



City of Sebastopol Environmental Review Committee Staff Report

Meeting Date: July 12, 2022

To: Environmental Review Committee (ERC)
From: John Jay, Associate Planner
Subject: Lot line Adjustment
Recommendation: Conditional Approval
Applicant/Owner: Phelps & Associates / Clark and Carol Mitchel
File Number: 2022-028
Address: 7451 & 7493 Huntley St.
CEQA Status: Categorical Exemption 15305: Class 5
General Plan: Medium Density Residential (MDR)
Zoning: Single Family Residential (R4)

Introduction:

This is a lot line adjustment request to adjust the lot line of APN 004-231-002 and give APN 004-231-003 approximately 9 feet of clearance to the existing building on APN 004-231-003

Project Description:

The project proposes to adjust a small corner of the property line between the Mitchel and Dvorak property lines to provide the proper clearance for the garage structure on the Mitchel property.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15305, Class 5, which includes minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcels.

Zoning Ordinance Consistency:

The project is consistent with the Zoning Ordinance in that both lots will still exceed the minimum lot size of 5,000 sq. ft. and comply with the setback requirements. Additionally, the proposed action will resolve a setback of an accessory dwelling unit building being built to close to the property line.

Public Comment:

The Planning Department complied with Section 16.12.020(D) of the Subdivision Ordinance: 1) Provided written notice to all adjacent property owners. The Planning Department has not received any comments from the public as of writing this report.

City Departmental Comment:

The following City departments reviewed the application: Building and Safety, Fire,

Public Works, Engineering and City Manager. No comments were received.

Analysis:

Staff is supportive of the Lot Line Adjustment application, in that both lots would be in conformance with the Zoning Ordinance, including minimum lot size, setbacks, and lot coverage.

Recommendation:

Staff recommends that the Committee approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report and Exhibits A and B, which any modifications the Committee feels are appropriate, and if there is a consensus that the design of the project appropriate.

Exhibits:

- A. Recommended Findings of Approval
- B. Recommended Conditions of Approval Attachments:

Attachments:

Application Materials

LOT LINE ADJUSTMENT: 2022-028
Lot Line Adjustment in R4 District
7451/7493 Huntley St.

FINDINGS FOR APPROVAL

1. That notice of consideration of the application was provided, pursuant to the Subdivision Ordinance, and that no objections to the request were submitted.
2. That the project will not create a greater number of lots.
3. That the project conforms to the relevant requirements of the Building Code, Zoning Ordinance, the Subdivision Ordinance, and General Plan in that it adjusts a lot line by adjusting the lot lines between 7451 Huntley Street and 7493 Huntley Street and does not involve new development.

LOT LINE ADJUSTMENT: 2022-028
Lot Line Adjustment in R4 District
7451/7493 Huntley St.

CONDITIONS OF APPROVAL

1. Approval is granted for the Lot Line Adjustment described in the application date-stamped March 25, 2022 and on the revised plan date-stamped June 9, 2022, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Lot Line Adjustment from the Environmental Review Committee, pursuant to Section 16.12.020.J of the Municipal Code.
2. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
3. The applicant shall submit title reports for both properties, including acquisition deeds, describing each property before any adjustment is made. The applicant shall also submit draft deeds showing the two properties in the adjusted state, along with a plat of each property and closure calculations.
4. The disclosure statement (below) shall be appended to the draft deeds. Upon approval by the Environmental Review Committee, the new deeds shall be recorded to show the two properties in the adjusted state.

The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the lands of _____ as described in deed recorded under Document No. ___ of Official Records, Sonoma County Records, (A.P. No. _____) with the lands of _____ as described in deed recorded under Document No. _____ of Official Records, Sonoma County Records (A.P. No. _____).

This deed is pursuant to a Lot Line Adjustment approved by the City of Sebastopol Environmental Review Committee on July 12, 2022. It is the express intent of the signatories hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.

Approved: _____ Date: _____
Mario Landeros, RCE 47511
City Engineer

5. The applicant shall record the deed(s) and provide a copy of the recorded deed(s) to the Engineering Department, which shows the lots as per the approved application.



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	7451 & 7493 Huntley St, Sebastopol, CA
PARCEL #:	004-231-003 004-231-002
PARCEL AREA:	22,368 sq ft 004-231-003 9,000 sq ft 004-231-002

FOR CITY USE ONLY

PLANNING FILE #: _____ / _____
 DATE FILED: _____
 TOTAL FEES PAID: \$ _____
 RECEIVED BY: _____
 DATE APPLICATION DEEMED COMPLETE: _____

APPLICANT OR AGENT:

Name: Clark & Carol Mitchel
 Email Address: clarkmitchel@sonic.net
 Mailing Address: 1903 Gravenstein Hwy So
 City/State/Zip: Sebastopol, CA. 95472
 Phone: 707-829-3941
 Fax: _____

~~Business License #:~~ * Carol Mitchel
 Signature: * Carol Cole Mitchel
 Date: * 4/12/22

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: Robert & Cheryl Dvorak
 Email Address: _____
 Mailing Address: 7493 Huntley Street
 City/State/Zip: Sebastopol, CA 95472
 Phone: 707-481-3494
 Fax: _____

~~Business License #:~~ _____
 Signature: * Robert Dvorak
 I certify that this application is being made with my consent.
 Date: * 4/12/22

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____

Name: Phelps & Associates
 Email Address: office@phelpslandsurveyors.com
 Mailing Address: 632 Petaluma Ave
 City/State/Zip: Sebastopol, CA 95472
 Phone: 707-829-0400
 Fax: _____

PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

Adjust lot line of APN 004-231-002 (Dvorak Property) to give APN 004-231-003 (Mitchel Property) approximately 9' of clearance to existing building on Mitchel Property.

This application includes the checklist for the type of application requested: Yes No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Lot Line Adjustment

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

Residential on both lots.

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N / A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N / A
SQUARE FEET BUILDING NEW:		<input checked="" type="checkbox"/> N / A
NET CHANGE IN BUILDING SQUARE FEET:		<input checked="" type="checkbox"/> N / A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N / A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N / A
NET CHANGE IN DWELLING UNITS:		<input checked="" type="checkbox"/> N / A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N / A	Proposed: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N / A

EXISTING LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N / A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N / A
EXISTING LOT AREA:	22,368 sq ft Square Feet 9,000 sq ft		<input type="checkbox"/> N / A
PROPOSED LOT AREA:	22,434 sq ft Square Feet 8,934 sq ft		<input type="checkbox"/> N / A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
PARKING SPACE (S):	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
ZONING	Existing: R4	Proposed: Same	<input checked="" type="checkbox"/> N / A

Will the project involve a new curb cut or driveway? Yes No

Are there existing easements on the property? Yes No

Will Trees be removed? Yes No

If yes, please describe (Example: Type, Size, Location on property, etc.)

Will Existing Landscaping be revised? Yes No

If yes, what is square footage of new or revised landscaping?

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: _____ Close: _____

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? _____

If yes, have you applied to the State Alcoholic Beverage Control for a license? Yes No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: na

Is any live entertainment proposed? Yes No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

* ~~Clark Mitchell~~
* ~~Carol Cole Mitchel~~
Applicant's Signature Date Signed 4/12/22 Planning File Number

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

* ~~Robert E. Dvorak~~ 4/12/22

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

* ~~Clark Mitchell~~ Clark Mitchell
* ~~Carol Cole Mitchel~~ Carol Cole Mitchel
* ~~Robert E. Dvorak~~ ROBERT E. DVORAK
Signature Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: Yes No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

PURPOSE: This questionnaire will determine *whether* or *not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

PROJECT ADDRESS:

7451 and 7493 Huntley Street Sebastopol, CA 95472

TYPE OF APPLICATION

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- Administrative Review (Interior Improvements or Use)
- Sign Review
- Temporary Use Permit
- Time Extension Request
- Tree Removal Permit
- Zoning Determination or Interpretation

The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:

FRED M PHELPS
APPLICANT SIGNATURE

FRED M PHELPS
PRINTED NAME

4-11-22
DATE

PLANNING FEES – FY 2015/16

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
<input type="checkbox"/>	Adjustment	Fee	\$285.00	\$145.00	\$430.00
<input type="checkbox"/>	Administrative Permit Review	Fee	\$230.00	\$15.00	\$245.00
<input type="checkbox"/>	Administrative Permit Review - Minor	Fee	\$85.00	\$15.00	\$100.00
<input type="checkbox"/>	Administrative Time Extension	Fee	\$100.00	\$15.00	\$115.00
<input type="checkbox"/>	Annexation Preliminary Request	Deposit	\$2,450.00	\$15.00	\$2,465.00
<input type="checkbox"/>	Annexation/Pre-zone Request	Deposit	\$4,845.00	\$175.00	\$5,020.00
<input type="checkbox"/>	Antenna Permit - Administrative	Fee	\$485.00	\$145.00	\$630.00
<input type="checkbox"/>	Appeal of Board, Commission or staff Decisions	Fee	\$385.00	\$175.00	\$560.00
<input type="checkbox"/>	Building Permit Review Fee - Major	Fee	\$155.00	N/A	\$155.00
<input type="checkbox"/>	Building Permit Review Fee - Minor	Fee	\$55.00	N/A	\$55.00
<input type="checkbox"/>	Business License Application Review	Fee	\$25.00	N/A	\$25.00
<input type="checkbox"/>	Certificate of Compliance	Deposit	\$1,345.00	\$15.00	\$1,360.00
<input type="checkbox"/>	Design Review - Administrative	Fee	\$125.00	\$15.00	\$140.00
<input type="checkbox"/>	Design Review - Major Project	Deposit	\$1,075.00	\$35.00	\$1,110.00
<input type="checkbox"/>	Design Review - Minor Amendment	Deposit	\$145.00	\$15.00	\$160.00
<input type="checkbox"/>	Design Review - Minor Project	Fee	\$300.00	\$15.00	\$315.00
<input type="checkbox"/>	Development Agreement	Deposit	\$10,055.00	\$175.00	\$10,230.00
<input type="checkbox"/>	Environmental Impact Report Review	Deposit	\$6,755.00	\$175.00	\$6,930.00
<input type="checkbox"/>	Filming Permit	Fee	\$520.00	\$15.00	\$535.00
<input type="checkbox"/>	Filming Permit - Non-Profit or Student	Fee	\$100.00	\$15.00	\$115.00
<input type="checkbox"/>	Filming Permit - Still	Fee	\$395.00	\$15.00	\$410.00
<input type="checkbox"/>	General Plan Map or Text Amendment	Deposit	\$3,180.00	\$175.00	\$3,355.00
<input type="checkbox"/>	Historic Interest Site	Fee	\$465.00	\$145.00	\$610.00
<input type="checkbox"/>	Initial Study Preparation	Deposit	\$2,530.00	\$175.00	\$2,705.00
<input type="checkbox"/>	Landmark Designation	Fee	\$550.00	\$145.00	\$695.00
<input checked="" type="checkbox"/>	Lot Line Adjustment or Voluntary Merger	Deposit	\$1,455.00	\$145.00	\$1,600.00
<input type="checkbox"/>	Medical Cannabis Administrative Exception	Fee	\$95.00	\$15.00	\$110.00
<input type="checkbox"/>	Photocopying (per copy)	Fee	\$0.25	N/A	\$0.25
<input type="checkbox"/>	Preliminary Review	Deposit	\$1,455.00	\$15.00	\$1,470.00
<input type="checkbox"/>	Public Art Review	Deposit	\$860.00	\$15.00	\$875.00
<input type="checkbox"/>	Reasonable Accommodation Request	Fee	\$345.00	\$15.00	\$360.00
<input type="checkbox"/>	Research Fee	Deposit	\$40.00/hourly	N/A	\$40.00/hourly
<input type="checkbox"/>	Rezone or Zoning Text Amendment	Deposit	\$3,060.00	\$175.00	\$3,235.00
<input type="checkbox"/>	Sandwich Board Sign/Banner Review	Fee	\$25.00	N/A	\$25.00
<input type="checkbox"/>	Sign Removal	Fee	\$25.00	N/A	\$25.00
<input type="checkbox"/>	Sign Review - Administrative/Staff	Fee	\$75.00	\$15.00	\$90.00

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
<input type="checkbox"/>	Sign Review - Individual/Minor	Fee	\$100.00	\$15.00	\$115.00
<input type="checkbox"/>	Sign Review - Major	Fee	\$170.00	\$15.00	\$185.00
<input type="checkbox"/>	Sign Variance	Fee	\$55.00	\$15.00	\$70.00
<input type="checkbox"/>	Site Inspection	Fee	\$85.00	N/A	\$85.00
<input type="checkbox"/>	Site Review - Public	Fee	\$710.00	\$15.00	\$725.00
<input type="checkbox"/>	Subdivision - Tentative Major	Deposit	\$5,180.00	\$175.00	\$5,355.00
<input type="checkbox"/>	Subdivision - Tentative Minor	Deposit	\$4,745.00	\$175.00	\$4,920.00
<input type="checkbox"/>	Subdivision Ordinance Exception	Fee	\$940.00	\$15.00	\$955.00
<input type="checkbox"/>	Time Extension Request	Fee	\$125.00	\$15.00	\$140.00
<input type="checkbox"/>	Transfer of Alcoholic Beverages/in Same Building	Fee	\$85.00	\$15.00	\$100.00
<input type="checkbox"/>	Tree Protection Plan	Fee	\$370.00	N/A	\$370.00
<input type="checkbox"/>	Tree Removal - City Arborist	Fee	\$250.00	\$15.00	\$265.00
		Plus Refundable Replacement Deposit of \$150 Per Tree			
<input type="checkbox"/>	Tree Removal Request - Tree Board	Fee	\$300.00	\$15.00	\$315.00
		Plus Refundable Replacement Deposit of \$150 Per Tree			
<input type="checkbox"/>	Use Permit - Major	Deposit	\$1,220.00	\$175.00	\$1,395.00
<input type="checkbox"/>	Use Permit - Minor	Deposit	\$845.00	\$145.00	\$990.00
<input type="checkbox"/>	Use Permit - Temporary	Fee	\$185.00	\$145.00	\$330.00
<input type="checkbox"/>	Variance	Deposit	\$775.00	\$175.00	\$950.00
<input type="checkbox"/>	Water Efficient Landscape Plan Review	Fee	\$370.00	\$15.00	\$385.00
<input type="checkbox"/>	Zoning Determination	Fee	\$75.00	\$15.00	\$90.00
<input type="checkbox"/>	Zoning Ordinance Interpretation	Fee	\$375.00	\$15.00	\$390.00

In addition, such fees as required by Local Agency Formation Commission and State Board of Equalization are to be paid to City of Sebastopol by the applicant prior to City filing annexation documents with Local Agency Formation Commission.

** For multiple applications (in most cases), only one supplies and/or mailing list preparation fee per application.*

DEPOSIT ACCOUNT INFORMATION: Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies.

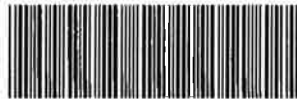
RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0811012967-SZ
APN: 004-231-002

When Recorded Mail Document and Tax Statements to:

Robert Dvorak & Cheryl Dvorak
7443 Huntley Street
Sebastopol, CA 95472



2013011254

OLD REPUBLIC TITLE CO.
02/04/2013 08:00 DEED
RECORDING FEE: \$16.00
PAID

OFFICIAL RECORDS OF
SONOMA COUNTY
WILLIAM F ROUSSEAU

2

DRC



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00 into trust

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of Sebastopol

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Robert Dvorak and Cheryl Dvorak, husband and wife, as Joint Tenants

hereby GRANT(S) to

Robert E. Dvorak, Trustee and Cheryl S. Dvorak, Trustee of the Robert E. Dvorak and Cheryl S. Dvorak 1998 Trust dated January 22, 1998

that property in City of Sebastopol, Sonoma County, State of California, described as:

See "Exhibit A" attached hereto and made a part hereof.

Date: January 25, 2013

[Signature]

Robert Dvorak

[Signature]

Cheryl Dvorak

State of California

County of Sonoma

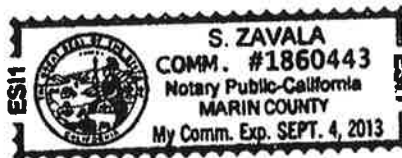
On Jan 25, 2013 before me, S. Zavala, a

Notary Public, personally appeared Robert Dvorak and Cheryl Dvorak who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Name _____
(typed or printed)



(Area reserved for official notarial seal)

ORDER NO. : 0811012967-SZ

EXHIBIT A

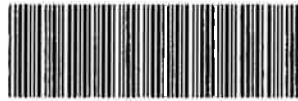
The land referred to is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

Commencing at a point on the Southerly line of Huntley Avenue at its intersection with the East line of the lands of Miss Huntley on June 8, 1905, said point being the most Westerly point of the lands of Ruby M. Agus, described in the Deed recorded June 8, 1949 in Book 886 of Official Records, Page 116, Serial No. C-91440, Sonoma County Records; running thence along the Southeasterly line of Huntley Avenue and the Northwesterly line of said lands of Agus, North 37° 04' East, 60 feet to the point of beginning of the land to be herein described; thence from said point of beginning, continuing along the Northwesterly line of said lands of Agus, North 37° 04' East, 60 feet; thence leaving the Northwesterly line of said Agus, South 49° 24 3/4° East, 150 feet; thence South 37° 01' West, 60 feet; thence North 49° 24 3/4° West, 150 feet to the point of beginning.

APN: 004-231-002

Recording Requested By And
When Recorded Mail To:

Rob Disharoon, Esq.
ANDERSON, ZEIGLER, DISHAROON
GALLAGHER & GRAY
17 Keller Street
Petaluma CA 94952



201112105

GENERAL PUBLIC
12/19/2011 08:35 DEED
RECORDING FEE: \$22.00
PAID

OFFICIAL RECORDS OF
SONOMA COUNTY
JANICE ATKINSON

4 PGS



A. P. No. 004-231-003

QUITCLAIM DEED

THE UNDERSIGNED TRANSFEROR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX: None
TRANSFERS GRANTORS' INTEREST TO A TRUST - No Consideration - R&T §11930

**CLARK F. MITCHEL and CAROL COLE MITCHEL, as Community Property,
with Right of Survivorship,**

do hereby remise, release and forever quitclaim to

**CLARK FLEMING MITCHEL, Trustee Under the CLARK FLEMING MITCHEL
Declaration and Instrument of Trust dated April 28, 1994, as to an undivided 50%
interest, and**

**CAROL COLE MITCHEL, Trustee Under the CAROL COLE MITCHEL Trust
Agreement dated December 11, 2009, as to an undivided 50% interest,**

the real property located at 7451 Huntley Street, in the City of Sebastopol, County of Sonoma, State of
California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Dated: X 11-7-11

X Clark Mitchel
CLARK F. MITCHEL

X Carol Cole Mitchel
CAROL COLE MITCHEL

Mail Tax Statements To:

Mr. and Mrs. Clark F. Mitchel
7451 Huntley Street
Sebastopol CA 95472

STATE OF CALIFORNIA)
) ss.
COUNTY OF SONOMA)

On November 7, 2011, before me, Brittney Schneemann, Notary Public, personally appeared CLARK F. MITCHEL and CAROL COLE MITCHEL, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

B. Schneemann

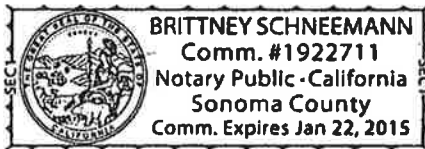


EXHIBIT "A"

All that real property situate in the City of Sebastopol, County of Sonoma, State of California, described as follows:

PARCEL ONE:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO JOSEPH J. BOSS AND WIFE BY DEED DATED AUGUST 22, 1952 AND RECORDED AUGUST 29, 1952 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY UNDER RECORDER'S SERIAL NO. D-75611; RUNNING THENCE SOUTH 49° 23-3/4' EAST, A DISTANCE OF 150 FEET; THENCE IN A DIRECT LINE NORTHEASTERLY TO A POINT ON THE NORTHEASTERN LINE OF THE PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO N. T. DEARMORE AND WIFE, BY DEED DATED MARCH 4, 1953 AND RECORDED MARCH 18, 1953 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, UNDER RECORDER'S SERIAL NO. D-90496, DISTANT ON SAID NORTHEASTERN LINE NORTH 28° 08' WEST 70 FEET FROM THE MOST EASTERLY CORNER OF SAID DEARMORE PARCEL; THENCE NORTH 28° 08' WEST AND ALONG THE SAID NORTHEASTERN LINE OF DEARMORE PARCEL, A DISTANCE OF 179.50 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF HUNTLEY STREET; THENCE SOUTH 37° 04' WEST AND ALONG THE SAID SOUTHERN LINE OF HUNTLEY, A DISTANCE OF 109.06 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO M. T. DEARMORE AND MARTHA DEARMORE, HIS WIFE, BY DEED DATED MARCH 4, 1953 AND RECORDED MARCH 18, 1953 IN BOOK 1195 OF OFFICIAL RECORDS, PAGE 178, UNDER RECORDER'S SERIAL NO. D-90496; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN LINE OF SAID DEARMORE PROPERTY, A DISTANCE OF 150.5 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SOUTHWESTERN LINE, A DISTANCE OF 98.20 FEET TO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO CARMINE R. BURDO AND WIFE BY DEED DATED AUGUST 26, 1952 AND RECORDED SEPTEMBER 2, 1952 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, UNDER RECORDER'S SERIAL NO. D-75779; THENCE NORTH 26° 37 1/4' EAST AND ALONG THE NORTHWESTERN LINE OF SAID BURDO PARCEL, A DISTANCE OF 102.21 FEET TO THE MOST NORTHERLY CORNER OF SAID BURDO PARCEL; THENCE NORTH 28° 08' WEST AND ALONG THE NORTHEASTERN LINE OF SAID DEARMORE PARCEL, A DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE MOST EASTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO JOSEPH J. BOSS AND WIFE BY DEED DATED AUGUST 22, 1952 AND RECORDED AUGUST 29, 1952 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY UNDER RECORDER'S SERIAL NO. D-75611; THENCE SOUTH 37° 01' WEST AND ALONG THE SOUTHEASTERN LINE OF SAID BOSS PARCEL, A DISTANCE OF 60 FEET TO THE MOST SOUTHERLY CORNER OF SAID BOSS PARCEL; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE TRUE POINT OF BEGINNING.

PARCEL THREE:

A RIGHT OF WAY FOR THE SEWER LINE AS DESCRIBED IN DEED CONVEYED BY JOSEPH J. BOSS AND WIFE TO RUBY M. AGUS, DATED OCTOBER 7, 1952 AND RECORDED OCTOBER 20, 1952 IN BOOK 1164 OF OFFICIAL RECORDS, PAGE 353, UNDER RECORDER'S SERIAL NO. D-79429, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED BY RUBY M. AGUS TO JOSEPH J. BOSS AND WIFE BY DEED DATED AUGUST 22, 1952 AND RECORDED AUGUST 29, 1952 IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY UNDER RECORDER'S SERIAL NO. D-75611; THENCE NORTH 49° 24' 45" WEST A DISTANCE OF 73.5 FEET TO THE POINT OF BEGINNING OF SAID CENTER LINE; THENCE SOUTH 40° 35' 15" WEST 60 FEET TO THE SOUTHWESTERN LINE OF SAID BOSS PROPERTY AND THE END OF SAID CENTER LINE.

A.P. NO. 004-231-003

LOCATION MAP



SEBASTOPOL

NOT TO SCALE



632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707)829-0400 / FAX (707)829-0401
email: office@phelpslandsurveyors.com

April 11, 2022

To: Project Planner / City of Sebastopol

Re: Huntley Street Lot Line Adjustment

Clark Mitchel and Robert Dvorak would like to adjust a small corner of the property line between them to provide the Mitchel property with a little more elbow room to Mitchel's nearby structure. The adjustment will cut the corner by about 9 feet (approximately 66 sq ft), and upon completion of the adjustment a Record of Survey of the new line will be filed.

Respectfully submitted:

Fred M. Phelps, LS
Fred M. Phelps, LS



ORDER NO: T021030B-SME

MITCHEL

PRELIMINARY REPORT

First American Title Insurance Company

First American Title Company of Napa

California Department of Insurance License No. 2553-6

497 Walnut Street, P.O. Box 388, Napa, CA 94559

Tel: (707) 254-4500 - Fax: (707) 226-5452

Property Address:

7451 Huntley Street
Sebastopol, CA 95472

Assessor's Parcel Number:

004-231-003

Buyer/Borrower:

Seller/Owner:

Clark Fleming Mitchel
Carol Cole Mitchel

Direct Escrow Inquiries to Escrow Officer:

Ana Sarah Miranda
Email: smiranda@firstamnapa.com

Direct Title Inquiries to:

Mark Encinas
Email: mencinas@firstamnapa.com

Reference Number:

In response to the application for a policy of title insurance referenced herein, First American Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of First American Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Dated as of March 21, 2022 at 7:30 A.M.

By: *Mark Holdrake*
Authorized Signatory



ORDER NO: **T021030B-SME**

The form of policy or policies of title insurance contemplated by this report is:

ALTA Owner's Policy (6/17/06) with Regional Exceptions (Standard Coverage)

A specific request should be made if another form or additional coverage is desired.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

**CLARK FLEMING MITCHEL, TRUSTEE UNDER THE CLARK FLEMING MITCHEL
DECLARATION AND INSTRUMENT OF TRUST DATED APRIL 28, 1994, AS TO AN UNDIVIDED
50% INTEREST**

AND

**CAROL COLE MITCHEL, TRUSTEE UNDER THE CAROL COLE MITCHEL TRUST AGREEMENT
DATED DECEMBER 11, 2009, AS TO AN UNDIVIDED 50% INTEREST**

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED
BY THIS REPORT IS:

A fee as to Parcel(s) One and Two, an easement as to Parcel(s) Three.

THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

**EXHIBIT A****LEGAL DESCRIPTION**

The land referred to in this report is situated in the City of Sebastopol County of Sonoma, State of California, and is described as follows:

PARCEL ONE:

Beginning at the most Northerly corner of the Parcel of Land conveyed by Ruby M. Agus to Joseph J. Boss and wife by Deed dated August 22, 1952 and recorded August 29, 1952 in the office of the County Recorder of Sonoma County under recorder's Serial No. D-75611; running thence South 49° 23-3/4' East, a distance of 150 feet; thence in a direct line Northeasterly to a point on the Northeastern line of the Parcel of land conveyed by Ruby M. Agus to N.T. Dearmore and wife, by Deed dated March 4, 1953 and recorded March 18, 1953 in the office of the County Recorder of Sonoma County, under recorder's Serial No. D-90496, distant on said Northeastern line North 28° 08' West 70 feet from the most Easterly corner of said Dearmore Parcel; thence North 28° 08' West and along the said Northeastern line of Dearmore Parcel, a distance of 179.50 feet, more or less, to the most Northerly corner of said Parcel, said point also being on the Southerly line of Huntley street; thence South 37° 04' West and along the said Southern line of Huntley, a distance of 109.06 feet to the point of beginning.

PARCEL TWO:

Beginning at the most Westerly corner of that Parcel of land conveyed by Ruby M. Agus to M.T. Dearmore and Martha Dearmore, his wife, by Deed dated March 4, 1953 and recorded March 18, 1953 in Book 1195 of Official Records, page 178, under recorder's Serial No. D-90496; Thence Southeasterly along the Southwestern line of said Dearmore property, a distance of 150.5 feet to the true point of beginning of the Parcel of land to be herein described; thence continuing along the Southwestern line, a distance of 98.20 feet to the most Westerly corner of the Parcel of land conveyed by Ruby M. Agus to Carmine R. Burdo and wife by Deed dated August 26, 1952 and recorded September 2, 1952 in the office of the County Recorder of Sonoma County, under recorder's Serial No. D-75779; thence North 26° 37 1/4' East and along the Northwestern line of said Burdo Parcel, a distance of 102.21 feet to the most Northerly corner of said Burdo Parcel; thence North 28° 08' West and along the Northeastern line of said Dearmore Parcel, a distance of 70 feet; thence Southwesterly in a direct line to the most Easterly corner of the Parcel of land conveyed by Ruby M. Agus to Joseph J. Boss and wife by Deed dated August 22, 1952 and recorded August 29, 1952 in the office of the County Recorder of Sonoma County under Recorder's Serial No. D-75611; thence South 37° 01' West and along the Southeastern line of said Boss Parcel, a distance of 60 feet to the most Southerly corner of said Boss Parcel; thence Southwesterly in a direct line to the true point of beginning.

PARCEL THREE:

A right of way for the sewer line as described in Deed conveyed by Joseph J. Boss and wife to Ruby M. Agus, dated October 7, 1952 and recorded October 20, 1952 in Book 1164 of Official Records, page 353, under Recorder's Serial No. D-79429, and being more particularly described as follows:

Commencing at the most Easterly corner of that Parcel of land conveyed by Ruby M. Agus to Joseph J. Boss and wife by Deed dated August 22, 1952 and recorded August 29, 1952 in the office of the County Recorder of Sonoma County under Recorder's Serial No. D-75611; thence North 49° 24' 45" West a distance of 73.5 feet to the point of beginning of said center line; thence South 40° 35' 15" West 60 feet to the Southwestern line of said Boss property and the end of said center line.

APN: 004-231-003



***First American Title
Company of Napa***

ORDER NO: **T021030B-SME**



***First American Title
Company of Napa***

ORDER NO: **T021030B-SME**

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. The terms, covenants and provisions of the trust referred to in the vesting herein and all supplements, amendments or modifications thereto, and the effect of any failure to comply with such terms, covenants and provisions.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Information in possession of this Company indicates that a transfer of land is contemplated involving the land described in this report. Such transfer of land would appear to fall within the purview of the Subdivision Map Act (G.C. 66410 et seq.) Although the policy or policies to be issued do not insure against loss by reason of such matters, as a prerequisite to the issuance of the final title evidence, the Company will require completion of an approved Lot Line Adjustment in compliance with the local city or county ordinances currently in effect.
6. Rights of parties in possession.

-END OF EXCEPTIONS-

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
005-001
005-014

004-23

PIQ

PTN. OF RAUP'S ADDITION
REC. 1-7-1892 IN BK. 10, MAPS, PGS. 25

MURPHY'S ADDITION
REC. 12-17-1903 IN BK. 16, MAPS, PGS. 4

PTN. OF MORRIS ADDITION
REC. 3-4-1904 IN BK. 16, MAPS, PGS. 8

PTN. N.W. SEBASTOPOL
REC. 9-21-1904 IN BK. 17, MAPS, PGS. 5



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

- REVISED
- 2-28-79=
 - 2-29-84=
 - 9-8-04=LSL
 - 4-12-05=R/S-LSL
 - 6-21-19=R/S-DL
 - 4-08-20=R/S-RVW
 - 11-24-21=R/S-RVW

Assessor's Map Bk.004, Pg. 23
Sonoma County, Calif. (ACAD)

KEY 8/8/17 DBL



CAL LAND
— TITLE —

DVORAK

ORDER NO: T021030A-SMC

PRELIMINARY REPORT

First American Title Insurance Company

Cal Land Title Company

California Department of Insurance License No. 2553-6

497 Walnut Street, P.O.Box 388, Napa, CA 94559

Tel: (707) 254-4500 - Fax: (707) 226-9346

Property Address:

7493 Huntley Street
Sebastopol, CA 95472

Assessor's Parcel Number:

004-231-002

Buyer/Borrower:

Seller/Owner:

Robert E. Dvorak
Cheryl S. Dvorak

Direct Escrow Inquiries to Escrow Officer:

Ana Sarah Miranda
Email: smiranda@cal-land.com

Direct Title Inquiries to:

Mark Encinas
Email: mencinas@firstamnapa.com

Reference Number:

In response to the application for a policy of title insurance referenced herein, First American Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of First American Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Dated as of March 21, 2022 at 7:30 A.M.

By: 
Authorized Signatory



CAL LAND
— TITLE —

ORDER NO: T021030A-SMC

The form of policy or policies of title insurance contemplated by this report is:

ALTA Owner's Policy (6/17/06) with Regional Exceptions (Standard Coverage)

A specific request should be made if another form or additional coverage is desired.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

ROBERT E. DVORAK, TRUSTEE AND CHERYL S. DVORAK, TRUSTEE OF THE ROBERT E. DVORAK AND CHERYL S. EDVORAK 1998 TRUST DATED JANUARY 22, 1998

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.



CAL LAND
— TITLE —

ORDER NO: T021030A-SMC

EXHIBIT A

LEGAL DESCRIPTION

The land referred to in this report is situated in the City of Sebastopol County of Sonoma, State of California, and is described as follows:

Commencing at a point on the Southerly line of Huntley Avenue at its intersection with the East line of the Lands of Miss Huntley and June 8, 1905, said point being the most Westerly point of the Lands of Ruby M. Agus, described in the Deed recorded June 8, 1949 in Book 886 of Official Records, page 116, Serial No. C-91440, Sonoma County Records; running thence along the Southeasterly line of Huntley Avenue and the Northwesterly line of said land of Agus, North 37° 04' East, 60 feet to the point of beginning of the land to herein described; thence from said point of beginning, continuing along the Northwesterly line of said Lands of Agus, North 37° 04' East, 60 feet; thence leaving the Northwesterly line of said Agus, South 49° 24 3/4° East, 150 feet; thence South 37° 01' West 60 feet; thence North 49° 24 3/4° West, 150 feet to the point of beginning.

APN: 004-231-002



CAL LAND
— TITLE —

ORDER NO: T021030A-SMC

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. An easement for sewer line and incidental purposes, recorded October 20, 1952 as Book 1164, page 553 of Official Records.
In Favor of : Ruby M. Agus
4. A deed of trust to secure an original indebtedness of \$207,500.00 recorded February 1, 2013 as Series Number 2013-0011213 of Official Records.
Dated : January 25, 2013
Trustor : Robert Dvorak and Cheryl Dvorak, husband and wife as joint tenants
Trustee : Republic Title Company
Beneficiary : Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as a nominee for Castle & Cooke Mortgage, LLC
Loan No. : 1031120242
5. Information in possession of this Company indicates that a transfer of land is contemplated involving the land described in this report. Such transfer of land would appear to fall within the purview of the Subdivision Map Act (G.C. 66410 et seq.) Although the policy or policies to be issued do not insure against loss by reason of such matters, as a prerequisite to the issuance of the final title evidence, the Company will require completion of an approved Lot Line Adjustment in compliance with the local city or county ordinances currently in effect.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
7. The terms, covenants and provisions of the trust referred to in the vesting herein and all supplements, amendments or modifications thereto, and the effect of any failure to comply with such terms, covenants and provisions.

-END OF EXCEPTIONS-

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
005-001
005-014

004-23

PTN. OF RAUP'S ADDITION
REC. 1-7-1892 IN BK. 10, MAPS, PGS. 25

MURPHY'S ADDITION
REC. 12-17-1903 IN BK. 16, MAPS, PGS. 4

PTN. OF MORRIS ADDITION
REC. 3-4-1904 IN BK. 16, MAPS, PGS. 8

PTN. N.W. SEBASTOPOL
REC. 9-21-1904 IN BK. 17, MAPS, PGS. 5



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

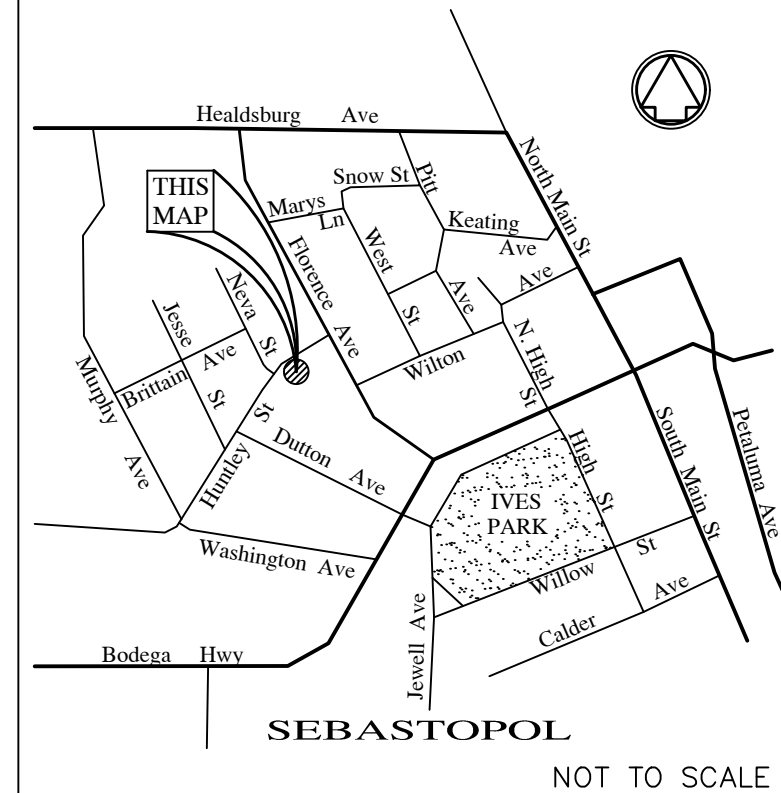
NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

- REVISED
- 2-28-79=
 - 2-29-84=
 - 9-8-04=LSL
 - 4-12-05=R/S-LSL
 - 6-21-19=R/S-DL
 - 4-08-20=R/S-RVW
 - 11-24-21=R/S-RVW

Assessor's Map Bk.004, Pg. 23
Sonoma County, Calif. (ACAD)

KEY 8/8/17 DBL

LOCATION MAP



SEBASTOPOL

NOT TO SCALE

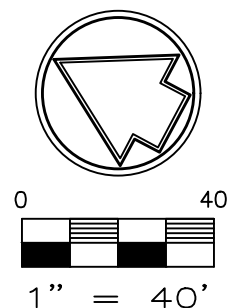
Legend *****

- = PROPERTY LINE
- DN = DOCUMENT NUMBER

MITCHEL
 DN 2011-112105
 (APN 004-231-003)
 22,368 SQ FT± BEFORE ADJUSTMENT
 22,434 SQ FT± AFTER ADJUSTMENT

DVORAK
 DN 2013-011254
 (APN 004-231-002)
 9,000 SQ FT± BEFORE ADJUSTMENT
 8,934 SQ FT± AFTER ADJUSTMENT

66 SQ FT± TO
 BE ADDED TO
 APN 004-231-003



GENERAL NOTES *****

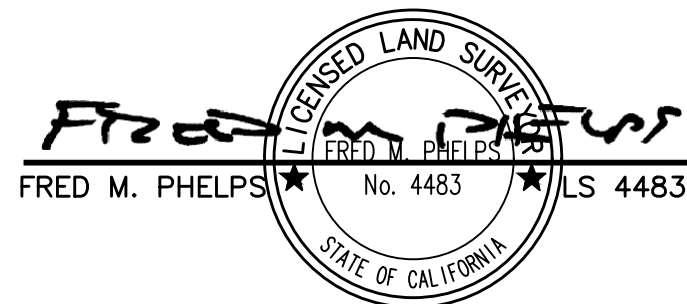
Owner:
 Clark F. & Carol C. Mitchel
 1903 Gravenstein Highway South
 Sebastopol, California 95472
 Phone: (707) 829-3941

Property address: 7451 Huntley Street
 Assessor's Parcel Number: 004-231-003
 Existing zoning: R4
 Existing use: Residential
 Acreage: 22,368± sq ft before adjustment
 22,434± sq ft after adjustment
 Water supply: Public
 Sewage disposal: Public

GENERAL NOTES *****

Owner:
 Robert E. Dvorak Trustee
 7493 Huntley Street
 Sebastopol, California 95472
 Phone: (707) 481-3494

Property address: 7493 Huntley Street
 Assessor's Parcel Number: 004-231-002
 Existing zoning: R4
 Existing use: Residential
 Acreage: 9,000± sq ft before adjustment
 8,934± sq ft after adjustment
 Water supply: Public
 Sewage disposal: Public

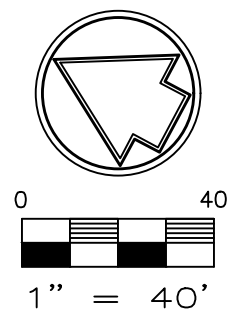


LOT LINE ADJUSTMENT MAP

Lands of Mitchel / Dvorak
 Huntley Street, Sebastopol



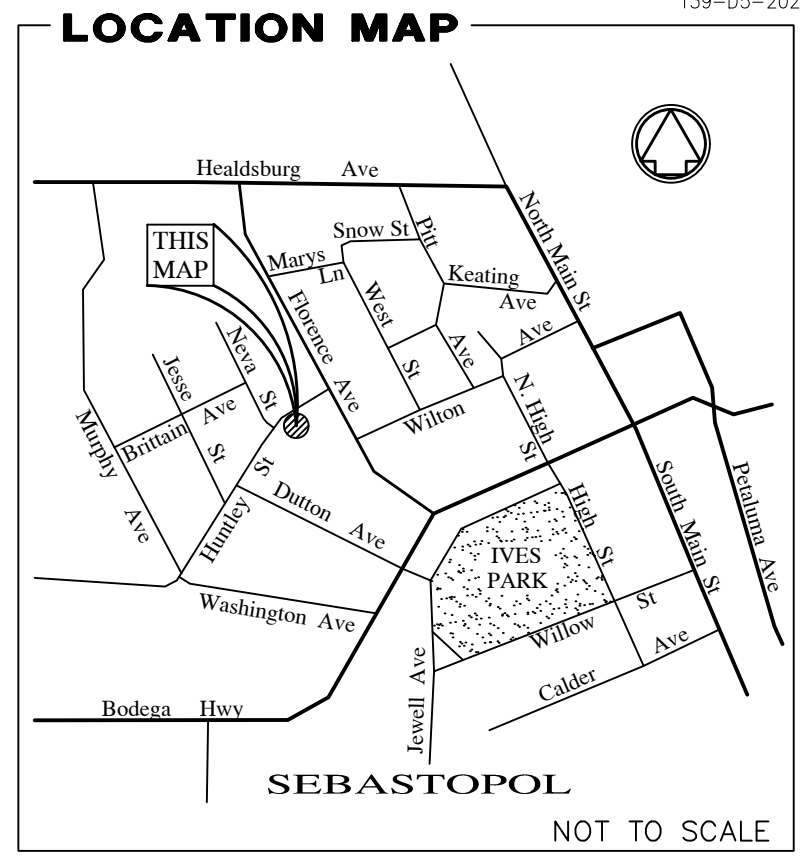
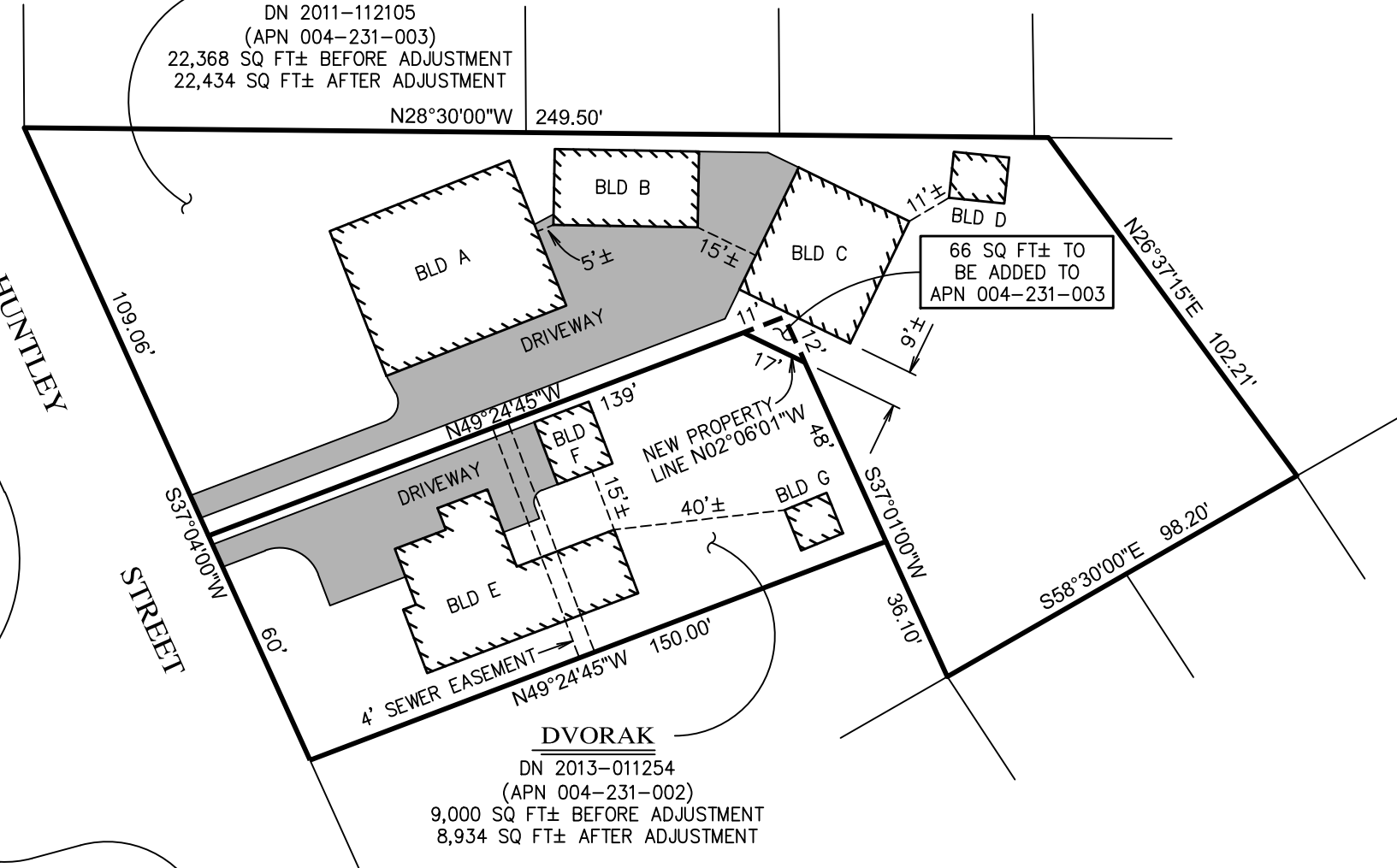
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400



MITCHEL
 DN 2011-112105
 (APN 004-231-003)
 22,368 SQ FT± BEFORE ADJUSTMENT
 22,434 SQ FT± AFTER ADJUSTMENT

DVORAK
 DN 2013-011254
 (APN 004-231-002)
 9,000 SQ FT± BEFORE ADJUSTMENT
 8,934 SQ FT± AFTER ADJUSTMENT

66 SQ FT± TO BE ADDED TO APN 004-231-003



- Legend *******
- = PROPERTY LINE
 - DN = DOCUMENT NUMBER
 - BLD A = 2 STORY HOUSE 24'± HIGH
 - BLD B = 1 STORY CARPORT 9'± HIGH
 - BLD C = 1 STORY ADU 15'± HIGH
 - BLD D = 1 STORY SHED 9'± HIGH
 - BLD E = 2 STORY HOUSE 24'± HIGH
 - BLD F = 1 STORY GARAGE 15'± HIGH
 - BLD G = 1 STORY SHED 9'± HIGH

GENERAL NOTES *****

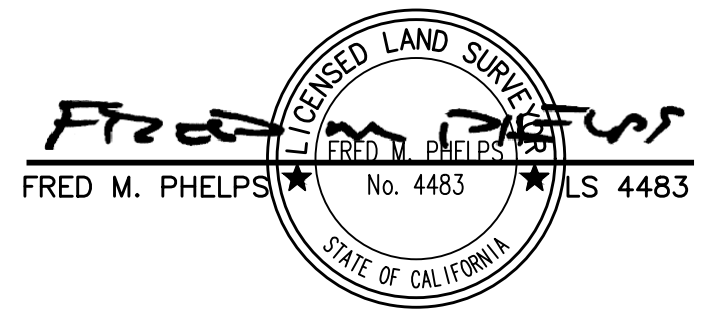
Owner:
 Clark F. & Carol C. Mitchel
 1903 Gravenstein Highway South
 Sebastopol, California 95472
 Phone: (707) 829-3941

Property address: 7451 Huntley Street
 Assessor's Parcel Number: 004-231-003
 Existing zoning: R4
 Existing use: Residential
 Acreage: 22,368± sq ft before adjustment
 22,434± sq ft after adjustment
 Water supply: Public
 Sewage disposal: Public

GENERAL NOTES *****

Owner:
 Robert E. Dvorak Trustee
 7493 Huntley Street
 Sebastopol, California 95472
 Phone: (707) 481-3494

Property address: 7493 Huntley Street
 Assessor's Parcel Number: 004-231-002
 Existing zoning: R4
 Existing use: Residential
 Acreage: 9,000± sq ft before adjustment
 8,934± sq ft after adjustment
 Water supply: Public
 Sewage disposal: Public



LOT LINE ADJUSTMENT MAP

Lands of Mitchel / Dvorak
 Huntley Street, Sebastopol

