

Phase 2

Date: September 10, 2024

Item Number: _____

Resolution Number: _____

2/3 Vote Required

Resolution Of The Board Of Directors Of Sonoma Valley County Sanitation District (District) Authorizing The Summary Vacation Of Phase II Of The Sewer Easements That Are No Longer Required For The Purposes They Were Acquired, They Are Determined To Be Excess By The Easement Holder, And There Are No Other Public Facilities Located Within The Easement, Located On Assessor's Parcel Number 127-141-012 and 127-141-024. (2/3 Vote Required)

Whereas, the Sonoma County Water Agency (Sonoma Water) manages and operates the District under agreement between Sonoma Water and District; and

Whereas, section 4743 of the California Health and Safety Code provides that a county sanitation district may dispose of property interests when they are no longer required for the purposes of the district; and

Whereas, section 8333(C) of the California Streets and Highways Code provides for summary vacation when certain conditions are met; and

Whereas, the Board of Directors (Board) of District previously determined that the sewer easements as described in this Resolution and defined in Exhibit A are no longer necessary to be retained for the uses and purposes of District and authorized the recording of this Resolution upon the recording of the Notice of Completion for the work disconnecting the sewer lateral serving the 19249 Sonoma Highway property from the sewer improvements to be transferred to Sonoma Oaks and re-routing said sewer lateral to the sewer improvements to be retained by District; and

Whereas, the Notice of Completion for the work disconnecting the sewer lateral serving the 19249 Sonoma Highway property from the sewer improvements to be transferred to Sonoma Oaks and re-routing said sewer lateral to the sewer improvements to be retained by District has been recorded.

Now, Therefore, Be It Resolved that the Board of Directors hereby finds, determines, certifies, and declares as follows:

1. **Verification of Recitals.** Each of the foregoing recitals is true and correct.
2. **Resolution Replacement.** This resolution supersedes and replaces Resolution No. 24-0282 in its entirety.
3. **Summary Vacation of Easement.** From after the date of recording of this Resolution Phase 2 the following described property rights no longer constitutes a sewer easement: Being all that right, title and interest in and to that certain real property as depicted in Exhibit A and shown for reference in Exhibit R-2 attached to this resolution.
4. **Recordation of Resolutions in Phases.** District staff is authorized and directed to record a certified copy of this Resolution Phase 2 at the Office of the County Recorder.

Directors:

Gurney:

Gorin:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

EXHIBIT A
Legal Description
Sonoma Oaks MHP
Phase 2 Easement Vacation

Real property situated in the City of Sonoma, County of Sonoma, State of California described as follows:

Those portions of the easement(s) described in that certain Easement (Deed) recorded December 15, 1967 in Book 2305 of Official Records of Sonoma County, beginning at page 321, as said easement(s) are shown and delineated upon that certain Record of Survey filed for record in Book 122 of Maps at page 33, Sonoma County Records (said easement(s) are hereinafter collectively referred to as 2305 O.R. 321 for reference), being more particularly described as follows:

- I. That portion of Parcel 1 as described in said Easement (Deed) 2305 O.R. 321, that is defined by an extension northerly, of the sidelines of Parcel X as described in said Easement (Deed) 2305 O.R. 321, lying south of said Parcel 1, when said sidelines are extended northerly to the northern boundary of said Parcel 1;
- II. That portion of Parcel B as described in said Easement (Deed) 2305 O.R. 321, lying easterly of the western boundary of said Parcel X, whose centerline as shown on said Record of Survey bears a course and distance of "N 4° 43' 20" W 99.51'" when said westerly sideline is extended southerly to the southern boundary of said Parcel B, and that portion lying westerly of the western boundary of Easement Area C as said Easement Area C is described as follows for reference:

Easement Area C

Commencing for reference at Point "A" said point being referenced in the above-described Easement Area A; Thence from said Point of Beginning, departing from said northern boundary of Parcel 1, South 8° 01' 05" East 30.00 feet to a point on the southern boundary of said Parcel 1; Thence along said southern boundary, South 81° 58' 55" West 41.77 feet to the beginning of a curve concave southeasterly, and having a radius 20.00 feet; Thence departing from said southern boundary, along the arc of said curve, deflecting to the left through a central angle (Delta) of 90°00'00", for an arc distance (Length) of 31.42 feet; Thence South 08° 01' 05" East 2.45 feet to the beginning of a curve concave northeasterly, and having a radius of 20.00 feet; Thence along the arc of said curve, deflecting to the left through a central angle (Delta) of 53°53'17", for an arc distance (Length) of 18.81 feet; Thence South 61° 54' 22" East 17.16 feet; Thence South 04° 38' 54" East 70.16 feet; Thence South 52° 45' 15" East 1.29 feet to a point on the northern boundary of Parcel B as described in said Easement Deed and shown upon said Record of Survey, being the true Point of Beginning of Easement Area C; Thence from said Point of Beginning, departing from the said northern boundary of Parcel B, South 52° 45' 15" East 111.63 feet to a point on the said southern boundary of the real property described in that certain Grant Deed recorded September 6, 2013 as Document 2013-090718, Official Records of Sonoma County (said Grant Deed is hereinafter referred to as Document 2013-090718 for reference); Thence along said southern boundary to a South 76° 15' 25" West 19.30 feet to its intersection with a line that is 15.00 feet distant, measured at right angles southwesterly of and parallel with the hereinabove described course "South 52° 45' 15" East 111.63 feet"; Thence departing said southern boundary, along said parallel

line, North 52° 45' 15" West 100.75 feet to a point on the southern boundary of said Parcel B; Thence departing from said southern boundary, North 04° 38' 54" West 11.45 feet to a point on the said northern boundary of Parcel B; Thence along said northern boundary, South 86° 15' 15" East 9.16 feet; Thence continuing along said northern boundary North 79° 02' 33" East 1.91 feet to the Point of Beginning.

III. That portion of Parcel D lying easterly of the western boundary of said Parcel X when said sideline is extended north to the North boundary of the real property described by Document 2013-090718; and that portion lying westerly of the western boundary of the following described Easement Area A:

Easement Area A

Beginning at Point A as herein (above) described for reference; Thence departing from said northern boundary of Parcel 1, North 09° 07' 14" West 127.44 feet to a point on the northern boundary of said real property (Doc. 2013-090718); Thence along said northern boundary North 81° 32' 45" East 15.00 feet to its intersection of a line that is 15.00 feet distant, measured at right angles easterly of and parallel with the hereinabove described course "North 09° 07' 14" West 127.44 feet"; Thence departing from said northern boundary, along said parallel line, South 09° 07' 14" East 127.55 feet to the said northern boundary of Parcel 1; Thence along the said northern boundary of Parcel 1, South 81° 58' 51" West 15.00 feet to the Point of Beginning.

IV. That portion of Parcel D lying easterly of the eastern boundary of the herein (above) described new Easement Area A;

V. Parcels D3 and F as described in said Easement (Deed) 2305 O.R. 321;

VI. That portion of Parcel X lying between the south boundary of said Parcel 1 and north boundary of Parcel B and all that portion of Parcel X lying between the north boundary of said Parcel 1 and south boundary of Parcels C & D.

End of Legal Description

This Legal Description and its accompanying plat were prepared by me, or under my direction in December 2023.







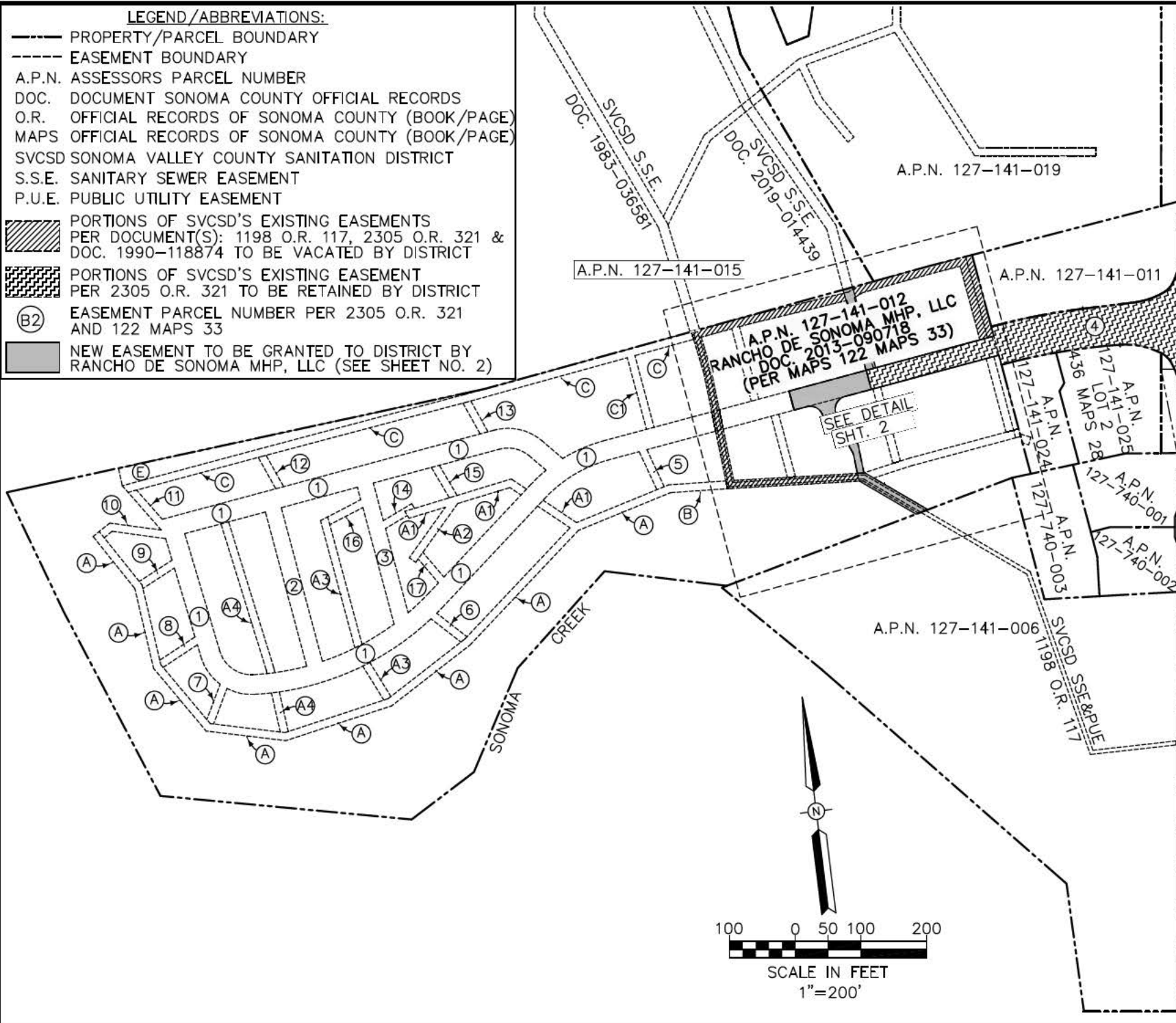
[Redacted signature]

John R. Monaghan, L.S. 6122

12.27.2023
Date

LEGEND/ABBREVIATIONS:

- PROPERTY/PARCEL BOUNDARY
- - - - - EASEMENT BOUNDARY
- A.P.N. ASSESSORS PARCEL NUMBER
- DOC. DOCUMENT SONOMA COUNTY OFFICIAL RECORDS
- O.R. OFFICIAL RECORDS OF SONOMA COUNTY (BOOK/PAGE)
- MAPS OFFICIAL RECORDS OF SONOMA COUNTY (BOOK/PAGE)
- SVCSO SONOMA VALLEY COUNTY SANITATION DISTRICT
- S.S.E. SANITARY SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
-  PORTIONS OF SVCSO'S EXISTING EASEMENTS PER DOCUMENT(S): 1198 O.R. 117, 2305 O.R. 321 & DOC. 1990-118874 TO BE VACATED BY DISTRICT
-  PORTIONS OF SVCSO'S EXISTING EASEMENT PER 2305 O.R. 321 TO BE RETAINED BY DISTRICT
-  EASEMENT PARCEL NUMBER PER 2305 O.R. 321 AND 122 MAPS 33
-  NEW EASEMENT TO BE GRANTED TO DISTRICT BY RANCHO DE SONOMA MHP, LLC (SEE SHEET NO. 2)



PROJECT/TASK: V0023D021
DATE: 11.08.23
DRAWN BY: JM
CHECKED BY: MJ
SHEET NO. 1 OF 2

EXHIBIT R-2
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PHASE 2 EASEMENT VACATIONS
SONOMA OAKS MOBILE HOME PARK

REV.	DATE	BY



A.P.N. 127-141-015

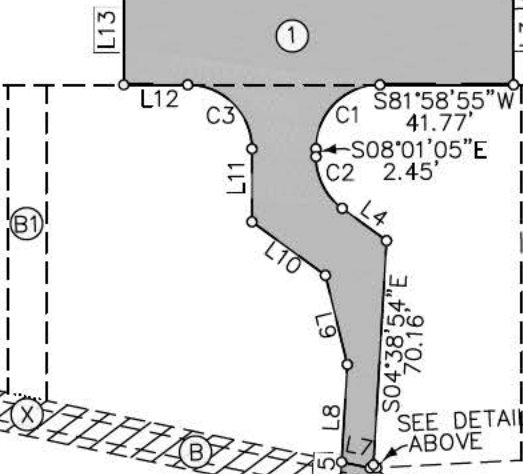
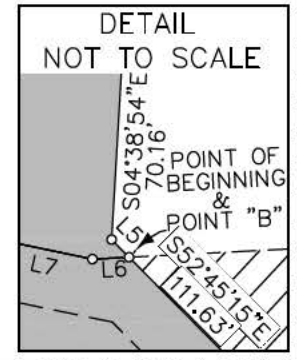
A.P.N. 127-141-019

CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	53°53'17"	18.81'
C3	20.00'	90°00'00"	31.42'

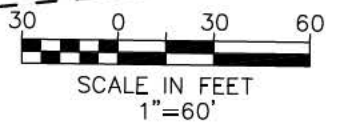
A.P.N. 127-141-012
RANCHO DE SONOMA MHP, LLC
 DOC. 2013-090718
 (PER 122 MAPS 33)

POINT OF BEGINNING
 & POINT "A"
 EASEMENT AREA B
 N81°58'55"E 121.77'

EASEMENT AREA A
 N09°07'14"W 127.44'



LINE	BEARING	DIST	LINE	BEARING	DIST
L1	N81°32'45"E	15.00'	L9	N21°46'37"W	28.68'
L2	S81°58'55"W	15.00'	L10	N61°54'22"W	28.42'
L3	S08°01'05"E	30.00'	L11	N08°01'05"W	22.78'
L4	S61°54'22"E	17.16'	L12	S81°58'55"W	20.00'
L5	S52°45'15"E	1.29'	L13	N08°01'05"W	30.00'
L6	S79°02'33"W	1.91'	L14	S76°15'25"W	19.30'
L7	N86°15'15"W	9.16'	L15	N04°38'54"W	11.45'
L8	N04°38'54"W	30.57'			



A.P.N. 127-141-006

A.P.N. 127-740-003

PROJECT/TASK:	V0023D021
DATE :	11.08.23
DRAWN BY:	JM
CHECKED BY:	MJ
SHEET NO.	2 OF 2

SONOMA VALLEY COUNTY SANITATION DISTRICT

EXHIBIT R-2

PLAT TO ACCOMPANY LEGAL DESCRIPTION
 PHASE 2 EASEMENT VACATIONS
 SONOMA OAKS MOBILE HOME PARK

REV.	DATE	BY



SVCS D. S.S.F.
 DOC. 1990-118874
 FND. 1-1/2" I.P.
 PER 122 MAPS 33
 POINT OF COMMENCEMENT
 N88°02'21"E
 200.84' (TIE)

SVCS D. S.S.F. & PUE
 FND. 1-1/2" I.P.
 TAGGED L.S. 5092
 S.E. COR. LOT 2
 PER 436 MAPS 28
 (SEE SHEET 1)