



County of Sonoma  
Permit & Resource Management Department

To: Interested Agencies

September 16, 2019

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** CMO19-0009  
**Applicant Name:** Greg Dexter  
**Owner Name:** John and Christine Baird  
Robert Clark  
Meritt and Sadie Dahlgren  
Teresa Dalziel  
Gregory and Melinda Dexter  
John and April Gomes  
Sara Turk  
**Site Address:** 825, 833, 835, 841 & 1200 Leslie Road, 8552 & 8758 Chalk Hill Road, Healdsburg  
**APN:** 079-200-004, 005, 006, 007, 008, 009, 010, & 012

**Project Description:** Request for a Certificate of Modification to add use restrictions, and modify insurance requirements for the Pool Creek Declaration of Restrictions (CC&Rs) involving eight parcels created by the Pool Creek Subdivision (Bk. 342, pgs. 1-7).

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by October 14, 2019, and should be sent to the attention of: CMO19-0009, Scott Orr (scott.orr@sonoma-county.org). The Project Planner can also be reached at 707-565-1754.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |                                                                   |                                                                                     |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> PRMD Management Group         | <input checked="" type="checkbox"/> BOS Dist. 4 Director and Commissioners          |
| <input checked="" type="checkbox"/> PRMD Natural Resources        | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal)                |
| <input checked="" type="checkbox"/> So. Co. Environmental Health  | <input checked="" type="checkbox"/> State Water Resources Control Board             |
| <input checked="" type="checkbox"/> Regional Parks Dept           | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> Fire and Emergency Services   | <input checked="" type="checkbox"/> Regional Water QCB: North Coast                 |
| <input checked="" type="checkbox"/> Local Fire District – Windsor | <input checked="" type="checkbox"/> Sonoma MOAG                                     |
| FPD                                                               | <input checked="" type="checkbox"/> Tribal Notification                             |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment  |                                                                                     |



- Assessor
- Economic Development Board
- Transit/BPAC
- SCTA/RCPA
- Knights/Franz Valley Association
- Windsor Chamber of Commerce
- Friends of Mark West Watershed
- Soiland Management Co.
- Windsor Water District



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



Agenda Request Sheet - All Informaton Must Be Filled In

**Applicant:** Greg Dexter  
833 Leslie Road  
Healdsburg, CA 95448

Date Accepted: 08/29/2019  
File #: CMO19-0009  
PCAS #: JR612800

**Appellant:**

Staff:  
Sup District: District 4  
Zoning: LIA B6 20, NONE

-004

- Parcel:** 079-200-005
- 079-200-006
- 079-200-007
- 079-200-008
- 079-200-009
- 079-200-010
- 079-200-012

Williamson Act Contract: yes \_\_\_ no X  
Neighborhood Notification: yes X no \_\_\_

- Address:** 835 Leslie Rd  
Healdsburg, CA 95448
- 833 Leslie Rd  
Healdsburg, CA 95448
- 8758 Chalk Hill Rd  
Healdsburg, CA 95448
- 841 Leslie Rd  
Healdsburg, CA 95448
- 1501 Leslie Rd  
Healdsburg, CA 95448
- 825 Leslie Rd  
Healdsburg, CA 95448
- 8552 Chalk Hill Rd  
Healdsburg, CA 95448
- 1200 Leslie Rd  
Healdsburg, CA 95448

On-Site Public Hearing Sign: yes \_\_\_ no \_\_\_  
Date Complete for Processing: \_\_\_\_\_

**Description:** Request for a Certificate of Modification to add use restrictions, and modify insurance requirements for the Pool Creek Declaration of Restrictions (CC&Rs) involving eight parcels created by the Pool Creek Subdivision (Bk. 342, pgs. 1-7).

Env. Status: CE X ND \_\_\_ MND \_\_\_ EIR \_\_\_ State Clearing House Review and 30 day notice? yes \_\_\_ no \_\_\_

Public Hearing: yes \_\_\_ no \_\_\_ Continued Hearing: yes \_\_\_ no \_\_\_ from \_\_\_\_\_ County Counsel? yes \_\_\_ no \_\_\_

Requested Date and Amount of Time: \_\_\_\_\_ Need BOS Hearing: yes \_\_\_ no \_\_\_ Uncontested: yes \_\_\_ no \_\_\_

**OWNER**

Name: BAIRD JOHN N & BAIRD CHRISTINE H  
Addr: 9048 BROOKS RD S # S-121  
WINDSOR, CA 95492-7811

**OWNER**

Name: CLARK ROBERT GRAY  
Addr: 825 LESLIE RD  
HEALDSBURG, CA 95448-9502

**OWNER**

Name: DAHLGREN MERITT A & DAHLGREN SADIE  
Addr: 8758 CHALK HILL RD  
HEALDSBURG, CA 95448

**OWNER**

Name: DALZIEL TERESA M ET AL  
Addr: 2502 DOUGHTY WAY  
SANTA ROSA, CA 95403

**OWNER**

Name: DEXTER GREGORY P TR & DEXTER MELINDA D TR

Need application forms and indem n. forms for all property owners.

---

PRAC fee mistakenly taken in. missing surveyor processing fee. Emailed Accting to resolve on

-KB

CA Regional Water Quality/North Coast Region  
5550 Skylane  
Ste A  
Santa Rosa, Ca 95403

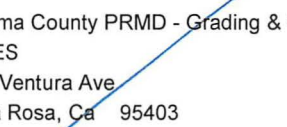


Friends of Mark West Watershed  
Raymond E. Krauss  
6969 St. Helena Rd  
Santa Rosa, Ca 95404

Knights/Franz Valley Assn  
Craig Enyart  
Box 902  
Calistoga, Ca 94515

Soiland Management Co.  
Marlene Soiland  
3450 A Regional Parkway  
Santa Rosa, Ca 95403

Sonoma County PRMD - Grading & Stormwater  
NPDES  
2550 Ventura Ave  
Santa Rosa, Ca 95403



Tribal Consultation  
XXXX  
XXXX, Xx 00000

Windsor Chamber of Commerce  
Box 367  
Windsor, Ca 95492

Windsor Water District  
Paul Piazza  
Box 100  
Windsor, Ca 95492

Addr: 833 LESLIE RD  
HEALDSBURG, CA 95448

**OWNER**

Name: GOMES JOHN A TR & GOMES APRIL M TR

Addr: 1501 LESLIE RD  
HEALDSBURG, CA 95448

**OWNER**

Name: TURK SARA A TR

Addr: 8552 CHALK HILL RD  
HEALDSBURG, CA 95448-9524

**REFERRALS AND NOTICING:**

- County Surveyor
- Health Specialist
- Sanitation
- Grading and Storm Water
- SUSMP
- Building Inspection
- Code Enforcement
- Road Naming
- So County Environmental Health
- DTPW, Land Development
- DTPW, Drainage
- Ag Commissioner
- Regional Parks
- Fire and Emergency Services
- FPD: CSA and FIRE SERVICES Windsor FPD
- Treasurer Special Assessment Assessor
- Landmarks Commission
- Landmarks Approval Required
- Trans/BPAC
- Communications
- SCTA/RCPA
- Sheriff Community Service Office
- LAFCO
- ALUC/CLUP

- BOS Dist 9 Director
- BOS Dist 1 Director and SVCAC
- Valley of the Moon Alliance and Kenwood Press
- NW Information Center, S.S.U.
- Milo Baker Chapter Conservation Committee
- PG&E
- School District
- Recology (Disposal)
- US Army Corps of Engineers
- State Coastal Commission-Appealable? Y \_\_\_ N \_\_\_
- State Dept of Transportation (Catrans)
- State Dept of Fish and Wildlife
- CAL Fire
- State Dept of Health
- State Parks and Recreation
- Regional Water OCB: North Coast SF Bay
- Air Pollution Control: No. So County/Day Area AQM
- City of \_\_\_\_\_ Dept.
- Sonoma MOAG
- see attached
- Jen Klein
- Sita Kuteira

# Planning Application

## PJR-001

**Application Type(s):**

- Admin Cert. Compliance
- Ag. or Timber Preserve/Contract
- Conditional Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Zoning Permit for: \_\_\_\_\_

- Design Review Admin.
- Design Review Full
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision

**File #** cmo 19-0009

- Minor Subdivision
- Voluntary Merger
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Other: \_\_\_\_\_

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.**

**PRINT CLEARLY**

APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name <u>Greg Dexter</u>				Name <u>Pool Creek HOA</u>			
Mailing Address <u>833 Leslie Rd</u>				Mailing Address <u>833 Leslie Rd</u>			
City <u>Healdsburg</u>	State <u>CA</u>	Zip <u>95448</u>		City <u>Healdsburg</u>	State <u>CA</u>	Zip <u>95448</u>	
Day Ph <u>(415) 401-1494</u>	Email <u>gdexter833@gmail.com</u>			Day Ph <u>(415) 401-1494</u>	Email <u>gdexter833@gmail.com</u>		
Signature <u>[Signature]</u>		Date <u>8-26-19</u>		Signature <u>[Signature]</u>		Date <u>8-26-19</u>	

**Billing Responsible Party (At-Cost Only)**     Applicant     Owner     Other: \_\_\_\_\_

**OTHER PERSONS TO RECEIVE CORRESPONDENCE**

PERSON 1				PERSON 2			
Name/Title				Name/Title			
Mailing Address				Mailing Address			
City	State	Zip		City	State	Zip	
Day Ph ( )	Email			Day Ph ( )	Email		

**PROJECT INFORMATION**

Address(es) <u>833 LESLIE RD HEALDSBURG 95448</u>	City
Assessor's Parcel Number(s) <u>079-200-005, -006, -007, -008, -009, -010, -012, 065-200-30</u>	
Project Description <u>Review CC&amp;R Amendment for approval per CC&amp;R provision requiring County approval.</u>	
Acreage	Number of new lots proposed
Site Served by Public Water? <input type="checkbox"/> Yes <input type="checkbox"/> No	Site Served by Public Sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No

Last APN not showing up in our system? ←

**TO BE COMPLETED BY PRMD STAFF**

Planning Area <u>3</u>	Supervisorial District <u>4</u>	<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input type="checkbox"/> 1/2
Current Zoning <u>UA B620</u>		<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input checked="" type="checkbox"/> 3P4
General Plan Land Use <u>UA 20</u>		Specific/Area Plan <u>FRANZ Valley</u>	Parcel Specific Policy	Subject to CEQA	<input checked="" type="checkbox"/> EX <input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Previous Files		Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Application accepted by <u>CYNTHIA DEMODOVIC</u>		Date <u>8-29-19</u>			
Approved by		Date			

LAW OFFICES OF  
PERRY, JOHNSON, ANDERSON,  
MILLER & MOSKOWITZ LLP

438 First Street, 4th Floor, Santa Rosa, CA 95401

August 29, 2019

Permit Sonoma  
2550 Ventura Ave.  
Santa Rosa, CA 95403

Re: Application for Certificate of Modification

To Whom it May Concern:

I am writing on behalf of the project applicant, Greg Dexter, President of the Pool Creek Homeowners Association with respect to the application for certificate of modification. The modification requested in this application is an amendment of the Pool Creek Declaration of Restriction (CC&Rs). The CC&Rs make the County a third-party beneficiary and require the County's consent to any amendment of the CC&Rs.

On March 9, 2019, the membership of the Pool Creek HOA voted in favor of amending the CC&Rs as follows:

1. Article X was amended to add the following provision: (y) Commercial Cannabis. No Lot, Common Area, or any other portion of the subject property, or building or other structure constructed, erected, altered, or maintained thereon, may be used for or in connection with commercial cannabis cultivation, processing, or operations of any kind. Any use within the Subdivision for such purposes shall be deemed a nuisance.

2. Article X was amended to add the following provision: (z) Vacation Rentals. No building or other structure, whether temporary or permanent, located upon any portion of the subject property may be used as a "Vacation Rental." The term Vacation Rental, as used herein, shall mean rental to a tenant or subtenant of all, or any portion of, a building or structure for a period of thirty (30) days or less. In the event of a use that is in violation of this paragraph, the Association shall have all right and authority to take all action necessary to evict the tenant, and the owner shall be deemed to have conferred said right and authority upon the Association.

3. Article VI, Paragraph 1.D. was amended to as follows: Liability insurance insuring the Association and owners against any liability to the public or to any owner, their invitees or tenants incident to their occupation or use of the Common Area and the lots in a combined personal injury and property damage coverage of liability not less than one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) in the aggregate. Coverage to be reviewed at least annually by the Association and increased in its discretion.

William D. Anderson  
David F. Beach  
Isaac M. Gradman  
John E. Johnson\*  
Marla Keenan-Rivero\*  
Scott A. Lewis  
Michael G. Miller  
Lawrence A. Moskowitz\*  
Jeremy L. Olsan  
Leslie R. Perry  
Burton H. Fohrman  
Roger J. Illsley  
Daphne A. Beletsis  
Mary Jane Schneider  
Sheila S. Craig\*  
Deborah S. Bull †  
Oscar A. Pardo  
Martin L. Hirsch  
Megan J. Lightfoot  
Amy S. Winters  
Nicole M. Jaffee  
Kristin Mattiske-Nicholls  
Traci L. Carrillo  
E. Page Allinson  
Chad O. Dorr  
Sarah Jane T.C. Truong  
Kelsey L. O'Rourke

Certified Specialist  
\* Family Law  
† Appellate Law  
The State Bar of California  
Board of Legal Specialization

TELEPHONE  
(707) 525•8800

FACSIMILE  
(707) 545•8242

E-MAIL  
hirsch@  
perrylaw.net

August 29, 2019

Page 2

The Pool Creek HOA now submits this application for approval of the CC&R amendment. In support of the application, we submit the following documents:

1. Completed Planning Application Form and Indemnification Agreement;
2. Parcel Map;
3. CC&Rs;
4. Deed for the parcels located within Pool Creek HOA; and
5. Minutes of March 9, 2019 Board Meeting.

Please feel free to contact me should you need any additional information or documentation. I look forward to working with you.

Very truly yours,



Martin L. Hirsch

P  
J  
A  
M  
&  
M



# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
179-049

079-2

## POOL CREEK SUBDIVISION

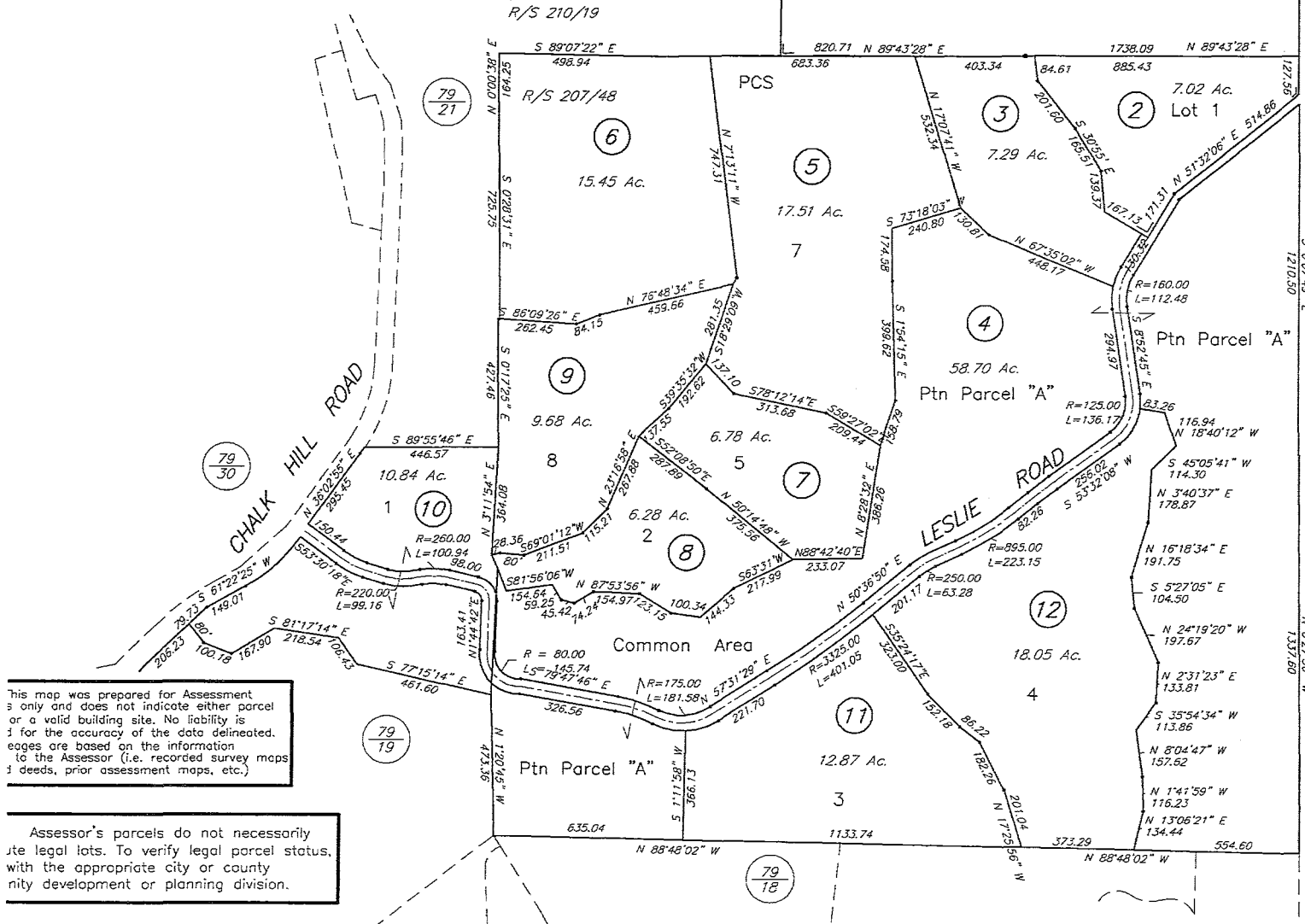
REC. 12-28-1982 IN BK.342 , MAPS, PGS. 1-7

### Parcel Map No. 1324-A

REC. 06-20-1975 IN BK.223 , MAPS, PGS. 9-00

### Parcel Map No. 5287

REC. 01-19-1977 IN BK.247 , MAPS, PGS. 4-5



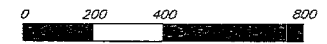
79  
13



SCALE: 1"=400'

REVISED  
08-03-90=12-LSL  
07-03-01=Cor-KB  
03-02-16=AdjPg-KB

79  
15



Assessor's Map Bk. 079, Pg. 20  
Sonoma County, Calif. (ACAD)

KEY 6-8-10 KB

This map was prepared for Assessment only and does not indicate either parcel or a valid building site. No liability is for the accuracy of the data delineated. edges are based on the information to the Assessor (i.e. recorded survey maps & deeds, prior assessment maps, etc.)

Assessor's parcels do not necessarily jibe legal lots. To verify legal parcel status, with the appropriate city or county nity development or planning division.

79  
12

**Pool Creek HOA**  
**Draft Special Board Meeting Minutes**

Saturday, March 9, 2019

**Notice**

Notice (the Agenda) was sent to all PCHOA members of the Special Board meeting on March 5<sup>h</sup>, 2019.

**Call to Order**

Greg Dexter called the meeting to order and Rob Clark seconded it.

**Present**

Greg & Melinda Dexter, John Baird, Sue Savage, Jamie Ballachino, and Rob Clark. Also in attendance were Ms. Brenda Lynch and Ms. Michelle Voge from BK Lynch and Associates.

**Approval of Minutes**

Upon a motion by John Baird the Minutes of the meeting dated February 2nd, 2019 were unanimously approved.

**Announcement of Membership vote for proposed CC&R Amendments:**

The Inspector of Election opened the ballots and announced the results as follows:

- |      |                             |  |             |
|------|-----------------------------|--|-------------|
| i.   | <u>Commercial Cannabis</u>  |  |             |
|      | In favor of prohibition – 7 |  | Against - 1 |
| ii.  | <u>Vacation Rentals</u>     |  |             |
|      | In favor of prohibition – 6 |  | Against - 2 |
| iii. | <u>Liability Insurance</u>  |  |             |
|      | In favor -- 8               |  | Against – 0 |

John Baird proposed that the results of the election be approved. Rob Clark seconded. It was further resolved that Greg Dexter be and he is hereby authorized to contact the Board of Supervisors and file the necessary petitions and other documents to finalize the amendments.

**Open Forum**

Greg Dexter stated it had been a pleasure to work with James Ernst, prior to his sudden passing.

Jamie Ballachino indicated that he would submit a resolution for the membership to consider to further amend the CC&Rs prohibiting the use of pesticides anywhere on the HOA. He subsequently decided, on the advice of HIS counsel, not to make such a proposal at this time.

Sue Savage proposed that the adopted amendment pertaining to Vacation Rentals be further amended, when appropriate, to include house exchanges. Until such time and the amendment is voted on, the Board agreed with the proposed change.

**Adjournment**

There being no further business, the meeting was upon notice duly made and seconded adjourned.

**Next Board Meeting**

The next Board Meetings is scheduled for March 30, 2019.

M J N

OWNERS CERTIFICATE

THE LAZY "G" BOYS, A LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS THE OWNER AND HAS THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND IT IS THE ONLY PARTY WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND IT CONSENTS TO THE MAKING OF SAID MAP AND SUBDIVISION WITHIN THE BORDER LINES AS SHOWN HEREON, AND HEREBY DEDICATES TO PUBLIC USE LESLIE ROAD AS SHOWN HEREON.

USE OF SAID REAL PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THAT CERTAIN DECLARATION ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS," RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SONOMA, 12-28, 1982, AS DOCUMENT NUMBER 82-70165 OF OFFICIAL RECORDS. 82-70166

THE LAZY "G" BOYS, A LIMITED PARTNERSHIP

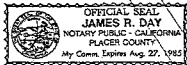
BY: Roseclark Clark by Robert A. Hyerle  
RECE ROBERT CLARK BY ROBERT A. HYERLE,  
HIS ATTORNEY IN FACT.

NOTARY PUBLIC

STATE OF CALIFORNIA) ss.  
COUNTY OF Racco

ON THIS 16 DAY OF October, 1982, BEFORE ME, James R. Day, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Racco STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROBERT A. HYERLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AS THE ATTORNEY IN FACT OF RECE ROBERT CLARK, AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF RECE ROBERT CLARK THEREON AS PRINCIPAL AND HIS OWN NAME AS ATTORNEY IN FACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



James R. Day  
NOTARY PUBLIC IN AND FOR THE COUNTY OF Racco, STATE OF CALIFORNIA.

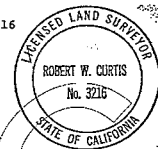
SURVEYOR'S CERTIFICATE

I, ROBERT W. CURTIS, HEREBY CERTIFY THAT I AM A DULY LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN JULY, 1981, THAT THE IRON PIPES SHOWN THEREON HAVE BEEN SET, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: Nov. 16, 1982

Robert W. Curtis

ROBERT W. CURTIS  
LICENSED LAND SURVEYOR NO. 3216  
HEALDSBURG, CALIFORNIA.



COUNTY SURVEYOR'S CERTIFICATE

I, LEON E. ANDERSON, COUNTY SURVEYOR IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA, HAVE EXAMINED THE MAP OF THIS SUBDIVISION AND FOUND IT TO SUBSTANTIALLY CONFORM TO THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. ALL THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND APPLICABLE LOCAL SUBDIVISION ORDINANCES HAVE BEEN COMPLIED WITH. I HEREBY CERTIFY THIS MAP IS TECHNICALLY CORRECT.

DATE: December 17, 1982



Leon E. Anderson  
LEON E. ANDERSON  
COUNTY SURVEYOR

DEPUTY COUNTY SURVEYOR

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ None. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL.

SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTIONS 66493(a) AND 66493(c) IS HEREBY ACCEPTED AND APPROVED.

DATE: December 9, 1982

Donald W. Myers  
Donna M. Fallett  
TMC (COLLECTOR & REDEMPTION OFFICER)  
SONOMA COUNTY, CALIFORNIA.

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE COUNTY OF SONOMA, NAMELY BOND(S) UNDER GOVERNMENT CODE SECTIONS 66493(a) AND 66493(c) IN THE SUMS OF \$ 0 AND \$ 0 RESPECTIVELY.

I FURTHER CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED IN BEHALF OF THE PUBLIC LESLIE ROAD AS SHOWN UPON THIS MAP.

DATE: 12-23-82

Eric J. Lewis

RESOLUTION NO. 73325

CLERK OF THE BOARD OF SUPERVISORS  
SONOMA COUNTY, CALIFORNIA.

COUNTY RECORDER'S CERTIFICATE

FILED THIS 28 DAY OF December, 1982 AT 10:00 A.M. IN BOOK 342 OF MAPS AT PAGES 1-7, AT THE REQUEST OF THE COUNTY CLERK, SONOMA COUNTY, CALIFORNIA.

FEE: \$18.00

Bernice A. Peterson  
COUNTY RECORDER

82-70162

P. J. Laughlin  
DEPUTY COUNTY RECORDER

**TRACT NO. 613  
POOL CREEK SUBDIVISION**

BEING A DIVISION OF THE LANDS OF LAZY "G" BOYS, A LIMITED PARTNERSHIP, PER THE DEEDS RECORDED IN OFFICIAL DOCUMENT NUMBERS 82-07886 AND 82-07887 SONOMA COUNTY RECORDS; LOCATED IN SECTIONS 8 & 17 T.9N.; R.9W.; M.D.M.

PLANNING DEPT. FILE NO. 160.867

COUNTY OF SONOMA, STATE OF CALIFORNIA  
SCALE: AS SHOWN AUGUST, 1981

**CURTIS & TURK, INC.**  
805 HEALDSBURG AVENUE - HEALDSBURG, CA. 95448 - 433-4808  
A.P.N. 65-200-30, 65-340-01 THRU 06 | SHEET 1 OF 7 | 29-45

M J N  
2

**TRUSTEES CERTIFICATE**

WE, THE TRUSTEES UNDER THE DEED OF TRUST RECORDED IN BOOK 1999, OFFICIAL RECORDS, PAGE 315, SONOMA COUNTY RECORDS, AGAINST THE TRACT OF LAND HERON SHOWN, HEREBY CONSENT TO THE MAKING AND FILING OF THIS MAP.

WESTERN TITLE INSURANCE COMPANY, A CORPORATION, formerly THE SONOMA COUNTY ABSTRACT BUREAU, A CORPORATION

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED THIS 24th DAY OF SEPTEMBER, 1982, BY ITS OFFICERS THEREUNTO AUTHORIZED.

*Susan M. Weaver*  
SUSAN M. WEAVER  
VICE PRESIDENT

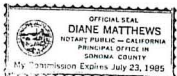
*William A. Wood*  
WILLIAM A. WOOD  
ASSISTANT SECRETARY

**NOTARY PUBLIC**

STATE OF CALIFORNIA)  
COUNTY OF SONOMA : 99.

ON THIS 24th DAY OF SEPTEMBER, 1982, BEFORE ME, DIANE MATTHEWS, A NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SUSAN M. WEAVER AND WILLIAM A. WOOD, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASS'T. SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

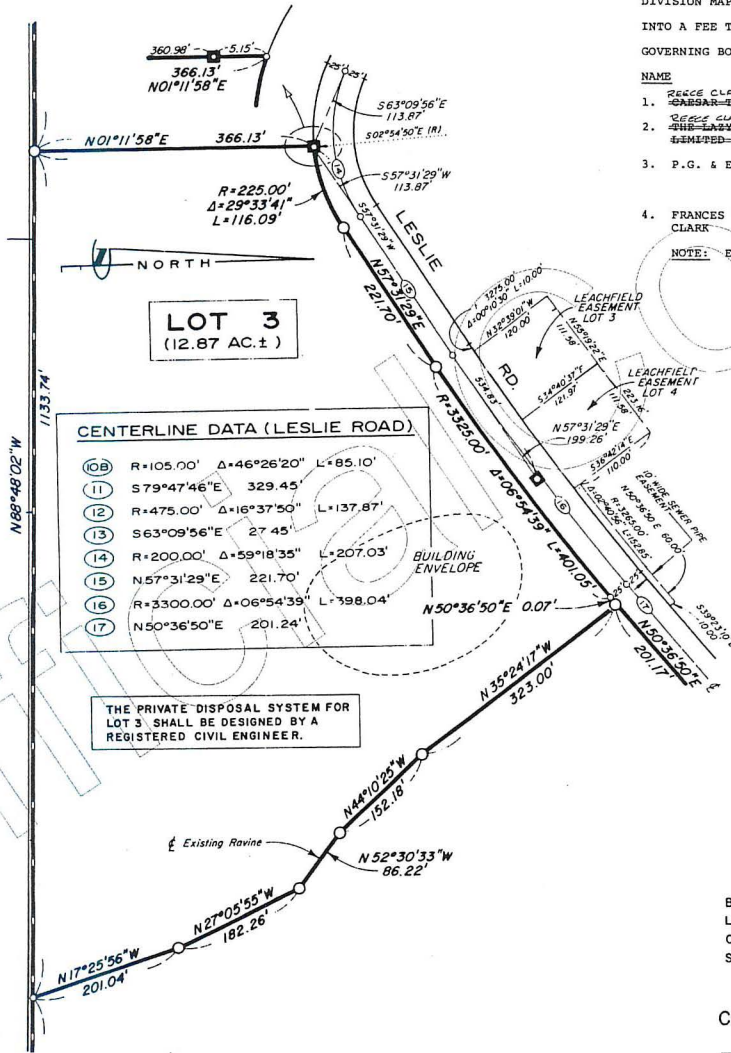
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



*Diane Matthews*  
NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA.

**LEGEND**

- SET 1/2" Iron Pipe, logged, L.S. 3216.
- SET Brass Disc in concrete (6"sq. X 36" deep), stamped L.S. 3216.
- ⊙ FOUND SURVEY MONUMENT - SEE SHEET 3 for reference data.
- Point of termination and/or change in line direction, not monumented.
- X Existing fence at/or near boundary line.
- ..... Indicates Radial-Bearing.



**EASEMENTS CERTIFICATE**

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(c) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

NAME	RECORDED	NATURE OF EASEMENT
1. REECE CLARK JR. ET EX <del>BARBARA BARR</del>	2198 OR 335	PIPE LINES
2. REECE CLARK JR. ET EX <del>THE LAZY "G" BOYS - A LIMITED PARTNERSHIP</del>	2198 OR 339	GENERAL ROAD AND UTILITY PURPOSES
3. P.G. & E.	759 OR 175	ERECT, CONSTRUCT, AND MAINTAIN POLES AND FIXTURES
4. FRANCES VAUGHAN CLARK	3371 OR 171	ROAD AND UTILITY PURPOSES

NOTE: EASEMENTS 1, 2, and 3 ARE NOT PLOTTED ON THIS MAP.

**TRACT NO. 613  
POOL CREEK SUBDIVISION**

BEING A DIVISION OF THE LANDS OF LAZY "G" BOYS, A LIMITED PARTNERSHIP, PER THE DEEDS RECORDED IN OFFICIAL DOCUMENT NUMBERS 82-07886 AND 82-07887 SONOMA COUNTY RECORDS; LOCATED IN SECTIONS 8 & 17 T.9 N.; R.9 W.; M.D.M.

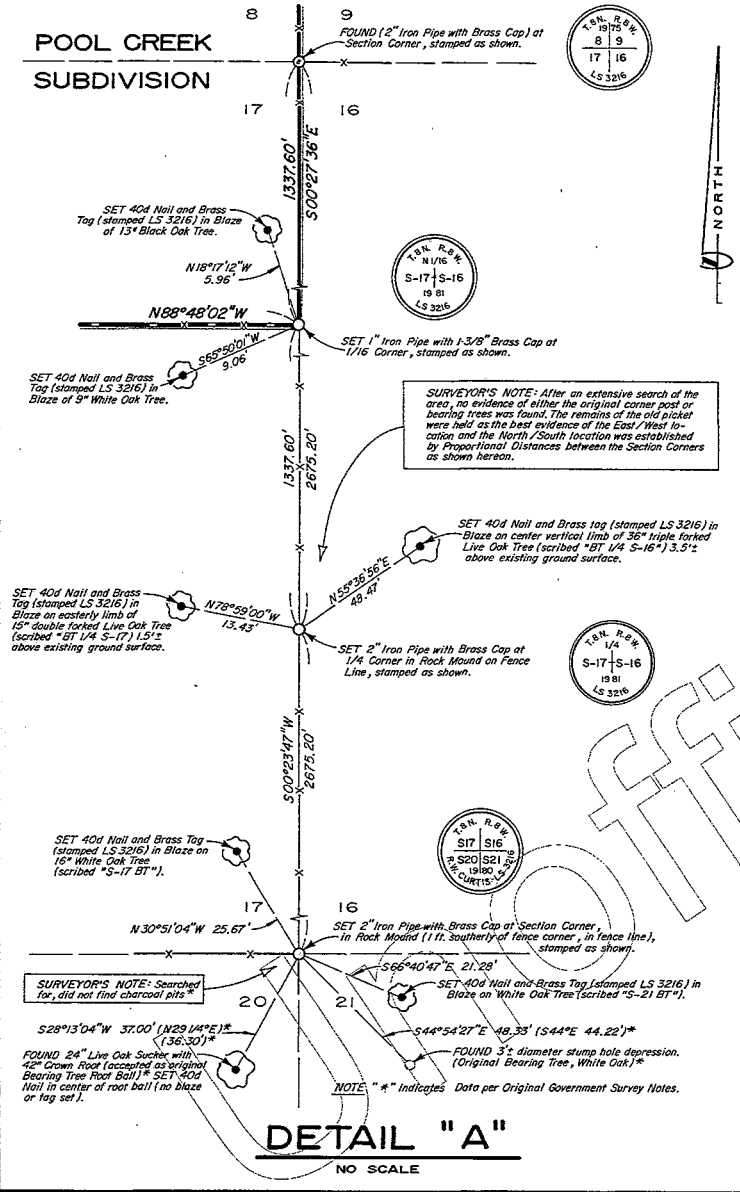
PLANNING DEPT. FILE NO. 180.867

COUNTY OF SONOMA, STATE OF CALIFORNIA  
SCALE: AS SHOWN AUGUST, 1981

**CURTIS & TURK, INC.**  
805 HEALDSBURG AVENUE · HEALDSBURG, CA. 95448 · 433-4808  
A.P.N. 65-200-30, 65-340-01 THRU 06 | SHEET 2 OF 7 | 29-45

M 12

**POOL CREEK  
SUBDIVISION**



**SURVEYOR'S NOTE:** After an extensive search of the area, no evidence of either the original corner post or bearing trees was found. The remains of the old picket were held as the best evidence of the East/West location and the North/South location was established by Proportional Distances between the Section Corners as shown hereon.

**SURVEYOR'S NOTE:** Searched for, did not find charcoal pits.

**NOTE:** \* \* \* Indicates Data per Original Government Survey Notes.

**DETAIL "A"**

NO SCALE

**P.R.A.C. REQUIRED NOTES**

**WATER AGENCY:** A Building Setback Line along the waterway shall be measured from the toe of the streambank outward a distance 2 1/2 times the height of the streambank plus 30 feet or 30 feet outward from the top of the streambank, whichever distance is greater.

**PLANNING:** Areas outside building envelope may require review and approval of the planning director prior to issuance of building permits.

All utilities shall be placed underground at the time of dwelling construction. Evidence from the utility shall be submitted with the building permit application stating the undergrounding has been done, or will be done, during construction.

The General Plan adopted January 1978 does not allow further divisions of these parcels shown hereon. Future divisions are subject to the General Plan in effect at that time.

**LEGEND**

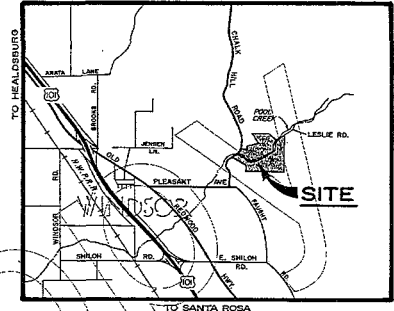
- SET 1/2" Iron Pipe, tagged LS 3216.
- SET Brass Disc in concrete (6" sq. x 36" deep), stamped LS 3216.
- ⊙ FOUND 1/2" iron Pipe, tagged LS 3216 per 247 Maps 4 (PM 5287).
- ⊙ " " " " " " " " 210 Maps 19.
- ⊙ FOUND 1/2" Iron Pipe, tagged LS 2798 per Plat of Survey for E. Bertolone, February 1964, on file in the office of Curtis & Turk, Inc.
- ⊙ FOUND 1/2" Iron Pipe, no tag per 110 Maps 3 (except as noted).
- ⊙ FOUND Monuments as shown per 223 Maps 9 (PM 1324-A).
- ⊙ FOUND 3/4" Iron Pipe, stamped "C.S.S.C." per County of Sonoma Map entitled "Chalk Hill Road - 3-61A", dated May 1947.
- Point of termination and/or change in line direction, not monumented.
- - - Existing fence at or near boundary line.
- Indicates Radial Bearing.

**REFERENCE DATA** (Sonoma County Records, unless otherwise noted)

- RECORD MAP DATA per Parcel Map No. 5287, 247 Maps 4.
- " " " " " " " " Record of Survey, 210 Maps 19.
- MAP DATA per un-recorded Plat of Survey for E. Bertolone, dated February 1964, by Richard Hogan LS 2798. A copy of said plat is on file at the office of Curtis & Turk, Inc.
- RECORD MAP DATA per Record of Survey, 110 Maps 3.
- " " " " " " " " Parcel Map No. 1324-A, 223 Maps 9.
- MAP DATA per County of Sonoma Map entitled "Chalk Hill Road, 3-61A", sheet 2 of 5, dated May 1947. Said map is on file at the Sonoma County Department of Public Works.
- BOUNDARY AGREEMENT LINE per Doc. No. 82-20684, Sonoma County Records.

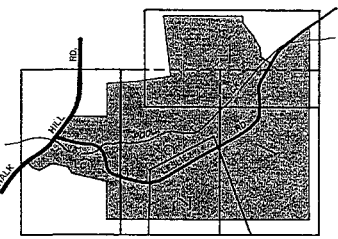
**NOTES**

1. All distances are shown in feet and decimals thereof, to convert to meters, multiply feet by 0.3048.
2. The RED BORDER indicates the boundary of the lands subdivided by this map.
3. BASIS OF BEARINGS: S00°07'49"E per found Section Line monuments as shown on Parcel Map No. 1324-A, 223 Maps 9, Sonoma County Records.
4. Monuments at Leslie Road are set at the Points of Intersection (P.I.) of the roadway centerline tangents.
5. Bench Mark = Chiseled square in the top of easterly concrete rail at the southeast corner of the Chalk Hill Road bridge crossing over Pool Creek, southerly of Leslie Road, Elevation = 192.05.



**VICINITY MAP**

NO SCALE



**SHEET INDEX**

**HEALTH NOTE**

Sewage disposal systems for LOTS 3,4,7&8 shall be designed by a Civil Engineer.

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PLANNING DEPT. FILE NO. 160.867

**COUNTY OF SONOMA, STATE OF CALIFORNIA**

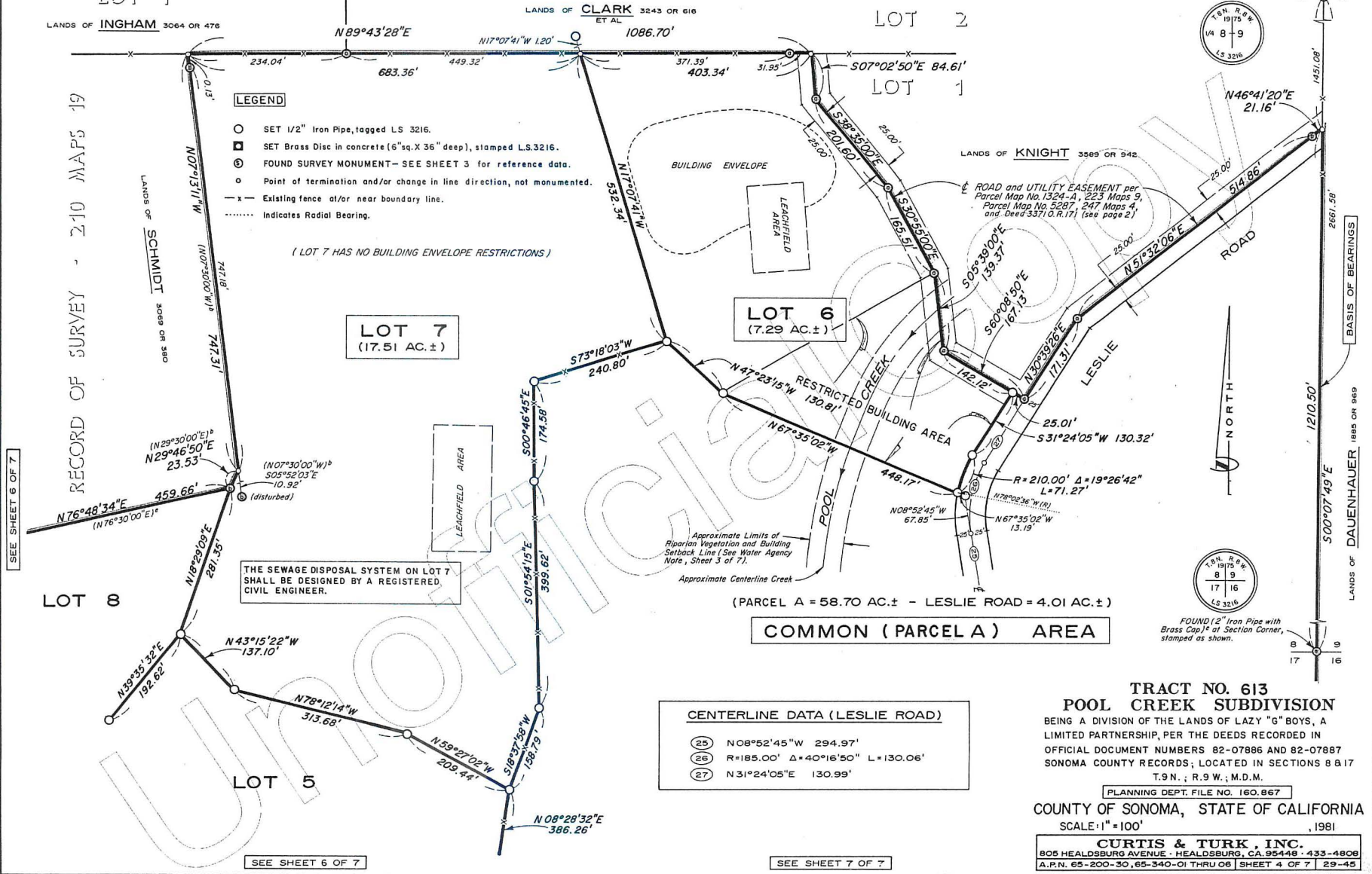
SCALE: AS SHOWN AUGUST, 1981

**CURTIS & TURK, INC.**  
805 HEALDSBURG AVENUE · HEALDSBURG, CA. 95448 · 433-4808  
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PARCEL MAP NO. 1324 -A  
LOT 1

PARCEL MAP NO. 5287 - 247 MAPS 4

MJN



N.B.T.

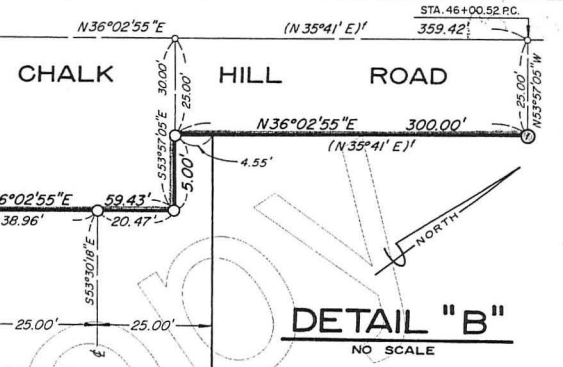
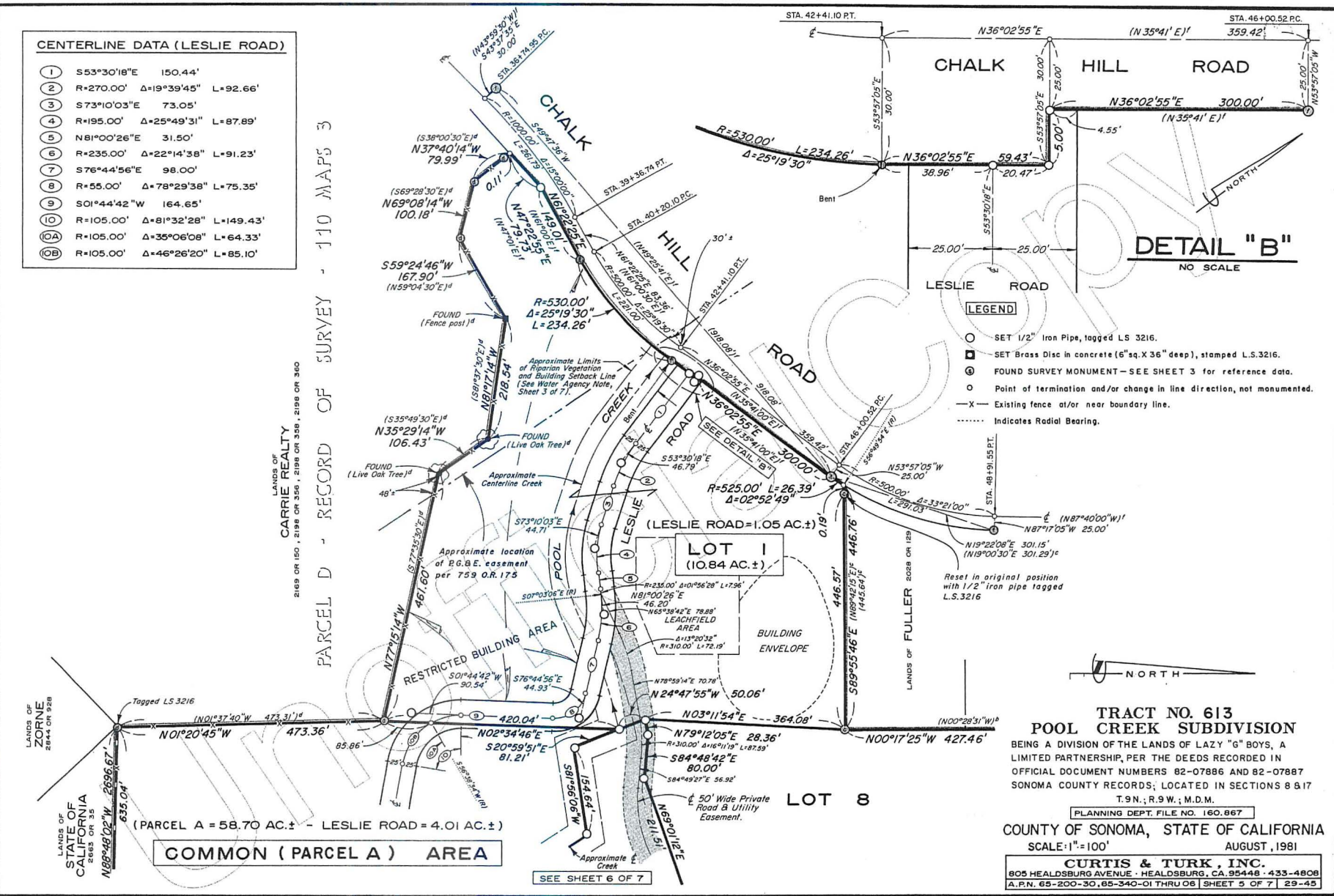
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M J N

**CENTERLINE DATA (LESLIE ROAD)**

1	S53°30'18"E	150.44'
2	R=270.00' Δ=19°39'45" L=92.66'	
3	S73°10'03"E	73.05'
4	R=195.00' Δ=25°49'31" L=87.89'	
5	N81°00'26"E	31.50'
6	R=235.00' Δ=22°14'38" L=91.23'	
7	S76°44'56"E	98.00'
8	R=55.00' Δ=78°29'38" L=75.35'	
9	S01°44'42"W	164.65'
10	R=105.00' Δ=81°32'28" L=149.43'	
11	R=105.00' Δ=35°06'08" L=64.33'	
12	R=105.00' Δ=46°26'20" L=85.10'	

PARCEL D - RECORD OF SURVEY - 110 MAPS 3  
 LANDS OF  
 CARRIE REALTY  
 2169 OR 150, 2198 OR 356, 2198 OR 338, 2198 OR 360



**LEGEND**

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- ⊙ FOUND SURVEY MONUMENT - SEE SHEET 3 for reference data.
- ⊙ Point of termination and/or change in line direction, not monumented.
- X- Existing fence at/or near boundary line.
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COUNTY OF SONOMA, STATE OF CALIFORNIA

SCALE: 1"=100' AUGUST, 1981

**CURTIS & TURK, INC.**  
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A.P.N. 65-200-30, 65-340-01 THRU 06 SHEET 5 OF 7 29-45

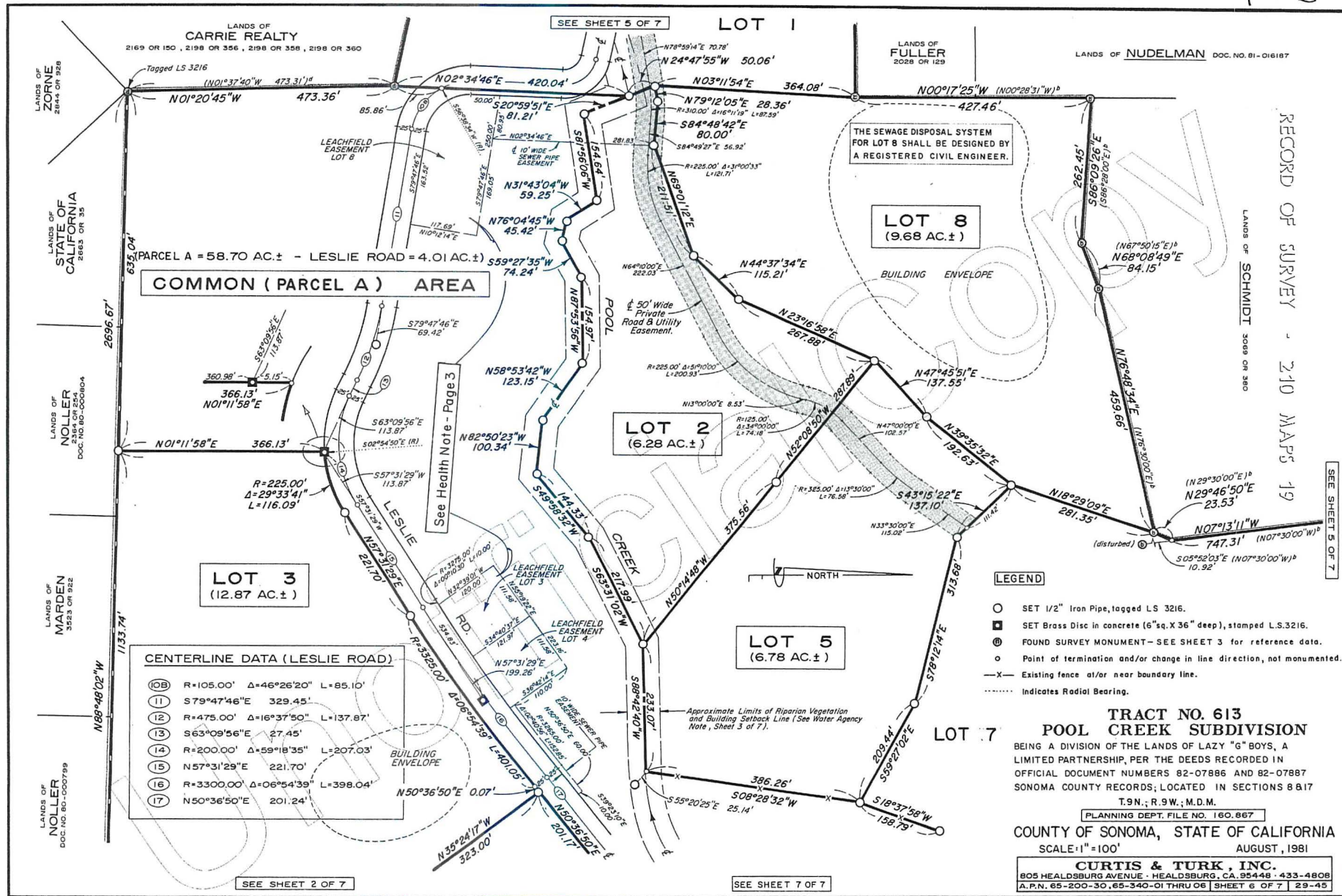
(PARCEL A = 58.70 AC. ± - LESLIE ROAD = 4.01 AC. ±)

**COMMON (PARCEL A) AREA**

SEE SHEET 6 OF 7



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9



COMMON (PARCEL A) AREA

CENTERLINE DATA (LESLIE ROAD)

10B	R=105.00'	Δ=46°26'20"	L=85.10'
11	S79°47'46"E	329.45'	
12	R=475.00'	Δ=16°37'50"	L=137.87'
13	S63°09'56"E	27.45'	
14	R=200.00'	Δ=59°18'35"	L=207.03'
15	N57°31'29"E	221.70'	
16	R=3300.00'	Δ=06°54'39"	L=398.04'
17	N50°36'50"E	201.24'	

LEGEND

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RECORD OF SURVEY - 210 MAPS 19

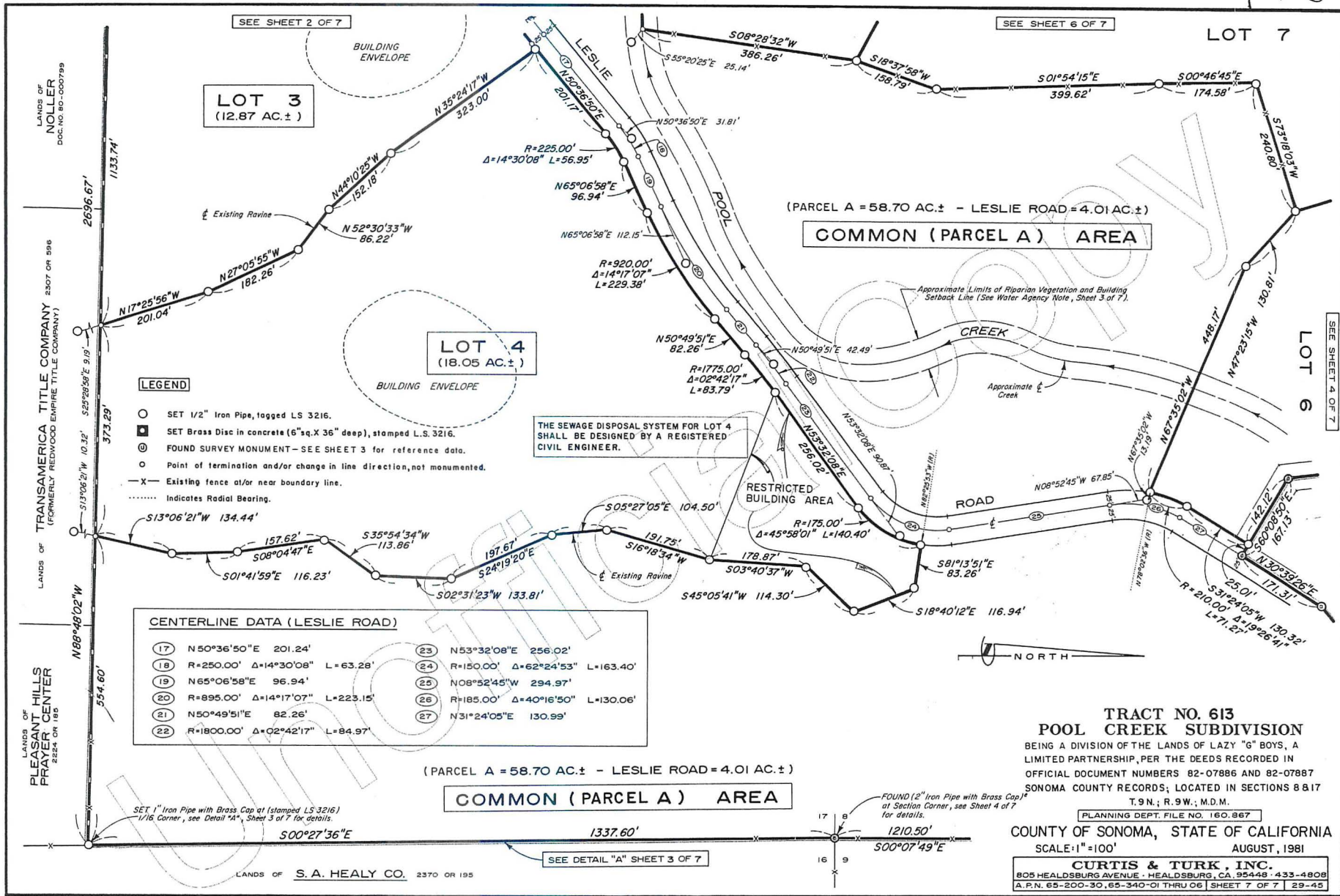
SEE SHEET 5 OF 7

SEE SHEET 2 OF 7

SEE SHEET 7 OF 7

N.B.T.

342  
L



**LOT 3**  
(12.87 AC. ±)

**LOT 4**  
(18.05 AC. ±)

(PARCEL A = 58.70 AC. ± - LESLIE ROAD = 4.01 AC. ±)  
**COMMON (PARCEL A) AREA**

- LEGEND**
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  - ⊙ FOUND SURVEY MONUMENT - SEE SHEET 3 for reference data.
  - Point of termination and/or change in line direction, not monumented.
  - X- Existing fence at/ or near boundary line.
  - ..... Indicates Radial Bearing.

THE SEWAGE DISPOSAL SYSTEM FOR LOT 4 SHALL BE DESIGNED BY A REGISTERED CIVIL ENGINEER.

**CENTERLINE DATA (LESLIE ROAD)**

17	N50°36'50"E 201.24'	23	N53°32'08"E 256.02'
18	R=250.00' Δ=14°30'08" L=63.28'	24	R=150.00' Δ=62°24'53" L=163.40'
19	N65°06'58"E 96.94'	25	N08°52'45"W 294.97'
20	R=895.00' Δ=14°17'07" L=223.15'	26	R=185.00' Δ=40°16'50" L=130.06'
21	N50°49'51"E 82.26'	27	N31°24'05"E 130.99'
22	R=1800.00' Δ=02°42'17" L=84.97'		

(PARCEL A = 58.70 AC. ± - LESLIE ROAD = 4.01 AC. ±)  
**COMMON (PARCEL A) AREA**

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SEE SHEET 4 OF 7

SEE SHEET 6 OF 7

SEE SHEET 2 OF 7

SEE DETAIL "A" SHEET 3 OF 7

N.B.T.