundary, North 04° 38' 54" West 11.45 feet to a point on the said northern boundary of Parcel B; Thence along said northern boundary, South 86° 15' 15" East 9.16 feet; Thence continuing along said northern boundary North 79° 02' 33" East 1.91 feet to the Point of Beginning.

II. That portion of Parcel G as described in said Easement (Deed) lying southerly of the northern boundary of said Parcel B, whose centerline as shown on said Record of Survey bears a course and distance of "S 81° 47' 50" W 158.00'", when said northern boundary is extended easterly to the eastern boundary of said Parcel G.

III. All that real property described by that certain Grant of Sewer Easement (Deed) recorded December 7, 1990, under Document Number 1990-118874, Official Records of Sonoma County.

**End of Legal Description**





This Legal Description and its accompanying plat were prepared by me, or under my direction in December 2023.

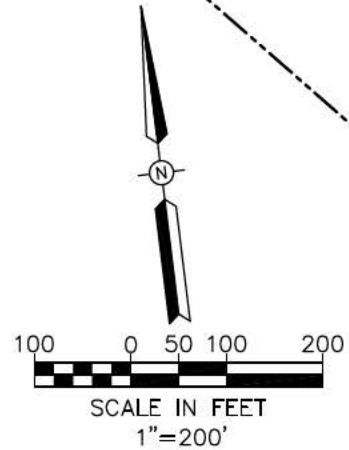
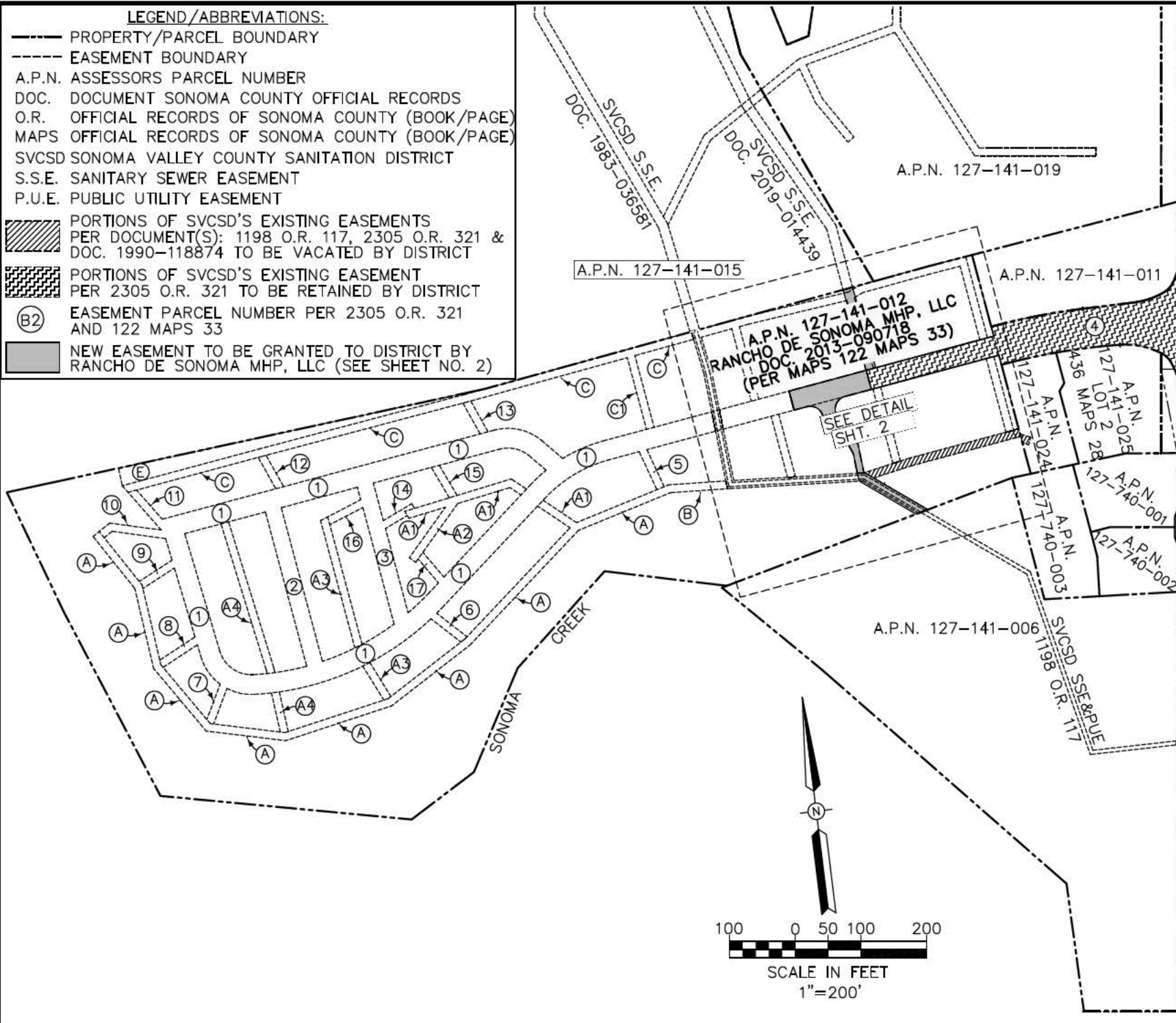


John R. Monaghan, L.S. 6122

12.27.2023  
Date

**LEGEND/ABBREVIATIONS:**

- PROPERTY/PARCEL BOUNDARY
- - - - - EASEMENT BOUNDARY
- A.P.N. ASSESSORS PARCEL NUMBER
- DOC. DOCUMENT SONOMA COUNTY OFFICIAL RECORDS
- O.R. OFFICIAL RECORDS OF SONOMA COUNTY (BOOK/PAGE)
- MAPS OFFICIAL RECORDS OF SONOMA COUNTY (BOOK/PAGE)
- SVCSO SONOMA VALLEY COUNTY SANITATION DISTRICT
- S.S.E. SANITARY SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
-  PORTIONS OF SVCSO'S EXISTING EASEMENTS PER DOCUMENT(S): 1198 O.R. 117, 2305 O.R. 321 & DOC. 1990-118874 TO BE VACATED BY DISTRICT
-  PORTIONS OF SVCSO'S EXISTING EASEMENT PER 2305 O.R. 321 TO BE RETAINED BY DISTRICT
-  EASEMENT PARCEL NUMBER PER 2305 O.R. 321 AND 122 MAPS 33
-  NEW EASEMENT TO BE GRANTED TO DISTRICT BY RANCHO DE SONOMA MHP, LLC (SEE SHEET NO. 2)



PROJECT/TASK: V0023D021
DATE : 11.08.23
DRAWN BY: JM
CHECKED BY: MJ
SHEET NO. 1 OF 2

**EXHIBIT R-3**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
**PHASE 3 EASEMENT VACATIONS**  
**SONOMA OAKS MOBILE HOME PARK**

REVISIONS	REV.	DATE	BY



A.P.N. 127-141-015

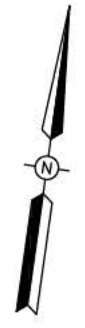
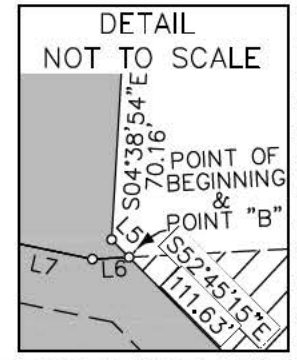
A.P.N. 127-141-019

CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	53°53'17"	18.81'
C3	20.00'	90°00'00"	31.42'

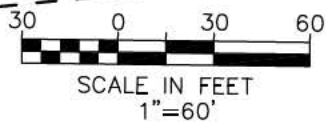
A.P.N. 127-141-012  
**RANCHO DE SONOMA MHP, LLC**  
 DOC. 2013-090718  
 (PER 122 MAPS 33)

POINT OF BEGINNING  
 & POINT "A"  
 EASEMENT AREA B  
 N81°58'55"E 121.77'

EASEMENT AREA A  
 N09°07'14"W 127.44'



LINE	BEARING	DIST	LINE	BEARING	DIST
L1	N81°32'45"E	15.00'	L9	N21°46'37"W	28.68'
L2	S81°58'55"W	15.00'	L10	N61°54'22"W	28.42'
L3	S08°01'05"E	30.00'	L11	N08°01'05"W	22.78'
L4	S61°54'22"E	17.16'	L12	S81°58'55"W	20.00'
L5	S52°45'15"E	1.29'	L13	N08°01'05"W	30.00'
L6	S79°02'33"W	1.91'	L14	S76°15'25"W	19.30'
L7	N86°15'15"W	9.16'	L15	N04°38'54"W	11.45'
L8	N04°38'54"W	30.57'			



A.P.N. 127-141-006

A.P.N. 127-740-003

PROJECT/TASK:	V0023D021
DATE :	11.08.23
DRAWN BY:	JM
CHECKED BY:	MJ
SHEET NO.	2 OF 2

SONOMA VALLEY COUNTY SANITATION DISTRICT

**EXHIBIT R-3**

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 PHASE 3 EASEMENT VACATIONS  
 SONOMA OAKS MOBILE HOME PARK

REV.	DATE	BY



SVCS&D S.S.F.  
 DOC. 1990-118874  
 FND. 1-1/2" I.P.  
 PER 122 MAPS 33  
 POINT OF COMMENCEMENT  
 N88°02'21"E  
 200.84' (TIE)  
 FND. 1/2" I.P.  
 TAGGED L.S. 5092  
 S.E. COR. LOT 2  
 PER 436 MAPS 28  
 (SEE SHEET 1)

A.P.N. 127-141-011

A.P.N. 127-141-024

