

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SANITARY SEWER EASEMENT**

SITUATE IN THE CITY OF PETALUMA, COUNTY OF SONOMA, STATE OF CALIFORNIA.

BEING ALL THAT PORTION OF THE LANDS OF SONOMA COUNTY WATER AGENCY (FORMERLY THE SONOMA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT) AS DESCRIBED BY GRANT DEED RECORDED IN BOOK 1913 OF OFFICIAL RECORDS AT PAGES 916-918, INCLUSIVE, SONOMA COUNTY RECORDS, NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT A FOUND 2" BRASS DISC WITH PUNCH, STAMPED "LS 5973 SJODEN", IN A STANDARD WELL MONUMENT IN THE CENTERLINE OF BAYWOOD DRIVE, SHOWN AS THE MOST NORTHERLY MONUMENT "E" ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 801 OF MAPS AT PAGES 42-43, INCLUSIVE, SONOMA COUNTY RECORDS, THENCE LEAVING SAID CENTERLINE, NORTH 68°23'28" WEST, 569.63 FEET (CALCULATED AS NORTH 68°18'39" WEST, 569.59 FEET ON SAID RECORD OF SURVEY) TO A FOUND 1/2" IRON PIPE, STAMPED "PLS 6368", AT THE INTERSECTION OF THE COURSES DELINEATED AS SOUTH 13°01'52" WEST, 25.00 FEET AND NORTH 76°58'08" WEST, 66.69 FEET ON SAID RECORD OF SURVEY; THENCE SOUTH 23°09'39" WEST, 71.13 FEET TO A POINT ON THE COMMON LINE OF SAID LANDS AND THE LANDS OF THE TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2019-010658, SONOMA COUNTY RECORDS, AND THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE NORTH 77°03'08" WEST, 133.72 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID LANDS OF SONOMA WATER, AND THE **POINT OF TERMINUS** OF THE HEREIN DESCRIBED LINE.

CONTAINING 4,427 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 2, NAD83(2011), EPOCH 2010, BETWEEN A FOUND 2" BRASS DISC & PUNCH, STAMPED "LS 5973 SJODEN" AND A FOUND 1/2" IRON PIPE, STAMPED "PLS 6368", SAID MONUMENTS SHOWN ON THE ABOVE-MENTIONED RECORD OF SURVEY.

DEAN J. BARBERIO, P.L.S. 8659

**2-19-2025**

DATE



**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**

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