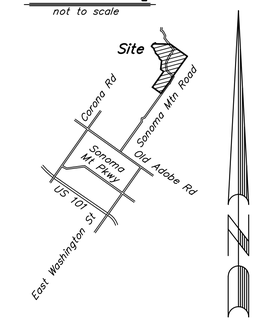
Lot Line Adjustment Existing Configuration Site Map

Lands Of Pfendler

545, 750, 1000 Sonoma Mountain Road — Petaluma, Ca.
Assessor's Paracel Number's 136–220–004, 136–220–008, 136–220–009, 136–220–018, 136–160–011

Location Map

not to scale



Lot Line Adjustment Parcels:

Existing Parcel "A"
APN: 136–220–004
EXISTING SIZE: 81.47 ACRES
EXISTING ZONING: LEA B6 60 Z, RRD B6 40, LG/MTN RC50/50 SR
SEWAGE DISPOSAL: SEPTIC
WATER SUPPLY: EXISTING WELL
UTILITY SERVICE: P.G.&.E.
FLOOD ZONE: ZONE X
WILLIAMSON ACT CONTRACT: NOT APPLICABLE

Existing Parcel "B"
APN: 136–220–008, 136–220–009, 136–220–016, 136–220–017, 136–220–018
EXISTING SIZE: 568.41 ACRES
EXISTING ZONING: RRD B6 40 Z, LG/MTN RC50/50 SR (APN 136–220–008)
EXISTING ZONING: DA B6 80 Z, G LG/MTN RC50/50 SR (APN 136–220–009)
EXISTING ZONING: LEA B6 80 Z, G LG/MTN RC50/50 SR (APN 136–220–016)
EXISTING ZONING: LEA B6 80 Z, LG/MTN RC50/50 SR (APN 136–220–017)
EXISTING ZONING: LEA B6 80 Z, G LG/MTN RC50/50 SR (APN 136–220–018)
SEWAGE DISPOSAL: EXISTING SEPTIC (APN 136–220–018)
WATER SUPPLY: EXISTING WELL
UTILITY SERVICE: P.G.&.E.
FLOOD ZONE: ZONE X
WILLIAMSON ACT CONTRACT: RESIDES WITHIN AG–PRE 2–411–72 2606/787
AMENDED 88–112005

Existing Parcel "C"
APN: 136–160–011
EXISTING SIZE: 133.67 ACRES
EXISTING ZONING: DA B6 40 Z, G LG/MTN SR
SEWAGE DISPOSAL: SEPTIC
WATER SUPPLY: SPRING
UTILITY SERVICE: P.G.&.E.
FLOOD ZONE: ZONE X
WILLIAMSON ACT CONTRACT: RESIDES WITHIN AG–PRE 2–411–74 2841/794

Line Table

No.	Direction	Length
L1	S 3°40'43" W	21.82
L2	N 54°34'17" W	674.17
L3	N 54°34'17" W	757.09
L4	N 6°12'07" E	1825.73
L5	N 52°46'26" W	79.21
L6	N 48°00'42" W	503.51
L7	N 25°27'27" W	157.83
L8	N 13°35'28" W	314.51
L9	N 43°38'47" W	261.02
L10	N 41°56'52" W	651.86
L11	N 13°43'31" W	126.43
L12	N 4°54'48" E	139.92
L13	N 32°34'23" W	374.90
L14	N 16°04'51" W	256.06
L15	N 30°24'04" W	204.18
L16	N 49°48'54" W	588.85
L17	N 35°25'29" E	387.89
L18	N 33°17'06" E	109.87
L19	N 41°47'00" E	95.82
L20	N 64°04'22" E	557.16
L21	S 0°13'56" W	217.55
L23	S 3°45'51" E	40.11
L24	N 89°31'51" W	2084.54
L25	S 49°11'26" E	1140.81
L26	S 49°05'09" E	1789.00
L27	S 49°21'49" E	574.14
L28	S 45°43'33" E	99.37
L29	S 49°56'22" E	470.46
L30	S 89°27'24" E	583.47
L31	S 14°05'58" E	195.79
L32	S 28°26'29" E	88.92
L33	S 22°45'42" W	130.08
L34	S 43°44'22" W	68.11
L35	S 37°18'15" W	178.82
L36	S 53°30'11" W	100.42
L37	S 38°03'29" E	216.17
L38	S 43°58'31" W	281.54
L39	S 32°23'23" E	66.53
L40	S 46°33'13" E	106.06
L41	S 61°23'43" E	226.78
L42	S 46°59'23" E	88.87
L43	S 25°45'53" E	261.66
L44	S 35°28'33" E	312.22
L45	S 41°00'53" E	202.17
L46	S 42°03'03" E	340.46
L47	S 5°09'23" E	56.04
L48	S 26°44'47" W	364.70
L49	S 13°43'57" W	96.19
L50	S 8°43'33" E	130.79
L51	N 58°42'29" E	492.01
L52	S 49°27'48" E	556.17
L53	S 34°00'00" W	89.27
L54	S 54°34'42" E	387.60

OWNER/SUBDIVIDER:
Kimberly Pfendler
750 Sonoma Mountain Road
Petaluma, Ca. 94954
(707) 235–2168 phone

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

Graphic Scale: 1"=500'
500 250 0 500 1000 1500 2000

Revisions

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

PROFESSIONAL LAND SURVEYOR ★ AARON R. SMITH ★ No. L 7901 ★ Exp. 12/31/19 ★ STATE OF CALIFORNIA

Aaron R. Smith, PLS 7901
my license expires 12/31/19

Site Map
Lot Line Adjustment

Scale: 1" = 500'
Date: April 5, 2019
Design by: ____
Drawn by: DPL
Checked by: ____

Sheet 1 of 3 sheet
Job No. 17045

File: T:\2017 PROJECTS\17045\dwg\Adobe-Survey\17045-Site Map.dwg Time: Apr 05, 2019 - 11:51am

Lot Line Adjustment Proposed Configuration Site Map

Lands Of Pfendler

545, 750, 1000 Sonoma Mountain Road — Petaluma, Ca.
Assessor's Paracel Number's 136–220–004, 136–220–008, 136–220–009, 136–220–018, 136–160–011

Proposed Parcel "A"

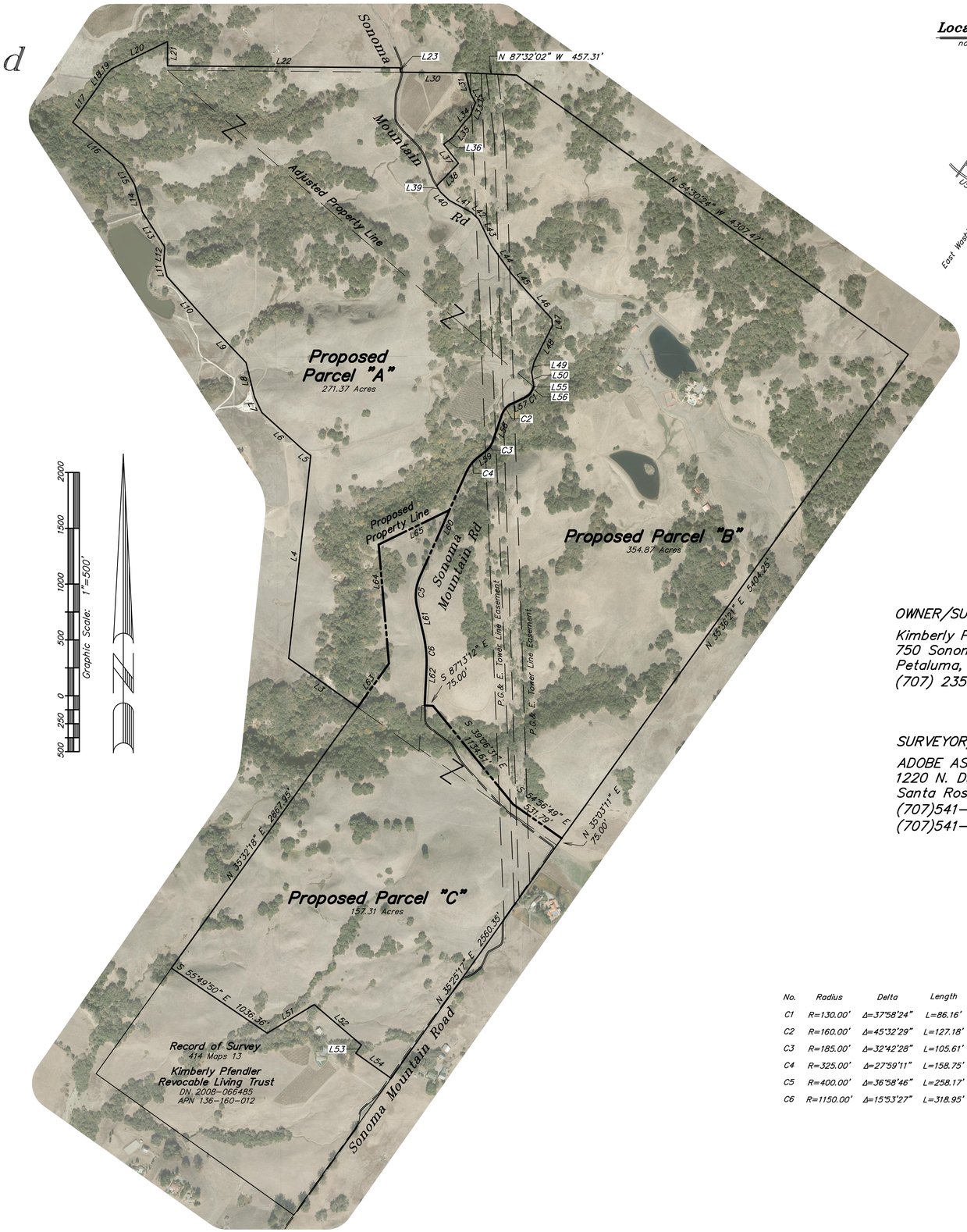
EXISTING SIZE: 81.47 ACRES
PROPOSED SIZE: 271.37 ACRES
PROPOSED ZONING: DA B6 60 Z G LG/MTN RC50/50 SR
SEWAGE DISPOSAL: NOT APPLICABLE
WATER SUPPLY: EXISTING WELL
UTILITY SERVICE: P.G.&.E.
FLOOD ZONE: ZONE X
WILLIAMSON ACT CONTRACT: NEW CONTRACT

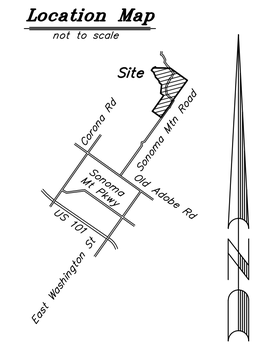
Proposed Parcel "B"

EXISTING PARCEL SIZE: 568.41 ACRES
PROPOSED SIZE: 354.87 ACRES
PROPOSED ZONING: LEA B6 80 Z, G LG/MTN RC50/50 SR (NO CHANGE)
SEWAGE DISPOSAL: EXISTING SEPTIC
WATER SUPPLY: EXISTING WELL
UTILITY SERVICE: P.G.&.E.
FLOOD ZONE: ZONE X
WILLIAMSON ACT CONTRACT: AG–PRE 2–411–72 2606/787 AMENDED 88–112005 TO BE RESCINDED AND REPLACED

Proposed Parcel "C"

EXISTING SIZE: 133.67 ACRES
PROPOSED SIZE: 157.31 ACRES
PROPOSED ZONING: DA B6 40 Z, G LG/MTN SR (NO CHANGE)
SEWAGE DISPOSAL: NOT APPLICABLE
WATER SUPPLY: SPRING
UTILITY SERVICE: P.G.&.E.
FLOOD ZONE: ZONE X
WILLIAMSON ACT CONTRACT: AG–PRE 2–411–74 2841/794 TO BE RESCINDED AND REPLACED





OWNER/SUBDIVIDER:
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Santa Rosa, CA. 95401
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Line Table

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L12	N 4°54'48" E	139.92
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L36	S 53°30'11" W	100.42
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L38	S 43°58'31" W	281.54
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L50	S 8°43'33" E	130.79
L51	N 58°42'29" E	492.01
L52	S 49°27'48" E	556.17
L53	S 34°00'00" W	89.27
L54	S 54°34'42" E	387.60
L55	S 8°43'33" E	0.44
L56	S 26°42'55" W	41.20
L57	S 64°41'19" W	134.84
L58	S 19°08'50" W	259.07
L59	S 51°51'18" W	98.74
L60	S 23°52'07" W	1039.31
L61	S 13°06'39" E	254.98
L62	S 2°46'48" W	325.49
L63	N 35°32'18" E	482.75
L64	N 5°00'00" W	1068.62
L65	S 64°00'00" W	706.57

No.	Radius	Delta	Length
C1	R=130.00'	Δ=37°58'24"	L=86.16'
C2	R=160.00'	Δ=45°32'29"	L=127.18'
C3	R=185.00'	Δ=32°42'28"	L=105.61'
C4	R=325.00'	Δ=27°59'11"	L=158.75'
C5	R=400.00'	Δ=36°58'46"	L=258.17'
C6	R=1150.00'	Δ=15°53'27"	L=318.95'

Revisions

No.	Date	Description	Approved

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1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
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PROFESSIONAL LAND SURVEYOR — AARON R. SMITH — No. L 7901 — EXP. 12/31/19 — STATE OF CALIFORNIA

Aaron R. Smith, PLS 7901
my license expires 12/31/19

Site Map
Lot Line Adjustment

Scale: 1" = 500'
Date: April 5, 2019
Design by: ____
Drawn by: DPL
Checked by: ____

Sheet
2
of 3 sheet
Job No. 17045

File: T:\2017 PROJECTS\17045\dwg\Adobe-Survey\17045-Site Map.dwg Time: Apr 05, 2019 - 11:50am

Lot Line Adjustment Site Map

Lands Of Pfendler

545, 750, 1000 Sonoma Mountain Road — Petaluma, Ca.

Assessor's Paracel Number's 136-220-004, 136-220-008, 136-220-009, 136-220-018, 136-160-011

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Aaron R. Smith, PLS 7901
my license expires 12/31/19

Site Map
Lot Line Adjustment

Scale: 1" = 250'

Date: April 5, 2019
Design by: ____
Drawn by: DPL
Checked by: ____

Sheet 3 of 3 sheet
Job No. 17045

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