


From: Team Rebecca teamrebecca@firstam.com 
Subject: RE: Title Search
Date: December 13, 2022 at 1:55 PM
To: Kent Lawson klawson@velatax.com, Team Rebecca teamrebecca@firstam.com

TR

Hi Kent,

Nice to hear from you.

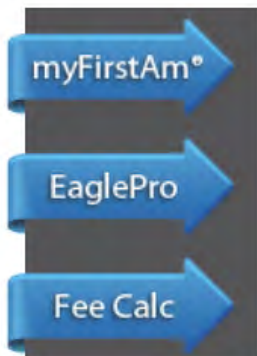
Attached please find the only easements we were able to locate for 3300 Juniper Avenue, (APN 134-074-022), along with the CC&Rs (Covenants, Conditions & Restrictions).


I hope this helps!

Thank you,
Rebecca

Please note our holiday schedule:

- Friday, December 23rd – close at 12pm
- Monday, December 26th – holiday
- Friday, December 30th – close at 12pm
- Monday, January 2nd- holiday



 **First American Title™**
Rebecca Marino | Escrow Officer
627 College Ave
Santa Rosa, California 95404
Office:707.544.1560 Direct:707.577.1113
teamrebecca@firstam.com

From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, December 13, 2022 12:52 PM
To: Team Rebecca <teamrebecca@firstam.com>
Subject: Title Search

Hello Rebecca,

How are you? Eva Pavlicek at Engle & Volkers introduced us back in April. I am sorry that I have taken so long to circle back to you.

I would be grateful if you could help us with a title search. The house that Eva sold us is next to the West Country Transportation Agency Property at 3300 Juniper Avenue in Santa Rosa (APN 134-074-022). We would like to see what conservation easements are recorded on the WCTA property. I believe that one should have been recorded back around 1999. Is this search something that you can help with?

Thanks,

Kent

Kent D. Lawson, Esq.

Vela International Tax Advisory

[\(415\) 967-0201](tel:(415)967-0201)
www.velatax.com
klawson@velatax.com

Required IRS Statement: This document and any attachments was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer

This email and any attachments is confidential and may also be legally privileged. If you are not the intended recipient please immediately notify the sender and then delete it. You should not copy it or use it for any purpose nor disclose its contents to any other person. **Kent Lawson**
klawson@velatax.com

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Thank you.

FAFLD

CA-SO- Docum...47.PDF CA-SO- Docum...01.PDF CA-SO- Docum...50.PDF

PAT PROVOST
CENTURY 21-CLASSIC
1157 COLLEGE
SANTA ROSA, CA
95404

CONSIDERATION LESS THAN \$100.00

EASEMENT AGREEMENT

Preamble

This Agreement made this 2ND day of JUNE, 1989
by and between PAT PROVOST,
hereinafter referred to as "Grantor" and FLORENCE GRETTY,
hereinafter referred to as "Grantee".

Recitals

WHEREAS, Grantor is the owner of certain real property commonly known
as 3300 JUNIPER AVENUE, SANTA ROSA,
in an unincorporated area of SINOMA County, State of
California hereinafter referred to as the "Servient Tenement" and described
as follows: (include A.P.#)

Appendix A

(2) The easement granted herein is an easement in gross.

Description of Easement

(3) The easement granted herein is a right to come onto the property of Grantor and to bring associates and employees of the Sonoma County Public Health Department and/or the North Coast Regional Water Quality Control Board onto the property.

Location

(4) The easement granted herein is located as follows:

The entire Servient Tenement

Use by Grantee

(5) The easement granted herein includes the following use of the Servient Tenement; to come onto the property alone or accompanied as hereinabove set forth for the purpose of observing, testing, sampling, placing and removing of test devices and evaluating and monitoring Grantor's experimental individual sewage disposal system. Said activity shall be permitted on Servient Tenement only during normal business hours.

Exclusiveness of Easement

(6) The easement granted herein is not exclusive.

Entire Agreement

(7) This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

Binding Effect

(9) This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

Operational Permit:

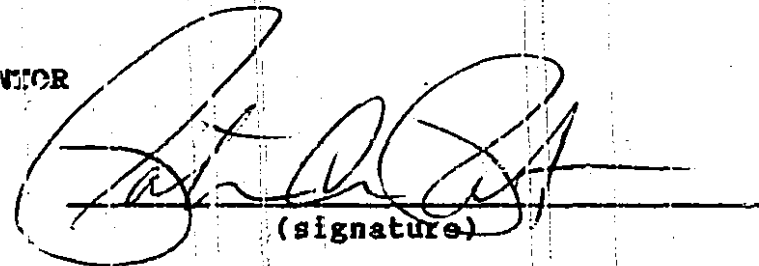
(10) This instrument shall include the issuance of an operational permit for a non-standard sewage disposal system to be issued to the grantor at the time of installation of said sewage system and subsequent use.

This operational permit shall be renewed on an annual basis by the current owners of the property, who shall be bound by all requirements and restrictions as set forth in Chapter 24 Sonoma County Code.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

6/2/89 Demetrius Lesure
witnessed signature of
Pat Provost.

GRANTOR


(signature)

PAT PROVOST
CENTURY 21 - CLASSIC
1057 COLLEGE AVE.
SANTA ROSA, CA 95404

GRANTEE

89051147

STATE OF CALIFORNIA)
COUNTY OF SONOMA)

On June 2, 1989, before me, the undersigned, a Notary Public for the state, personally appeared Demerus Lescure, personally known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who, being by me duly sworn, deposes and says that she was present and saw Patricia A. Provost, the same person described in and whose name is subscribed to the within and annexed instrument as a party thereto, execute the same, and that said affiant subscribed her name to the within instrument as a witness.



H. A. Sager
H. A. SAGER

My Commission Expires:
5/6/91

89124801

2

RECORDING REQUESTED BY
Dave & Pat Provost

WHEN RECORDED RETURN TO:

Dave & Pat Provost
c/o Century 21
1057 College Avenue
Santa Rosa, Ca 95405

RECORDED AT REQUEST OF 110 BAI
AT 5:30 MIN. PAST
BERNICE A. PETERSON
SONOMA COUNTY RECORDER
Date 12-28-89

700

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions is made this 28 day of December, 1989, by WILLIAM D. PROVOST AND PATRICIA A. PROVOST, hereinafter referred to as "Declarants".
AND FLORENCE GREY

WHEREAS, Declarants are the owners of that certain real property described as Parcels 1, 2, 3 on Parcel Map No. 87-886, filed in Book 448 of Maps, at Pages 49-50, Sonoma County Records; and

WHEREAS, Declarants are subdividing the above described property, restricting it in accordance with a common plan designed to preserve the value and qualities of said land as land suitable for residential purposes, for the benefit of its future owners.

NOW, THEREFORE, Declarants declare that said real property shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants and restrictions hereinafter set forth expressly and exclusively for the use and benefit of said property and of each and every person or entity who now owns or in the future shall own any portion of said real property.

1. A sewage disposal system and expansion area designed by a Registered Civil Engineer or Registered Sanitarian may be required on Parcels 1, 2, 3. The Parcels will require a mound type disposal system. The systems must be operated under terms of a valid operational permit renewable annually. Specifications for the mound systems and requirements for the operational permits are available from the Sonoma County Health Department. A permanent easement must be granted allowing access of County personnel for monitoring of the system: this easement may only be removed with the consent of the Health Department in the event of a change in circumstances or requirements. The construction of mound systems may require substantial expenditures of money. No building shall be commenced upon said real property or portion thereof until all requirements of the Sonoma County Health Department in effect at the time of construction have been complied with.

89124801

Declaration of Restrictions -- Page 2

IN WITNESS WHEREOF, Declarants have executed this Declaration of Restrictions the day and year first above written.

William D. Provost
WILLIAM D. PROVOST

Patricia A. Provost
PATRICIA A. PROVOST

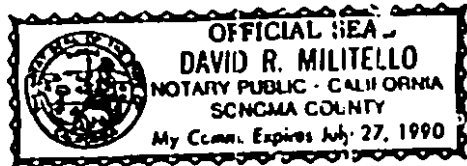
Florence Gresty
FLORENCE GRESTY

STATE OF CALIFORNIA)
COUNTY OF SONOMA)

On this 11TH day of DECEMBER, 1989, before me, a Notary Public in and for the County of Sonoma, State of California, personally appeared WILLIAM D. PROVOST AND PATRICIA A. PROVOST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year of this certificate first above written.

David R. Militello
NOTARY IN AND FOR SAID
COUNTY AND STATE



GENERAL ACKNOWLEDGMENT

NO. 201

State of CALIFORNIA }
County of SONOMA } SS.

On this the 11TH day of DECEMBER, 1989, before me,
DAVID R. MILITELLO
the undersigned Notary Public, personally appeared
FLORENCE GRESTY
 personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) IS subscribed to the
within instrument, and acknowledged that SHE executed it.
WITNESS my hand and official seal.

David R. Militello
Notary's Signature





2021103250

Official Records Of Sonoma County
Deva Marie Proto
09/14/2021 11:35 AM
SONOMA COUNTY PERMIT AND RES



ESMT 9 Pgs

Fee: \$0.00

PAID

RECORDING REQUESTED BY:
THE COUNTY SURVEYOR

WHEN RECORDED RETURN TO:
THE COUNTY SURVEYOR
2550 VENTURA AVE
SANTA ROSA, CA 95403

*No TRANSFER TAX DUE PURSUANT
TO R&T SECTION 11922*

Record free per Gov Code Sec 27383. Required by PRMD
SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF ROAD, PUBLIC UTILITY, AND SIDEWALK EASEMENT

West County Transportation Agency, Grants to the County of Sonoma, a Political Subdivision of the State of California, a Road Easement, a Public Utility Easement, and a Sidewalk easement to construct, reconstruct, install, inspect, maintain, replace, remove and use facilities of the type hereinafter specified, including but not necessarily be limited to the following:

Construction and installation of transmission and distribution facilities such as electrical, gas, water, telephone, cable television, sewer, street lighting, drainage, roadway, and landscaping.

Said easement shall also include the right to excavate or fill the easement for the full width and to a reasonable depth thereof.

The easement is a portion of the said Lands of West County Transportation Agency, a public agency, per Document Numbers 1999 052571 & 1999 074054, Sonoma County Records and is situated in the unincorporated area of the County of Sonoma, and being more particularly described as follows:

SEE EXHIBIT A, B, C, D, E, & F ATTACHED

For: West County Transportation Agency
By: Chad Barksdale
CHAD BARKSDALE

APN: 134-072-022, 134-072-025, 134-072-048

★ SEE ATTACHED ★

FILE NUMBER: PLP98-0050

PROJECT NAME: JUNIPER AVENUE ROADWAY IMPROVEMENTS

ROAD NAME & NUMBER: JUNIPER AVE 68084

INTEREST: ROAD, PUBLIC UTILITY, AND SIDEWALK EASEMENT

POST MILE: 9.87 - 10.00

SUR20-0092

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 }

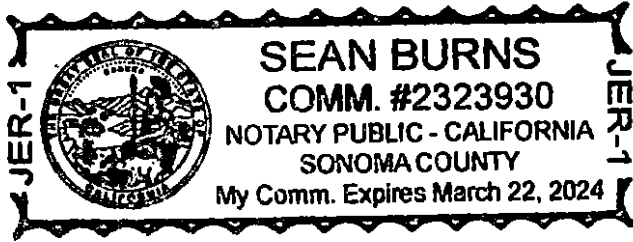
On 08/03/2021 before me, SEAN BURNS (notary public)
Date Here Insert Name and Title of the Officer

personally appeared CHAD BARKSDALE
Name(s) of Signer(s)

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 and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Road, Pub Util & Se.

Document Date: Number of Pages: 01

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Chad Barksdale

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator

Other: Ex Dir

Signer is Representing:

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator

Other:

Signer is Representing:

EXHIBIT "A"
Right of Way Dedication
134-074-022

Being a Right of Way Dedication for a Portion of Juniper Avenue over and across the Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1999-R052571, Official Records of Sonoma County, described as follows:

Commencing at a point in the Northerly Line of West Robles Avenue, being the southeast corner of said Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1999-R052571, Official Records of Sonoma County, being the southeast corner of Parcel #3 as shown on Parcel Map 87-886, filed in Book 448 of Maps, Pages 44-46, Sonoma County Records; said point being the **Point of Beginning** for the following description,

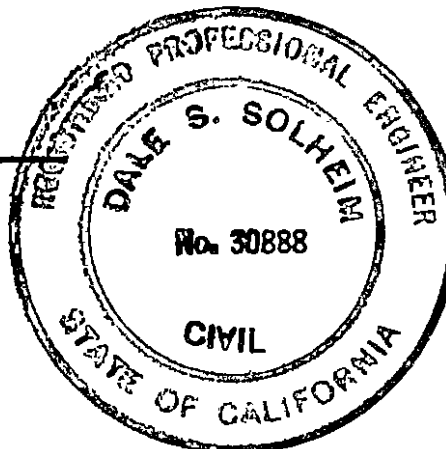
Thence continuing along the northerly line of said West Robles Avenue, North 89° 32' 16" West, 26.00 feet; Thence leaving said north line North 0° 36' 27" East, 49.57'; North 26° 12' 15" West, 5.52'; Thence along a curve to the left with a radius of 18.50', 11.28' through a central angle of 34°55'38"; Thence, North 30° 50' 55" West, 9.13'; Thence, North 10° 31' 35" East, 1.50'; Thence, North 0° 36' 27" East, 28.88'; Thence, North 8° 50' 19" West, 7.41'; Thence, North 54° 46' 31" East, 16.44'; Thence, North 28° 23' 22" East, 5.65'; Thence, North 0° 36' 27" East, 12.24'; Thence, North 26° 39' 25" West, 5.58'; Thence along a curve to the left with a radius of 18.50', 16.15' through a central angle of 50°00'40"; Thence, North 14° 52' 51" East, 7.44'; Thence, North 0° 31' 15" East, 23.47'; Thence, North 13° 35' 07" East, 1.44'; Thence, North 24° 38' 17" East, 8.41'; Thence, North 45° 17' 30" East, 10.44'; Thence, North 28° 54' 00" East, 5.72'; Thence, North 0° 36' 27" East, 30.81'; Thence, North 26° 08' 35" West, 5.51'; Thence along a curve to the left with a radius of 18.50', 11.28' through a central angle of 34°55'38"; Thence, North 26° 19' 15" West, 8.68'; Thence, North 13° 11' 12" East, 1.45'; Thence, North 0° 44' 03" East, 22.12'; Thence, North 10° 32' 22" West, 8.46'; Thence, North 52° 50' 37" East, 16.58'; Thence North 26° 13' 37" East, 5.36'; Thence, North 0° 36' 27" East, 56.16'; Thence, North 37° 07' 07" West, 5.84'; Thence, North 46° 47' 29" East, 4.95'; Thence, North 0° 36' 27" East, 4.21'; Thence, South 89° 57' 50" East, 26.00'; Thence, South 0° 36' 27" West, 368.37' to the **Point of Beginning**.

Containing 11,723 square feet, more or less, of Right of Way Area.

The Basis of Bearings for this survey is the California Coordinate System, Zone II, NAD 83, epoch 2011.00, convergence-0°27'29.6" and a combined factor of 0.99998667, as determined locally as a line between continuous global positioning systems (CGPS) station P196 and station CASR; being N0° 54' 40"E as derived from geodetic values published by the California Spatial Reference Center. Distances shown are ground distances.



Dale Solheim, R.C.E. 30888
My License Expires March 31, 2022



7-28-2021
Date

EXHIBIT "B"

PM 87-886
448M45
PARCEL 2

**LANDS OF JOS R FECTEAU
& RACHELLE J WILLIAMSON**
DOC NO. 2016-002973
APN 134-074-021

**JUNIPER
AVENUE**



THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE II, NAD 83, EPOCH 2011.00, CONVERGENCE-0°27'29.6" AND A COMBINED FACTOR OF 0.99998667, AS DETERMINED LOCALLY AS A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P196 AND STATION CASR; BEING N° 54' 40"E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER. DISTANCES SHOWN ARE GROUND DISTANCES.

- S89° 57' 50"E 26.00'
- N0° 36' 27"E 4.21'
- N46° 47' 29"E 4.95'
- N37° 07' 07"W 5.84'
- N0° 36' 27"E 56.16'
- N26° 13' 37"E 5.36'
- N52° 50' 37"E 16.58'
- N10° 32' 22"W 8.46'
- N0° 44' 03"E 22.12'
- N13° 11' 12"E 1.45'
- N26° 19' 15"W 8.68'

PROPOSED PUBLIC RIGHT
OF WAY DEDICATION
11,723± S.F.
0.220 Acres

**LANDS OF WEST COUNTY
TRANSPORTATION AGENCY**
DOC NO. 1998-R074054
APN 134-072-048

PM 8443
183M31
PARCEL NO. 2

**LANDS OF WEST COUNTY
TRANSPORTATION AGENCY**
DOC NO. 1999-R052571
APN 134-074-022

L=11.28, R=18.50
Δ=34° 55' 38"

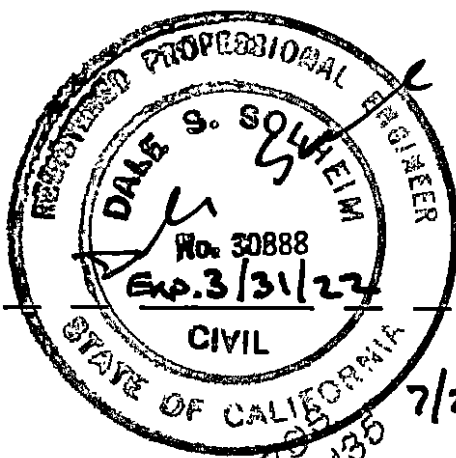
- N26° 08' 35"W 5.51'
- N0° 36' 27"E 30.81'
- N28° 54' 00"E 5.72'
- N45° 17' 30"E 10.44'
- N24° 38' 17"E 8.41'
- N13° 35' 07"W 1.44'
- N0° 31' 15"E 23.47'
- N14° 52' 51"E 7.44'

L=16.15, R=18.50
Δ=50° 00' 40"

- N26° 39' 25"W 5.58'
- N0° 36' 27"E 12.24'
- N28° 23' 22"E 5.65'

PM 87-886
448M45
PARCEL 3

(E) 30' ROAD EASEMENT
448M45
6M19



L=11.28, R=18.50
Δ=34° 55' 38"

- N54° 46' 31"E 16.44'
- N8° 50' 19"W 7.41'
- N0° 36' 27"E 28.88'
- N10° 31' 35"E 1.50'
- N30° 50' 55"W 9.13'
- N26° 12' 15"W 5.52'
- N0° 36' 27"E 49.57'

POB/POC

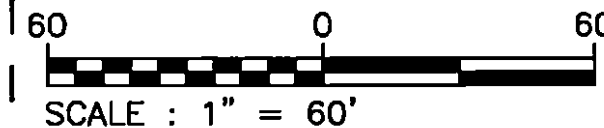
7/28/2021
185M35

LANDS OF A CRAIN, LLC
DOC NO. 2017-R0632781
APN 134-101-002

N89° 32' 16"W 26.00'

**BANE
AVENUE**

**WEST ROBLES
AVENUE**



RIGHT OF WAY DEDICATION
APN 134-074-022
OF A PORTION OF THE LANDS OF WEST COUNTY TRANSPORTATION AGENCY
AS DESCRIBED IN DOCUMENT 1999-R052571
OFFICIAL RECORDS OF SONOMA COUNTY

JULY 2021
20-2850

EXHIBIT "C"
Right of Way Dedication
134-072-048

Being a Right of Way Dedication for a Portion of Juniper Avenue over and across the Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1998-R074054, Official Records of Sonoma County, described as follows:

Commencing at a point in the Northerly Line of West Robles Avenue, being the southeast corner of said Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1999-R052571, Official Records of Sonoma County, being the southeast corner of Parcel #3 as shown on Parcel Map 87-886, filed in Book 448 of Maps, Pages 44-46, Sonoma County Records; said point being the **Point of Beginning** for the following description,

Thence leaving said Northerly line North 0° 36' 27" East, 459.69'; Thence South 89° 30' 03" East, 26.00'; Thence South 0° 36' 27" West, 159.74'; Thence South 22° 28' 45" East, 5.05'; Thence, along a curve to the left with a radius of 18.50', a distance of 11.68' through a central angle of 36°09'47"; Thence South 0° 36' 27" West, 42.20'; Thence, along a non tangent curve to the left with a radius of 18.50', a distance of 10.38' through a central angle of 32°09'21" and a chord bearing and distance of S43°46' 45" W 10.25'; Thence South 27° 42' 04" West, 5.56'; Thence South 0° 36' 27" West, 197.92'; Thence, South 45° 20' 29" East, 40.20'; Thence, South 88° 14' 30" East, 6.19'; Thence, South 0° 28' 37" West, 6.01' to said Northerly Line; Thence, North 89° 31' 23" West, 36.09'; Thence North 89° 23' 33" West, 25.00 feet to the **Point of Beginning**.

Containing 13,068 square feet, more or less, of Right of Way Area.

The Basis of Bearings for this survey is the California Coordinate System, Zone II, NAD 83, epoch 2011.00, convergence-0°27'29.6" and a combined factor of 0.99998667, as determined locally as a line between continuous global positioning systems (CGPS) station P196 and station CASR; being N0° 54' 40"E as derived from geodetic values published by the California Spatial Reference Center. Distances shown are ground distances.



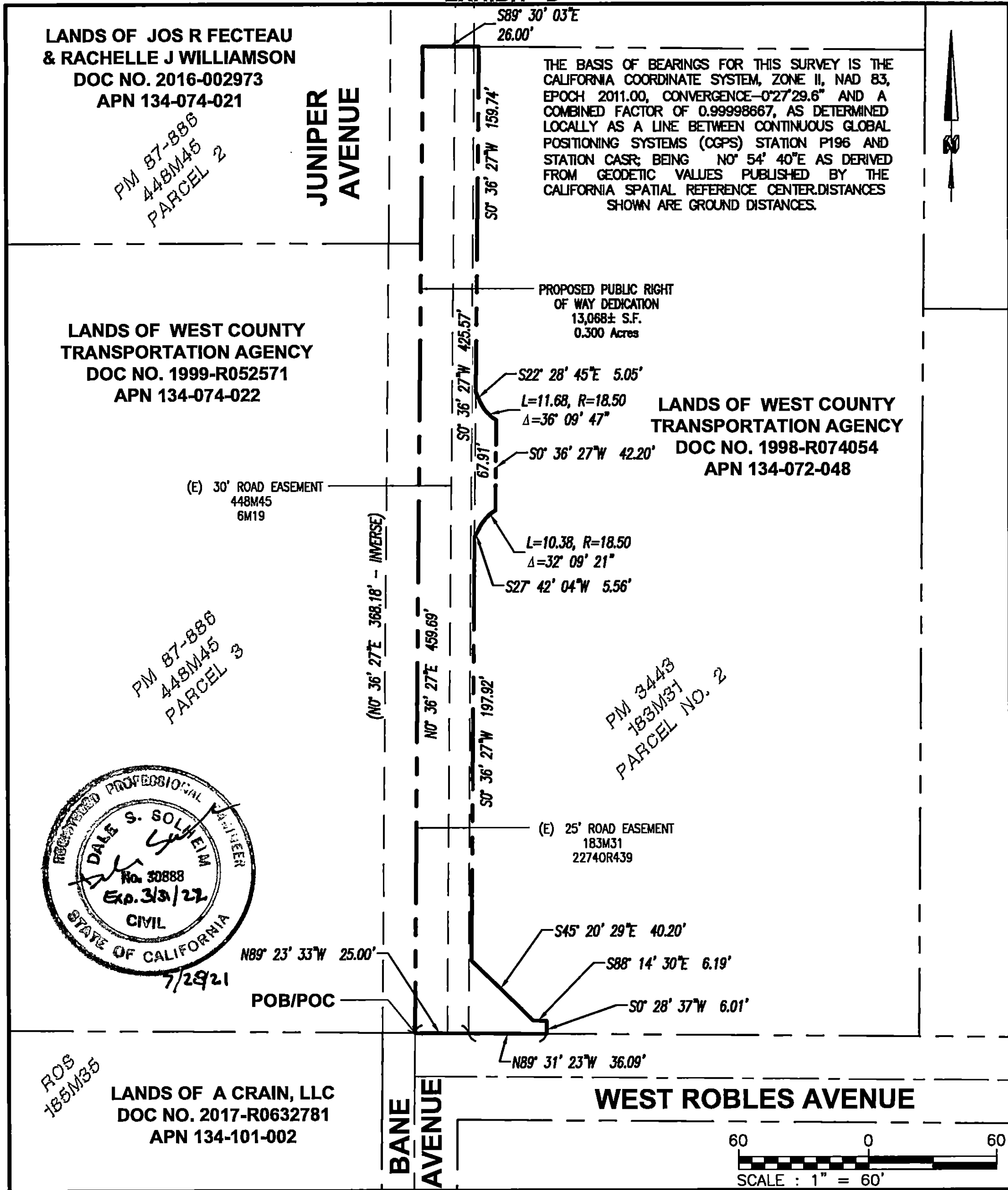
Dale Solheim, R.C.E. 30888
My License Expires March 31, 2022



7-28-2021

Date

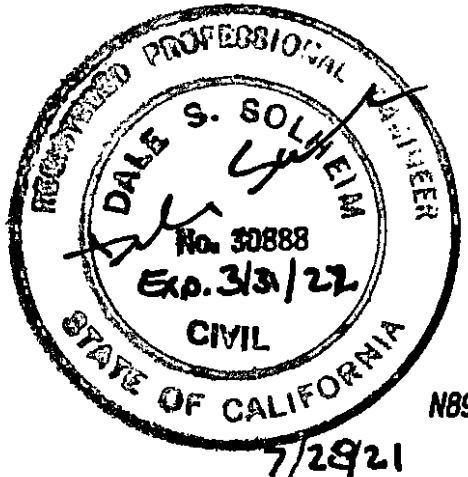
EXHIBIT "D"



PM 87-888
 448M45
 PARCEL 2

PM 87-888
 448M45
 PARCEL 3

PM 3443
 183M31
 PARCEL NO. 2



ROS
 185M35



RIGHT OF WAY DEDICATION
APN 134-072-048
 OF A PORTION OF THE LANDS OF WEST COUNTY TRANSPORTATION AGENCY
 AS DESCRIBED IN DOCUMENT 1998-R074054
 OFFICIAL RECORDS OF SONOMA COUNTY

JULY 2021
 20-2850

EXHIBIT "E"
Right of Way Dedication
134-072-025

Being a Right of Way Dedication for a Portion of Juniper Avenue over and across the Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1998-R074054, Official Records of Sonoma County, described as follows:

Commencing at a point being the southeast corner of lands of Fecteau and Williamson, as described by Grant Deed recorded under Document No. 2016-002973, Official Records of Sonoma County, being the southeast corner of Parcel #2 as shown on Parcel Map 87-886, filed in Book 448 of Maps, Pages 44-46, Sonoma County Records; said point being the **Point of Commencement** for the following description,

Thence, North 0° 36' 27" East, 91.32 to **The Point of Beginning**; Thence continuing northerly along the easterly line of said parcel 2, North 0° 36' 27" East, 208.71'; Thence, South 89° 30' 03" East, 26.00 feet; Thence South 0° 36' 27" East, 208.71' feet; Thence, North 89° 30' 03" East, 26.00 feet to the **Point of Beginning**.

Containing 5,426 square feet, more or less, of Right of Way Area.

The Basis of Bearings for this survey is the California Coordinate System, Zone II, NAD 83, epoch 2011.00, convergence-0°27'29.6" and a combined factor of 0.99998667, as determined locally as a line between continuous global positioning systems (CGPS) station P196 and station CASR; being N0° 54' 40"E as derived from geodetic values published by the California Spatial Reference Center. Distances shown are ground distances.



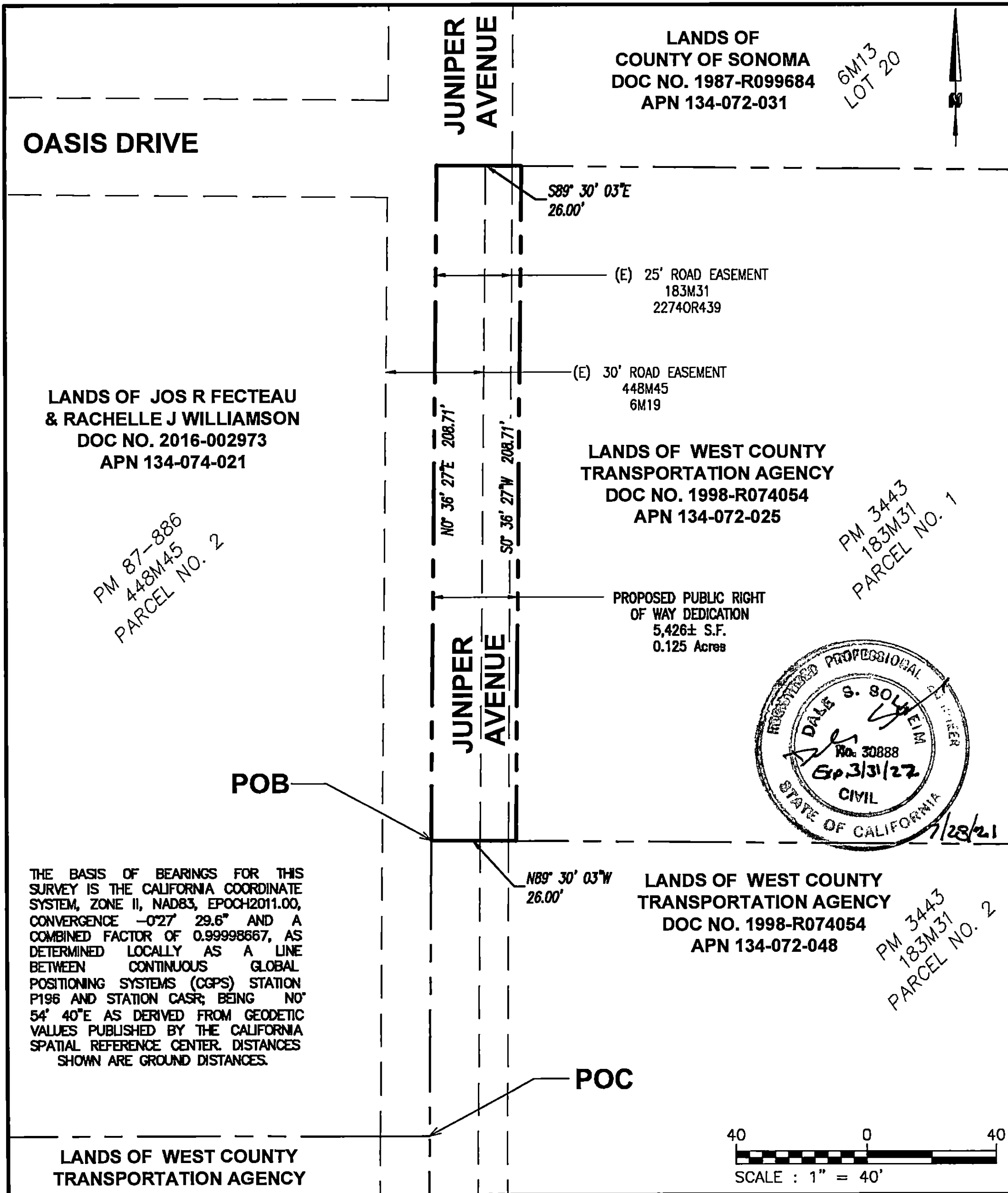
Dale Solheim, R.C.E. 30888
My License Expires March 31, 2022



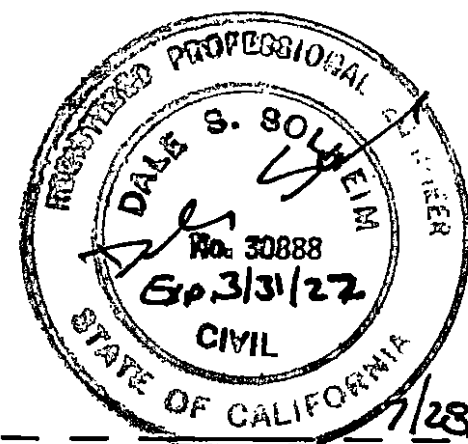
7-28-2021

Date

EXHIBIT "F"



THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE II, NAD83, EPOCH2011.00, CONVERGENCE -0°27' 29.6" AND A COMBINED FACTOR OF 0.99998667, AS DETERMINED LOCALLY AS A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P196 AND STATION CASR; BEING N0° 54' 40"E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER. DISTANCES SHOWN ARE GROUND DISTANCES.



EBA
ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

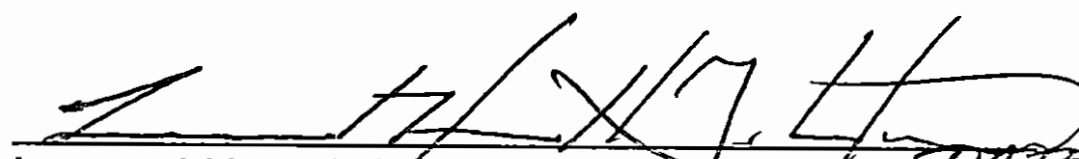
RIGHT OF WAY DEDICATION
APN 134-072-025
OF A PORTION OF THE LANDS OF WEST COUNTY TRANSPORTATION AGENCY
AS DESCRIBED IN DOCUMENT 1998-R074054
OFFICIAL RECORDS OF SONOMA COUNTY

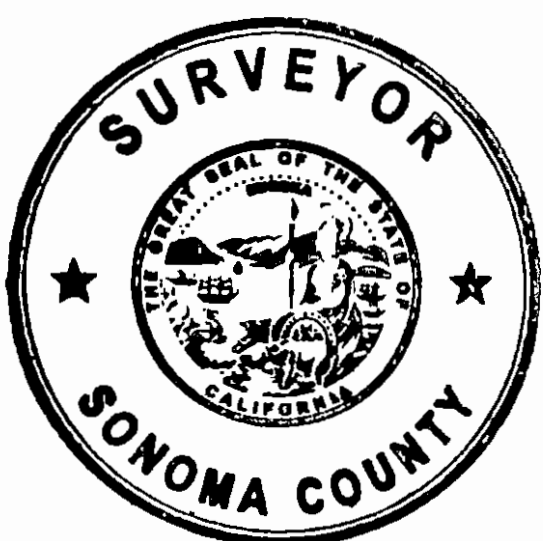
JULY 2021

20-2850

CERTIFICATE OF ACCEPTANCE
(Government Code 27281)

This is to certify that the easement interests in real property offered by the Grant of Road, Public Utility, and Sidewalk Easement Dedication dated August 3, 2021 from West County Transportation Authority; under Document Numbers 1999 052571 & 1998 074054, respectively Official Records of Sonoma County, to the COUNTY OF SONOMA, a political subdivision of the STATE OF CALIFORNIA, is hereby accepted on September 13, 2021, on behalf of the COUNTY OF SONOMA, pursuant to the authority conferred by Resolution No. 85-1640 of the Board of Supervisors as adopted on July 30, 1985, and the grantee consents to recordation thereof by its duly authorized officer.


Leonard H. Gabrielson, PLS 7886 *DATED: SEPTEMBER 13, 2021*
COUNTY SURVEYOR, COUNTY OF SONOMA



APN: 134-072-022, 134-072-025, 134-072-048
FILE NUMBER: PLP98-0050
PROJECT NAME: JUNIPER AVENUE ROADWAY IMPROVEMENTS
ROAD NAME & NUMBER: JUNIPER AVE 68084
INTEREST: ROAD, PUBLIC UTILITY, AND SIDEWALK EASEMENT
POST MILE: 9.87 – 10.00

Sur 20-0092