

PROJECT DETAILS

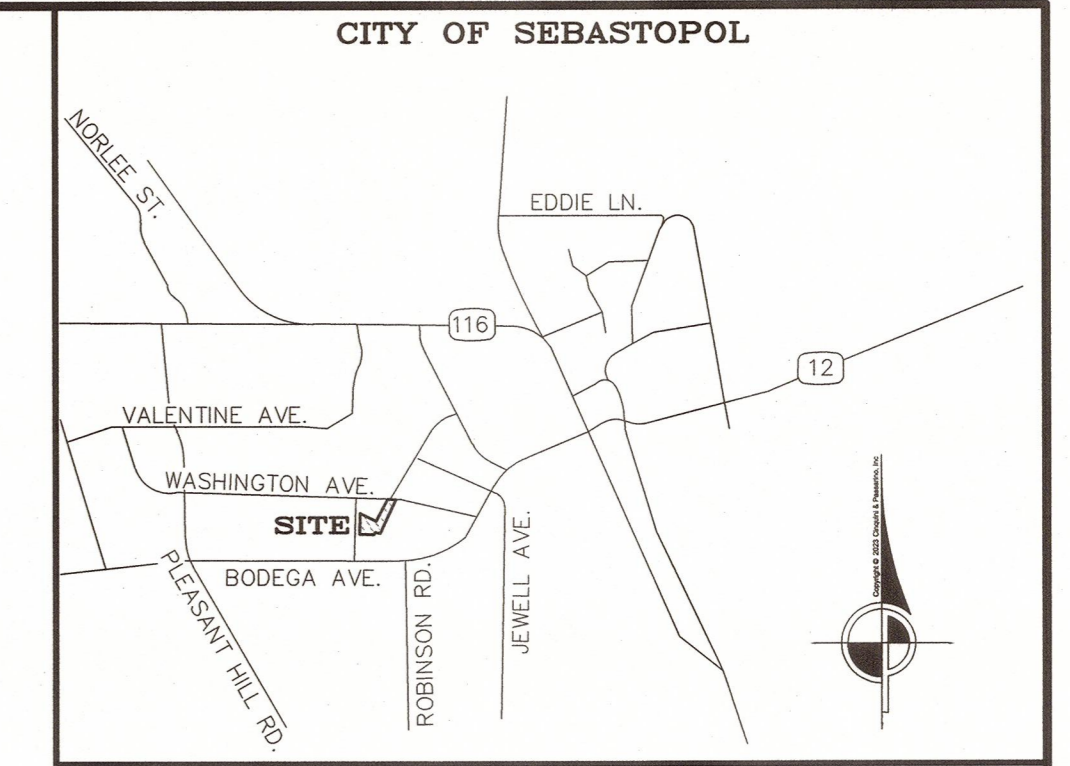
LOT A
 OWNER ERIC & TIFFANY LUCAS
 ADDRESS 7710 WASHINGTON AVENUE SEBASTOPOL, CA 95472
 PHONE NUMBER TIFFANY: (707) 481-0086 ERIC: (707) 237-1040
 SITE ADDRESS 7710 WASHINGTON AVENUE SEBASTOPOL, CA 95472
 VESTING DOCUMENT DN 2011-026998
 APN 004-223-026
 EXISTING SIZE 12381 SQUARE FEET
 PROPOSED SIZE 12610 SQUARE FEET
 ZONING R4 - SINGLE FAMILY RESIDENTIAL

LOT B
 OWNER SEBASTOPOL PACIFIC ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP
 ADDRESS 430 E. STATE ST., SUITE #100 EAGLE, IDAHO 83616
 PHONE NUMBER (208) 908-4873
 SITE ADDRESS 7760 & 7716 BODEGA AVENUE, SEBASTOPOL, CA 95472
 VESTING DOCUMENT DN 2021-131844 & DN 2021-131845
 MERGER DOCUMENT DN 2023-003038
 APNS 060-230-067 & 004-211-007
 EXISTING SIZE 156270 SQUARE FEET
 PROPOSED SIZE 156041 SQUARE FEET
 ZONING R7 - MULTIFAMILY RESIDENTIAL

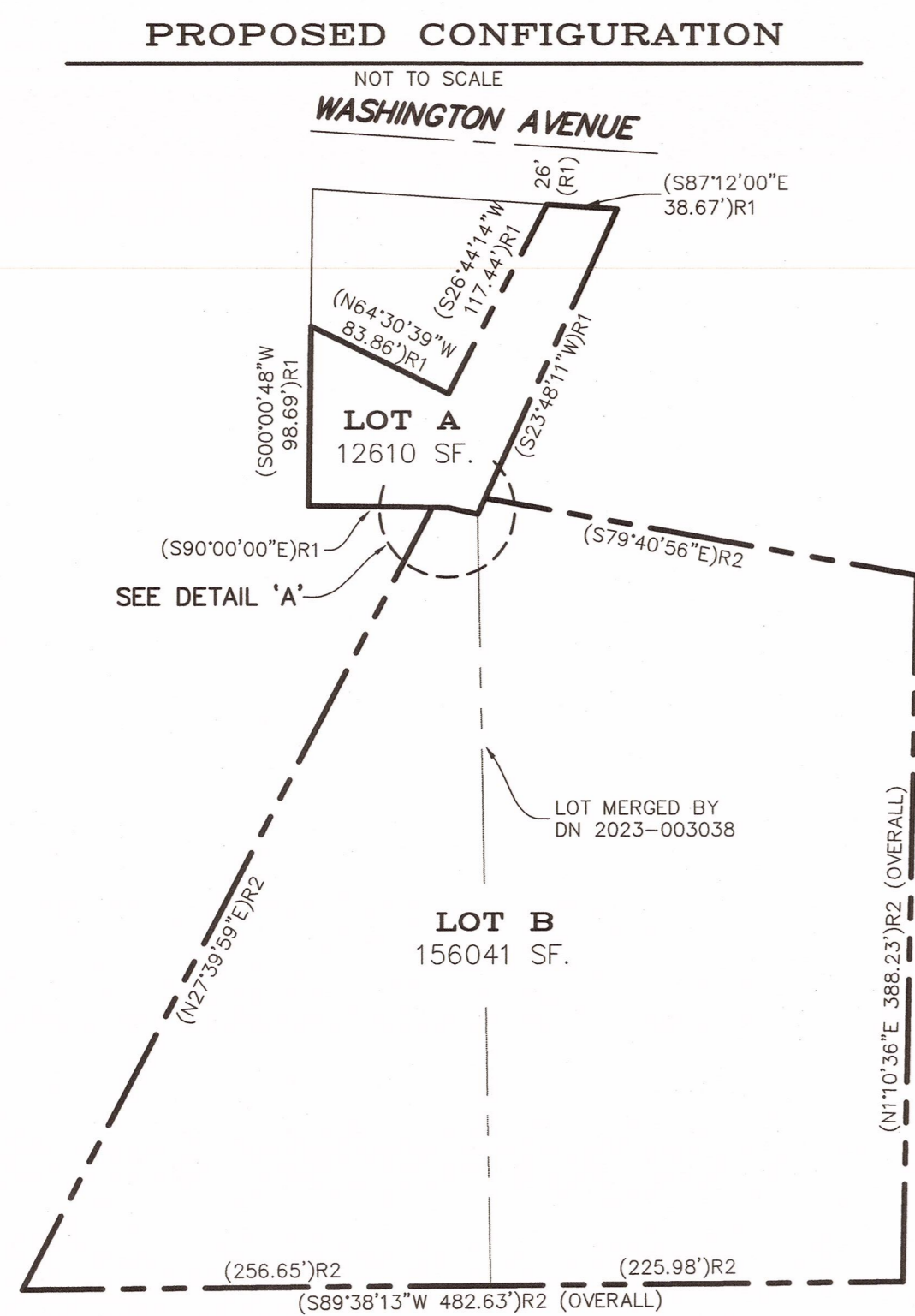
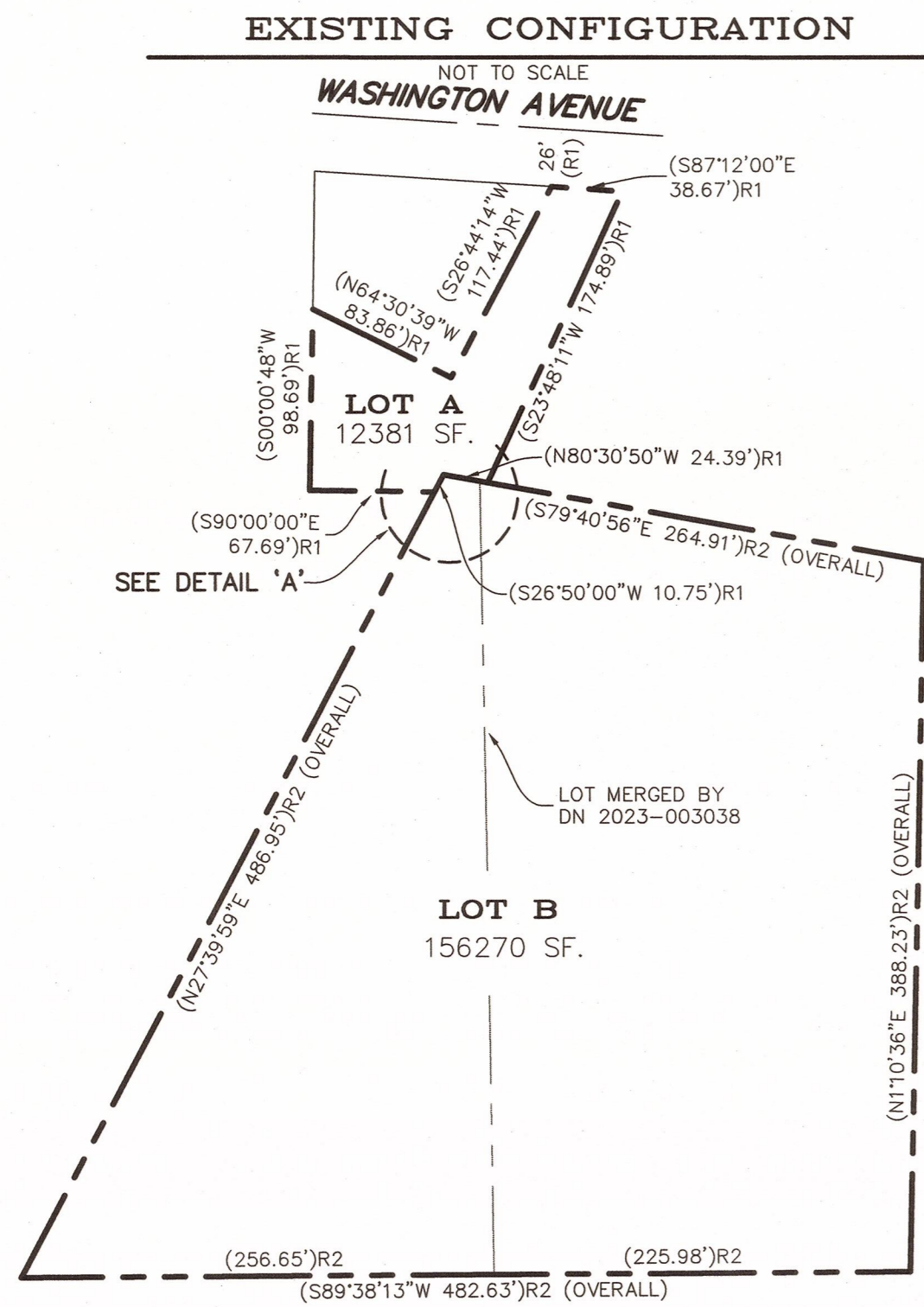
PCL. A
 OWNER ERIC & TIFFANY LUCAS
 ADDRESS 7710 WASHINGTON AVENUE SEBASTOPOL, CA 95472
 PHONE NUMBER TIFFANY: (707) 481-0086 ERIC: (707) 237-1040
 239 SQUARE FEET TO BE TRANSFERRED FROM LOT B TO LOT A.

NOTES

1. ALL EXISTING TREES ARE TO REMAIN.
2. CONTOURS ARE BASED ON LIDAR DATA FROM THE COUNTY OF SONOMA VEGETATION, HABITAT & LIDAR DATA COLLECTED IN 2013 IN COMBINATION WITH GROUND DATA COLLECTED IN THE FIELD WITHIN THE VICINITY OF THE PROPOSED LOT LINE ADJUSTMENT.
3. A PRELIMINARY TITLE REPORT PREPARED WITHIN THE LAST THREE MONTHS SHALL BE INCLUDED WITH THE SUBMITTAL THE LOT LINE ADJUSTMENT APPLICATION.
4. 7710 WASHINGTON AVENUE IS ON CITY OF SEBASTOPOL WATER AND SEWER.



DETAIL 'A' - LOT LINE ADJUSTMENT AREA



LEGEND

- IRON PIPE AS SHOWN ON R2
- PROPOSED PROPERTY BOUNDARY
- - - BOUNDARY LINE TO BE EXTINGUISHED
- - - ADJONER'S PROPERTY BOUNDARY
- CENTERLINE
- WOOD & WIRE FENCE LINE
- WOOD FENCE LINE
- N LANDS TO BE COMBINED
- N LANDS PREVIOUSLY COMBINED BY LOT MERGER
- DN DOCUMENT NUMBER
- C CALCULATED
- ()R# RECORD DATA AS NOTED
- SF. SQUARE FEET
- PCL. PARCEL
- S.C.R. SONOMA COUNTY RECORDS

REFERENCES

- R1 PARCEL MAP NO. 145; 660 MAPS 43-45 S.C.R.
- R2 RECORD OF SURVEY; 809 MAPS 42 S.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE RECORD OF SURVEY RECORDED IN BOOK 809 OF MAPS, PAGE 42, SONOMA COUNTY RECORDS.

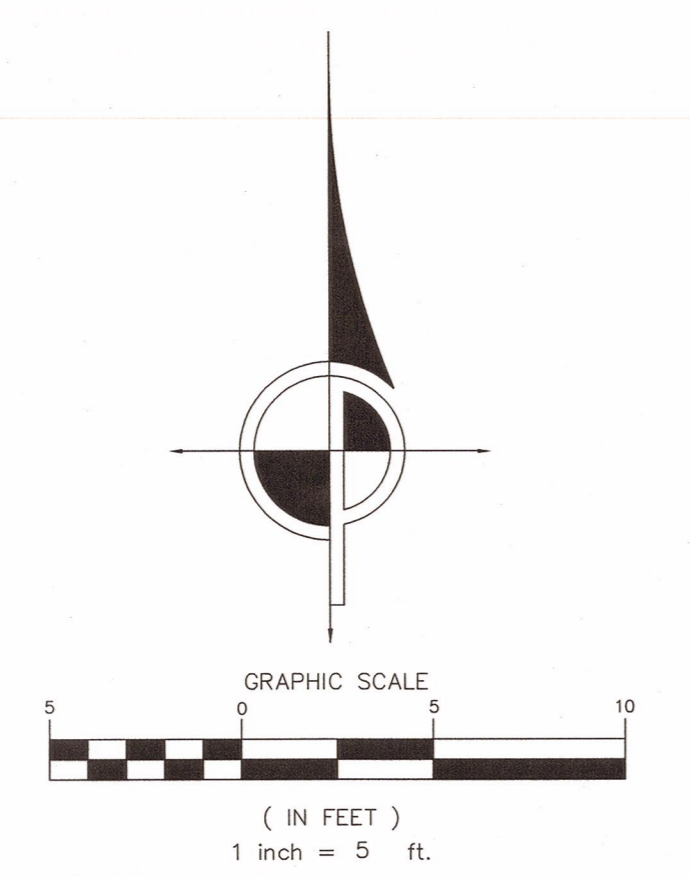
PURPOSE STATEMENT

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO RECONFIGURE LOTS A AND B AS SET FORTH IN THE SETTLEMENT AGREEMENT DATED JUNE 9, 2021 BETWEEN THE LUCASES RESIDING AT 7710 WASHINGTON AVENUE, SEBASTOPOL, CA 95472 (APN 004-223-026) AND PACIFIC WEST COMMUNITIES, INC. AN IDAHO CORPORATION, THE DEVELOPER ACTING ON BEHALF OF SEBASTOPOL PACIFIC ASSOCIATES (OWNER), FOR THE PARCEL LOCATED AT 7760 BODEGA AVENUE, SEBASTOPOL, CA 95472 (APN 060-230-067). THIS LOT LINE ADJUSTMENT IS TO SATISFY THE TERMS OF AGREEMENT OF SAID SETTLEMENT AND TO RESOLVE THE DISPUTES DESCRIBED THEREIN.

SURVEYOR'S STATEMENT

THIS LOT LINE ADJUSTMENT SITE MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION IN NOVEMBER 2022 AT THE REQUEST OF ERIC AND TIFFANY LUCAS.

Anthony G. Cinquini
 Anthony G. Cinquini, P.L.S./8614
 2/24/2023
 DATE:



SCALE: 1"=5'

Job Name:	LANDS OF ERIC & TIFFANY LUCAS	DRAWN BY: CAF	CHECKED BY: AGC
Scale:	1"=5'	SHEET: 1 OF 1	JOB NUMBER: 9992-22
Description:	LOT LINE ADJUSTMENT	DWG. PATH: Y:\9992\Cad\	DWG. FILE: 9992LA.dwg
		DATE/TIME: Feb 23, 2023 - 9:16am	

CINQUINI & PASSARINO, INC.
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