

CINQUINI & PASSARINO, INC.

LAND SURVEYING

▲ BOUNDARY
▲ RAILROAD

▲ TOPOGRAPHIC
▲ INFRASTRUCTURE

▲ CONSTRUCTION
▲ HYDROGRAPHIC

C&P 10382-23

January 18, 2024

City of Petaluma

**Re: Project Narrative
APN 005-090-086 – 2180 S McDowell Blvd**

To whom it may concern:

The project site is designated Business Park on the City of Petaluma General Land Use map and is zoned Business Park (BP). The project proposes to subdivide the existing parcel into two separate \pm 2.37 and \pm 2.10-acre parcels. There is no proposed new development on site.

Very truly yours,
CINQUINI & PASSARINO, INC.

James M. Dickey, P.L.S.
Principal

Site Photos

North Center



Looking East



Looking South



Looking West

North West



Looking East



Looking South

North East



Looking South



Looking West

South Center



Looking East



Looking North



Looking West

South East



Looking North



Looking West

Center



Looking North



Looking South

OWNER'S CERTIFICATE

We hereby certify that we are the owners of, or have some right, title in and to the real property included within the subdivision shown upon the herein map; that we are the only persons whose consent is necessary to pass clear title to said property and we consent to the making of said map and subdivision as shown within the red border lines; and we hereby dedicate for public use Parcel "A", South McDowell Extension and Cypress Drive as shown upon said map within said subdivision. We further hereby offer for dedication for public use all easements for storm drain purposes, sanitary sewer purposes and public utility purposes, under, on or over those certain parcels of land designated as "S.D.E.", "S.S.E." and "P.U.E." on said map within said subdivision. Such parcels of land to be kept open and free from buildings and structures of any kind except public utility structures, sprinkler systems and appurtenances thereto, and lawful fences.

AS OWNERS: OAKMEAD-NORTH BAY PARTNERS, A CALIFORNIA PARTNERSHIP

By: KIMBALL SMALL PROPERTIES A CALIFORNIA CORPORATION, A PARTNER

By: KSI NORTH BAY, A CALIFORNIA PARTNERSHIP, A PARTNER

By: *[Signature]*
KIMBALL W. SMALL, President

By: KEEGAN & COPPIN, CO. INC. A CALIFORNIA CORPORATION, A PARTNER OF KSI NORTH BAY

By: *[Signature]*
AL COPPIN, President

By: *[Signature]*
JAMES B. KEEGAN, JR. Secretary

By: KIMBALL SMALL INVESTMENTS 104, A CALIFORNIA LIMITED PARTNERSHIP, A PARTNER OF KSI NORTH BAY

By: KIMBALL SMALL PROPERTIES, A CALIFORNIA CORPORATION, ITS GENERAL PARTNER.

By: *[Signature]*
KIMBALL W. SMALL, President

OWNER'S ACKNOWLEDGEMENTS

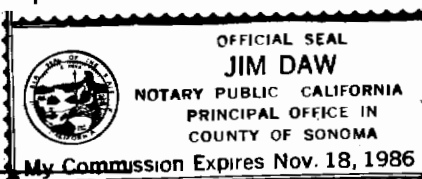
State of California ss.
County of Sonoma

On this 18 day of July, 1983, before me the undersigned, a Notary Public in and for said state and county, residing therein, duly commissioned and sworn, personally appeared KIMBALL W. SMALL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the President of Kimball Small Properties, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Oakmead-Northbay Partners, the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State and County

My Commission Expires



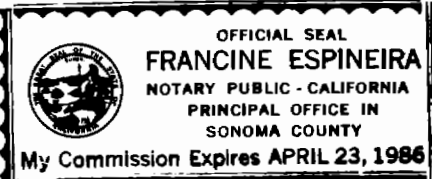
State of California ss.
County of Sonoma

On this 14th day of July, 1983, before me, the undersigned, a Notary Public in and for said state and county, residing therein, duly commissioned and sworn, personally appeared AL COPPIN and JAMES B. KEEGAN, JR., personally known to me (or proved to me on the basis of satisfactory evidence) to be the President and Secretary, respectively, of Keegan & Coppin Co., Inc., a California Corporation, the officers executing the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors, and further acknowledged to me that said corporation executed the within instrument in its capacity as a partner of KSI North Bay, a California partnership, which partnership in turn executed the within instrument in its capacity as a partner of Oakmead-Northbay Partners, a California partnership, on behalf of said partnership.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State and County

My Commission Expires



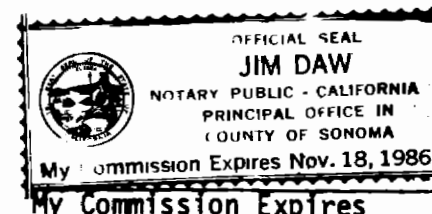
OWNER'S ACKNOWLEDGEMENT

State of California ss.
County of Sonoma

On this 18 day of July, 1983, before me, the undersigned, a Notary Public in and for said State and county, residing therein, duly commissioned and sworn, personally appeared KIMBALL W. SMALL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the President of Kimball Small Properties, a California corporation, the officer executing the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors, and further acknowledged to me that said corporation executed the within instrument in its capacity as the general partner of Kimball Small Investments 104, a California limited partnership, which limited partnership in turn executed the within instrument as a partner of KSI North Bay, a California partnership, which partnership in turn executed the within instrument in its capacity as a partner of Oakmead-Northbay Partners, a California partnership, on behalf of said partnership.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State and County



TRUSTEE'S CERTIFICATE

Sonoma Title Guaranty Company, a California corporation, Trustee under a Deed of Trust against the land herein shown, consents to the making and filing of this map. In witness whereof, said corporation has caused its corporate name to be hereunto affixed this 14th day of July, 1983.

AS TRUSTEE: SONOMA TITLE GUARANTY COMPANY, A CALIFORNIA CORPORATION

By: *[Signature]*
President

By: *[Signature]*
Mary Hemenway, Asst. Secy.



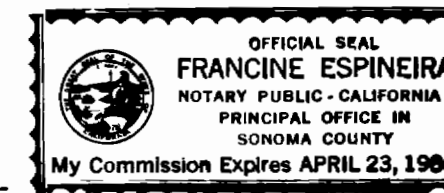
TRUSTEE'S ACKNOWLEDGEMENT

State of California
County of Sonoma

On this 14th day of July, 1983, before me, the undersigned, a Notary Public in and for said state and county, residing therein, duly commissioned and sworn, personally appeared Jim Daw and MacKay & Sompas personally known to me (or proved to me on the basis of satisfactory evidence) to be the President and Assistant Secretary of the corporation that executed the same on behalf of the corporation named therein and acknowledged to me that such corporation executed the same as Trustee.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State and County



TRUSTEE'S CERTIFICATE

Continental Auxiliary Company, a California corporation, Trustee under a Deed of Trust against the land herein shown, consents to the making and filing of this map. In witness whereof, said corporation has caused its corporate name to be hereunto affixed this 30th day of July, 1983.

AS TRUSTEE: CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION

By: *[Signature]*
L. L. HENNER
ASSISTANT SECRETARY

By: *[Signature]*
RAY JACKSON
ASST. VICE PRESIDENT

TRUSTEE'S ACKNOWLEDGEMENT

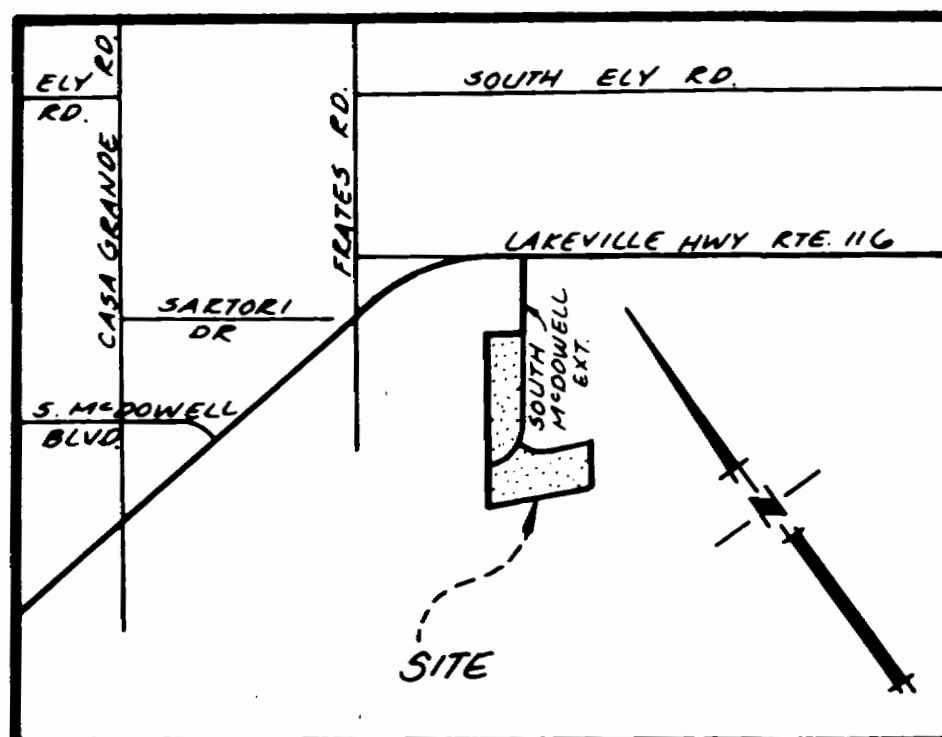
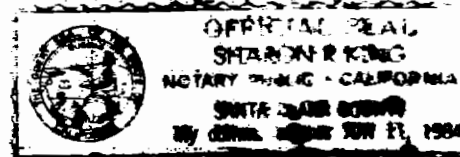
State of California
County of Santa Clara

On this 20th day of July, 1983, before me, the undersigned, a Notary Public in and for said state and county, residing therein, duly commissioned and sworn, personally appeared L. L. Henner and Ray Jackson personally known to me (or proved to me on the basis of satisfactory evidence) to be the Assistant Secretary and Asst. Vice President of the corporation that executed the same on behalf of the corporation named therein and acknowledged to me that such corporation executed the same as Trustee.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State and County

June 11, 1984
My Commission Expires



LOCATION MAP
NOT TO SCALE

OAKMEAD-NORTH BAY
PARK UNIT I-A

CITY OF PETALUMA
BEING A PORTION OF LOTS 232, 228 AND 229 OF THE ROWE BROTHERS SUBDIVISION MAP OF THE PETALUMA RANCHO, RECORDED IN BK. 8 AT PG. 15 S.C.R.
COUNTY OF SONOMA - STATE OF CALIFORNIA
SCALE: 1"=100'
MARCH 1983

33.73 AC.±

MacKay & Sompas
CIVIL ENGINEERS
SANTA ROSA, CALIFORNIA

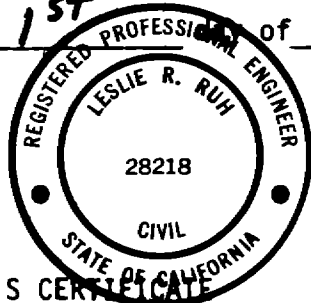
SHEET 1 OF 3 P.T.N. A.P.N. 5-090-10

5407-1

CITY ENGINEER'S CERTIFICATE

I, Thomas S. Hargis, hereby state that I have examined the herein Final Map of Oakmead-North Bay Park Unit 1-A; that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map and approved alterations thereto; that all provisions of the Subdivision Map Act as amended, and of any local ordinance applicable at the time of approval of the Tentative Map have been complied with and I am satisfied that said map is technically correct.

Signed this 15th of August, 1983.



For: Leslie R. Ruh
Thomas S. Hargis, R.C.E. 22366
City Engineer
City of Petaluma

CITY COUNCIL'S CERTIFICATE

I, Patricia E. Bernard, Clerk of the City Council of the City of Petaluma, do hereby certify that said City Council duly passed on the 1st day of August, 1983, its Resolution No. 9852 N.O.S. by which it approves and adopts this map of Oakmead-North Bay Park Unit 1-A, City of Petaluma, State of California, and accepts the offer of dedication of Parcel "A", South McDowell Extension, Cypress Drive, storm drain easements, sanitary sewer easements, and public utility easements.

Signed this 2nd day of August, 1983.

for: Arlene Devine, Deputy
Patricia E. Bernard
Clerk of the City Council
City of Petaluma

CITY TAX AND ASSESSMENT CERTIFICATE

According to the records in the office of the undersigned, there are no liens against this subdivision, or any part thereof, for unpaid municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes not yet payable is \$ NONE.

The land in said subdivision is not subject to a special assessment or bond which may be paid in full.

Dated: August 2, 1983

John L. Keenan
Redemption Officer
City of Petaluma

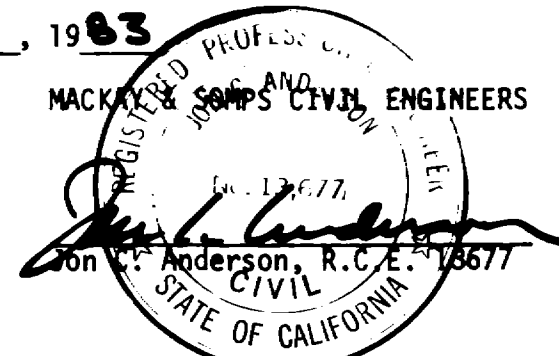
Signatures of the owners of the following interest have been omitted under the provisions of Section 66436 (c) of the Subdivision Map Act; their interest is such that it can not ripen into a fee title and such signatures are not required by the governing body.

Name	Recorded	Nature of Interest
City of Petaluma	Doc.No. 82-003207	Storm Drainage Easement
City of Petaluma	Doc.No. 82-003205	Sanitary Sewer Easement
City of Petaluma	2705 O.R. 623	Sanitary Sewer Easement

ENGINEER'S CERTIFICATE

I, Jon C. Anderson, hereby state that I am a Registered Civil Engineer of the State of California; that this map consisting of 3 sheets correctly represents a survey made under my supervision during April, 1980, that the survey is true and complete as shown; that the monuments are of the character and occupy, or will occupy, the positions shown on this map on or before April, 1985, and that a survey of the property can be retraced from said monuments.

Signed this 18th day of JULY, 1983.



COUNTY TAX AND ASSESSMENT CERTIFICATE

According to the records in the office of the undersigned, there are no liens against this subdivision, or any part thereof, for unpaid State, County, local or municipal taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes not yet payable is \$ 8300.00.

The land in said subdivision is not subject to a special assessment or bond which may be paid in full.

Dated: AUG 5, 1983.

Donald W. Merz, Jr.
Senior R. Schubert, Asst.
Tax Collector and Redemption Officer
County of Sonoma

COUNTY CLERK'S CERTIFICATE

I certify that all bonds, money or negotiable bonds required under the provisions of the Subdivision Map Act to secure the payment of taxes and assessments have been filed with, and approved by, the County of Sonoma, namely, _____ under Government Code Sections 66493 (a) and 66493 (c) in the sums of \$ _____ and \$ 8,300, respectively.

Dated: Aug 8, 1983

Joel J. Lewis
Clerk of the Board of Supervisors
County of Sonoma

COUNTY RECORDER'S CERTIFICATE

Filed for record this 9 day of August, 1983, at 10:00 a.m. in Book 349 of Maps, at Page (s) 22-24, Sonoma County Records, at the request of the Petaluma City Engineer.

Serial No.: 83-52379

Fee: \$10.00

Bernice A. Peterson
County Recorder
By: P. J. Laughlin
Deputy

OAKMEAD-NORTH BAY
PARK UNIT 1-A

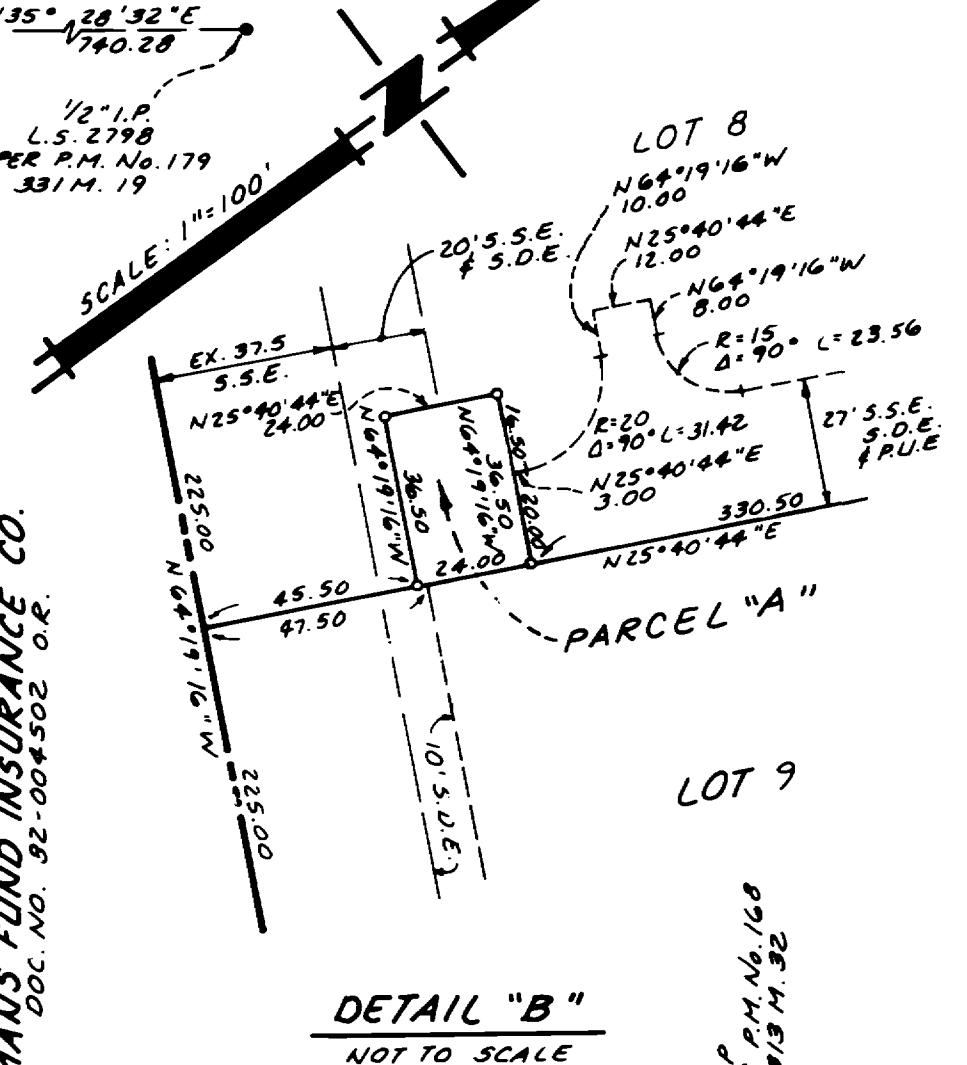
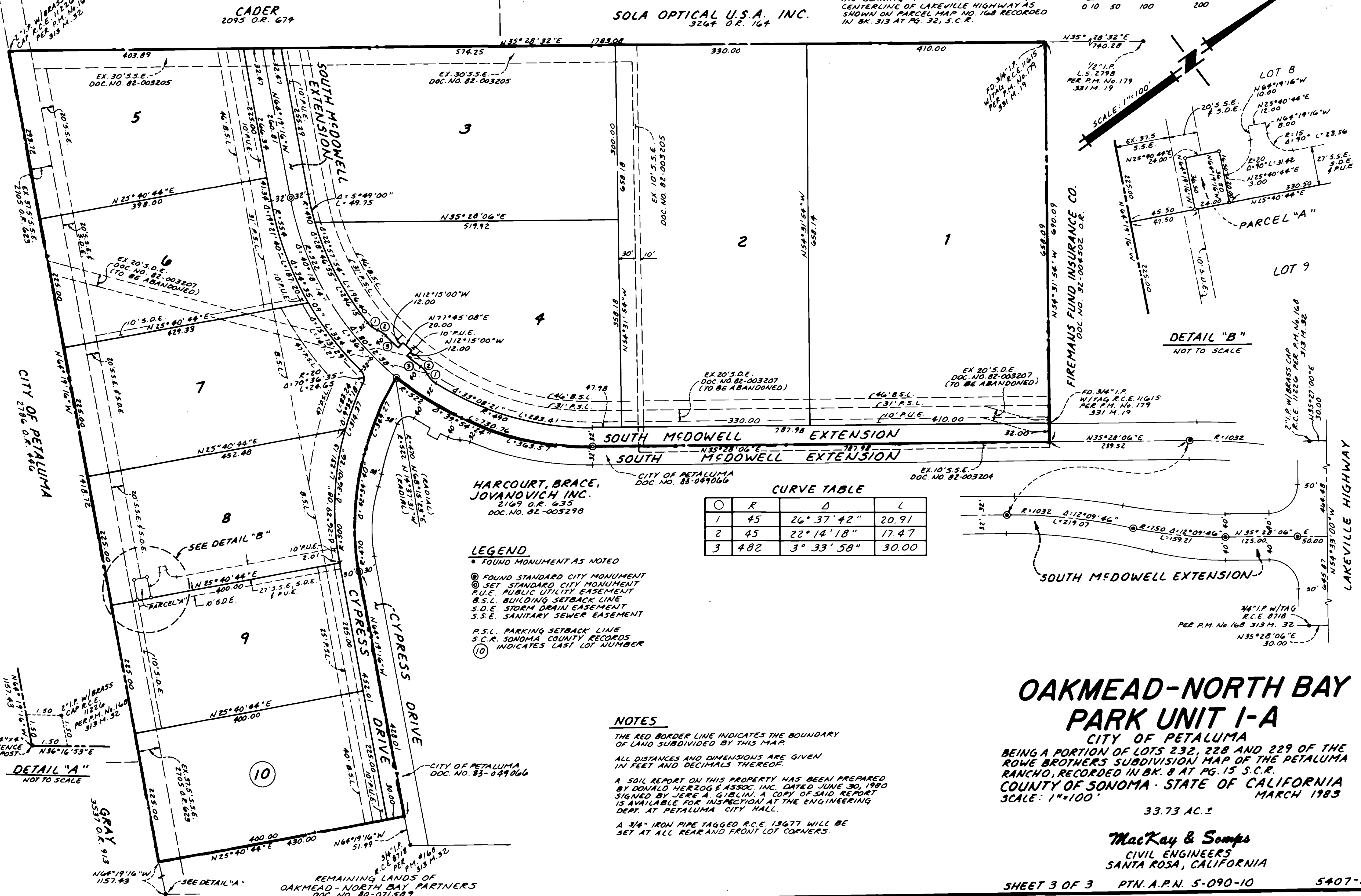
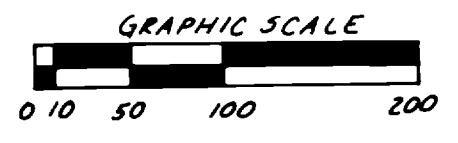
CITY OF PETALUMA
BEING A PORTION OF LOTS 232, 228 AND 229 OF THE
ROWE BROTHERS SUBDIVISION MAP OF THE PETALUMA
RANCHO, RECORDED IN BK. 8 AT PG. 15 S.C.R.
COUNTY OF SONOMA - STATE OF CALIFORNIA
SCALE: 1"=100' MARCH 1983

33.73 AC.±

MacKay & Somp
CIVIL ENGINEERS
SANTA ROSA, CALIFORNIA

BASIS OF BEARINGS

THE BEARING OF N54°33'00"W ALONG THE CENTERLINE OF LAKEVILLE HIGHWAY AS SHOWN ON PARCEL MAP NO. 168 RECORDED IN BK. 313 AT PG. 32, S.C.R.



CURVE TABLE

Curve No.	R	Δ	L
1	45	26° 37' 42"	20.91
2	45	22° 14' 18"	17.47
3	482	3° 33' 58"	30.00

HARCOURT, BRACE, JOVANOVICH INC.
2169 O.R. 635
DOC. NO. 82-005298

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊙ FOUND STANDARD CITY MONUMENT
 - ⊙ SET STANDARD CITY MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - S.D.E. STORM DRAIN EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - P.S.L. PARKING SETBACK LINE
 - S.C.R. SONOMA COUNTY RECORDS
 - ⓪ INDICATES LAST LOT NUMBER

NOTES

THE RED BORDER LINE INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.

ALL DISTANCES AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

A SOIL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY DONALD HERZOG & ASSOC. INC. DATED JUNE 30, 1980 SIGNED BY JERE A. GIBLIN. A COPY OF SAID REPORT IS AVAILABLE FOR INSPECTION AT THE ENGINEERING DEPT. AT PETALUMA CITY HALL.

A 3/4" IRON PIPE TAGGED R.C.E. 13677 WILL BE SET AT ALL REAR AND FRONT LOT CORNERS.

OAKMEAD-NORTH BAY PARK UNIT I-A

CITY OF PETALUMA
BEING A PORTION OF LOTS 232, 228 AND 229 OF THE ROWE BROTHERS SUBDIVISION MAP OF THE PETALUMA RANCHO, RECORDED IN BK. 8 AT PG. 15 S.C.R.
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