

N 89°32'38"W - 4702.36

FND 1" I.P. TAGGED
R.C.E. 3230

BASIS OF BEARINGS (326 MAPS 32)

FND U.S.C. & G.S. BENCHMARK
6"x6" CONCRETE MONUMENT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE RECORD OF SURVEY OF THE LANDS OF DAMSTRAAT INVESTORS, RECORDED IN BOOK 326 OF MAPS AT PAGE 32 & 33, SONOMA COUNTY RECORDS, AND BEING N 89°32'38"W, 4702.36 FEET, THE BEARING AND DISTANCE BETWEEN A FOUND 1" IRON PIPE TAGGED R.C.E. 3230, MARKING THE NORTHWEST CORNER AND A FOUND 6"x6" CONCRETE MONUMENT LOCATED N 89°32'38"W, 8.76 FEET FROM THE NORTHEAST CORNER.

LEGEND

- 0-- SET 3/4" IRON PIPE R.C.E. 12094
- FOUND 3/4" IRON PIPE R.C.E. 12034 (UNLESS OTHERWISE NOTED)
- ⊙ FND 2" BRASS DISK IN A STD. MONUMENT WELL, SET TO COUNTY STANDARD AND TAGGED R.C.E. 12094.

(R)- RADIAL, Δ- CENTRAL ANGLE, R- RADIUS, L- LENGTH OF CURVE; P.U.E.- PUBLIC UTILITY EASEMENT; W.L.E.- WATERLINE EASEMENT; P.D.E.- PRIVATE DRAINAGE EASEMENT; B.S.L.- BUILDING SETBACK LINE.

THE RED BORDER INDICATES THE BOUNDARIES OF THE LAND SUBDIVIDED BY THIS MAP.

PARCEL 'X' INCLUDES WHITE ALDER AND BAY TREE AS PRIVATE STREETS, P.U.E., W.L.E., & P.D.E.

PARCEL II-A FOR PRIVATE RECREATIONAL USE.

NOTE: ALL CENTRAL ANGLES OF CURVES AND BEARINGS HAVE BEEN MEASURED TO THE NEAREST SECOND, WHERE MINUTES AND/OR SECONDS ARE NOT SHOWN, IT IS UNDERSTOOD THEY ARE ZERO. (i.e., N 84°E = N 84°00'00"E)

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

BENCHMARK:

U.S.G.S. DATUM ELEV. 757.86
TOP OF 2" BRASS DISK SET IN 6"x6" CONCRETE MONUMENT ON THE EASTERLY BOUNDARY OF LOT II-26.

TRACT No. 610

PHASE II

THE GEORGE RANCH

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF DAMSTRAAT INC., A CALIFORNIA GENERAL PARTNERSHIP (SONOMA COUNTY RECORDERS DOCUMENT NO. 82-28001) AS SHOWN ON THE RECORD OF SURVEY OF THE LANDS OF DAMSTRAAT INVESTORS, FILED IN 326 MAPS 32 & 33, ALSO BEING A PORTION OF THE PETALUMA RANCHO, SONOMA COUNTY, CALIFORNIA.

BEING A PORTION OF A.P. No. 142-200-07

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS, INC.

SANTA ROSA, CALIFORNIA

SCALE: 1" = 400'

160.865' A SHEET 2 OF 14

JOB NO. 418-81

I-4

TRACT NO. 609 THE GEORGE RANCH
BOOK PG.

REMNANT
PARCEL

REMNANT
PARCEL

REMNANT
PARCEL

PARCEL MAP 323
BOOK 323 PG. 44

BOOK PG.

BOOK PG.

I-3

TRACT NO. 609 THE GEORGE RANCH
BOOK PG.

P.R.A.C. NOTES

THE GENERAL PLAN ADOPTED JAN. 1978 DOES NOT ALLOW FURTHER DIVISIONS OF THESE PARCELS SHOWN HEREON. FUTURE DIVISIONS ARE SUBJECT TO THE GENERAL PLAN IN EFFECT AT THAT TIME.

A 200' BUILDING SETBACK LINE SHALL BE SHOWN ON THE FINAL MAP ALONG THE EASTERN BOUNDARY OF LOTS 7 & 8.

AGRICULTURAL USES OCCUR IN THIS AREA AND ARE CONSISTENT WITH THE SONOMA COUNTY GENERAL PLAN. PESTICIDE SPRAYING ASSOCIATED WITH THE AGRICULTURAL USES MAY OCCUR.