

BOUNDARY NOTE

BOUNDARY LINES SHOWN HEREON ARE BASED ON ASSESSOR'S PARCEL LINES AND RECORD DATA PER BOOK 348 OF MAPS, PAGES 12-13; BOOK 492 OF MAPS, PAGE 25 AND DN 2022-053928. ONLY THE PHYSICAL CENTERLINE OF HOT SPRINGS ROAD AND MONUMENTS SHOWN HEREON WERE SURVEYED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 2017.50.

ELEVATION NOTES

CONTOURS SHOWN ARE PUBLICLY AVAILABLE DATA THROUGH THE SONOMA VEGETATION MAPPING AND LIDAR PROGRAM, PROVIDED BY THE UNIVERSITY OF MARYLAND UNDER NASA GRANT NNX13AP69G.

ELEVATIONS ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

CONTOUR INTERVAL IS 20 FEET.

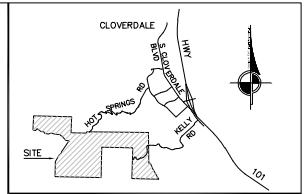
PURPOSE STATEMENT

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO RECONFIGURE THREE PARCELS TO CONFORM WITH EXISTING USE AND PHYSICAL CONDITIONS, I.E., TRANSFERRING LANDS LYING SOUTH OF THE CENTERLINE OF HOT SPRINGS ROAD FROM LEVY TO JADE MOUNTAIN LLC.

ALL ACREAGES ARE PER TAX ASSESSOR ROLE AND WERE NOT SURVEYED.

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- - - BOUNDARY LINE TO BE EXTINGUISHED
- ASSESSOR'S PARCEL LINE
- COMBINING SYMBOL
- DOCUMENT NUMBER
- ADMINISTRATIVE CERTIFICATE OF COMPLIANCE



LOCATION MAP NOT TO SCALE

PROJECT DETAILS

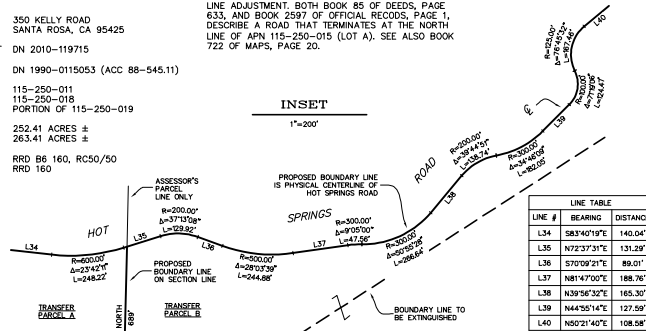
LOT A OWNER	LOT B OWNER	LOT C OWNER
LAURENT & FANNY LEVY	JADE MOUNTAIN LLC	JADE MOUNTAIN LLC
2000 HOT SPRINGS ROAD CLOVERDALE, CA 95425		
PHONE NUMBER (707) 888-8731	PHONE NUMBER	PHONE NUMBER
SITE ADDRESS HOT SPRINGS ROAD CLOVERDALE, CA 95425	SITE ADDRESS HOT SPRINGS ROAD/KELLY ROAD SANTA ROSA, CA 95425	SITE ADDRESS 350 KELLY ROAD SANTA ROSA, CA 95425
VESTING DOCUMENT DN 2022-053928	VESTING DOCUMENT DN 2010-119715	VESTING DOCUMENT DN 2010-119715
PROOF OF LEGAL PARCEL STATUS DN 1993-084411	ACC DN 1990-0115055 (ACC 88-545.13)	ACC DN 1990-0115053 (ACC 88-545.11)
APN 139-010-017, 115-250-015	APN 139-010-007 PORTION OF 115-250-019	APN 115-250-011 115-250-018 PORTION OF 115-250-019
EXISTING SIZE 171.83 ACRES ±	EXISTING SIZE 204.00 ACRES ±	EXISTING SIZE 252.41 ACRES ±
PROPOSED SIZE 143.63 ACRES ±	PROPOSED SIZE 219.00 ACRES ±	PROPOSED SIZE 263.41 ACRES ±
ZONING RRD B6 160, RC50/50 LAND USE RRD 160	ZONING RRD B6 160, RC50/50 LAND USE RRD 160	ZONING RRD B6 160, RC50/50 LAND USE RRD 160

ROAD NOTES

KELLY ROAD (APN 115-250-007) IS A PRIVATE ROAD, 100 FEET IN WIDTH, UNDER THE OWNERSHIP OF BARONI TRUST, DESCRIBED IN DN 2004-093916.

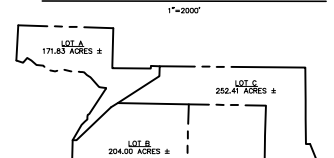
NO KNOWN DOCUMENT EXISTS THAT DESCRIBES FOR PUBLIC USE THE PORTION OF HOT SPRINGS ROAD PASSING OVER THE PARCELS AFFECTED BY THIS LOT LINE ADJUSTMENT. BOTH BOOK 65 OF DEEDS, PAGE 633, AND BOOK 2597 OF OFFICIAL RECORDS, PAGE 1, DESCRIBE A ROAD THAT TERMINATES AT THE NORTH LINE OF APN 115-250-015 (LOT A). SEE ALSO BOOK 722 OF MAPS, PAGE 20.

INSET

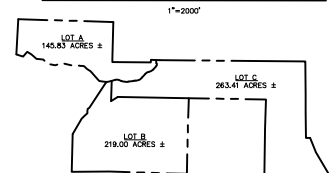


LINE #	BEARING	DISTANCE
L34	S81°40'19"E	140.04'
L35	N72°3'31"E	131.29'
L36	S70°09'21"E	89.01'
L37	N81°47'00"E	188.76'
L38	N39°36'32"E	185.30'
L39	N44°50'14"E	127.99'
L40	N50°21'40"E	108.08'

EXISTING LOT CONFIGURATION



PROPOSED LOT CONFIGURATION



SURVEYOR'S STATEMENT

THIS LOT LINE ADJUSTMENT SITE MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION IN APRIL, 2021, AT THE REQUEST OF LAURENT ELIE LEVY. THE DATA SHOWN HEREON IS OF RECORD.

M.A. ELY
Matthew D. Ely, P.L.S. 9396



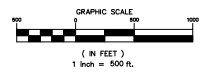
5/11/2023
DATE:

LINE #	BEARING	DISTANCE
L1	S60°22'12"E	54.47'
L2	S70°31'38"E	226.28'
L3	N43°13'38"E	212.21'
L4	S56°20'11"E	165.36'
L5	S49°40'11"E	231.36'
L6	S82°59'13"E	235.06'
L7	S36°58'43"E	159.47'
L8	S78°39'00"E	307.54'
L9	N72°39'06"E	89.45'
L10	N72°01'01"E	167.68'
L11	S74°49'13"E	316.61'
L12	S80°12'46"E	246.96'
L13	S82°12'23"E	82.06'
L14	S80°30'12"E	26.16'
L15	S89°43'01"E	27.60'
L16	S79°23'10"E	61.69'
L17	S46°48'32"E	61.91'
L18	S43°13'28"E	56.29'
L19	S82°39'31"E	84.97'
L20	S56°08'43"E	58.94'
L21	S43°23'04"E	54.26'
L22	S40°23'30"E	359.60'
L23	S52°50'39"E	48.98'
L24	S77°09'50"E	51.00'
L25	S84°06'37"E	180.42'
L26	S02°50'58"E	24.31'
L27	S33°29'36"W	1039.21'
L28	S50°18'16"W	56.62'
L29	S16°58'02"W	62.06'
L30	S07°30'21"W	87.38'
L31	S47°39'27"W	113.37'
L32	S43°25'54"W	158.15'
L33	S29°13'46"W	646.39'

BOUNDARY LINES IN THIS AREA ARE DESCRIBED IN DN 1991-118077 & DN 1991-118077, SEE LINE TABLE A.

TRANSFER PARCEL A TO LOT B FROM LOT A TO LOT B 15.00 ACRES (NOT A PART OF THIS LLA)

SEE INSET FOR PROPOSED BOUNDARY



Job Name: LEVY LOT LINE ADJUSTMENT
 DRAWN BY: DJC CHECKED BY: MDD
 SCALE: 1"=500'
 SHEET: 1 OF 1 JOB NUMBER: 9310-21
 Description: LLA SITE PLAN
 DWG. FILE: Y:\3RD\04\9310 LLA Site Plan 3033011.dwg
 DATE: May 11, 2023
 TIME: 8:29am
 CINGUINI & PASSARINO, INC. LAND SURVEYING
 BOUNDARY TOPOGRAPHIC CONSTRUCTION SUBDIVISIONS
 WWW.CINGUINIANDPASSARINO.COM