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Date: October 8, 2024

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

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

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2/3 Vote Required

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**Resolution Of The Board Of Directors Of The Sonoma Valley County Sanitation District, A County Sanitation District, Determining That Acquisition Of Real Property For The Sonoma Valley County Sanitation District System Protection Plan at Kohler and Sonoma Creek Crossings Project (Project) Is Necessary For Public Purposes That The Sonoma Valley County Sanitation District Serves; Authorizing Acquisition Of Real Property Rights As Required For The Project, Encumbering Real Property Situated In The County Of Sonoma, California Identified As Follows: Brigida Viratos- APN 054-190-016, Authorizing And Directing County Counsel And The General Manager To Take All Necessary Steps To Obtain Said Real Property Rights In Connection With The Construction, Maintenance, And Continued Operation Of The Project, Including Such Steps Which May Be Required To Acquire The Real Property Interests Required For The Project Through The Exercise Of Eminent Domain If Necessary (2/3 Vote Required). (First District)**

**Whereas,** the Sonoma County Water Agency (Sonoma Water) operates the Sonoma Valley County Sanitation District (District) pursuant to contract; and

**Whereas,** the District intends to construct the Sonoma Valley County Sanitation District System Protection Plan at Kohler and Sonoma Creek Crossings Project (Project) and, in connection therewith, acquire interests in certain real property; and

**Whereas,** the Project is for a public use that is a function of the District; and

**Whereas,** District is authorized to acquire the parcel(s) described in Attachment A herein and to exercise the power of eminent domain for the public use set forth herein in accordance

with the California Constitution and the California Eminent Domain Law, Code of Civil Procedure section 1230.010 et seq. and pursuant to California Health and Safety Code section 4740; and

**Whereas**, on September 9, 2024, there was mailed to the address appearing on said Equalized Tax Roll a Notice of Hearing of the Intent of the Board of Directors of the Sonoma Valley County Sanitation District to Adopt a Resolution of Necessity for acquisition by eminent domain of the real property described in Attachment A. The Notice of Hearing advised of the right to be heard on the matters referred to therein on the date, and at the time and place stated therein; and

**Whereas**, the hearing set out in said Notice of Hearing was held on October 8, 2024, at the time and place stated therein, and all interested parties were given an opportunity to be heard, and the hearing was closed; and

**Whereas**, the District has prepared and filed a Notice of Determination in accordance with the California Environmental Quality Act, the state California Environmental Quality Act Guidelines, and the District's procedures for implementation of California Environmental Quality Act which concludes that the Project would not have an adverse impact on the environment.

**Now, Therefore, Be It Resolved** based on the evidence presented at the hearing, the Board finds, determines, declares, and resolves as follows:

1. The foregoing recitals are true and correct.
2. The public interest and necessity require the proposed Project.
3. The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
4. The property described herein in Attachment A is necessary for the proposed Project.
5. The acquisition, construction, and completion by the District of the Project and the use of the properties described in this resolution are a public use authorized by law.
6. The offer required by section 7267.2 of the Government Code, together with the accompanying statement of, and summary of, the basis for the amount established as just compensation was made to the owner or owners of record, which offer and accompanying statement/summary were in the form and contained all of the factual disclosures required by Government Code section 7267.2.

7. All conditions and statutory requirements necessary to exercise the power of eminent domain (“the right to take”) to acquire the property described herein have been complied with by the District.
8. The District has fully complied with all provisions of the California Environmental Quality Act for the Project.
9. County Counsel and the General Manager of Sonoma Water are hereby authorized and directed:
  - a. To acquire in the name of the District, by condemnation, the property described in Attachment A, attached hereto and incorporated by this reference, in accordance with the California Constitution and the California Eminent Domain Law, Code of Civil Procedure, Section 1230.010 et seq., and pursuant to California Health and Safety Code section 4740.
  - b. To acquire the property (permanent easement, a grant of maintenance and monitoring easement and temporary construction easement) as described in Attachment A herein.
  - c. To prepare, or have prepared, and to prosecute, or retain counsel to prosecute, in the name of the District such proceedings in the property court as are necessary for such acquisition.
  - d. To deposit with the court or the State Condemnation Fund the probable amount of compensation, based upon an appraisal, and to apply to said court for an order permitting the District to take immediate possession and use of said property for public uses and purposes.
  - e. To employ at rates of compensation standard in this area such appraisers, engineers, and other expert witnesses as they deem necessary to the preparation for trial, and to take all other actions necessary and appropriate to acquire the property.
10. Should funds necessary for any of the foregoing be payable from money on hand with the Treasurer of Sonoma County, the Auditor and Treasurer of Sonoma County are hereby authorized to issue and honor warrants for payments as necessary.

**Directors:**

Gurney:

Gorin:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

**So Ordered.**

**Exhibit A**  
**Sonoma/Kohler Creeks - Bank Repair/Stabilization**  
**"Easement Area"**

Real Property situated in a presently un-incorporated area of the County of Sonoma, California described as follows:

Those portions of the hereinafter described "Easement Area", encompassed within the Real Property described in that certain Grant Deed recorded May 10, 1989 as Document 1989-041868, Official Records of the said County of Sonoma (hereafter referred to as Doc. 1989-041868), said "Easement Area" being more particularly described as follows:

**Parcel V0116-01.2(a)**

Commencing for reference, at a three-quarters inch diameter iron pipe tagged L.S. 4760 marking the southwestern corner of the said real property (Doc. 1989-041868) as said southern corner is shown upon that certain Record of Survey filed June 17, 2003 in Book 649 of Maps, at Page 19, Sonoma County Records, and from which a three-quarters inch diameter iron pipe with no tag marking a point on the southern boundary of said real property (Doc. 1989-041868) as shown upon said Record of Survey, bears South 87° 00' 45" East 93.00 feet; Thence from said Point of Commencement continuing for reference, northerly along the western boundary of said Real Property (Doc. 1989-041868) as shown upon said Record of Survey, North 02° 59' 15" East 139.60 feet to an angle point in the said western boundary; Thence continuing along said western boundary, North 33°09'15" East 4.65 feet (L1) to a point herein designated Point "B" for reference, said Point "B" being the Point of Beginning of the "Easement Area" herein described; Thence from said Point of Beginning, continuing along said western boundary, North 33°09'15" East 36.40 feet (L26) to an angle point in said western boundary; Thence continuing along said western boundary, North 03°19'15" East 25.80 feet (L27); Thence departing from said western boundary, North 44°43'29" East 11.76 feet (L28); Thence North 74°32'58" East 15.44 feet (L29); Thence South 65°04'37" East 19.73 feet (L30); Thence South 29°04'11" East 14.94 feet (L31); Thence South 42°02'44" East 9.95 feet (L32); Thence South 47°36'55" East 11.00 feet (L33); Thence South 46°48'52" East 7.69 feet (L34); Thence South 24°33'04" East 24.90 feet (L35); Thence South 77°30'39" West 41.69 feet; Thence North 26°21'26" West 16.48 feet (L5); Thence South 77°30'40" West 32.97 feet (L4); Thence South 19°01'18" West 21.14 feet (L3); Thence North 38°34'10" West 21.42 feet (L2) to the hereinabove described Point of Beginning (Point "B").

The hereinabove described portion of the "Easement Area" encompassed within the Real Property described in said Grant Deed (Doc. 1989-041868) being Parcel V0116-01.2(a), contains 4,237 square feet (0.097 acres) more or less, and encompasses a portion of Sonoma County Assessor's Parcel Number (APN) 054-190-016.

**Parcel V0116-01.2(b)**

Commencing for reference, at a three-quarters inch diameter iron pipe tagged L.S. 4760 marking the southwestern corner of the said real property (Doc. 1989-041868) as said southern corner is shown upon that certain Record of Survey filed June 17, 2003 in Book 649 of Maps, at Page 19, Sonoma County Records, and from which a three-quarters inch diameter iron pipe with no tag marking a point on the southern boundary of said real property (Doc. 1989-041868) as shown upon said Record of Survey, bears South 87° 00' 45" East 93.00 feet; Thence from said Point of Commencement continuing for reference, northerly along the western boundary of said Real

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..\\SD-Data\\Survey\\Land Projects\\ 2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\\20230410 Right of Way Acquisition\\05-Right of Way\\Legal\_Descriptions\\Exhibit A-1 - Parcels V0116-01.2 (a) and (b) ~ MME Areas - Viratos.docx

Property (Doc. 1989-041868) as shown upon said Record of Survey, North 02° 59' 15" East 18.16 feet (T1) to a Point herein designated Point "A" for reference; Thence continuing for reference, departing from said western boundary, North 43°32'27" East 3.79 feet (L21); Thence continuing for reference, the following ten courses and distances:

1. North 08°19'41" East 8.68 feet (L20);
2. Thence North 07°57'53" East 10.82 feet (L19);
3. Thence North 14°00'32" East 14.21 feet (L18);
4. Thence North 14°56'37" East 10.29 feet (L17);
5. Thence North 18°20'55" East 12.58 feet (L16);
6. Thence North 25°26'41" East 17.61 feet (L15);
7. Thence North 46°51'49" East 10.63 feet (L14);
8. Thence North 46°51'49" East 6.02 feet (T2) to a point herein designated Point "D" for reference;
9. Thence North 46°51'49" East 15.05 feet (L8);
10. Thence North 77°30'40" East 15.75 feet (L7) to a point herein designated Point "C" for reference, said Point "C" being the Point of Beginning of the herein described "Easement Area";

Thence from said Point of Beginning, North 77°30'39" East 50.38 feet; Thence South 17°32'06" East 2.01 feet (L36); Thence South 18°07'47" East 14.24 feet (L37); Thence South 21°08'23" East 66.62 feet; Thence South 27°05'24" East 15.72 feet (L38); Thence South 35°13'23" East 17.41 feet (L39); Thence South 65°04'52" East 21.98 feet (L40); Thence South 24°55'08" West 14.47 feet (L41); Thence South 51°24'06" West 41.46 feet to a point on the northeastern boundary of the six foot wide strip of land described in that certain "Easement" (Agreement/Deed) recorded December 5, 1955 in Book 1398 of Official Records, beginning at page 102 (hereafter referred to as 1398 O.R. 102); Thence northwesterly along said northeastern boundary, North 38°34'10" West 25.41 feet (L42) to its intersection with the said southern boundary of said real property (Doc. 1989-041868); Thence departing from said northeastern boundary, easterly along said southern boundary, South 87°00'45" East 9.35 feet (L10); Thence departing from said southern boundary, North 38°34'10" West 54.15 feet; Thence South 51°25'50" West 7.00 feet (L9) to a point on said northeastern boundary; Thence departing from said northeastern boundary, North 14°33'16" West 2.40 feet (L25); Thence North 20°05'36" West 88.89 feet to the hereinabove described Point of Beginning (Point "C").

The hereinabove described portion of the "Easement Area" encompassed within the Real Property described in said Grant Deed (Doc. 1989-041868) being Parcel V0116-01.2(b), contains 6,770 square feet (0.155 acres) more or less, and encompasses a portion of Sonoma County Assessor's Parcel Number (APN) 054-190-016.

Bearings and distances called for in this legal description are based upon the California Coordinate System of 1983, Zone 2.

This Legal Description and its accompanying Plat were prepared by me in March 2024.



John R. Monaghan, LS 6122  
License Expires 03/31/2026

4.8.24  
Date

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April 5, 2024 [Version 1.1]

..\\SD-Data\\Survey\\Land Projects\\ 2022\_Sonoma-Kohter Creek Bank Repair\_V0116C001\\20230410 Right of Way Acquisition\\05-Right of Way\\Legal\_Descriptions\\Exhibit A-1 - Parcels V0116-01.2 (a) and (b) ~ MME Areas ~ Viratos.docx

SEE SHEETS 2 AND 3 FOR LEGEND/KEY,  
APPLICABLE NOTES, PARCEL AREAS AND  
LINE COURSES AND DISTANCES

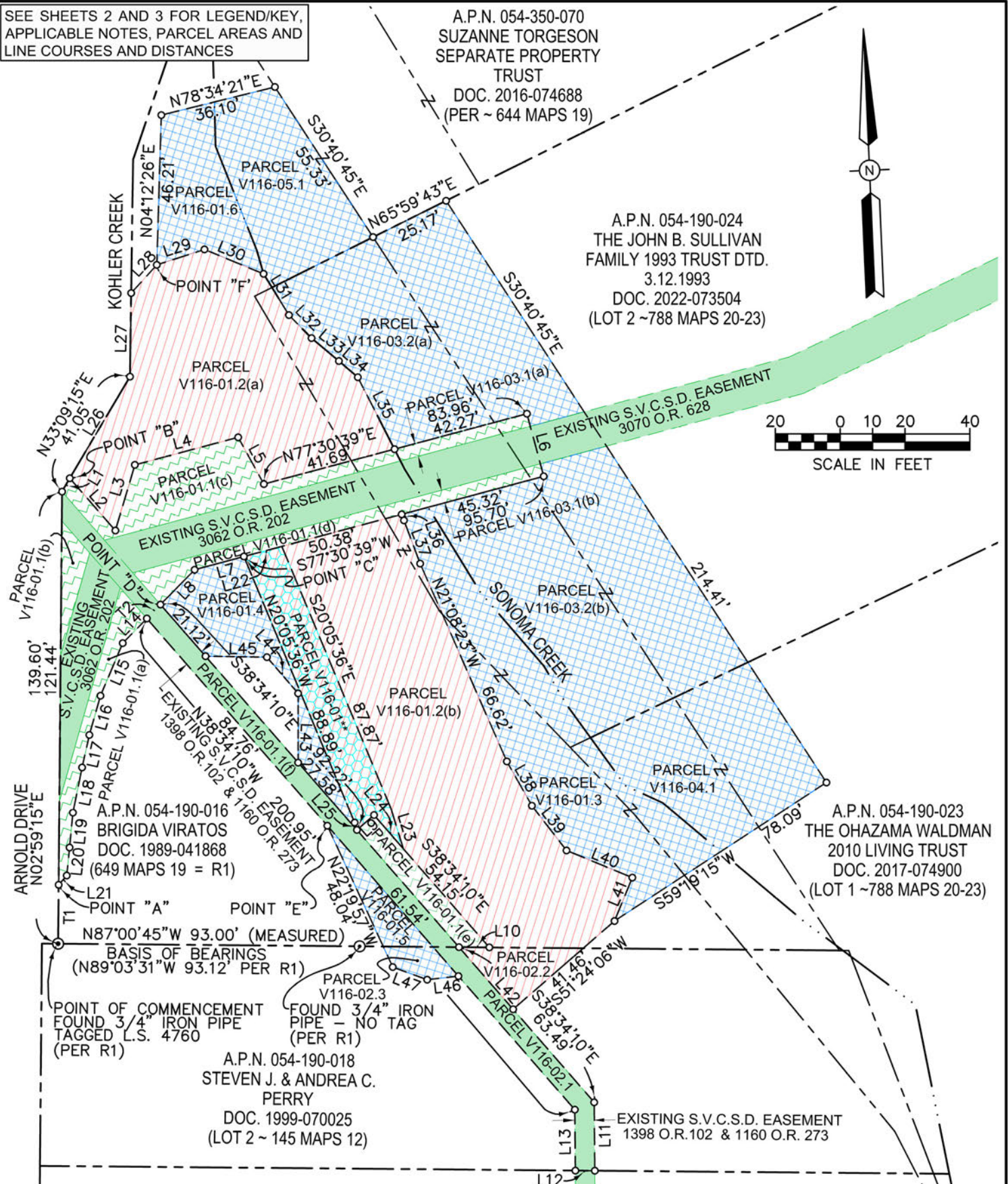
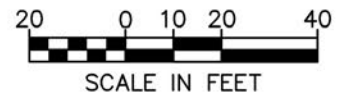
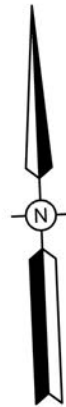
A.P.N. 054-350-070  
SUZANNE TORGESON  
SEPARATE PROPERTY  
TRUST  
DOC. 2016-074688  
(PER ~ 644 MAPS 19)

A.P.N. 054-190-024  
THE JOHN B. SULLIVAN  
FAMILY 1993 TRUST DTD.  
3.12.1993  
DOC. 2022-073504  
(LOT 2 ~788 MAPS 20-23)

A.P.N. 054-190-023  
THE OHAZAMA WALDMAN  
2010 LIVING TRUST  
DOC. 2017-074900  
(LOT 1 ~788 MAPS 20-23)

A.P.N. 054-190-016  
BRIGIDA VIRATOS  
DOC. 1989-041868  
(649 MAPS 19 = R1)

A.P.N. 054-190-018  
STEVEN J. & ANDREA C.  
PERRY  
DOC. 1999-070025  
(LOT 2 ~ 145 MAPS 12)



REVISIONS		
REV.	DATE	BY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

**EXHIBIT A-1**

**SONOMA-KOHLER CREEKS**










**BANK REPAIR/STABILIZATION**

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PROJECT/TASK: V0116-C012
DATE : 3/6/2024
DRAWN BY: JM
CHECKED BY: MJ
SHEET NO. 1 OF 3

\\SD-Data\Survey\Land Projects\2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\_V0116-R0W-Acquisition\_Exhibits\_fm03.06.24.dwg

**LEGEND/KEY**

-  PARCEL BOUNDARY (SEE NOTES 1-2 BELOW)
-  APPARENT THALWEG (SEE NOTES 3-5 BELOW)
-  EXISTING SEWER EASEMENT (PERPETUAL) - SEE DEED/DOCUMENT REFERENCES
-  PERPETUAL SEWER "EASEMENT AREA" (PSE)
-  POTENTIAL ROUTE OF INGRESS END EGRESS - SEE NOTE 6 BELOW
-  "CONSTRUCTION, MAINTENANCE & AND MONITORING EASEMENT AREA" (MME) - SEE NOTES 1-5 BELOW
-  "TEMPORARY CONSTRUCTION EASEMENT AREA" (TCE) - SEE NOTES 1-5 BELOW
-  FOUND PROPERTY MONUMENT (AS NOTED)
-  DIMENSION POINT

**NOTES:**

1. THE PARCEL AND EXISTING EASEMENT BOUNDARIES SHOWN ON THIS PLAT ARE BASED UPON: (i) COUNTY ASSESSORS RECORDS; (ii) THE RECORDED DOCUMENTS AND FILED MAPS INDICATED; (iii) PRELIMINARY TITLE REPORTS FOR THE ASSESSOR'S PARCELS INDICATED IN THE TABLE OF INTERESTS AND AREAS (BELOW); AND (iv) SURVEYS UNDERTAKEN BY THE SONOMA COUNTY WATER AGENCY (SONOMA WATER) TO DETERMINE THEIR LOCATION(S) RELATIVE TO THE PROTECTION FEATURES SHOWN UPON THE PLANS FOR THE "GLEN ELLEN WASTEWATER COLLECTION SYSTEM PROTECTION PLAN AT KOHLER & SONOMA CREEK" BY PRUNUSKI CHATHAM, INC., DATED 9/23/22 (PROJECT).
2. THE PARCEL AND EXISTING EASEMENT BOUNDARIES INDICATED/SHOWN ON THIS PLAT WERE DEVELOPED AND RELIED UPON STRICTLY FOR THE PURPOSES OF QUANTIFYING AN ESTIMATION OF THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED IN THE TABLE BELOW, BASED UPON THE DOCUMENTS AND RESOURCES CITED IN NOTE 1 (ABOVE). THE COMPILATION AND DEPICTION OF THE PARCEL BOUNDARIES SHOWN THIS PLAT, DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT INTENDED TO INFER AN OPINION ABOUT THE LOCATIONS OF THE BOUNDARIES OR OWNERSHIP OF THE LANDS THAT MAY BE AFFECTED BY THEIR LOCATIONS, BEYOND A GOOD FAITH EFFORT TO AS ACCURATELY AS REASONABLY POSSIBLE.; QUANTIFY THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED IN THIS DIAGRAM, BASED UPON THE DOCUMENTS AND RESOURCES CITED IN NOTE 1 (ABOVE).
3. THE APPARENT THALWEG OF SONOMA CREEK REPRESENTED IN THIS PLAT, WAS TAKEN FOR THE COMMON BOUNDARY OF THE PARCELS THAT ARE BOUNDED BY THE "CENTER OF SONOMA CREEK", CALLED FOR/INDICATED IN/ON/BY THE RECORDED DOCUMENTS INDICATED.
4. THE LOCATION OF THE APPARENT THALWEG SHOWN/INDICATED ON THIS PLAT, WAS TAKEN AND/OR EXTRAPOLATED (WHERE APPLICABLE) FROM SURVEYS UNDERTAKEN BY SONOMA WATER IN SUPPORT OF THE PROJECT, AND OTHER BATHYMETRIC DATA UTILIZED IN THE DESIGN OF THE PROJECT.
5. THE APPARENT THALWEG SHOWN/INDICATED ON THIS PLAT (AS DESCRIBED IN NOTE 4 ABOVE) WAS RELIED ON STRICTLY FOR THE PURPOSES OF QUANTIFYING AN ESTIMATE OF THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS INTERESTS THAT ARE POTENTIALLY AFFECTED BY ITS LOCATION. THE DEPICTION AND USE OF THE APPARENT THALWEG (AS DESCRIBED IN NOTE 4 ABOVE) DOES NOT CONSTITUTE A BOUNDARY SURVEY AND DOES NOT INFER AN OPINION ABOUT THE OWNERSHIP OF THE LANDS THAT MAY BE AFFECTED BY ITS LOCATION, BEYOND A GOOD FAITH EFFORT TO ACCURATELY AS REASONABLY POSSIBLE, QUANTIFY THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED ON THIS PLAT.
6. THE PROPOSED ROUTE OF INGRESS AND EGRESS DEPICTED ON THIS PLAT (PARCEL V0116-01\*\*) IS SHOWN STRICTLY FOR THE PURPOSES OF QUANTIFYING A GOOD FAITH ESTIMATE OF THE APPROXIMATE FOOTPRINT OF THE INGRESS AND EGRESS THAT COULD CONCEIVABLY BE REQUIRED BY THE DISTRICT FOR SUCH PURPOSES (BASED UPON CURRENT CONDITIONS) AND ITS DEPICTION IS NOT INTENDED TO REPRESENT, FIX OR OTHERWISE LIMIT POTENTIAL OR POSSIBLE ROUTES OF INGRESS AND EGRESS, NOR THE ACTUAL AMOUNT OF SQUARE FOOTAGE/ACREAGE OF THE FOOTPRINT OF SUCH INGRESS AND EGRESS MIGHT ULTIMATELY ENTAIL IN ORDER TO PROVIDE THE THE DISTRICT WITH THE ACCESS TO ITS FACILITIES AND INTERESTS THAT THE THAT THE DISTRICT MAY REQUIRE IN CONNECTION WITH THE PERPETUAL SEWER EASEMENTS THAT THE RIGHTS OF INGRESS AND EGRESS ARE BEING ACQUIRED IN SUPPORT OF.
7. THE "PERPETUAL SEWER EASEMENT AREA" SHOWN/INDICATED ON THIS PLAT INCLUDES/OVERLAPS PORTIONS OF THE SONOMA VALLEY COUNTY SANITATION DISTRICT'S EXISTING EASEMENTS INDICATED (PARCELS V0116-01.1(f) AND V0116-02.1, FOR THE PURPOSES OF OBTAINING ADDITIONAL RIGHTS WITHIN THOSE EXISTING EASEMENT AREA(S). REFERENCE IS MADE TO THE INSTRUMENTS DESCRIBING THOSE EXISTING EASEMENTS (SEE REFERENCES SHOWN ON SHEET NO. 1 OF 3) FOR FULL PARTICULARS.

PARCEL(SUB-AREA)	SQ. FT.	(ACRES)	DESCRIPTION	APN	APPARENT OWNER (SEE DOCUMENT REFERENCES)
PARCEL V0116-01.1(a)	397	(0.009)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(b)	180	(0.004)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(c)	1,094	(0.025)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(d)	431	(0.010)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(e)	357	(0.008)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(f)	1,082	(0.025)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.2(a)	4,237	(0.097)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.2(b)	6,770	(0.155)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.3	2,993	(0.069)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.4	1,005	(0.023)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.5	285	(0.007)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.6	1,048	(0.024)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-02.1	510	(0.012)	PERPETUAL SEWER EASMENT (PSE)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-02.2	364	(0.008)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-02.3	153	(0.004)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-03.1(a)	167	(0.004)	PERPETUAL SEWER EASMENT (PSE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.1(b)	150	(0.003)	PERPETUAL SEWER EASMENT (PSE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.2(a)	3,855	(0.088)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.2(b)	4,560	(0.105)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-04.1	2,252	(0.052)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-023	THE OHAZAMA WALDMAN 2010 LIVING TRUST DTD 07.27.2010
PARCEL V0116-05.1	1,650	(0.038)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	SUZANNE TORGESON SEPARATE PROPERTY TRUST



REVISIONS		
REV.	DATE	BY

**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
  
**EXHIBIT A-1**  
**SONOMA-KOHLER CREEKS**  
**BANK REPAIR/STABILIZATION**

<b>PROJECT/TASK:V0116-C012</b>	
<b>DATE :</b>	<b>3/6/2024</b>
<b>DRAWN BY:</b>	<b>JM</b>
<b>CHECKED BY:</b>	<b>MJ</b>
<b>SHEET NO. 2 OF 3</b>	

Line Courses			Line Courses			Line Courses		
Line	Direction	Length	Line	Direction	Length	Line	Direction	Length
L1	N02° 59' 15"E	18.16'	L21	S43° 32' 27"W	3.79'	L42	S38° 34' 10"E	25.41'
L2	S38° 34' 10"E	21.42'	L22	N77° 30' 39"E	12.11'	T2	N46° 51' 49"E	6.02'
L3	N19° 01' 18"E	21.14'	L23	S14° 33' 16"E	12.71'	L43	N02° 29' 11"E	21.34'
L4	N77° 30' 40"E	32.97'	L24	N38° 34' 10"W	13.77'	L44	N38° 14' 02"W	14.75'
L5	S26° 21' 26"E	16.48'	L25	N14° 33' 16"W	2.40'	L45	N86° 36' 35"W	18.96'
L6	S12° 29' 20"E	20.00'	L26	N33° 09' 15"E	36.40'	L46	S85° 52' 42"W	9.71'
L7	S77° 30' 40"W	15.75'	L27	N03° 19' 15"E	25.80'	L47	N67° 13' 54"W	11.31'
L8	S46° 51' 49"W	15.05'	L28	N44° 43' 29"E	11.76'	L48	N29° 04' 11"W	10.00'
L9	N51° 25' 50"E	7.00'	L29	N74° 32' 58"E	15.44'			
L10	N87° 00' 45"W	9.35'	L30	S65° 04' 37"E	19.73'			
L11	S01° 59' 30"W	21.10'	L31	S29° 04' 11"E	14.94'			
L12	N87° 00' 45"W	6.00'	L32	S42° 02' 44"E	9.95'			
L13	N01° 59' 30"E	18.78'	L33	S47° 36' 55"E	11.00'			
L14	S46° 51' 49"W	10.63'	L34	S46° 48' 52"E	7.69'			
L15	S25° 26' 41"W	17.61'	L35	S24° 33' 04"E	24.90'			
L16	S18° 20' 55"W	12.58'	L36	N17° 32' 06"W	2.01'			
L17	S14° 56' 37"W	10.29'	L37	N18° 07' 47"W	14.24'			
L18	S14° 00' 32"W	14.21'	L38	N27° 05' 24"W	15.72'			
L19	S07° 57' 53"W	10.82'	L39	N35° 13' 23"W	17.41'			
L20	S08° 19' 41"W	8.68'	L40	N65° 04' 52"W	21.98'			
			L41	N24° 55' 08"E	14.47'			



REVISIONS		
REV.	DATE	BY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

**EXHIBIT A-1**

SONOMA-KOHLER CREEKS  
BANK REPAIR/STABILIZATION

Page 12 of 16

PROJECT/TASK:V0116-C012
DATE : 3/6/2024
DRAWN BY: JM
CHECKED BY: MJ
SHEET NO. 3 OF 3



**Exhibit A**  
Sonoma/Kohler Creeks - Bank Repair/Stabilization  
"Temporary Construction Easement Area"

Real Property situated in a presently un-incorporated area of the County of Sonoma, California described as follows:

Those portions of the hereinafter described "Temporary Construction Easement Area"(s) encompassed within the Real Property described in that certain Grant Deed recorded May 10, 1989 as Document 1989-041868, Official Records of the said County of Sonoma (hereafter referred to as Doc. 1989-041868), said "Temporary Construction Easement Area"(s) being more particularly described as follows:

**Parcels V0116-01.3 and V0116-01.6**

Commencing for reference, at a three-quarters inch diameter iron pipe tagged L.S. 4760 marking the southwestern corner of the said real property (Doc. 1989-041868) as said southern corner is shown upon that certain Record of Survey filed June 17, 2003 in Book 649 of Maps, at Page 19, Sonoma County Records, and from which a three-quarters inch diameter iron pipe with no tag marking a point on the southern boundary of said real property (Doc. 1989-041868), as shown upon said Record of Survey bears, South 87° 00' 45" East 93.00 feet; Thence from said Point of Commencement continuing for reference, northerly along the western boundary of said Real Property (Doc. 1989-041868) as shown upon said Record of Survey, North 02° 59' 15" East 139.60 feet (L26) to an angle point in the said western boundary; Thence continuing for reference along said western boundary, North 33°09'15" East 41.05 (L26) feet to an angle point in the said western boundary; Thence continuing for reference along said western boundary, North 03°19'15" East 25.80 feet (L27); Thence continuing for reference, departing from said western boundary, North 44°43'29" East 11.76 feet (L28) to a point herein designated Point "F" for reference, said Point "F" being the Point of Beginning of the "Temporary Construction Easement Area" herein described; Thence from said Point of Beginning (Point "F"), North 04°12'26" East 46.21 feet; Thence North 78°34'21" East 36.10 feet; Thence South 30°40'45" East 55.33 feet; Thence North 65°59'43" East 25.17 feet; Thence South 30°40'45" East 214.41 feet; Thence South 59°19'15" West 78.09 feet; Thence North 24°55'08" East 14.47 feet (L41); Thence North 65°04'52" West 21.98 feet (L40); Thence North 35°13'23" West 17.41 feet (L39); Thence North 27°05'24" West 15.72 feet (L38); Thence North 21°08'23" West 66.62 feet; Thence North 18°07'47" West 14.24 feet (L37); Thence North 17°32'06" West 2.01 feet (L36); Thence North 77°30'39" East 45.32 feet; Thence North 12°29'20" West 20.00 feet (L6); Thence South 77°30'39" West 42.27 feet; Thence North 24°33'04" West 24.90 feet (L35); Thence North 46°48'52" West 7.69 feet (L34); Thence North 47°36'55" West 11.00 feet (L33); Thence North 42°02'44" West 9.95 feet (L32); Thence North 29°04'11" West 14.94 feet (L31); Thence North 65°04'37" West 19.73 feet (L30); Thence South 74°32'58" West 15.44 feet (L29) to the said Point of Beginning (Point "F").

**Excepting** from the hereinabove described "Temporary Construction Easement Area" that portion of the hereinabove described "Temporary Construction Easement Area" encompassed within the bounds of the 12 foot wide strip of land described in that certain Grant of Easement (Deed) recorded April 20, 1976 in Book 3070 of Official Records, beginning at Page 628

The hereinabove described portions of the "Temporary Construction Easement Area" encompassed within the Real Property described in said Grant Deed (Doc. 1989-041868), being Parcels V0116-01.3 and V0116-01.6, contain 4,041 square feet (0.093 acres) more or less (collectively), and encompass portions of Sonoma County Assessor's Parcel Number (APN) 054-190-016.

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April 5, 2024 [Version 1.1]

..\\SD-Data\\Survey\\Land Projects\\2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\\20230410 Right of Way Acquisition\\05-Right of Way\\Legal Descriptions\\Exhibit A-1 - Parcels V0116-01.3 and V0116-01.6 ~ TCE Areas - Viratos.docx

### **Parcel V0116-01.4**

Commencing for reference, at a three-quarters inch diameter iron pipe tagged L.S. 4760 marking the southwestern corner of the said real property (Doc. 1989-041868) as said southern corner is shown upon that certain Record of Survey filed June 17, 2003 in Book 649 of Maps, at Page 19, Sonoma County Records, and from which a three-quarters inch diameter iron pipe with no tag marking a point on the southern boundary of said real property (Doc. 1989-041868), as shown upon said Record of Survey bears, South 87° 00' 45" East 93.00 feet; Thence from said Point of Commencement continuing for reference, northerly along the western boundary of said Real Property (Doc. 1989-041868) as shown upon said Record of Survey, North 02° 59' 15" East 18.16 feet (T1) to a point herein designated Point "A" for reference; Thence continuing for reference, departing from said western boundary, North 43°32'27" East 3.79 feet (L21); Thence continuing for reference the following eight courses and distances:

1. North 08°19'41" East 8.68 feet (L20);
2. Thence North 07°57'53" East 10.82 feet (L19);
3. Thence North 14°00'32" East 14.21 feet (L18);
4. Thence North 14°56'37" East 10.29 feet (L17);
5. Thence North 18°20'55" East 12.58 feet (L16);
6. Thence North 25°26'41" East 17.61 feet (L15);
7. Thence North 46°51'49" East 10.63 feet (L14);
8. Thence North 46°51'49" East 6.02 feet (T2) to a point on the northeastern boundary of the six foot wide strip of land described in that certain "Easement" (Agreement/Deed) recorded December 5, 1955 in Book 1398 of Official Records, beginning at page 102 (hereafter referred to as 1398 O.R. 102), said point herein designated Point "D" for reference, said Point "D" being the Point of Beginning of the hereinafter described "Temporary Construction Easement Area";

Thence from said Point of Beginning (Point "D"), departing from said northeastern boundary, North 46°51'49" East 15.05 feet (L8); Thence North 77°30'40" East 15.75 feet (L7) to a Point herein designated Point "C" for reference; Thence South 20°05'36" East 88.89 feet; Thence South 14°33'16" East 2.40 feet (L25) to a point on said northeastern boundary eastern boundary of the six foot wide strip of land (1398 O.R. 102); Thence northwesterly along said northeastern boundary, North 38°34'10" West 27.58 feet; Thence departing from said eastern boundary, North 02°29'11" East 21.34 feet (L43); Thence North 38°14'02" West 14.75 feet (L44); Thence North 86°36'35" West 18.96 feet (L45) to a point on said northeastern boundary of the six foot wide strip of land (1398 O.R. 102); Thence northwesterly along said northeastern boundary, North 38°34'10" West 21.12 feet to the said Point of Beginning.

The hereinabove described portion of the "Temporary Construction Easement Area" encompassed within the Real Property described in said Grant Deed (Doc. 1989-041868), being Parcel V0116-01.4, contains 1,005 Square Feet (0.023 acres) more or less, and encompasses a portion of Sonoma County Assessor's Parcel Number (APN) 054-190-016.

### **Parcel V0116-01.5**

Commencing for reference, at a three-quarters inch diameter iron pipe tagged L.S. 4760 marking the southwestern corner of the said real property (Doc. 1989-041868) as said southern corner is shown upon that certain Record of Survey filed June 17, 2003 in Book 649 of Maps, at Page 19, Sonoma County Records, and from which a three-quarters inch diameter iron pipe with no tag marking a point on the southern boundary of said real property (Doc. 1989-041868), as shown upon said Record of Survey bears, South 87° 00' 45" East 93.00 feet; Thence from said

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April 5, 2024 [Version 1.1]

..\\SD-Data\\Survey\\Land Projects\\2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\\20230410 Right of Way Acquisition\\05-Right of Way\\Legal Descriptions\\Exhibit A-1 - Parcels V0116-01.3 and V0116-01.6 ~ TCE Areas - Viratos.docx

Point of Commencement continuing for reference, northerly along the western boundary of said Real Property (Doc. 1989-041868) as shown upon said Record of Survey, North 02° 59' 15" East 18.16 feet (T1) to a Point herein designated Point "A" for reference; Thence continuing for reference, departing from said western boundary, North 43°32'27" East 3.79 feet (L21); Thence continuing for reference the following eight courses and distances:

1. North 08°19'41" East 8.68 feet (L20);
2. Thence North 07°57'53" East 10.82 feet (L19);
3. Thence North 14°00'32" East 14.21 feet (L18);
4. Thence North 14°56'37" East 10.29 feet (L17);
5. Thence North 18°20'55" East 12.58 feet (L16);
6. Thence North 25°26'41" East 17.61 feet (L15);
7. Thence North 46°51'49" East 10.63 feet (L14) to a point on the southwestern boundary of the six foot wide strip of land described in that certain "Easement" (Agreement/Deed) recorded December 5, 1955 in Book 1398 of Official Records, beginning at page 102 (hereafter referred to as 1398 O.R. 102);
8. Thence southeasterly along said southwestern boundary, South 38°34'10" East 84.76 feet to a point herein designated Point "E" for reference, said Point "E" being the Point of Beginning of the hereinafter described "Temporary Construction Easement Area";

Thence from said Point of Beginning (Point "E"), continuing southeasterly along said southwestern boundary South 38°34'10" East 61.54 feet; Thence departing from said western boundary, South 85°52'42" West 9.71 feet (L46); Thence North 67°13'54" West 11.31 feet (L47); Thence North 22°19'57" West 48.04 feet to the said Point of Beginning.

The hereinabove described portion of the "Temporary Construction Easement Area" encompassed within the Real Property described in said Grant Deed (Doc. 1989-041868), being Parcel V0116-01.5, contains 285 square feet (0.007 acres) more or less, and encompasses a portion of Sonoma County Assessor's Parcel Number (APN) 054-190-016.

Bearings and distances called for in this legal description are based upon the California Coordinate System of 1983, Zone 2.

This Legal Description and its accompanying Plat were prepared by me in April 2024.



[Redacted Signature]

John R. Monaghan, LS 6122  
License Expires 03/31/2026

4.8.24  
Date

SEE SHEETS 2 AND 3 FOR LEGEND/KEY,  
APPLICABLE NOTES, PARCEL AREAS AND  
LINE COURSES AND DISTANCES

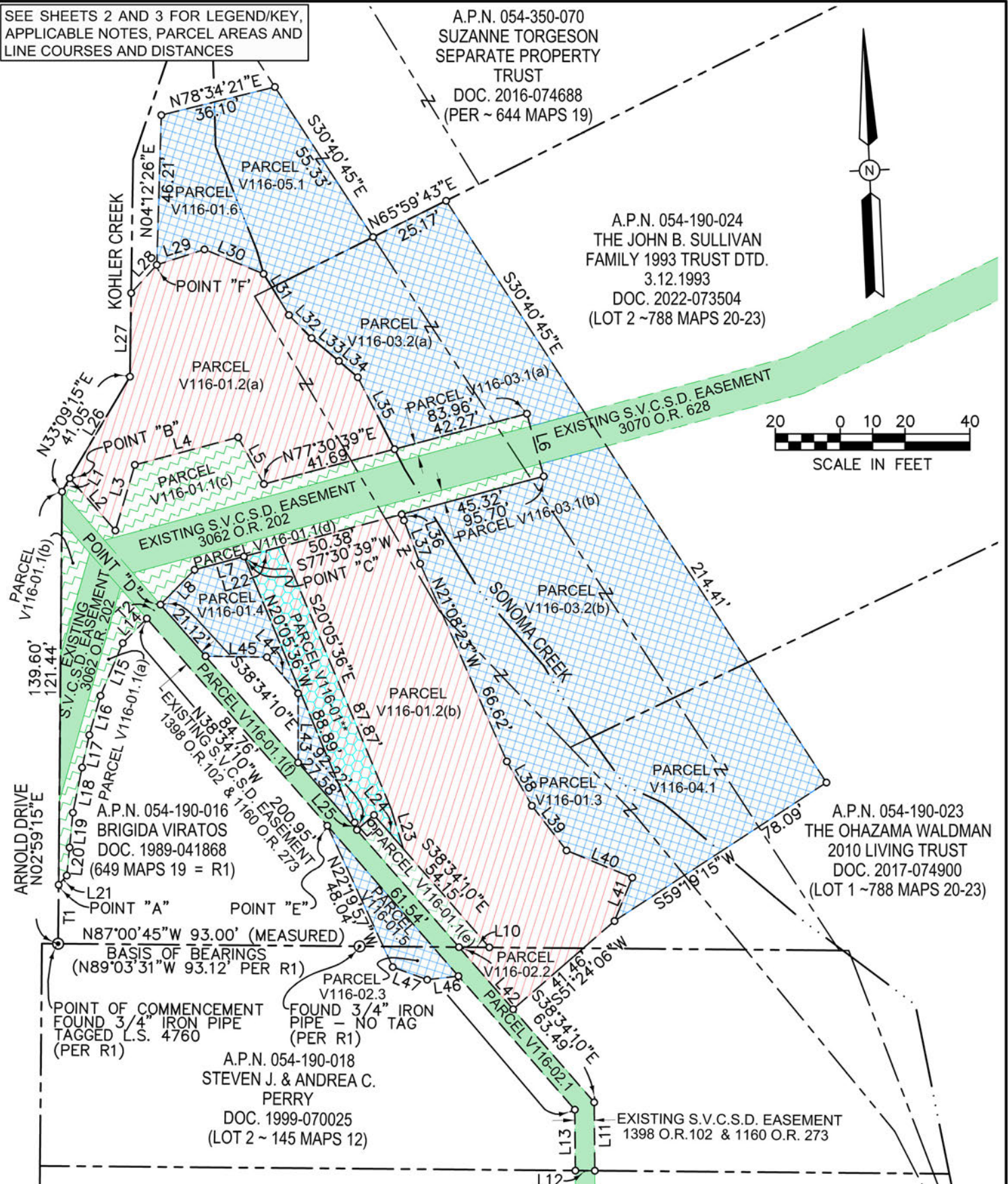
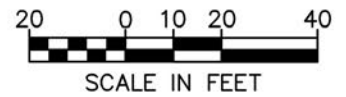
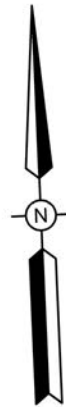
A.P.N. 054-350-070  
SUZANNE TORGESON  
SEPARATE PROPERTY  
TRUST  
DOC. 2016-074688  
(PER ~ 644 MAPS 19)

A.P.N. 054-190-024  
THE JOHN B. SULLIVAN  
FAMILY 1993 TRUST DTD.  
3.12.1993  
DOC. 2022-073504  
(LOT 2 ~788 MAPS 20-23)

A.P.N. 054-190-023  
THE OHAZAMA WALDMAN  
2010 LIVING TRUST  
DOC. 2017-074900  
(LOT 1 ~788 MAPS 20-23)

A.P.N. 054-190-016  
BRIGIDA VIRATOS  
DOC. 1989-041868  
(649 MAPS 19 = R1)

A.P.N. 054-190-018  
STEVEN J. & ANDREA C.  
PERRY  
DOC. 1999-070025  
(LOT 2 ~ 145 MAPS 12)



REVISIONS		
REV.	DATE	BY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

**EXHIBIT A-1**

**SONOMA-KOHLER CREEKS**

**BANK REPAIR/STABILIZATION**

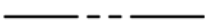








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PROJECT/TASK:V0116-C012
DATE : 3/6/2024
DRAWN BY: JM
CHECKED BY: MJ
SHEET NO. 1 OF 3

\\SD-Data\Survey\Land Projects\2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\_V0116-R0W-Acquisition\_Exhibits\_fm03.06.24.dwg

..\SD-Data\Sirvey\Land Projects\2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\_V0116-R0W-Acquisition\_Exhibits\_jm03.06.24.dwg

**LEGEND/KEY**

-  PARCEL BOUNDARY (SEE NOTES 1-2 BELOW)
-  APPARENT THALWEG (SEE NOTES 3-5 BELOW)
-  EXISTING SEWER EASEMENT (PERPETUAL) - SEE DEED/DOCUMENT REFERENCES
-  PERPETUAL SEWER "EASEMENT AREA" (PSE)
-  POTENTIAL ROUTE OF INGRESS AND EGRESS - SEE NOTE 6 BELOW
-  "CONSTRUCTION, MAINTENANCE & AND MONITORING EASEMENT AREA" (MME) - SEE NOTES 1-5 BELOW
-  "TEMPORARY CONSTRUCTION EASEMENT AREA" (TCE) - SEE NOTES 1-5 BELOW
-  FOUND PROPERTY MONUMENT (AS NOTED)
-  DIMENSION POINT

**NOTES:**

1. THE PARCEL AND EXISTING EASEMENT BOUNDARIES SHOWN ON THIS PLAT ARE BASED UPON: (i) COUNTY ASSESSORS RECORDS; (ii) THE RECORDED DOCUMENTS AND FILED MAPS INDICATED; (iii) PRELIMINARY TITLE REPORTS FOR THE ASSESSOR'S PARCELS INDICATED IN THE TABLE OF INTERESTS AND AREAS (BELOW); AND (iv) SURVEYS UNDERTAKEN BY THE SONOMA COUNTY WATER AGENCY (SONOMA WATER) TO DETERMINE THEIR LOCATION(S) RELATIVE TO THE PROTECTION FEATURES SHOWN UPON THE PLANS FOR THE "GLEN ELLEN WASTEWATER COLLECTION SYSTEM PROTECTION PLAN AT KOHLER & SONOMA CREEK" BY PRUNUSKI CHATHAM, INC., DATED 9/23/22 (PROJECT).
2. THE PARCEL AND EXISTING EASEMENT BOUNDARIES INDICATED/SHOWN ON THIS PLAT WERE DEVELOPED AND RELIED UPON STRICTLY FOR THE PURPOSES OF QUANTIFYING AN ESTIMATION OF THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED IN THE TABLE BELOW, BASED UPON THE DOCUMENTS AND RESOURCES CITED IN NOTE 1 (ABOVE). THE COMPILATION AND DEPICTION OF THE PARCEL BOUNDARIES SHOWN THIS PLAT, DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT INTENDED TO INFER AN OPINION ABOUT THE LOCATIONS OF THE BOUNDARIES OR OWNERSHIP OF THE LANDS THAT MAY BE AFFECTED BY THEIR LOCATIONS, BEYOND A GOOD FAITH EFFORT TO AS ACCURATELY AS REASONABLY POSSIBLE.; QUANTIFY THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED IN THIS DIAGRAM, BASED UPON THE DOCUMENTS AND RESOURCES CITED IN NOTE 1 (ABOVE).
3. THE APPARENT THALWEG OF SONOMA CREEK REPRESENTED IN THIS PLAT, WAS TAKEN FOR THE COMMON BOUNDARY OF THE PARCELS THAT ARE BOUNDED BY THE "CENTER OF SONOMA CREEK", CALLED FOR/INDICATED IN/ON/BY THE RECORDED DOCUMENTS INDICATED.
4. THE LOCATION OF THE APPARENT THALWEG SHOWN/INDICATED ON THIS PLAT, WAS TAKEN AND/OR EXTRAPOLATED (WHERE APPLICABLE) FROM SURVEYS UNDERTAKEN BY SONOMA WATER IN SUPPORT OF THE PROJECT, AND OTHER BATHYMETRIC DATA UTILIZED IN THE DESIGN OF THE PROJECT.
5. THE APPARENT THALWEG SHOWN/INDICATED ON THIS PLAT (AS DESCRIBED IN NOTE 4 ABOVE) WAS RELIED ON STRICTLY FOR THE PURPOSES OF QUANTIFYING AN ESTIMATE OF THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS INTERESTS THAT ARE POTENTIALLY AFFECTED BY ITS LOCATION. THE DEPICTION AND USE OF THE APPARENT THALWEG (AS DESCRIBED IN NOTE 4 ABOVE) DOES NOT CONSTITUTE A BOUNDARY SURVEY AND DOES NOT INFER AN OPINION ABOUT THE OWNERSHIP OF THE LANDS THAT MAY BE AFFECTED BY ITS LOCATION, BEYOND A GOOD FAITH EFFORT TO ACCURATELY AS REASONABLY POSSIBLE, QUANTIFY THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED ON THIS PLAT.
6. THE PROPOSED ROUTE OF INGRESS AND EGRESS DEPICTED ON THIS PLAT (PARCEL V0116-01\*\*) IS SHOWN STRICTLY FOR THE PURPOSES OF QUANTIFYING A GOOD FAITH ESTIMATE OF THE APPROXIMATE FOOTPRINT OF THE INGRESS AND EGRESS THAT COULD CONCEIVABLY BE REQUIRED BY THE DISTRICT FOR SUCH PURPOSES (BASED UPON CURRENT CONDITIONS) AND ITS DEPICTION IS NOT INTENDED TO REPRESENT, FIX OR OTHERWISE LIMIT POTENTIAL OR POSSIBLE ROUTES OF INGRESS AND EGRESS, NOR THE ACTUAL AMOUNT OF SQUARE FOOTAGE/ACREAGE OF THE FOOTPRINT OF SUCH INGRESS AND EGRESS MIGHT ULTIMATELY ENTAIL IN ORDER TO PROVIDE THE THE DISTRICT WITH THE ACCESS TO ITS FACILITIES AND INTERESTS THAT THE THAT THE DISTRICT MAY REQUIRE IN CONNECTION WITH THE PERPETUAL SEWER EASEMENTS THAT THE RIGHTS OF INGRESS AND EGRESS ARE BEING ACQUIRED IN SUPPORT OF.
7. THE "PERPETUAL SEWER EASEMENT AREA" SHOWN/INDICATED ON THIS PLAT INCLUDES/OVERLAPS PORTIONS OF THE SONOMA VALLEY COUNTY SANITATION DISTRICT'S EXISTING EASEMENTS INDICATED (PARCELS V0116-01.1(f) AND V0116-02.1, FOR THE PURPOSES OF OBTAINING ADDITIONAL RIGHTS WITHIN THOSE EXISTING EASEMENT AREA(S). REFERENCE IS MADE TO THE INSTRUMENTS DESCRIBING THOSE EXISTING EASEMENTS (SEE REFERENCES SHOWN ON SHEET NO. 1 OF 3) FOR FULL PARTICULARS.

PARCEL(SUB-AREA)	SQ. FT.	(ACRES)	DESCRIPTION	APN	APPARENT OWNER (SEE DOCUMENT REFERENCES)
PARCEL V0116-01.1(a)	397	(0.009)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(b)	180	(0.004)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(c)	1,094	(0.025)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(d)	431	(0.010)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(e)	357	(0.008)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(f)	1,082	(0.025)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.2(a)	4,237	(0.097)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.2(b)	6,770	(0.155)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.3	2,993	(0.069)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.4	1,005	(0.023)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.5	285	(0.007)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.6	1,048	(0.024)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-02.1	510	(0.012)	PERPETUAL SEWER EASMENT (PSE)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-02.2	364	(0.008)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-02.3	153	(0.004)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-03.1(a)	167	(0.004)	PERPETUAL SEWER EASMENT (PSE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.1(b)	150	(0.003)	PERPETUAL SEWER EASMENT (PSE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.2(a)	3,855	(0.088)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.2(b)	4,560	(0.105)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-04.1	2,252	(0.052)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-023	THE OHAZAMA WALDMAN 2010 LIVING TRUST DTD 07.27.2010
PARCEL V0116-05.1	1,650	(0.038)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	SUZANNE TORGESON SEPARATE PROPERTY TRUST



REVISIONS		
REV.	DATE	BY

**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
  
**EXHIBIT A-1**  
**SONOMA-KOHLER CREEKS**  
**BANK REPAIR/STABILIZATION**

<b>PROJECT/TASK:V0116-C012</b>	
<b>DATE :</b>	<b>3/6/2024</b>
<b>DRAWN BY:</b>	<b>JM</b>
<b>CHECKED BY:</b>	<b>MJ</b>
<b>SHEET NO. 2 OF 3</b>	

Line Courses			Line Courses			Line Courses		
Line	Direction	Length	Line	Direction	Length	Line	Direction	Length
L1	N02° 59' 15"E	18.16'	L21	S43° 32' 27"W	3.79'	L42	S38° 34' 10"E	25.41'
L2	S38° 34' 10"E	21.42'	L22	N77° 30' 39"E	12.11'	T2	N46° 51' 49"E	6.02'
L3	N19° 01' 18"E	21.14'	L23	S14° 33' 16"E	12.71'	L43	N02° 29' 11"E	21.34'
L4	N77° 30' 40"E	32.97'	L24	N38° 34' 10"W	13.77'	L44	N38° 14' 02"W	14.75'
L5	S26° 21' 26"E	16.48'	L25	N14° 33' 16"W	2.40'	L45	N86° 36' 35"W	18.96'
L6	S12° 29' 20"E	20.00'	L26	N33° 09' 15"E	36.40'	L46	S85° 52' 42"W	9.71'
L7	S77° 30' 40"W	15.75'	L27	N03° 19' 15"E	25.80'	L47	N67° 13' 54"W	11.31'
L8	S46° 51' 49"W	15.05'	L28	N44° 43' 29"E	11.76'	L48	N29° 04' 11"W	10.00'
L9	N51° 25' 50"E	7.00'	L29	N74° 32' 58"E	15.44'			
L10	N87° 00' 45"W	9.35'	L30	S65° 04' 37"E	19.73'			
L11	S01° 59' 30"W	21.10'	L31	S29° 04' 11"E	14.94'			
L12	N87° 00' 45"W	6.00'	L32	S42° 02' 44"E	9.95'			
L13	N01° 59' 30"E	18.78'	L33	S47° 36' 55"E	11.00'			
L14	S46° 51' 49"W	10.63'	L34	S46° 48' 52"E	7.69'			
L15	S25° 26' 41"W	17.61'	L35	S24° 33' 04"E	24.90'			
L16	S18° 20' 55"W	12.58'	L36	N17° 32' 06"W	2.01'			
L17	S14° 56' 37"W	10.29'	L37	N18° 07' 47"W	14.24'			
L18	S14° 00' 32"W	14.21'	L38	N27° 05' 24"W	15.72'			
L19	S07° 57' 53"W	10.82'	L39	N35° 13' 23"W	17.41'			
L20	S08° 19' 41"W	8.68'	L40	N65° 04' 52"W	21.98'			
			L41	N24° 55' 08"E	14.47'			



REVISIONS		
REV.	DATE	BY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

**EXHIBIT A-1**

SONOMA-KOHLER CREEKS  
BANK REPAIR/STABILIZATION

Page 12 of 16

PROJECT/TASK:V0116-C012
DATE : 3/6/2024
DRAWN BY: JM
CHECKED BY: MJ
SHEET NO. 3 OF 3

**Exhibit A**  
Sonoma/Kohler Creeks - Bank Repair/Stabilization  
"Easement Area"

Real Property situated in a presently un-incorporated area of the County of Sonoma, California described as follows:

Those portions of the hereinafter described "Easement Area", encompassed within the Real Property described in that certain Grant Deed recorded May 10, 1989 as Document 1989-041868, Official Records of the said County of Sonoma (hereafter referred to as Doc. 1989-041868), said "Easement Area" being more particularly described as follows:

**Parcel V0116-01.2(a)**

Commencing for reference, at a three-quarters inch diameter iron pipe tagged L.S. 4760 marking the southwestern corner of the said real property (Doc. 1989-041868) as said southern corner is shown upon that certain Record of Survey filed June 17, 2003 in Book 649 of Maps, at Page 19, Sonoma County Records, and from which a three-quarters inch diameter iron pipe with no tag marking a point on the southern boundary of said real property (Doc. 1989-041868) as shown upon said Record of Survey, bears South 87° 00' 45" East 93.00 feet; Thence from said Point of Commencement continuing for reference, northerly along the western boundary of said Real Property (Doc. 1989-041868) as shown upon said Record of Survey, North 02° 59' 15" East 139.60 feet to an angle point in the said western boundary; Thence continuing along said western boundary, North 33°09'15" East 4.65 feet (L1) to a point herein designated Point "B" for reference, said Point "B" being the Point of Beginning of the "Easement Area" herein described; Thence from said Point of Beginning, continuing along said western boundary, North 33°09'15" East 36.40 feet (L26) to an angle point in said western boundary; Thence continuing along said western boundary, North 03°19'15" East 25.80 feet (L27); Thence departing from said western boundary, North 44°43'29" East 11.76 feet (L28); Thence North 74°32'58" East 15.44 feet (L29); Thence South 65°04'37" East 19.73 feet (L30); Thence South 29°04'11" East 14.94 feet (L31); Thence South 42°02'44" East 9.95 feet (L32); Thence South 47°36'55" East 11.00 feet (L33); Thence South 46°48'52" East 7.69 feet (L34); Thence South 24°33'04" East 24.90 feet (L35); Thence South 77°30'39" West 41.69 feet; Thence North 26°21'26" West 16.48 feet (L5); Thence South 77°30'40" West 32.97 feet (L4); Thence South 19°01'18" West 21.14 feet (L3); Thence North 38°34'10" West 21.42 feet (L2) to the hereinabove described Point of Beginning (Point "B").

The hereinabove described portion of the "Easement Area" encompassed within the Real Property described in said Grant Deed (Doc. 1989-041868) being Parcel V0116-01.2(a), contains 4,237 square feet (0.097 acres) more or less, and encompasses a portion of Sonoma County Assessor's Parcel Number (APN) 054-190-016.

**Parcel V0116-01.2(b)**

Commencing for reference, at a three-quarters inch diameter iron pipe tagged L.S. 4760 marking the southwestern corner of the said real property (Doc. 1989-041868) as said southern corner is shown upon that certain Record of Survey filed June 17, 2003 in Book 649 of Maps, at Page 19, Sonoma County Records, and from which a three-quarters inch diameter iron pipe with no tag marking a point on the southern boundary of said real property (Doc. 1989-041868) as shown upon said Record of Survey, bears South 87° 00' 45" East 93.00 feet; Thence from said Point of Commencement continuing for reference, northerly along the western boundary of said Real

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..\\SD-Data\\Survey\\Land Projects\\2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\\20230410 Right of Way Acquisition\\05-Right of Way\\Legal\_Descriptions\\Exhibit A-1 - Parcels V0116-01.2 (a) and (b) ~ MME Areas - Viratos.docx

Property (Doc. 1989-041868) as shown upon said Record of Survey, North 02° 59' 15" East 18.16 feet (T1) to a Point herein designated Point "A" for reference; Thence continuing for reference, departing from said western boundary, North 43°32'27" East 3.79 feet (L21); Thence continuing for reference, the following ten courses and distances:

1. North 08°19'41" East 8.68 feet (L20);
2. Thence North 07°57'53" East 10.82 feet (L19);
3. Thence North 14°00'32" East 14.21 feet (L18);
4. Thence North 14°56'37" East 10.29 feet (L17);
5. Thence North 18°20'55" East 12.58 feet (L16);
6. Thence North 25°26'41" East 17.61 feet (L15);
7. Thence North 46°51'49" East 10.63 feet (L14);
8. Thence North 46°51'49" East 6.02 feet (T2) to a point herein designated Point "D" for reference;
9. Thence North 46°51'49" East 15.05 feet (L8);
10. Thence North 77°30'40" East 15.75 feet (L7) to a point herein designated Point "C" for reference, said Point "C" being the Point of Beginning of the herein described "Easement Area";

Thence from said Point of Beginning, North 77°30'39" East 50.38 feet; Thence South 17°32'06" East 2.01 feet (L36); Thence South 18°07'47" East 14.24 feet (L37); Thence South 21°08'23" East 66.62 feet; Thence South 27°05'24" East 15.72 feet (L38); Thence South 35°13'23" East 17.41 feet (L39); Thence South 65°04'52" East 21.98 feet (L40); Thence South 24°55'08" West 14.47 feet (L41); Thence South 51°24'06" West 41.46 feet to a point on the northeastern boundary of the six foot wide strip of land described in that certain "Easement" (Agreement/Deed) recorded December 5, 1955 in Book 1398 of Official Records, beginning at page 102 (hereafter referred to as 1398 O.R. 102); Thence northwesterly along said northeastern boundary, North 38°34'10" West 25.41 feet (L42) to its intersection with the said southern boundary of said real property (Doc. 1989-041868); Thence departing from said northeastern boundary, easterly along said southern boundary, South 87°00'45" East 9.35 feet (L10); Thence departing from said southern boundary, North 38°34'10" West 54.15 feet; Thence South 51°25'50" West 7.00 feet (L9) to a point on said northeastern boundary; Thence departing from said northeastern boundary, North 14°33'16" West 2.40 feet (L25); Thence North 20°05'36" West 88.89 feet to the hereinabove described Point of Beginning (Point "C").

The hereinabove described portion of the "Easement Area" encompassed within the Real Property described in said Grant Deed (Doc. 1989-041868) being Parcel V0116-01.2(b), contains 6,770 square feet (0.155 acres) more or less, and encompasses a portion of Sonoma County Assessor's Parcel Number (APN) 054-190-016.

Bearings and distances called for in this legal description are based upon the California Coordinate System of 1983, Zone 2.

This Legal Description and its accompanying Plat were prepared by me in March 2024.



John R. Monaghan, LS 6122  
License Expires 03/31/2026

4.8.24  
Date

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April 5, 2024 [Version 1.1]

..\\SD-Data\\Survey\\Land Projects\\ 2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\\20230410 Right of Way Acquisition\\05-Right of Way\\Legal\_Descriptions\\Exhibit A-1 - Parcels V0116-01.2 (a) and (b) ~ MME Areas - Viratos.docx



SEE SHEETS 2 AND 3 FOR LEGEND/KEY,  
APPLICABLE NOTES, PARCEL AREAS AND  
LINE COURSES AND DISTANCES

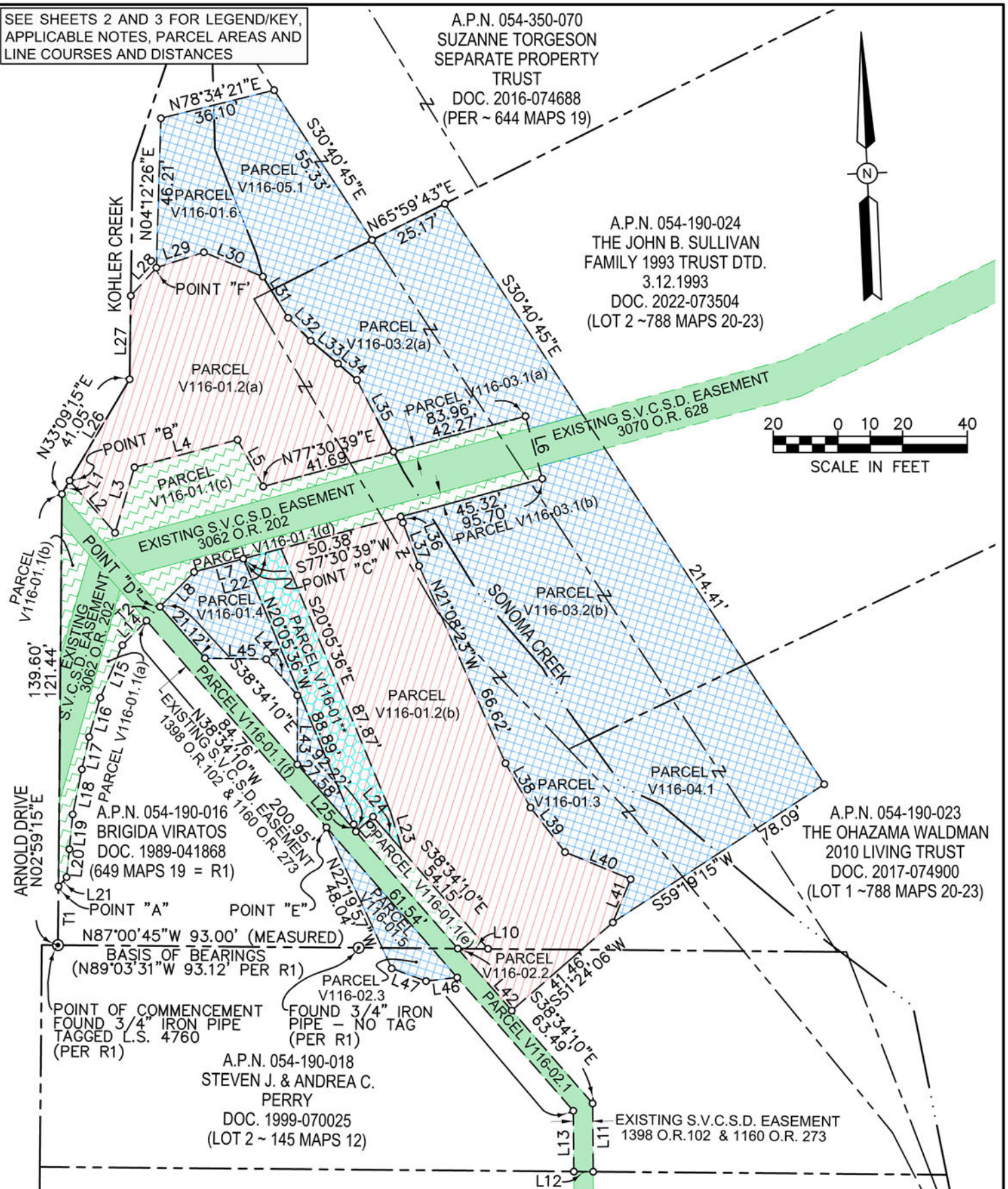
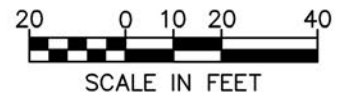
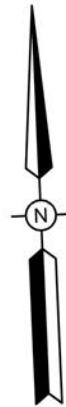
A.P.N. 054-350-070  
SUZANNE TORGESON  
SEPARATE PROPERTY  
TRUST  
DOC. 2016-074688  
(PER ~ 644 MAPS 19)

A.P.N. 054-190-024  
THE JOHN B. SULLIVAN  
FAMILY 1993 TRUST DTD.  
3.12.1993  
DOC. 2022-073504  
(LOT 2 ~788 MAPS 20-23)

A.P.N. 054-190-023  
THE OHAZAMA WALDMAN  
2010 LIVING TRUST  
DOC. 2017-074900  
(LOT 1 ~788 MAPS 20-23)

A.P.N. 054-190-016  
BRIGIDA VIRATOS  
DOC. 1989-041868  
(649 MAPS 19 = R1)

A.P.N. 054-190-018  
STEVEN J. & ANDREA C.  
PERRY  
DOC. 1999-070025  
(LOT 2 ~ 145 MAPS 12)



REVISIONS		
REV.	DATE	BY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

**EXHIBIT A-1**

**SONOMA-KOHLER CREEKS**

**BANK REPAIR/STABILIZATION**

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PROJECT/TASK: V0116-C012
DATE : 3/6/2024
DRAWN BY: JM
CHECKED BY: MJ
SHEET NO. 1 OF 3

\\SD-Data\Survey\Land Projects\2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\_V0116-R0W-Acquisition\_Exhibits\_fm03.06.24.dwg

\\SD-Data\Survey\Land Projects\2022\_Sonoma-Kohler Creek Bank Repair\_V0116-C01\2022\_Sonoma-Kohler Creek Bank Repair\_V0116C001\0116-R0W-Acquisition\_Exhibits\_jm03.06.24.dwg

**LEGEND/KEY**

- PARCEL BOUNDARY (SEE NOTES 1-2 BELOW)
- APPARENT THALWEG (SEE NOTES 3-5 BELOW)
- EXISTING SEWER EASEMENT (PERPETUAL) - SEE DEED/DOCUMENT REFERENCES
- PERPETUAL SEWER "EASEMENT AREA" (PSE)
- POTENTIAL ROUTE OF INGRESS AND EGRESS - SEE NOTE 6 BELOW
- "CONSTRUCTION, MAINTENANCE & AND MONITORING EASEMENT AREA" (MME) - SEE NOTES 1-5 BELOW
- "TEMPORARY CONSTRUCTION EASEMENT AREA" (TCE) - SEE NOTES 1-5 BELOW
- FOUND PROPERTY MONUMENT (AS NOTED)
- DIMENSION POINT

- NOTES:**
1. THE PARCEL AND EXISTING EASEMENT BOUNDARIES SHOWN ON THIS PLAT ARE BASED UPON: (i) COUNTY ASSESSORS RECORDS; (ii) THE RECORDED DOCUMENTS AND FILED MAPS INDICATED; (iii) PRELIMINARY TITLE REPORTS FOR THE ASSESSOR'S PARCELS INDICATED IN THE TABLE OF INTERESTS AND AREAS (BELOW); AND (iv) SURVEYS UNDERTAKEN BY THE SONOMA COUNTY WATER AGENCY (SONOMA WATER) TO DETERMINE THEIR LOCATION(S) RELATIVE TO THE PROTECTION FEATURES SHOWN UPON THE PLANS FOR THE "GLEN ELLEN WASTEWATER COLLECTION SYSTEM PROTECTION PLAN AT KOHLER & SONOMA CREEK" BY PRUNUSKI CHATHAM, INC., DATED 9/23/22 (PROJECT).
  2. THE PARCEL AND EXISTING EASEMENT BOUNDARIES INDICATED/SHOWN ON THIS PLAT WERE DEVELOPED AND RELIED UPON STRICTLY FOR THE PURPOSES OF QUANTIFYING AN ESTIMATION OF THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED IN THE TABLE BELOW, BASED UPON THE DOCUMENTS AND RESOURCES CITED IN NOTE 1 (ABOVE). THE COMPILATION AND DEPICTION OF THE PARCEL BOUNDARIES SHOWN THIS PLAT, DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT INTENDED TO INFER AN OPINION ABOUT THE LOCATIONS OF THE BOUNDARIES OR OWNERSHIP OF THE LANDS THAT MAY BE AFFECTED BY THEIR LOCATIONS, BEYOND A GOOD FAITH EFFORT TO AS ACCURATELY AS REASONABLY POSSIBLE.; QUANTIFY THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED IN THIS DIAGRAM, BASED UPON THE DOCUMENTS AND RESOURCES CITED IN NOTE 1 (ABOVE).
  3. THE APPARENT THALWEG OF SONOMA CREEK REPRESENTED IN THIS PLAT, WAS TAKEN FOR THE COMMON BOUNDARY OF THE PARCELS THAT ARE BOUNDED BY THE "CENTER OF SONOMA CREEK", CALLED FOR/INDICATED IN/ON/BY THE RECORDED DOCUMENTS INDICATED.
  4. THE LOCATION OF THE APPARENT THALWEG SHOWN/INDICATED ON THIS PLAT, WAS TAKEN AND/OR EXTRAPOLATED (WHERE APPLICABLE) FROM SURVEYS UNDERTAKEN BY SONOMA WATER IN SUPPORT OF THE PROJECT, AND OTHER BATHYMETRIC DATA UTILIZED IN THE DESIGN OF THE PROJECT.
  5. THE APPARENT THALWEG SHOWN/INDICATED ON THIS PLAT (AS DESCRIBED IN NOTE 4 ABOVE) WAS RELIED ON STRICTLY FOR THE PURPOSES OF QUANTIFYING AN ESTIMATE OF THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS INTERESTS THAT ARE POTENTIALLY AFFECTED BY ITS LOCATION. THE DEPICTION AND USE OF THE APPARENT THALWEG (AS DESCRIBED IN NOTE 4 ABOVE) DOES NOT CONSTITUTE A BOUNDARY SURVEY AND DOES NOT INFER AN OPINION ABOUT THE OWNERSHIP OF THE LANDS THAT MAY BE AFFECTED BY ITS LOCATION, BEYOND A GOOD FAITH EFFORT TO ACCURATELY AS REASONABLY POSSIBLE, QUANTIFY THE APPROXIMATE SQUARE FOOTAGE/ACREAGE OF THE VARIOUS EASEMENT AREAS INDICATED ON THIS PLAT.
  6. THE PROPOSED ROUTE OF INGRESS AND EGRESS DEPICTED ON THIS PLAT (PARCEL V0116-01\*\*) IS SHOWN STRICTLY FOR THE PURPOSES OF QUANTIFYING A GOOD FAITH ESTIMATE OF THE APPROXIMATE FOOTPRINT OF THE INGRESS AND EGRESS THAT COULD CONCEIVABLY BE REQUIRED BY THE DISTRICT FOR SUCH PURPOSES (BASED UPON CURRENT CONDITIONS) AND ITS DEPICTION IS NOT INTENDED TO REPRESENT, FIX OR OTHERWISE LIMIT POTENTIAL OR POSSIBLE ROUTES OF INGRESS AND EGRESS, NOR THE ACTUAL AMOUNT OF SQUARE FOOTAGE/ACREAGE OF THE FOOTPRINT OF SUCH INGRESS AND EGRESS MIGHT ULTIMATELY ENTAIL IN ORDER TO PROVIDE THE THE DISTRICT WITH THE ACCESS TO ITS FACILITIES AND INTERESTS THAT THE THAT THE DISTRICT MAY REQUIRE IN CONNECTION WITH THE PERPETUAL SEWER EASEMENTS THAT THE RIGHTS OF INGRESS AND EGRESS ARE BEING ACQUIRED IN SUPPORT OF.
  7. THE "PERPETUAL SEWER EASEMENT AREA" SHOWN/INDICATED ON THIS PLAT INCLUDES/OVERLAPS PORTIONS OF THE SONOMA VALLEY COUNTY SANITATION DISTRICT'S EXISTING EASEMENTS INDICATED (PARCELS V0116-01.1(f) AND V0116-02.1, FOR THE PURPOSES OF OBTAINING ADDITIONAL RIGHTS WITHIN THOSE EXISTING EASEMENT AREA(S). REFERENCE IS MADE TO THE INSTRUMENTS DESCRIBING THOSE EXISTING EASEMENTS (SEE REFERENCES SHOWN ON SHEET NO. 1 OF 3) FOR FULL PARTICULARS.

PARCEL(SUB-AREA)	SQ. FT.	(ACRES)	DESCRIPTION	APN	APPARENT OWNER (SEE DOCUMENT REFERENCES)
PARCEL V0116-01.1(a)	397	(0.009)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(b)	180	(0.004)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(c)	1,094	(0.025)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(d)	431	(0.010)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(e)	357	(0.008)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.1(f)	1,082	(0.025)	PERPETUAL SEWER EASMENT (PSE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.2(a)	4,237	(0.097)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.2(b)	6,770	(0.155)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.3	2,993	(0.069)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.4	1,005	(0.023)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.5	285	(0.007)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-01.6	1,048	(0.024)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	BRIGIDA VIRATOS
PARCEL V0116-02.1	510	(0.012)	PERPETUAL SEWER EASMENT (PSE)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-02.2	364	(0.008)	MAINTENANCE AND MONITORING EASMENT (MME)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-02.3	153	(0.004)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-018	STEVEN J. & ANDREA C. PERRY
PARCEL V0116-03.1(a)	167	(0.004)	PERPETUAL SEWER EASMENT (PSE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.1(b)	150	(0.003)	PERPETUAL SEWER EASMENT (PSE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.2(a)	3,855	(0.088)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-03.2(b)	4,560	(0.105)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-024	THE JOHN B. SULLIVAN FAMILY 1993 TRUST DTD. 3.12.1993
PARCEL V0116-04.1	2,252	(0.052)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-023	THE OHAZAMA WALDMAN 2010 LIVING TRUST DTD 07.27.2010
PARCEL V0116-05.1	1,650	(0.038)	TEMPORARY CONSTRUCTION EASEMENT (TCE)	054-190-016	SUZANNE TORGESON SEPARATE PROPERTY TRUST

REV.	REVISIONS		PLAT TO ACCOMPANY LEGAL DESCRIPTION	PROJECT/TASK: V0116-C012
	DATE	BY		DATE :
			<b>EXHIBIT A-1</b> <b>SONOMA-KOHLER CREEKS</b> <b>BANK REPAIR/STABILIZATION</b>	3/6/2024
				DRAWN BY: JM
				CHECKED BY: MJ
				SHEET NO. 2 OF 3



Line Courses		
Line	Direction	Length
T1	N02° 59' 15"E	18.16'
L1	N33° 09' 15"E	4.65'
L2	S38° 34' 10"E	21.42'
L3	N19° 01' 18"E	21.14'
L4	N77° 30' 40"E	32.97'
L5	S26° 21' 26"E	16.48'
L6	S12° 29' 20"E	20.00'
L7	S77° 30' 40"W	15.75'
L8	S46° 51' 49"W	15.05'
L9	N51° 25' 50"E	7.00'
L10	N87° 00' 45"W	9.35'
L11	S01° 59' 30"W	21.10'
L12	N87° 00' 45"W	6.00'
L13	N01° 59' 30"E	18.78'
L14	S46° 51' 49"W	10.63'
L15	S25° 26' 41"W	17.61'
L16	S18° 20' 55"W	12.58'
L17	S14° 56' 37"W	10.29'
L18	S14° 00' 32"W	14.21'
L19	S07° 57' 53"W	10.82'
L20	S08° 19' 41"W	8.68'

Line Courses		
Line	Direction	Length
L21	S43° 32' 27"W	3.79'
L22	N77° 30' 39"E	12.11'
L23	S14° 33' 16"E	12.71'
L24	N38° 34' 10"W	13.77'
L25	N14° 33' 16"W	2.40'
L26	N33° 09' 15"E	36.40'
L27	N03° 19' 15"E	25.80'
L28	N44° 43' 29"E	11.76'
L29	N74° 32' 58"E	15.44'
L30	S65° 04' 37"E	19.73'
L31	S29° 04' 11"E	14.94'
L32	S42° 02' 44"E	9.95'
L33	S47° 36' 55"E	11.00'
L34	S46° 48' 52"E	7.69'
L35	S24° 33' 04"E	24.90'
L36	N17° 32' 06"W	2.01'
L37	N18° 07' 47"W	14.24'
L38	N27° 05' 24"W	15.72'
L39	N35° 13' 23"W	17.41'
L40	N65° 04' 52"W	21.98'
L41	N24° 55' 08"E	14.47'

Line Courses		
Line	Direction	Length
L42	S38° 34' 10"E	25.41'
T2	N46° 51' 49"E	6.02'
L43	N02° 29' 11"E	21.34'
L44	N38° 14' 02"W	14.75'
L45	N86° 36' 35"W	18.96'
L46	S85° 52' 42"W	9.71'
L47	N67° 13' 54"W	11.31'
L48	N29° 04' 11"W	10.00'



REVISIONS		
REV.	DATE	BY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

**EXHIBIT A-1**

SONOMA-KOHLER CREEKS  
BANK REPAIR/STABILIZATION

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PROJECT/TASK:V0116-C012
DATE : 3/6/2024
DRAWN BY: JM
CHECKED BY: MJ
SHEET NO. 3 OF 3