Lot Line Adjustment Site Map and Certificate of Compliance

Lands Of Bascher LLC

11587 Brooks Road, Windosr, Ca.
Assessor's Parcel Numbers 086-090-005 & 086-190-003

Original Configuration

Parcel "A"

APN: 086-090-005
AREA: 13.0 Acres (+/-)
EXISTING ZONING: - RRD B6 60, G MR OAK RC50/50
FIRE DISTRICT - Sonoma County FD
FIRE RESPONSE - SRA = State
GROUNDWATER - Zone 3 - Marginal Groundwater
SEISMIC DESIGN - SDC D
SEWAGE DISPOSAL: - Private Waste Disposal System
WATER SUPPLY: - Private Well
WET WEATHER ZONE - F-Healdsburg
WILLIAMSON ACT - YES (2607 OR 69)
UTILITY SERVICE: - Pacific Gas & Electric

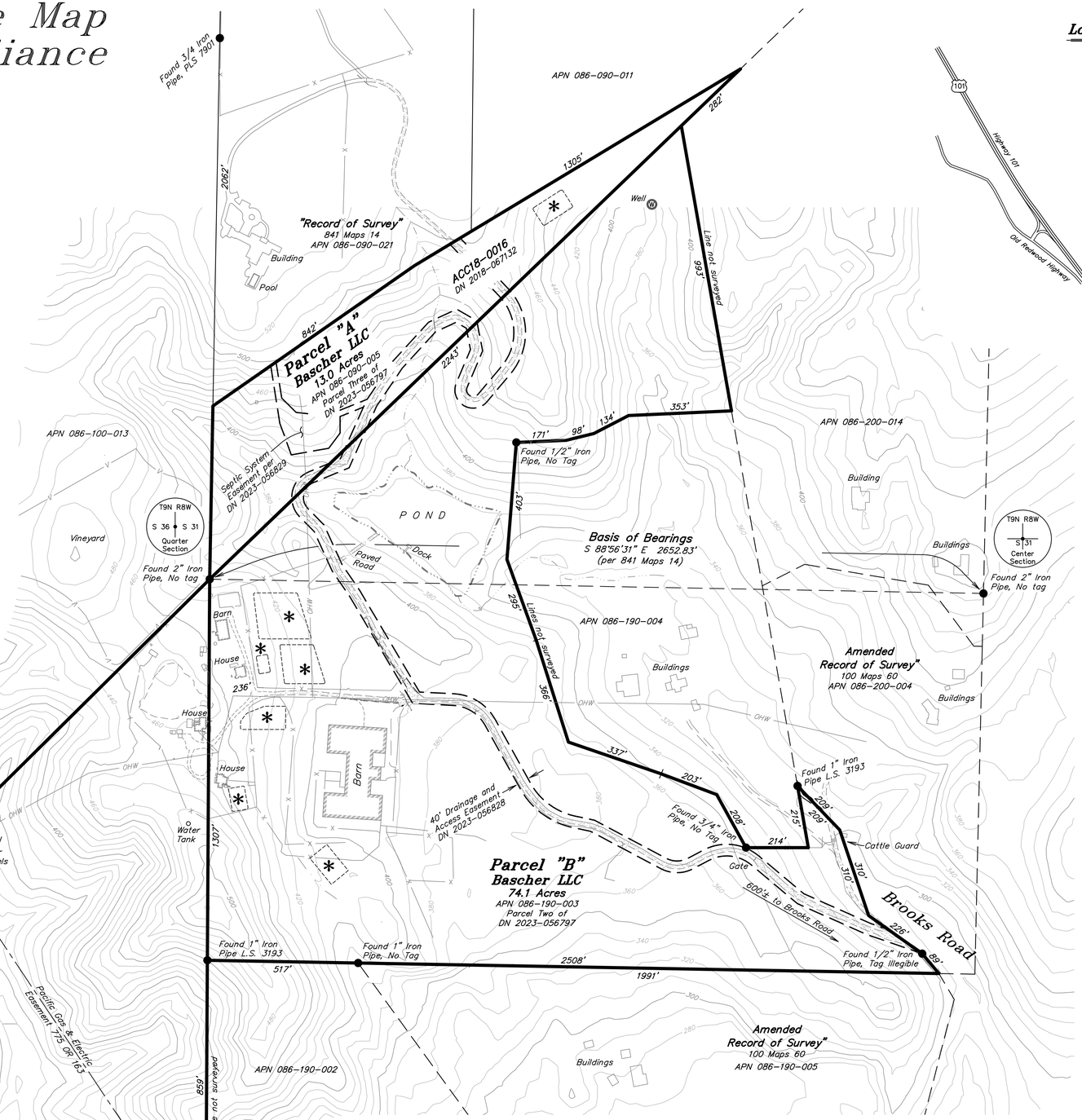
Parcel "B"

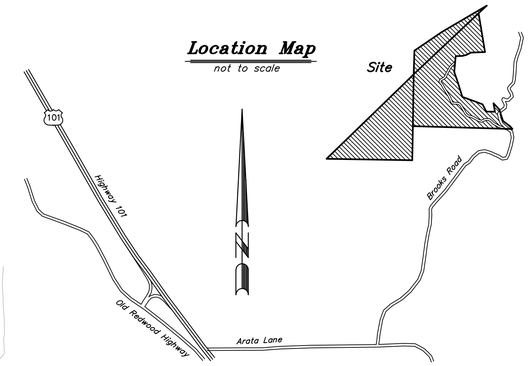
APN: 086-190-003 (Portion)
AREA: 74.1 Acres (+/-)
EXISTING ZONING: - RRD B6 60, G OAK RC50/50 SR
FIRE DISTRICT - Sonoma County FD
FIRE RESPONSE - SRA = State
GROUNDWATER - Zone 3 - Marginal Groundwater
SEISMIC DESIGN - SDC D, SDC E
SEWAGE DISPOSAL: - Private Waste Disposal System
WATER SUPPLY: - Private Well
WET WEATHER ZONE - F-Healdsburg
WILLIAMSON ACT - YES (2607 OR 69)
UTILITY SERVICE: - Pacific Gas & Electric

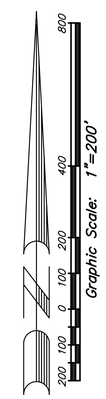
Parcel "C"

APN: 086-190-003 (Portion)
AREA: 53.7 Acres (+/-)
EXISTING ZONING: - RRD B6 60, G OAK RC50/50 SR
FIRE DISTRICT - Sonoma County FD
FIRE RESPONSE - SRA = State
GROUNDWATER - Zone 3 - Marginal Groundwater
SEISMIC DESIGN - SDC D, SDC E
SEWAGE DISPOSAL: - Private Waste Disposal System
WATER SUPPLY: - Private Well
WET WEATHER ZONE - F-Healdsburg
WILLIAMSON ACT - YES (2607 OR 69)
UTILITY SERVICE: - Pacific Gas & Electric

* Possible Area of Septic







OWNER/SUBDIVIDER:
Bascher, LLC
c/o Steven Ascher
14 Via Cheparro
Greenbrae, Ca. 94904
(415) 310-0582 phone
sascher@sascher.com

SURVEYOR/ENGINEER:
ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 phone
(707)541-2301 fax
asmith@adobeinc.com

General Notes

Property owner information is based upon that "Grant Deed" recorded under Document Number 2023-056797 of Official Records, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. in December of 2023.

Utilities and features shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Revisions

No.	Date	Description	Approved

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civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
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"A Service You Can Count On!"

Aaron R. Smith
PROFESSIONAL LAND SURVEYOR AARON R SMITH No. L 7901 STATE OF CALIFORNIA

Site Map
Lot Line Adjustment and Certificate of Compliance

Scale: 1" = 200'
Date: September 25, 2024
Design by: Jaggs
Drawn by: Jaggs
Checked by: ARS

Sheet
1
of 3 sheets
Job No. 23254.00

File: E:\T Drive\23254\dwg\Adobe-Survey\23254-LLA_COC Site Map.dwg Time: Sep 25, 2024 - 1:33pm

Lot Line Adjustment Site Map and Certificate of Compliance

Lands Of Bascher LLC

11587 Brooks Road, Windosr, Ca.
Assessor's Parcel Numbers 086-090-005 & 086-190-003

Proposed Configuration

Parcel "A"

APN: 086-090-005
AREA: 43.7 Acres (+/-)
EXISTING ZONING: – RRD B6 60, G MR OAK RC50/50
FIRE DISTRICT – Sonoma County FD
FIRE RESPONSE – SRA = State
GROUNDWATER – Zone 3 – Marginal Groundwater
SEISMIC DESIGN – SDC D
SEWAGE DISPOSAL: – Private Waste Disposal System
WATER SUPPLY: – Private Well
WET WEATHER ZONE – F-Healdsburg
WILLIAMSON ACT – YES (2607 OR 69)
UTILITY SERVICE: – Pacific Gas & Electric

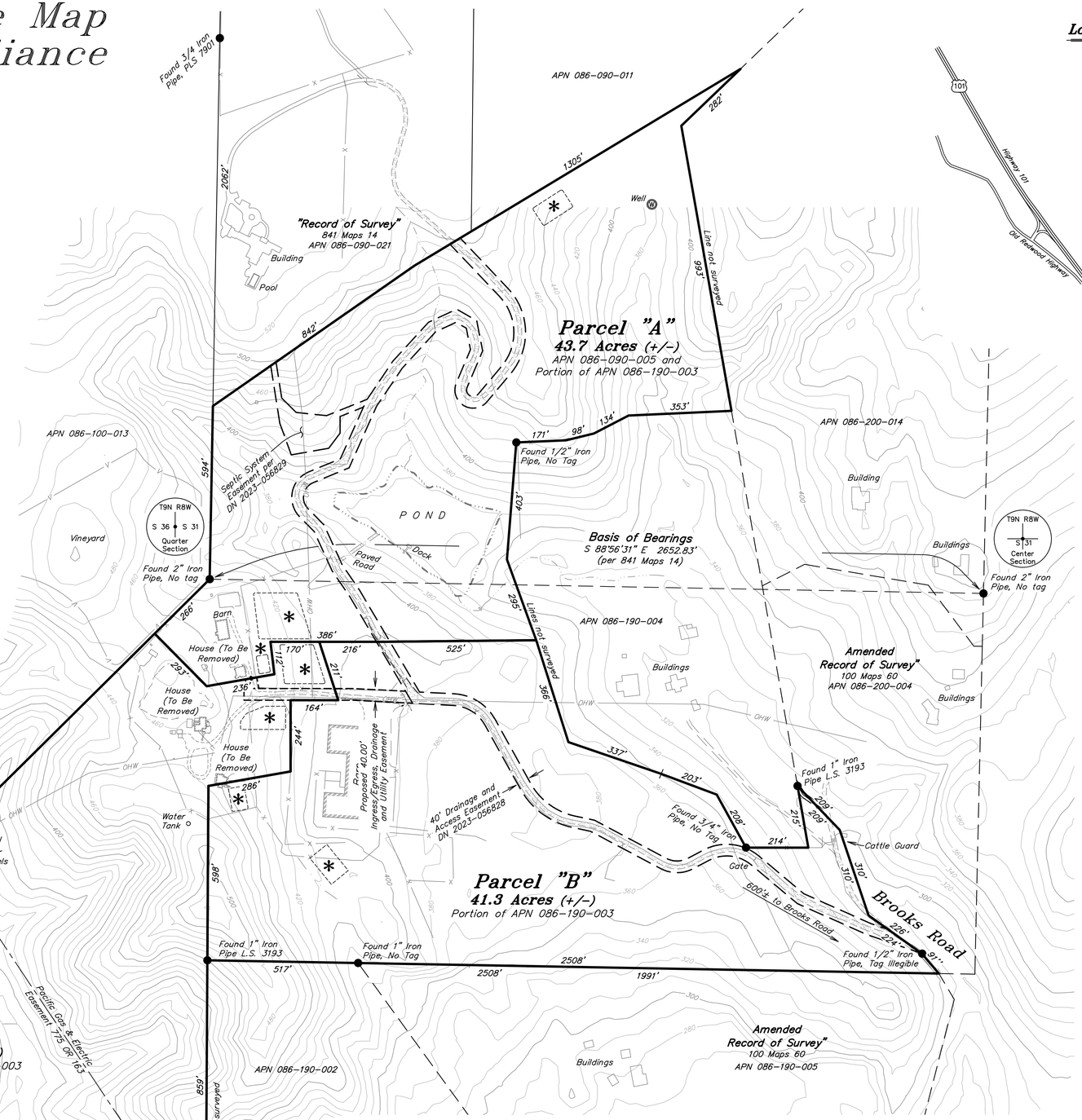
Parcel "B"

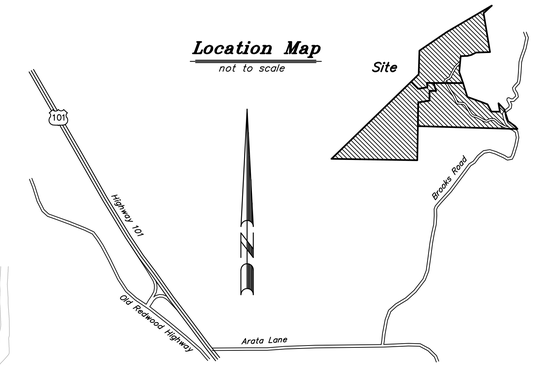
APN: 086-190-003 (Portion)
AREA: 41.3 Acres (+/-)
EXISTING ZONING: – RRD B6 60, G OAK RC50/50 SR
FIRE DISTRICT – Sonoma County FD
FIRE RESPONSE – SRA = State
GROUNDWATER – Zone 3 – Marginal Groundwater
SEISMIC DESIGN – SDC D, SDC E
SEWAGE DISPOSAL: – Private Waste Disposal System
WATER SUPPLY: – Private Well
WET WEATHER ZONE – F-Healdsburg
WILLIAMSON ACT – YES (2607 OR 69)
UTILITY SERVICE: – Pacific Gas & Electric

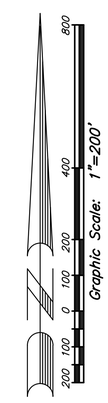
Parcel "C"

APN: 086-190-003 (Portion)
AREA: 55.8 Acres (+/-)
EXISTING ZONING: – RRD B6 60, G OAK RC50/50 SR
FIRE DISTRICT – Sonoma County FD
FIRE RESPONSE – SRA = State
GROUNDWATER – Zone 3 – Marginal Groundwater
SEISMIC DESIGN – SDC D, SDC E
SEWAGE DISPOSAL: – Private Waste Disposal System
WATER SUPPLY: – Private Well
WET WEATHER ZONE – F-Healdsburg
WILLIAMSON ACT – YES (2607 OR 69)
UTILITY SERVICE: – Pacific Gas & Electric

* Possible Area of Septic







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of 3 sheets
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File: E:\T Drive\23254\dwg\Adobe-Survey\23254-LLA_COC Site Map.dwg Time: Sep 25, 2024 - 1:38pm

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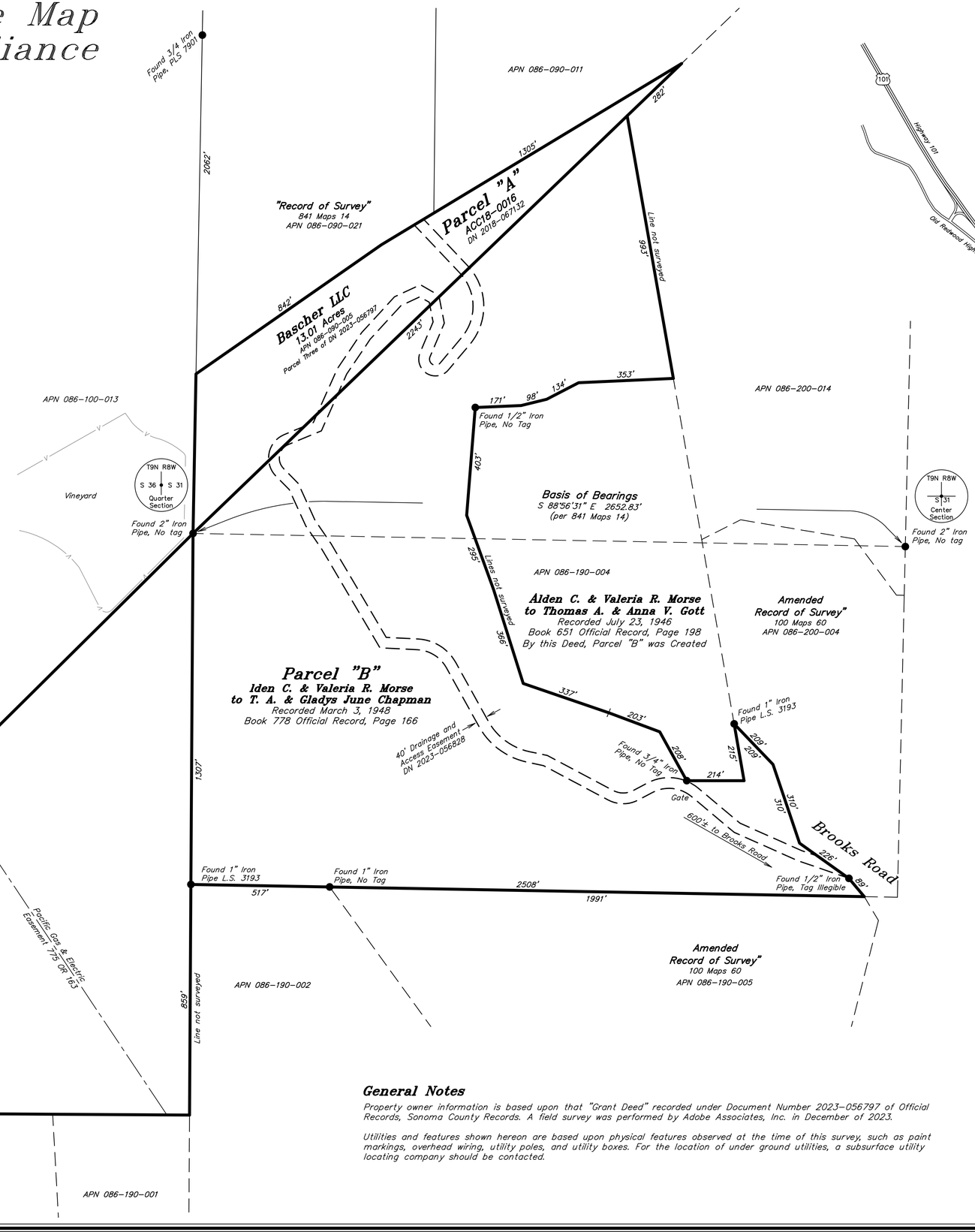

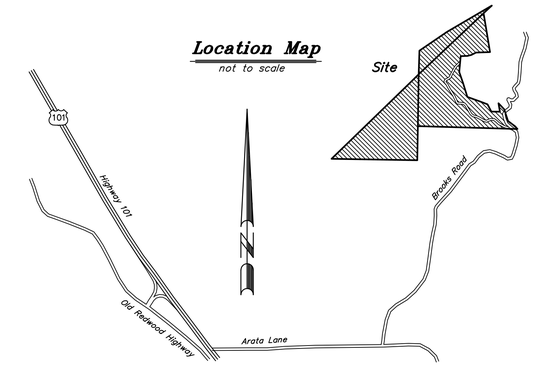

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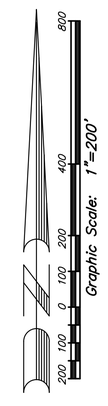

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