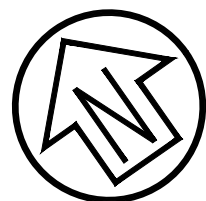


MAP REFERENCES

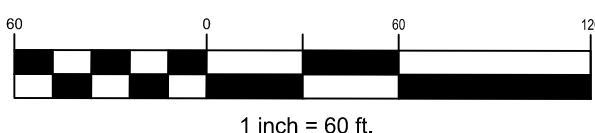
- [1] 149 M 47
- [2] 331 M 17-18
- [3] 362 M 39-41
- [4] 387 M 45
- [5] 483 M 17
- [6] 741 M 09

DOCUMENT REFERENCES

- [7] 141 DEEDS 622
- [8] 1990-0089828
- [9] 1990-0089829
- [10] 1993-0146269
- [11] 2004-028629
- [12] 2022-076599
- [13] 1652 DEEDS 440



Graphic Scale (in feet)



LEGEND

- EXTERIOR BOUNDARY LINE
- INTERIOR LOT LINE
- BOUNDARY OFFSITE
- BOUNDARY TIES
- CENTERLINE (CL)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED EASEMENT AS NOTED
- (T) TOTAL
- [#] REFERENCE MAP OR DEED
- SET 1/2" REBAR AND YELLOW CAP PLS 9387
- FOUND MONUMENT AS NOTED
- (C) CALCULATED
- FND FOUND
- (M) MEASURED
- MON MONUMENT
- IP IRON PIPE
- PI POINT OF INTERSECTION

LEGAL DESCRIPTION

Real property in the City of Petaluma, County of Sonoma, State of California, described as follows:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE COUNTY ROAD, KNOWN AS THE WAUGH SCHOOL ROAD, WITH THE CENTER LINE OF THE COUNTY ROAD KNOWN AS THE MCDOWELL ROAD, SAID POINT OF INTERSECTION BEING FURTHER DESCRIBED AS THE MOST WESTERLY CORNER OF LOT 306 OF THE PETALUMA RANCHO; THENCE NORTH 35° EAST ALONG THE CENTER OF THE WAUGH SCHOOL ROAD, 285.12 FEET TO THE INTERSECTION THEREOF WITH THE EXTENSION OF THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE DEED FROM JANE SANDERS TO JUDSON CARLETON, DATED DECEMBER 18, 1896 AND RECORDED IN LIBER 170 OF DEEDS, PAGE 166, SONOMA COUNTY RECORDS; THENCE SOUTH 40° 30' EAST, 30.34 FEET TO THE SOUTHERLY LINE OF SAID WAUGH SCHOOL ROAD AND THE MOST WESTERLY CORNER OF SAID TRACT OF LAND CONVEYED TO JUDSON CARLETON BY DEED RECORDED IN VOLUME 170 OF DEEDS, PAGE 166, SONOMA COUNTY RECORDS; THENCE NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID WAUGH SCHOOL ROAD, A DISTANCE OF 150 FEET TO THE MOST WESTERLY CORNER OF THE CORONA STATION LOT, AS SAID LOT IS DESCRIBED IN THE DEED FROM JANE SANDERS TO THE SAN FRANCISCO AND NORTH PACIFIC RAILWAY COMPANY, A CORPORATION, DATED JULY 6, 1892 AND RECORDED DECEMBER 10, 1892 IN VOLUME 141 OF DEEDS, PAGE 622, SONOMA COUNTY RECORDS; THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID CORONA STATION LOT, 200 FEET TO THE SOUTHERLY CORNER THEREOF; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID CORONA STATION LOT, 39.94 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE NORTHWESTERN PACIFIC RAILROAD COMPANY, AND THE MOST EASTERLY CORNER OF SAID CORONA STATION LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RAILROAD RIGHT OF WAY 1640.76 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE OF SAID RAILROAD RIGHT OF WAY WITH THE CENTER LINE OF THE MCDOWELL ROAD; THENCE NORTH 54° WEST, ALONG THE CENTER LINE OF SAID MCDOWELL ROAD, 1821.6 FEET TO THE POINT OF COMMENCEMENT.

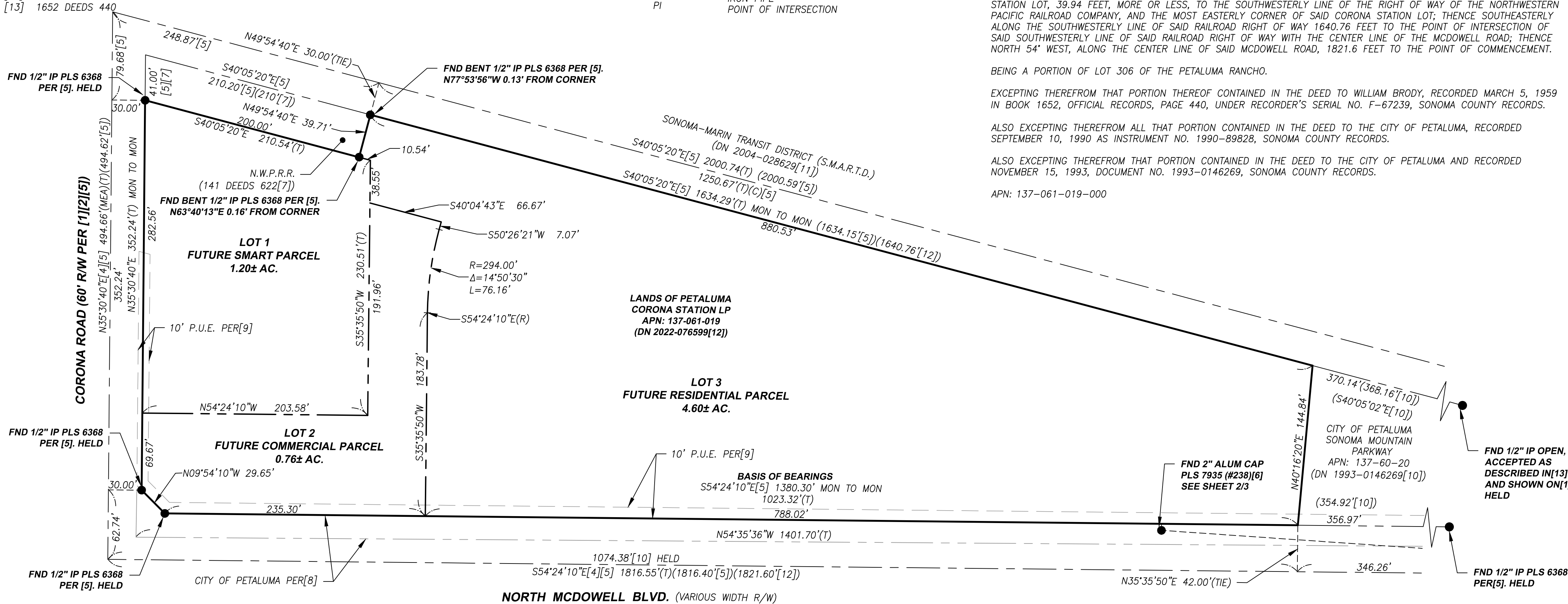
BEING A PORTION OF LOT 306 OF THE PETALUMA RANCHO.

EXCEPTING THEREFROM THAT PORTION THEREOF CONTAINED IN THE DEED TO WILLIAM BRODY, RECORDED MARCH 5, 1959 IN BOOK 1652, OFFICIAL RECORDS, PAGE 440, UNDER RECORDER'S SERIAL NO. F-67239, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONTAINED IN THE DEED TO THE CITY OF PETALUMA, RECORDED SEPTEMBER 10, 1990 AS INSTRUMENT NO. 1990-89828, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE DEED TO THE CITY OF PETALUMA AND RECORDED NOVEMBER 15, 1993, DOCUMENT NO. 1993-0146269, SONOMA COUNTY RECORDS.

APN: 137-061-019-000



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS SOUTH 54°24'10" EAST WITH A MEASURED DISTANCE OF 1380.30' BETWEEN TWO FOUND 1/2" IRON PIPES TAGGED PLS 6368 PER [5].

NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE LOCATION OF P.G.E. EASEMENT 559 O.R. 466 IS UNKNOWN. RECORD DOCUMENTS ARE AMBIGUOUS AND ITS LOCATION HAS NOT BEEN PLOTTED HEREIN. SAID EASEMENT WAS ALSO NOT PLOTTABLE ON 483 M 17, SONOMA COUNTY RECORDS.
3. ADDITIONAL EASEMENTS MAY EXIST THAT WERE NOT DISCLOSED PER THE TITLE REPORT.

**PARCEL MAP
LANDS OF PETALUMA
CORONA STATION LP**

AS DESCRIBED IN DOCUMENT NUMBER 2022-076599, SONOMA COUNTY RECORDS; BEING A PORTION OF LOT 306 OF ROWE'S SUBDIVISION OF THE PETALUMA RANCHO, 21 MAPS 1, SONOMA COUNTY RECORDS.
CITY OF PETALUMA, COUNTY OF SONOMA,
STATE OF CALIFORNIA
AUGUST 2023

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