

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT AM THE SOLE OWNER OF AND HAVE THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND ARE THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO THE SAID PROPERTY, AND I CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES AND HEREBY DEDICATE TO THE CITY OF PETALUMA FOR PUBLIC USE PARCEL A FOR PARK PURPOSES, A PORTION OF THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY (20 SF) FOR RIGHT OF WAY PURPOSES AND THE EMERGENCY VEHICLE ACCESS EASEMENT (EVA), PUBLIC BICYCLE ACCESS EASEMENT, PUBLIC WATERLINE EASEMENT, PUBLIC PEDESTRIAN ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

RIVERBEND ASSOCIATES, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LENOX 2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DANIEL J. FREEMAN, MANAGER

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF)
ON BEFORE ME,
PERSONALLY APPEARED

AND 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

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED UNDER DOCUMENT NUMBER 2022-009849 IN THE OFFICE OF THE SONOMA COUNTY RECORDERS, AGAINST THE TRACT OF LAND HEREON SHOWN, HEREBY CONSENT TO THE MAKING AND FILING OF THIS MAP.

BY:

TITLE:

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF)
COUNTY OF)
ON BEFORE ME,

PERSONALLY APPEARED 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

PRINT NAME

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 STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS AS TAXES AND NOT YET PAYABLE IS \$

THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH IS PAYABLE IN FULL. SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTIONS 66493(a) AND 99493(c) ARE HEREBY ACCEPTED AND APPROVED

SIGNED THIS DAY OF , 2022.

COREY GARBEROLIO, FINANCE DIRECTOR
CITY OF PETALUMA, STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

I, KENDALL ROSE, CLERK OF THE CITY COUNCIL OF THE CITY OF PETALUMA, DO HEREBY CERTIFY THAT SAID CITY COUNCIL DULY PASSES ON THE DAY OF , 2022, ITS RESOLUTION NO. BY WHICH IT APPROVES AND ADOPTS THIS MAP OF RIVERBEND, A PLANNED UNIT DEVELOPMENT, CITY OF PETALUMA, STATE OF CALIFORNIA, AND ACCEPT FOR PUBLIC USE PARCEL A FOR PARK PURPOSES, A PORTION OF THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY (20 SF) FOR RIGHT OF WAY PURPOSES AND THE EMERGENCY VEHICLE ACCESS EASEMENT (EVA), PUBLIC BICYCLE ACCESS EASEMENT, PUBLIC WATERLINE EASEMENT, PUBLIC PEDESTRIAN ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON. AND IT ALSO ACCEPTS THAT THE FILING OF THIS MAP SHALL CONSTITUTE THE ABANDONMENT OF THAT "GRANT OF EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PETALUMA RIVER CHANNEL IMPROVEMENT PROJECT" PER THAT GRANT DEED RECORDED UNDER DOCUMENT NUMBER 1999-050039, SONOMA COUNTY RECORDS, AND THAT "GRANT OF EASEMENT FOR PETALUMA RIVER PEDESTRIAN/BICYCLE ACCESS PATH" PER THAT EASEMENT DEED RECORDED UNDER DOCUMENT NUMBER 2004-118258, SONOMA COUNTY RECORDS, AND THAT "EASEMENT" PER THAT EASEMENT DEED RECORDED UNDER DOCUMENT NUMBER 2004-176153, SONOMA COUNTY RECORDS PER SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

SIGNED THIS DAY OF , 2022.

CITY CLERK
CITY OF PETALUMA, STATE OF CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE COUNTY OF SONOMA, NAMELY BONDS UNDER GOVERNMENT CODE SECTIONS 66493(a) AND 66493 (c) IN THE SUMS OF

\$ AND \$ RESPECTIVELY.

SIGNED THIS DAY OF , 2022.

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA, STATE OF CALIFORNIA

COUNTY TAX COLLECTOR'S 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, 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 \$

THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL. SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTION 66493(a) AND 66493(c) ARE HEREBY ACCEPTED AND APPROVED.

SIGNED THIS DAY OF , 2022.

ERICK ROESER, TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA

RECORD TITLE INTEREST NOTE

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

Table with 3 columns: NAMES, RECORDED, NATURE OF INTEREST. Rows include SONOMA COUNTY WATER COMPANY, RUTH HAMMOND, PETALUMA COMMUNITY DEVELOPMENT COMMISSION, CITY OF PETALUMA, and CITY OF PETALUMA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND LOCAL ORDINANCE AT THE REQUEST OF DANIEL J. FREEMAN IN APRIL 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS PRIOR TO THE COMPLETION DATE STATED IN THE SUBDIVISION IMPROVEMENT AGREEMENT, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. SECURITY IN THE AMOUNT OF HAS BEEN FILED TO INSURE SUCH PAYMENT.

SIGNED THIS DAY OF , 2022.

STEVEN J. LAFRANCHI P.L.S. 6368

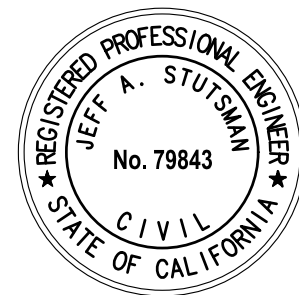


CITY ENGINEER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THERE TO; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP ARE IN COMPLIANCE.

SIGNED THIS DAY OF , 2022.

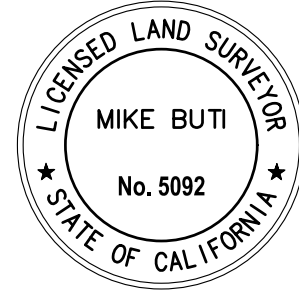
JEFF A. STUTSMAN, R.E. 79843, CITY ENGINEER
CITY OF PETALUMA, STATE OF CALIFORNIA



I, THE UNDERSIGNED, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ON BEHALF OF THE CITY ENGINEER AND THAT I AM SATISFIED THAT THE SURVEY DATA SHOWN UPON THE MAP IS TECHNICALLY CORRECT.

SIGNED THIS DAY OF , 2022.

MIKE BUTI, P.L.S. 5092



COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS DAY , 2022, AT .M.
IN BOOK OF MAPS, AT PAGES , SONOMA COUNTY RECORDS
AT THE REQUEST OF THE CITY OF PETALUMA CITY ENGINEER.

DOC. NO.

FEE:

COUNTY RECORDER

DEPUTY

FINAL MAP OF RIVERBEND A PLANNED UNIT DEVELOPMENT

BEING A DIVISION OF THE LANDS OF RIVERBEND ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2021-076949, SONOMA COUNTY RECORDS, ALSO BEING A PORTION OF BLOCK 29 OF HARMON'S MAP OF EAST PETALUMA, FILED IN BOOK 3 OF MAPS AT PAGE 28, SONOMA COUNTY RECORDS

CITY OF PETALUMA COUNTY OF SONOMA STATE OF CALIFORNIA
3.36+/- ACRES APN 007-041-006 27 LOTS, 1 PARCEL

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
LAND PLANNERS ~ LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
707-762-3122 FAX 707-762-3239

PLOT DATE: 2022.02.28
212227_RIVERBEND\FM\

SHEET 1 OF 9

HARMON'S MAP OF EAST
PETALUMA
3 MAPS 28
BLOCK 32

MADISON VILLAGE TOWNHOUSES
338 MAPS 27-28

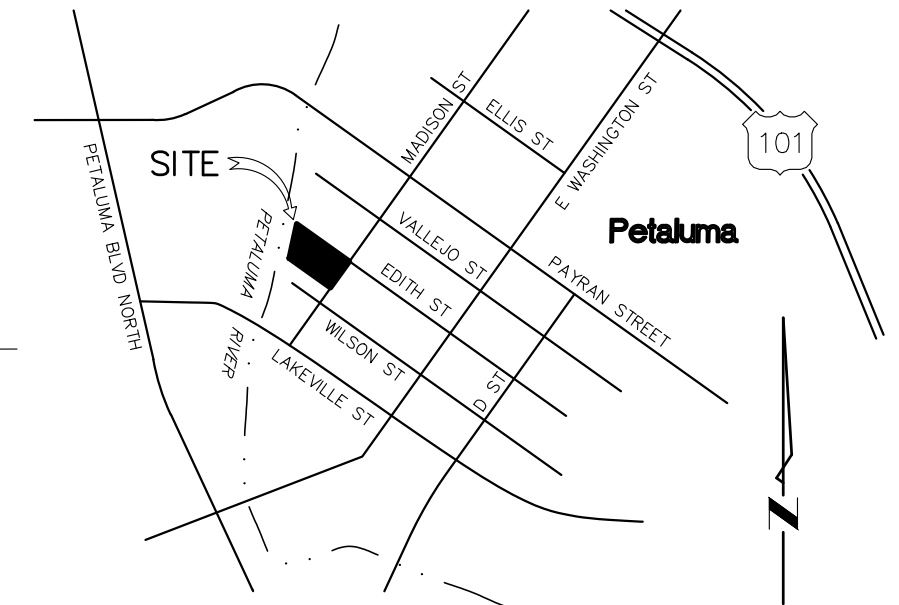
Edith Street

HARMON'S MAP OF EAST
PETALUMA
3 MAPS 28
BLOCK 29

RIVERBEND
ASSOCIATES, LLC
APN 007-041-006
DN 2021-076949 EX1
146,370± SQ. FT.
3.36± ACRES

RECORD OF SURVEY
434 MAPS 30

Madison Street



VICINITY MAP
NTS

LEGEND

- FOUND 2" BRASS DISK IN STANDARD STREET MONUMENT STAMPED "MOGUL ENGINEERING RCE 26312"
- FOUND 3/4" IRON PIPE, NOT TAGGED
- FOUND 1/2" IRON PIPE, TAGGED "L.S. 4419"
- () RECORD DATA
- R1 DOCUMENT REFERENCE
- SQ.FT. SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
- DN DOCUMENT NUMBER
- OR OFFICIAL RECORDS
- SCR SONOMA COUNTY RECORDS
- PARCEL BOUNDARY
- FORMER LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- SURVEY TIE

NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN HEREON ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. SEE SHEET 9 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.
5. NET AREA IS THE GROSS LOT AREA, LESS THE AREA FOR THE PRIVATE ROADWAY EASEMENT.

BASIS OF BEARINGS

BEING SOUTH 14°25'04" WEST BETWEEN FOUND IRON PIPE MONUMENTS, AS SHOWN ON THAT RECORD OF SURVEY (R10) FILED IN BOOK 551 OF MAPS, AT PAGE 50, SONOMA COUNTY RECORDS.

FINAL MAP
OF
RIVERBEND

A PLANNED UNIT DEVELOPMENT

BEING A DIVISION OF THE LANDS OF RIVERBEND ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2021-076949, SONOMA COUNTY RECORDS, ALSO BEING A PORTION OF BLOCK 29 OF HARMON'S MAP OF EAST PETALUMA, FILED IN BOOK 3 OF MAPS AT PAGE 28, SONOMA COUNTY RECORDS

CITY OF PETALUMA	COUNTY OF SONOMA	STATE OF CALIFORNIA
3.36+/- ACRES	APN 007-041-006	27 LOTS, 1 PARCEL

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
LAND PLANNERS ~ LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
707-762-3122 FAX 707-762-3239

PLOT DATE: 2022.02.28
212227_RIVERBEND\FM\

FOUND 2" BRASS DISK IN STANDARD STREET MONUMENT STAMPED "MOGUL ENGINEERING RCE 26312" DISTURBED

TIE TO MONUMENT AT MADISON STREET: S 55°13'50" E 450.33'

N 55°14'36" W 450.33'
DETAIL NTS

129.34'

91.19'

349.67'

29.81'

S 55°14'36" E 600.00'
(N 54°20' W 600' R1)

(N 54°23'09" W 450.34' R5)
(N 54°00'00" W 449.86' C,R3)
(N 54°00'00" W 449.98' R4)
N 55°14'36" W 450.33'

430.38'
(430.03' R4)

N 55°14'36" W 573.94'
(N 54°00'00" W 390.43' R2)
N 55°14'36" W 390.27'

(N 54°00'00" W 103.60' R2)
N 55°14'36" W 103.83'

(80.03' R2)
79.84'

S 87°44'00" W
S 18°13'11" E
R=30.00' Δ=105°57'11" L=92.46'

CITY OF PETALUMA
DN 2004-166334
APN 007-041-007

EX5
TO BE ABANDONED

TIE: S 67°51'08" E 623.40'

BASIS OF BEARINGS
N 14°25'04" E 404.58'
(404-40' R10)

RECORD OF SURVEY
551 MAPS 50

PETALUMA RIVER

PETALUMA RIVER

(S 11°55'24" W 378.9' R1)
(N 12°56'05" E 313.45' R8,R9)
(S 11°55'24" W 313.77'
(S 12°05'56" W 315.44' R8,R9)

EX3
EX4
TO BE ABANDONED

72.00'

S 55°14'36" E 448.64'
(S 54°20' E 449.4' R1)

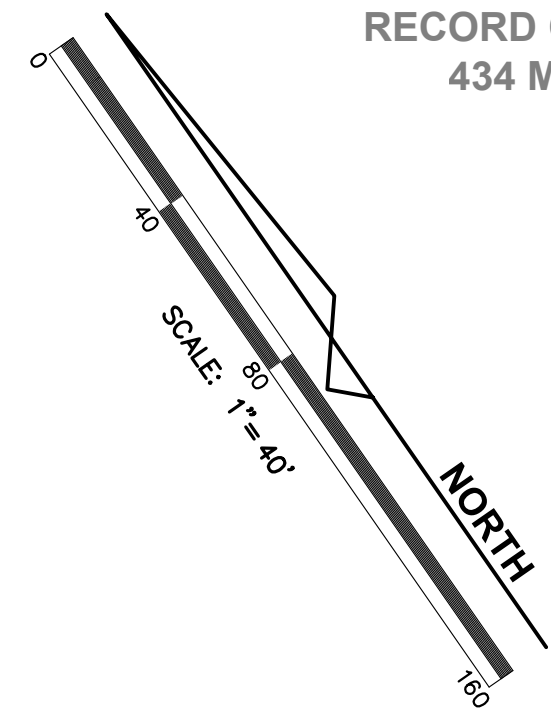
BRODY TRUST ET AL
DN 2018-062269
APN 007-041-001

DOCUMENT REFERENCES

- R1 SUBJECT GRANT DEED, DN 2021-076949, SCR
- R2 GRANT DEED, DN 2004-166334, SCR
- R3 MAP OF MADISON VILLAGE TOWNHOUSES, 338 MAPS 27-28, SCR
- R4 RECORD OF SURVEY, 434 MAPS 30, SCR
- R5 PARCEL MAP NO. 407, 809 MAPS 30-34, SCR
- R6 MAP OF THE CITY OF PETALUMA BY J.W. GATES, 1880, 3 MAPS 1-27, SCR
- R7 EASEMENT DEED, DN 2004-176153, SCR
- R8 GRANT DEED, DN 1999-050039, SCR
- R9 EASEMENT DEED, DN 2004-118258, SCR
- R10 RECORD OF SURVEY, 551 MAPS 50, SCR

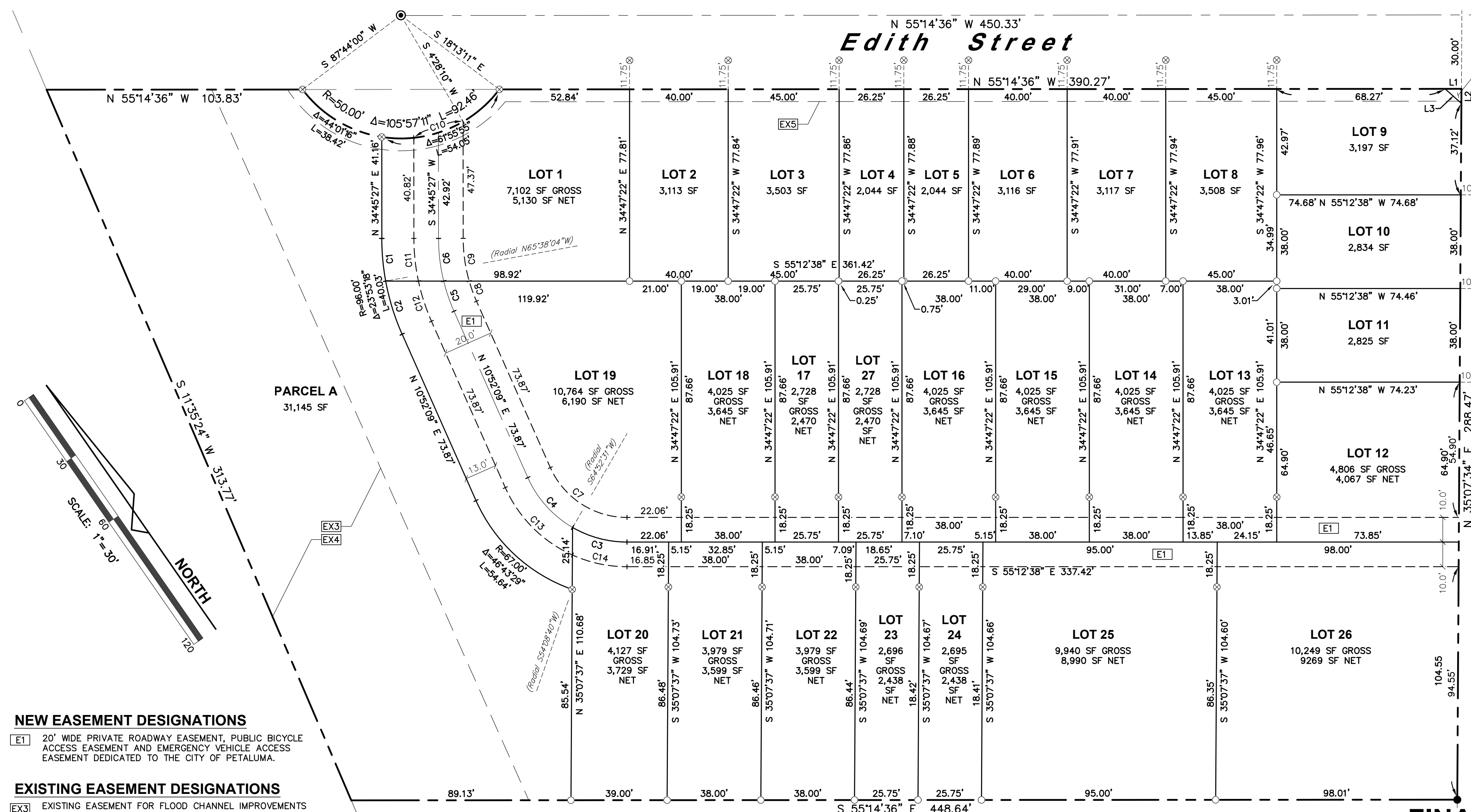
EXISTING EASEMENT DESIGNATIONS

- EX1 EXISTING EASEMENT FOR RIGHT OF WAY TO WATER PIPELINE, PER BOOK 101 OF DEEDS, AT PAGE 23, SCR. EXACT LOCATION NOT DEFINED OF RECORD.
- EX2 EXISTING EASEMENT FOR STREET PURPOSES IN THE AREA WITHIN EDITH STREET, PER 1623 OR 391, SCR. (60' WIDE DEDICATED TO THE CITY OF PETALUMA PER 3 MAPS 28).
- EX3 EXISTING EASEMENT FOR FLOOD CHANNEL IMPROVEMENTS INSTALLATION, CONSTRUCTION, RE-CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE, PER DN 1999-050039, SCR. TO BE ABANDONED
- EX4 EXISTING EASEMENT TO THE CITY OF PETALUMA FOR PEDESTRIAN/BICYCLE ACCESS PATH INCLUDING IMPROVEMENTS, INSTALLATION, CONSTRUCTION, RE-CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE. PUBLIC UTILITY EASEMENT AND ANY PUBLIC FACILITIES NEEDED TO PROVIDE SERVICE TO THESE OR ADJACENT PARCELS, PER DN 2004-118258, SCR. TO BE ABANDONED
- EX5 EXISTING 5 FOOT WIDE EASEMENT TO THE CITY OF PETALUMA FOR UNDISCLOSED PURPOSES, PER DN 2004-176153, SCR. TO BE ABANDONED
- EX6 EXISTING EASEMENT TO THE CITY OF PETALUMA FOR PEDESTRIAN/BICYCLE ACCESS PATH INCLUDING IMPROVEMENTS, INSTALLATION, CONSTRUCTION, RE-CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE. PUBLIC UTILITY EASEMENT AND ANY PUBLIC FACILITIES NEEDED TO PROVIDE SERVICE TO THESE OR ADJACENT PARCELS, PER DN 2004-118259, SCR.



Edith Street

20 SF AREA DEDICATED TO THE CITY OF PETALUMA FOR RIGHT OF WAY PURPOSES.



Madison Street

FINAL MAP OF RIVERBEND

A PLANNED UNIT DEVELOPMENT

BEING A DIVISION OF THE LANDS OF RIVERBEND ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2021-076949, SONOMA COUNTY RECORDS, ALSO BEING A PORTION OF BLOCK 29 OF HARMON'S MAP OF EAST PETALUMA, FILED IN BOOK 3 OF MAPS AT PAGE 28, SONOMA COUNTY RECORDS

CITY OF PETALUMA COUNTY OF SONOMA STATE OF CALIFORNIA
3.36+/- ACRES APN 007-041-006 27 LOTS, 1 PARCEL

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
LAND PLANNERS ~ LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
707-762-3122 FAX 707-762-3239

NEW EASEMENT DESIGNATIONS

[E1] 20' WIDE PRIVATE ROADWAY EASEMENT, PUBLIC BICYCLE ACCESS EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED TO THE CITY OF PETALUMA.

EXISTING EASEMENT DESIGNATIONS

[EX3] EXISTING EASEMENT FOR FLOOD CHANNEL IMPROVEMENTS INSTALLATION, CONSTRUCTION, RE-CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE, PER DN 1999-050039, SCR. TO BE ABANDONED.

[EX4] EXISTING EASEMENT TO THE CITY OF PETALUMA FOR PEDESTRIAN/BICYCLE ACCESS PATH INCLUDING IMPROVEMENTS, INSTALLATION, CONSTRUCTION, RE-CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE, PUBLIC UTILITY EASEMENT AND ANY PUBLIC FACILITIES NEEDED TO PROVIDE SERVICE TO THESE OR ADJACENT PARCELS, PER DN 2004-118258, SCR. TO BE ABANDONED.

[EX5] EXISTING 5 FOOT WIDE EASEMENT TO THE CITY OF PETALUMA FOR UNDISCLOSED PURPOSES, PER DN 2004-176153, SCR. TO BE ABANDONED.

BASIS OF BEARINGS

BEING SOUTH 14°25'04" WEST BETWEEN FOUND IRON PIPE MONUMENTS, AS SHOWN ON THAT RECORD OF SURVEY (R10) FILED IN BOOK 551 OF MAPS, AT PAGE 50, SONOMA COUNTY RECORDS.

NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL TIES SHOWN HEREON ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
- MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
- SEE SHEET 9 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.
- NET AREA IS THE GROSS LOT AREA, LESS THE AREA FOR THE PRIVATE ROADWAY EASEMENT.

Curve Table			
Curve #	Radius	Delta	Length
C1	96.00	10°23'31"	17.41'
C2	96.00	13°29'47"	22.61'
C3	44.00	30°05'09"	23.10'
C4	44.00	35°59'38"	27.64'
C5	73.00	10°09'20"	12.94'
C6	73.00	13°43'58"	17.50'
C7	34.00	66°04'47"	39.21'
C8	63.00	7°54'59"	8.70'
C9	63.00	15°58'19"	17.56'
C10	50.00	24°17'55"	21.20'
C11	83.00	12°02'51"	17.45'
C12	83.00	11°50'27"	17.15'
C13	54.00	41°53'41"	39.48'
C14	54.00	24°11'06"	22.79'

Line Table		
Line #	Direction	Length
L1	S 55°14'36" E	6.66'
L2	S 35°07'34" W	5.90'
L3	N 13°32'35" W	8.87'

LEGEND

- SET 1/2" IRON PIPE, TAGGED PLS 6368
- ⊗ SET NAIL AND 3/4" BRASS TAG STAMPED PLS 6368
- FOUND 3/4" IRON PIPE, NOT TAGGED
- ⊙ FOUND 2" BRASS DISK, "STAMPED 26312"
- () RECORD DATA
- R1 DOCUMENT REFERENCE
- SF SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
- DN DOCUMENT NUMBER
- OR OFFICIAL RECORDS
- SCR SONOMA COUNTY RECORDS
- PARCEL BOUNDARY
- LOT LINES
- FORMER LOT LINE
- CENTERLINE
- - - 20' WIDE PRIVATE ROADWAY EASEMENT, PUBLIC BICYCLE ACCESS EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT
- - - EXISTING EASEMENT
- - - SURVEY TIE

SUBDIVISION SHEET

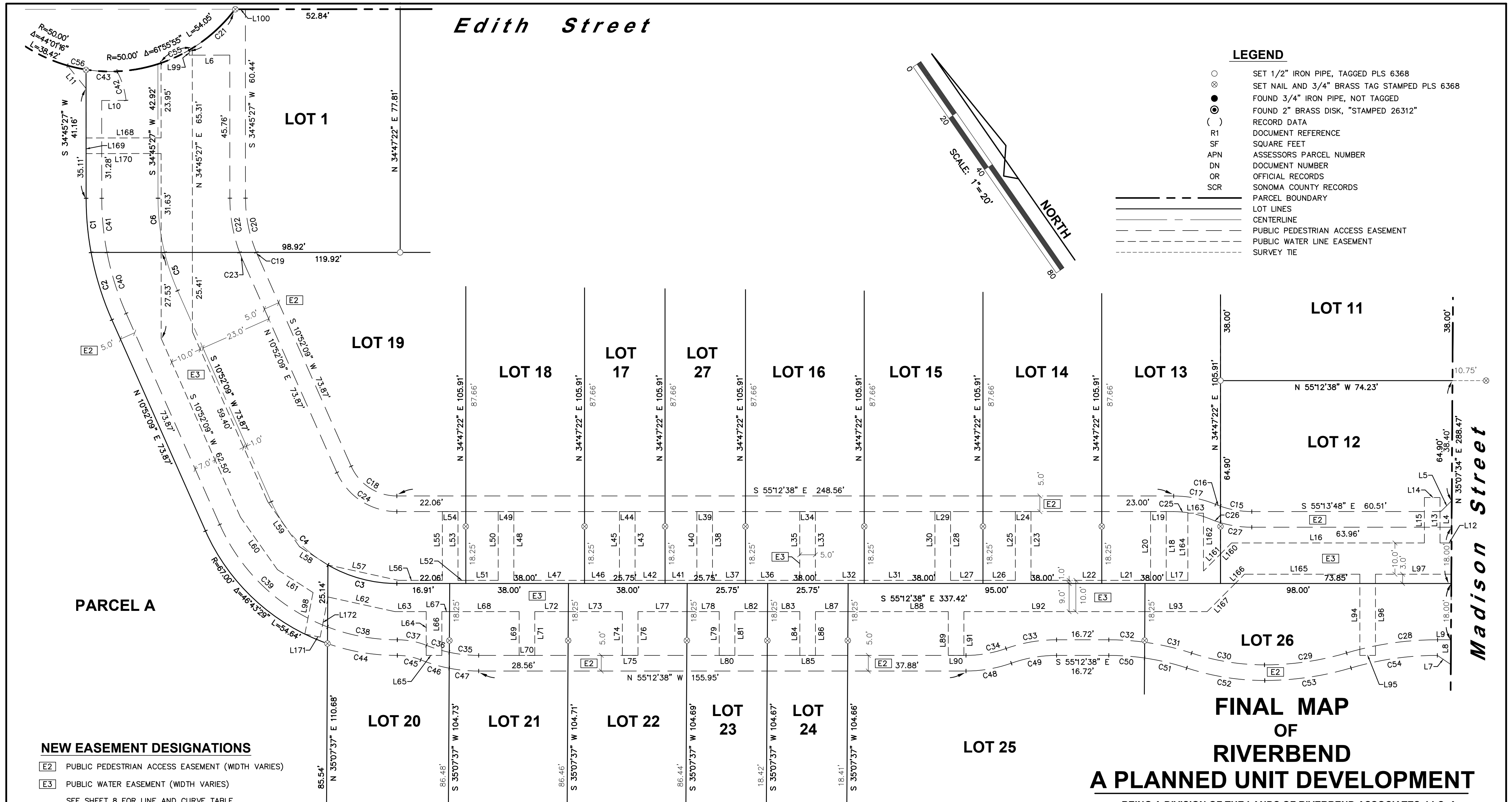
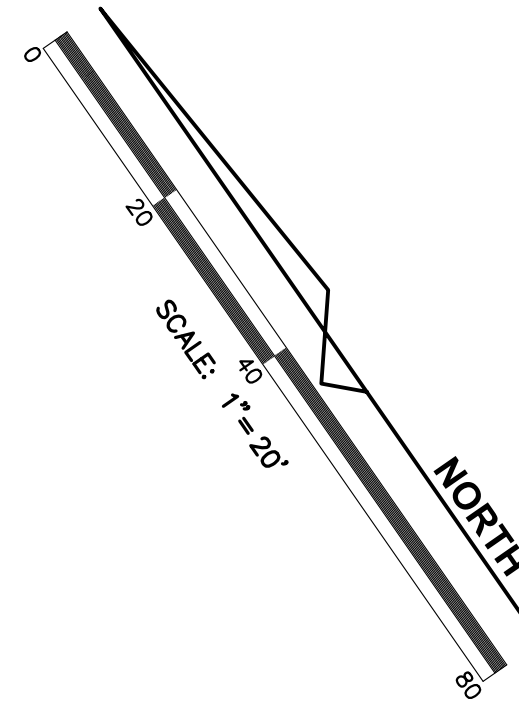
PLOT DATE: 2022.02.28
212227_RIVERBEND\FM\

SHEET 3 OF 9

Edith Street

LEGEND

- SET 1/2" IRON PIPE, TAGGED PLS 6368
- ⊗ SET NAIL AND 3/4" BRASS TAG STAMPED PLS 6368
- FOUND 3/4" IRON PIPE, NOT TAGGED
- ⊙ FOUND 2" BRASS DISK, "STAMPED 26312"
- () RECORD DATA
- R1 DOCUMENT REFERENCE
- SF SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
- DN DOCUMENT NUMBER
- OR OFFICIAL RECORDS
- SCR SONOMA COUNTY RECORDS
- PARCEL BOUNDARY
- LOT LINES
- CENTERLINE
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- PUBLIC WATER LINE EASEMENT
- SURVEY TIE



NEW EASEMENT DESIGNATIONS

- E2 PUBLIC PEDESTRIAN ACCESS EASEMENT (WIDTH VARIES)
 - E3 PUBLIC WATER EASEMENT (WIDTH VARIES)
- SEE SHEET 8 FOR LINE AND CURVE TABLE

NOTES

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4. SEE SHEET 9 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.
5. NET AREA IS THE GROSS LOT AREA, LESS THE AREA FOR THE PRIVATE ROADWAY EASEMENT.

BASIS OF BEARINGS

BEING SOUTH 14°25'04" WEST BETWEEN FOUND IRON PIPE MONUMENTS, AS SHOWN ON THAT RECORD OF SURVEY (R10) FILED IN BOOK 551 OF MAPS, AT PAGE 50, SONOMA COUNTY RECORDS.

**FINAL MAP
OF
RIVERBEND
A PLANNED UNIT DEVELOPMENT**

BEING A DIVISION OF THE LANDS OF RIVERBEND ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2021-076949, SONOMA COUNTY RECORDS, ALSO BEING A PORTION OF BLOCK 29 OF HARMON'S MAP OF EAST PETALUMA, FILED IN BOOK 3 OF MAPS AT PAGE 28, SONOMA COUNTY RECORDS

CITY OF PETALUMA	COUNTY OF SONOMA	STATE OF CALIFORNIA
3.36+/- ACRES	APN 007-041-006	27 LOTS, 1 PARCEL

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
 CIVIL ENGINEERS ~ LAND SURVEYORS
 LAND PLANNERS ~ LANDSCAPE ARCHITECTS
 PETALUMA THEATRE SQUARE
 140 SECOND STREET, SUITE 312
 PETALUMA, CALIFORNIA 94952
 707-762-3122 FAX 707-762-3239

Edith Street

Madison Street

PARCEL A

20 SF AREA DEDICATED TO THE CITY OF PETALUMA FOR RIGHT OF WAY PURPOSES.

FINAL MAP OF RIVERBEND A PLANNED UNIT DEVELOPMENT

BEING A DIVISION OF THE LANDS OF RIVERBEND ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2021-076949, SONOMA COUNTY RECORDS, ALSO BEING A PORTION OF BLOCK 29 OF HARMON'S MAP OF EAST PETALUMA, FILED IN BOOK 3 OF MAPS AT PAGE 28, SONOMA COUNTY RECORDS

CITY OF PETALUMA COUNTY OF SONOMA STATE OF CALIFORNIA
3.36+/- ACRES APN 007-041-006 27 LOTS, 1 PARCEL

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
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PETALUMA, CALIFORNIA 94952
707-762-3122 FAX 707-762-3239

PLOT DATE: 2022.02.28
212227_RIVERBEND\FM\

SHEET 5 OF 9

NEW EASEMENT DESIGNATIONS

- E4** PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT (WIDTH VARIES)
 - E5** 8' WIDE PRIVATE PARKING EASEMENT (THE EXTENTS OF THE PRIVATE PARKING EASEMENT FALLS WITHIN THE PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT)
- SEE SHEET 8 FOR LINE AND CURVE TABLE

NOTES

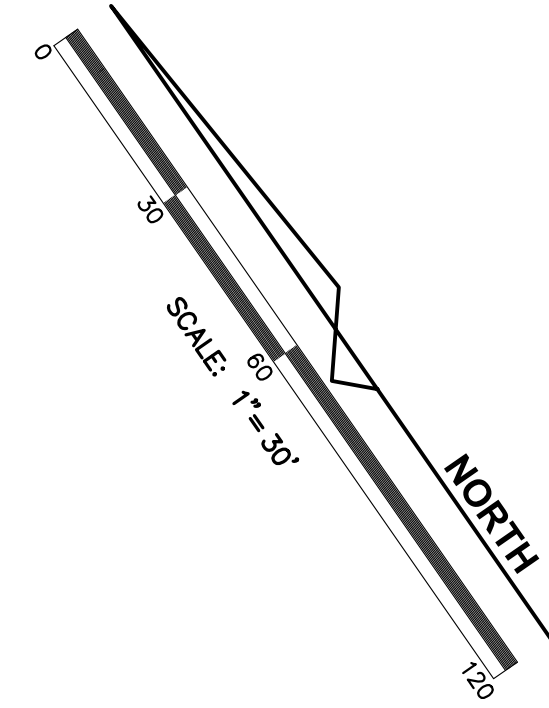
1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN HEREON ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. SEE SHEET 9 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.
5. NET AREA IS THE GROSS LOT AREA, LESS THE AREA FOR THE PRIVATE ROADWAY EASEMENT.

BASIS OF BEARINGS

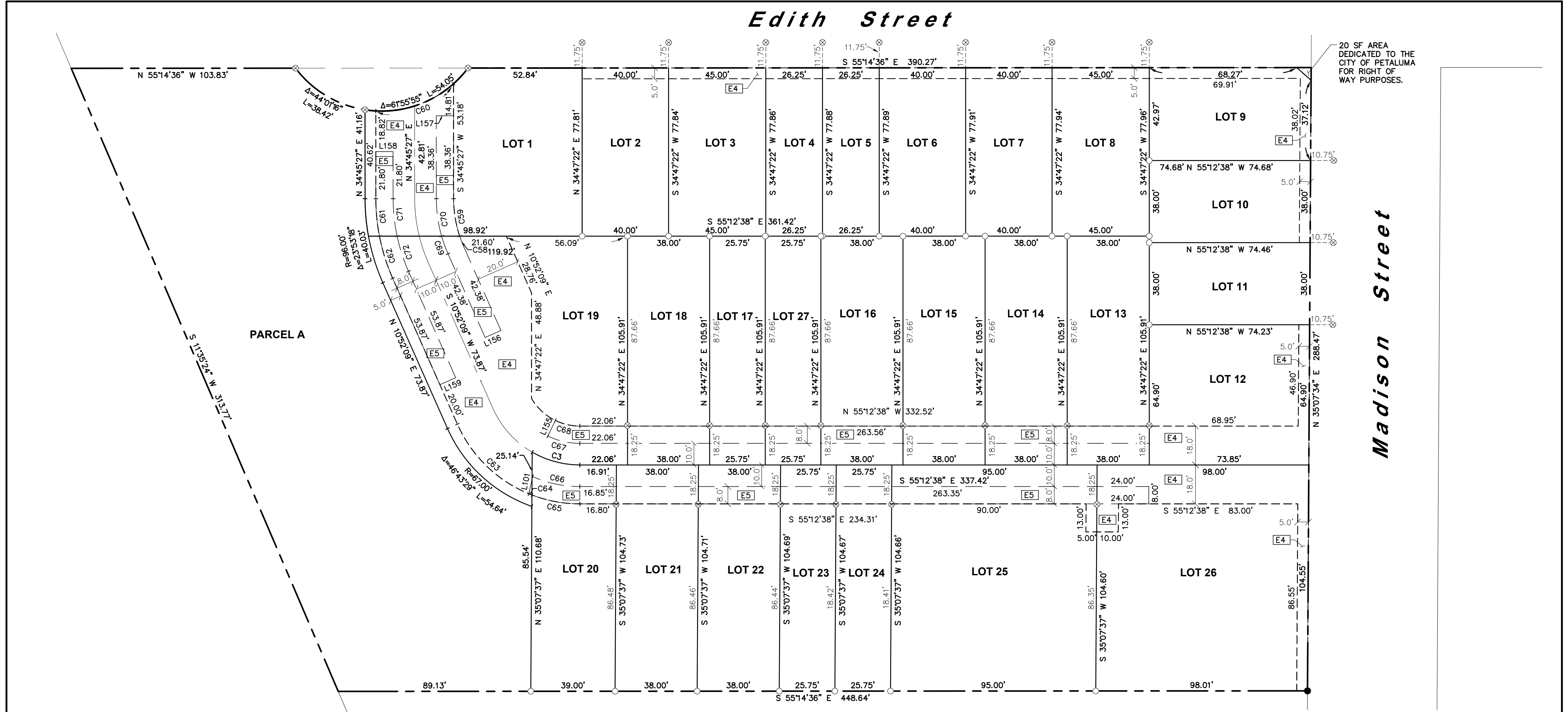
BEING SOUTH 14°25'04" WEST BETWEEN FOUND IRON PIPE MONUMENTS, AS SHOWN ON THAT RECORD OF SURVEY (R10) FILED IN BOOK 551 OF MAPS, AT PAGE 50, SONOMA COUNTY RECORDS.

LEGEND

- SET 1/2" IRON PIPE, TAGGED PLS 6368
- SET NAIL AND 3/4" BRASS TAG STAMPED PLS 6368
- ⊙ FOUND 3/4" IRON PIPE, NOT TAGGED
- ⊙ FOUND 2" BRASS DISK, "STAMPED 26312"
- () RECORD DATA
- R1 DOCUMENT REFERENCE
- SF SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
- DN DOCUMENT NUMBER
- OR OFFICIAL RECORDS
- SCR SONOMA COUNTY RECORDS
- PARCEL BOUNDARY
- LOT LINES
- FORMER LOT LINE
- CENTERLINE
- PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT
- 8' WIDE PRIVATE PARKING EASEMENT
- SURVEY TIE



PRIVATE EASEMENT SHEET

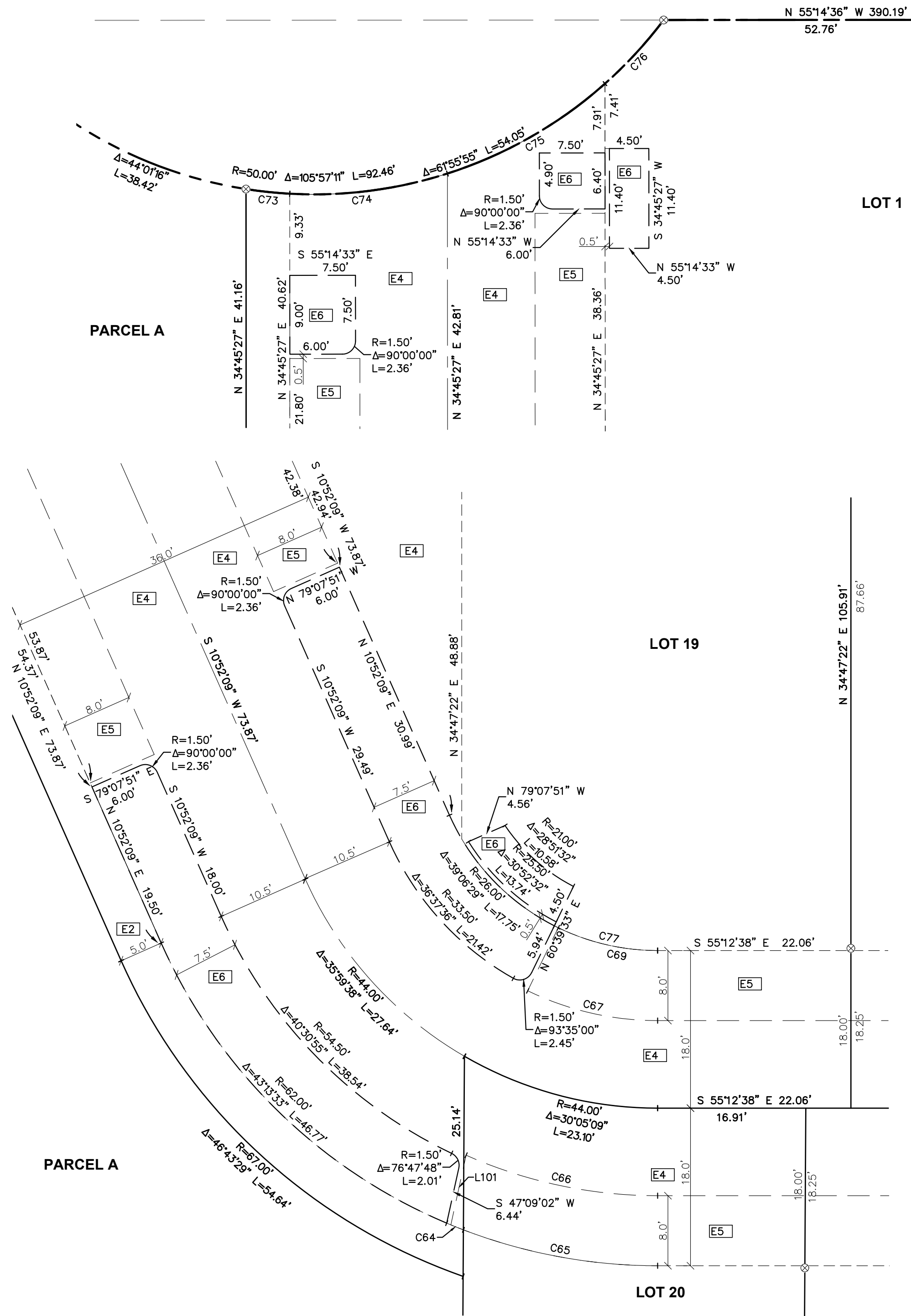


Edith Street

N 55°14'36" W 390.19'
52.76'

LOT 1

PARCEL A



EASEMENT DESIGNATIONS

- E4** PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT (WIDTH VARIES)
 - E5** 8' WIDE PRIVATE PARKING EASEMENT
 - E6** PRIVATE STORM BASIN EASEMENT (WIDTH VARIES)
- SEE SHEET 8 FOR LINE AND CURVE TABLE

NOTES

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BASIS OF BEARINGS

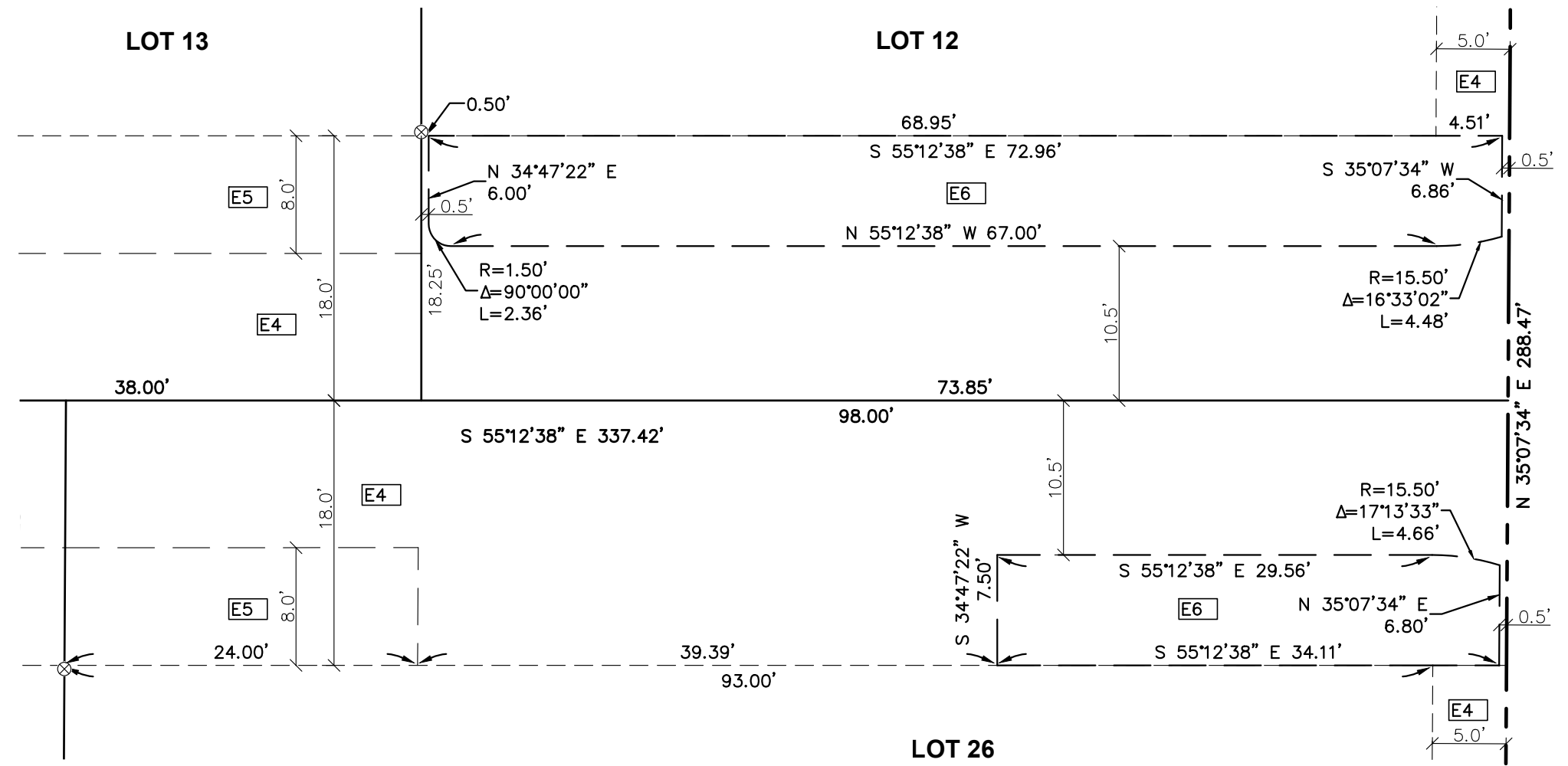
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LEGEND

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- SONOMA COUNTY RECORDS
- PARCEL BOUNDARY
- LOT LINES
- FORMER LOT LINE
- CENTERLINE
- PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT
- PRIVATE PARKING EASEMENT
- PRIVATE STORM BASIN EASEMENT
- SURVEY TIE

LOT 13

LOT 12



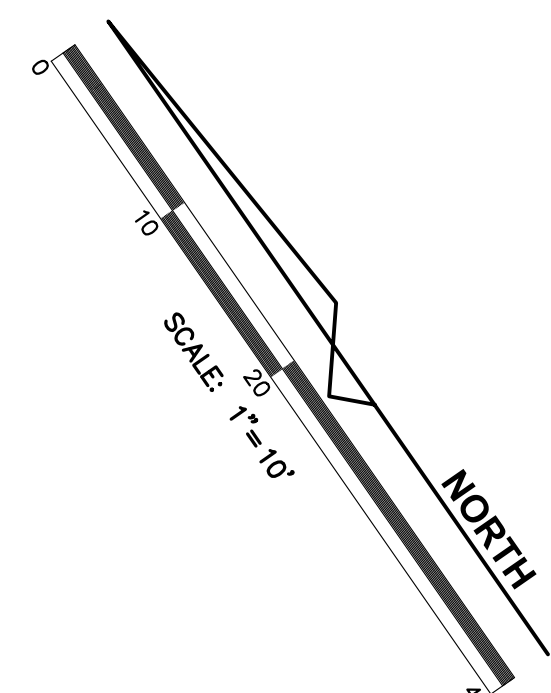
Madison Street

FINAL MAP OF RIVERBEND A PLANNED UNIT DEVELOPMENT

BEING A DIVISION OF THE LANDS OF RIVERBEND ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2021-076949, SONOMA COUNTY RECORDS, ALSO BEING A PORTION OF BLOCK 29 OF HARMON'S MAP OF EAST PETALUMA, FILED IN BOOK 3 OF MAPS AT PAGE 28, SONOMA COUNTY RECORDS

CITY OF PETALUMA COUNTY OF SONOMA STATE OF CALIFORNIA
3.36+/- ACRES APN 007-041-006 27 LOTS, 1 PARCEL

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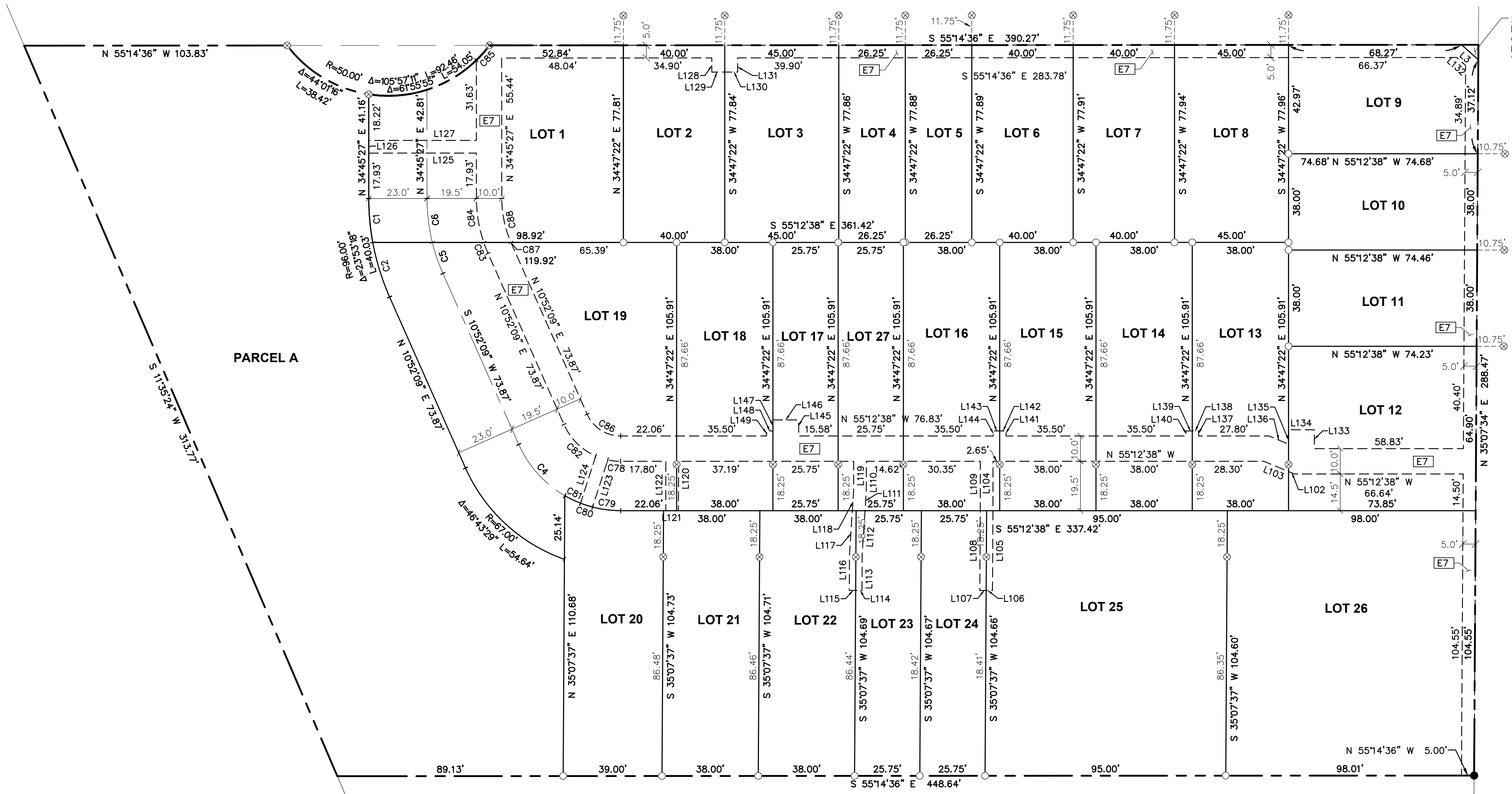
PLOT DATE: 2022.02.28
212227_RIVERBEND\FM\

SHEET 6 OF 9

PRIVATE EASEMENT SHEET

Edith Street

Madison Street



20 SF AREA DEDICATED TO THE CITY OF PETALUMA FOR RIGHT OF WAY PURPOSES.

EASEMENT DESIGNATIONS

E7 PUBLIC UTILITY EASEMENT (WIDTH VARIES)
SEE SHEET 8 FOR LINE AND CURVE TABLE

NOTES

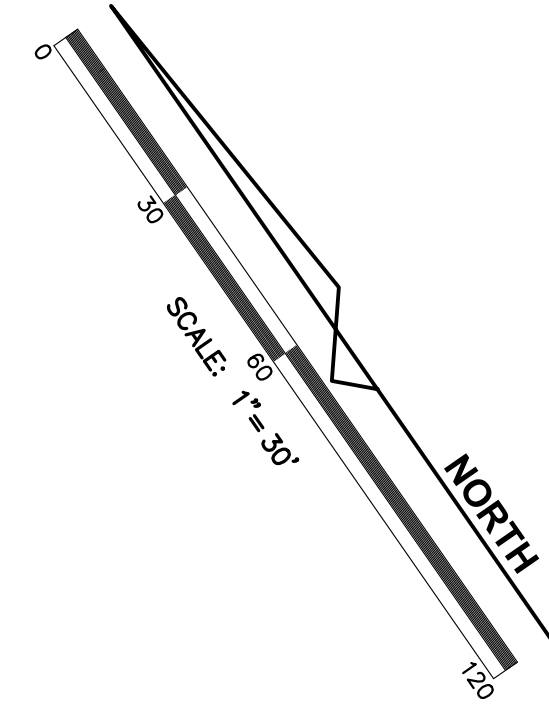
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4. SEE SHEET 9 FOR ALL LOCAL AGENCY REQUIRED INFORMATION.
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BASIS OF BEARINGS

BEING SOUTH 14°25'04" WEST BETWEEN FOUND IRON PIPE MONUMENTS, AS SHOWN ON THAT RECORD OF SURVEY (R10) FILED IN BOOK 551 OF MAPS, AT PAGE 50, SONOMA COUNTY RECORDS.

LEGEND

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- () RECORD DATA
- R1 DOCUMENT REFERENCE
- SF SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
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- SCR SONOMA COUNTY RECORDS
- PARCEL BOUNDARY
- LOT LINES
- FORMER LOT LINE
- CENTERLINE
- - - - - PUBLIC UTILITY EASEMENT
- · · · · SURVEY TIE



FINAL MAP OF RIVERBEND A PLANNED UNIT DEVELOPMENT

BEING A DIVISION OF THE LANDS OF RIVERBEND ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2021-076949, SONOMA COUNTY RECORDS, ALSO BEING A PORTION OF BLOCK 29 OF HARMON'S MAP OF EAST PETALUMA, FILED IN BOOK 3 OF MAPS AT PAGE 28, SONOMA COUNTY RECORDS

CITY OF PETALUMA COUNTY OF SONOMA STATE OF CALIFORNIA
3.36+/- ACRES APN 007-041-006 27 LOTS, 1 PARCEL

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PLOT DATE: 2022.02.28
212227_RIVERBEND\FM\

SHEET 7 OF 9

Line Table		
Line #	Direction	Length
L1	S 55°14'36" E	6.66'
L2	S 35°07'34" W	5.90'
L3	N 13°32'35" W	8.87'
L4	S 35°07'34" W	8.50'
L5	N 79°58'38" E	4.94'
L6	N 55°14'33" W	13.00'
L7	S 21°08'39" E	5.21'
L8	N 35°07'34" E	7.92'
L9	N 55°12'38" W	4.30'
L10	S 55°14'33" E	7.80'
L11	S 04°07'22" E	9.44'
L12	N 55°12'38" W	3.62'
L13	N 34°47'22" E	14.54'
L14	N 55°12'38" W	5.00'
L15	S 34°47'22" W	14.54'
L16	N 55°12'38" W	61.70'
L17	N 55°12'38" W	6.92'
L18	N 34°47'22" E	22.00'
L19	N 55°12'38" W	5.00'
L20	S 34°47'22" W	22.00'
L21	N 55°12'38" W	15.63'
L22	N 55°12'38" W	22.64'
L23	N 34°47'22" E	22.00'
L24	N 55°12'38" W	5.00'
L25	S 34°47'22" W	22.00'
L26	N 55°12'38" W	10.36'
L27	N 55°12'38" W	10.37'
L28	N 34°47'22" E	22.00'
L29	S 55°12'38" E	5.00'
L30	S 34°47'22" W	22.00'

Line Table		
Line #	Direction	Length
L31	N 55°12'38" W	22.63'
L32	N 55°12'38" W	15.64'
L33	N 34°47'22" E	22.00'
L34	S 55°12'38" E	5.00'
L35	S 34°47'22" W	22.00'
L36	N 55°12'38" W	17.36'
L37	N 55°12'38" W	10.57'
L38	N 34°47'22" E	22.00'
L39	N 55°12'38" W	5.00'
L40	S 34°47'22" W	22.00'
L41	N 55°12'38" W	10.18'
L42	N 55°12'38" W	9.59'
L43	N 34°47'22" E	22.00'
L44	N 55°12'38" W	5.00'
L45	S 34°47'22" W	22.00'
L46	N 55°12'38" W	11.16'
L47	N 55°12'38" W	22.64'
L48	N 34°47'22" E	22.00'
L49	N 55°12'38" W	5.00'
L50	S 34°47'22" W	22.00'
L51	N 55°12'38" W	10.36'
L52	N 55°12'38" W	2.50'
L53	N 34°47'22" E	22.00'
L54	N 55°12'38" W	5.00'
L55	S 34°47'22" W	22.00'
L56	N 55°12'38" W	14.07'
L57	N 42°53'00" W	23.08'
L58	N 22°28'47" W	10.84'
L59	N 00°22'51" W	17.63'
L60	N 00°22'51" W	20.57'

Line Table		
Line #	Direction	Length
L61	S 22°28'47" E	13.56'
L62	N 42°53'00" W	21.93'
L63	S 55°12'38" E	9.98'
L64	S 34°47'22" W	14.00'
L65	S 55°12'38" E	5.00'
L66	N 34°47'22" E	14.00'
L67	S 55°12'38" E	2.47'
L68	S 55°12'38" E	22.26'
L69	S 34°47'22" W	14.00'
L70	S 55°12'38" E	5.00'
L71	N 34°47'22" E	14.00'
L72	S 55°12'38" E	10.74'
L73	S 55°12'38" E	17.29'
L74	S 34°47'22" W	14.00'
L75	S 55°12'38" E	5.00'
L76	N 34°47'22" E	14.00'
L77	S 55°12'38" E	15.71'
L78	S 55°12'38" E	10.30'
L79	S 34°47'22" W	14.00'
L80	S 55°12'38" E	5.00'
L81	N 34°47'22" E	14.00'
L82	S 55°12'38" E	10.45'
L83	S 55°12'38" E	10.35'
L84	S 34°47'22" W	14.00'
L85	S 55°12'38" E	5.00'
L86	N 34°47'22" E	14.00'
L87	S 55°12'38" E	10.40'
L88	S 55°12'38" E	32.09'
L89	S 34°47'22" W	14.00'
L90	S 55°12'38" E	5.00'

Line Table		
Line #	Direction	Length
L91	N 34°47'22" E	14.00'
L92	S 55°12'38" E	57.91'
L93	S 55°12'38" E	19.92'
L94	S 34°47'22" W	14.00'
L95	S 55°12'38" E	5.00'
L96	N 34°47'22" E	14.00'
L97	S 55°12'38" E	24.21'
L98	N 45°57'56" E	13.54'
L99	N 34°45'27" E	1.61'
L100	S 55°14'36" E	3.30'
L101	S 47°09'02" W	8.14'
L102	N 32°35'28" W	2.49'
L103	N 32°35'28" W	10.51'
L104	S 34°47'22" W	19.50'
L105	S 35°07'37" W	31.50'
L106	N 55°12'38" W	2.50'
L107	N 55°12'38" W	2.50'
L108	N 35°07'37" E	31.50'
L109	N 34°47'22" E	19.50'
L110	S 34°47'22" W	11.58'
L111	S 38°32'34" W	7.94'
L112	S 38°36'29" W	16.64'
L113	S 35°07'37" W	14.91'
L114	N 54°52'23" W	2.50'
L115	N 54°52'23" W	2.50'
L116	N 35°07'37" E	14.42'
L117	N 38°28'46" E	17.10'
L118	N 38°32'34" E	8.10'
L119	N 34°47'22" E	11.42'
L120	S 35°05'14" W	19.49'

Line Table		
Line #	Direction	Length
L121	N 55°14'24" W	5.00'
L122	N 34°51'01" E	19.50'
L123	S 52°39'58" W	19.56'
L124	N 52°39'58" E	19.56'
L125	N 55°14'33" W	42.50'
L126	N 34°45'27" E	5.00'
L127	S 55°14'33" E	42.50'
L128	N 34°45'24" E	5.60'
L129	N 55°14'36" W	5.10'
L130	N 55°14'36" W	5.10'
L131	S 34°45'24" W	5.60'
L132	N 13°32'35" W	4.70'
L133	S 34°51'06" W	7.44'
L134	S 55°12'38" E	10.18'
L135	N 34°47'22" E	5.65'
L136	S 32°35'28" E	8.34'
L137	S 34°47'22" W	2.00'
L138	S 55°12'38" E	2.50'
L139	S 55°12'38" E	2.50'
L140	N 34°47'22" E	2.00'
L141	S 34°47'22" W	2.00'
L142	S 55°12'38" E	2.50'
L143	S 55°12'38" E	2.50'
L144	N 34°47'22" E	2.00'
L148	S 55°12'38" E	2.50'
L149	N 34°47'22" E	2.00'
L155	S 60°39'33" W	8.00'
L156	S 79°07'51" E	8.00'
L157	N 55°14'33" W	8.00'
L158	S 55°14'33" E	8.00'

Line Table		
Line #	Direction	Length
L159	S 79°07'51" E	8.00'
L160	N 79°47'22" E	4.99'
L161	N 79°47'22" E	7.70'
L162	S 34°47'22" W	18.52'
L163	S 55°12'38" E	5.00'
L164	N 34°47'22" E	21.50'
L165	S 55°12'38" E	36.91'
L166	N 79°47'22" E	4.19'
L167	N 79°47'22" E	12.73'
L168	S 55°14'34" E	24.00'
L169	N 34°45'27" E	5.00'
L170	N 55°14'34" W	24.00'
L171	N 44°02'04" W	5.00'
L172	S 45°57'56" W	13.08'

Curve Table			
Curve #	Radius	Delta	Length
C1	96.00	10°23'31"	17.41'
C2	96.00	13°29'47"	22.61'
C3	44.00	30°05'09"	23.10'
C4	44.00	35°59'38"	27.64'
C5	73.00	10°09'20"	12.94'
C6	73.00	13°43'58"	17.50'
C7	34.00	66°04'47"	39.21'
C8	63.00	7°54'59"	8.70'
C9	63.00	15°58'19"	17.56'
C10	50.00	24°17'55"	21.20'
C11	83.00	12°02'51"	17.45'
C12	83.00	11°50'27"	17.15'
C13	54.00	41°53'41"	39.48'
C14	54.00	24°11'06"	22.79'
C15	30.00	19°28'16"	10.20'
C16	30.00	3°08'55"	1.65'
C17	35.00	22°37'12"	13.82'
C18	16.00	66°04'47"	18.45'
C19	45.00	1°12'56"	0.95'
C20	45.00	22°40'22"	17.81'
C21	50.00	22°41'21"	19.80'
C22	50.00	20°17'44"	17.71'
C23	50.00	3°35'34"	3.14'
C24	21.00	66°04'47"	24.22'
C25	30.00	22°37'12"	11.84'
C26	35.00	6°01'06"	3.68'
C27	35.00	16°36'06"	10.14'
C28	102.50	16°29'42"	29.51'
C29	92.45	16°29'45"	26.62'
C30	74.44	18°16'41"	23.75'

Curve Table			
Curve #	Radius	Delta	Length
C31	84.44	10°28'16"	15.43'
C32	84.44	7°48'44"	11.51'
C33	48.22	19°34'59"	16.48'
C34	38.22	19°35'07"	13.06'
C35	45.00	12°03'42"	9.47'
C36	45.00	9°43'33"	7.64'
C37	25.00	21°55'11"	9.56'
C38	62.00	21°05'16"	22.82'
C39	62.00	45°07'27"	48.83'
C40	91.00	12°55'00"	20.51'
C41	91.00	10°58'18"	17.43'
C42	25.00	22°28'18"	9.81'
C43	50.00	11°24'47"	9.96'
C44	67.00	19°29'15"	22.79'
C45	20.00	21°55'11"	7.65'
C46	50.00	10°54'44"	9.52'
C47	50.00	10°52'30"	9.49'
C48	43.22	19°35'10"	14.77'
C49	43.22	19°34'59"	14.77'
C50	79.44	8°17'08"	11.49'
C51	79.44	9°59'51"	13.86'
C52	79.44	18°19'04"	25.40'
C53	97.45	16°27'49"	28.00'
C54	97.50	16°27'26"	28.01'
C55	50.00	12°41'54"	11.08'
C56	50.00	6°57'34"	6.07'
C57	26.00	59°20'27"	26.93'
C58	55.00	5°30'39"	5.29'
C59	55.00	18°22'39"	17.64'
C60	50.00	44°49'21"	39.12'

Curve Table			
Curve #	Radius	Delta	Length
C61	91.00	10°58'18"	17.43'
C62	91.00	12°55'00"	20.51'
C63	62.00	43°41'44"	47.28'
C64	62.00	1°25'44"	1.55'
C65	62.00	20°57'20"	22.68'
C66	54.00	23°53'17"	22.51'
C67	34.00	25°52'11"	15.35'
C68	26.00	25°52'11"	11.74'
C69	63.00	7°54'59"	8.70'
C70	63.00	15°58'19"	17.56'
C71	83.00	12°02'51"	17.45'
C72	83.00	11°50'27"	17.15'
C73	50.00	5°45'53"	5.03'
C74	50.00	20°54'33"	18.25'
C75	50.00	23°54'49"	20.87'
C76	50.00	11°20'41"	9.90'
C77	26.00	26°58'18"	12.24'
C78	24.50	12°01'11"	5.14'
C79	44.00	14°37'10"	11.23'
C80	44.00	6°30'52"	5.00'
C81	44.00	8°57'07"	6.87'
C82	24.50	42°20'47"	18.11'
C83	53.50	4°58'31"	4.65'
C85	50.00	9°00'07"	7.86'
C86	14.50	66°04'47"	16.72'
C87	43.50	0°23'11"	0.29'
C88	43.50	23°30'07"	17.84'

FINAL MAP OF RIVERBEND A PLANNED UNIT DEVELOPMENT

BEING A DIVISION OF THE LANDS OF RIVERBEND ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2021-076949, SONOMA COUNTY RECORDS, ALSO BEING A PORTION OF BLOCK 29 OF HARMON'S MAP OF EAST PETALUMA, FILED IN BOOK 3 OF MAPS AT PAGE 28, SONOMA COUNTY RECORDS

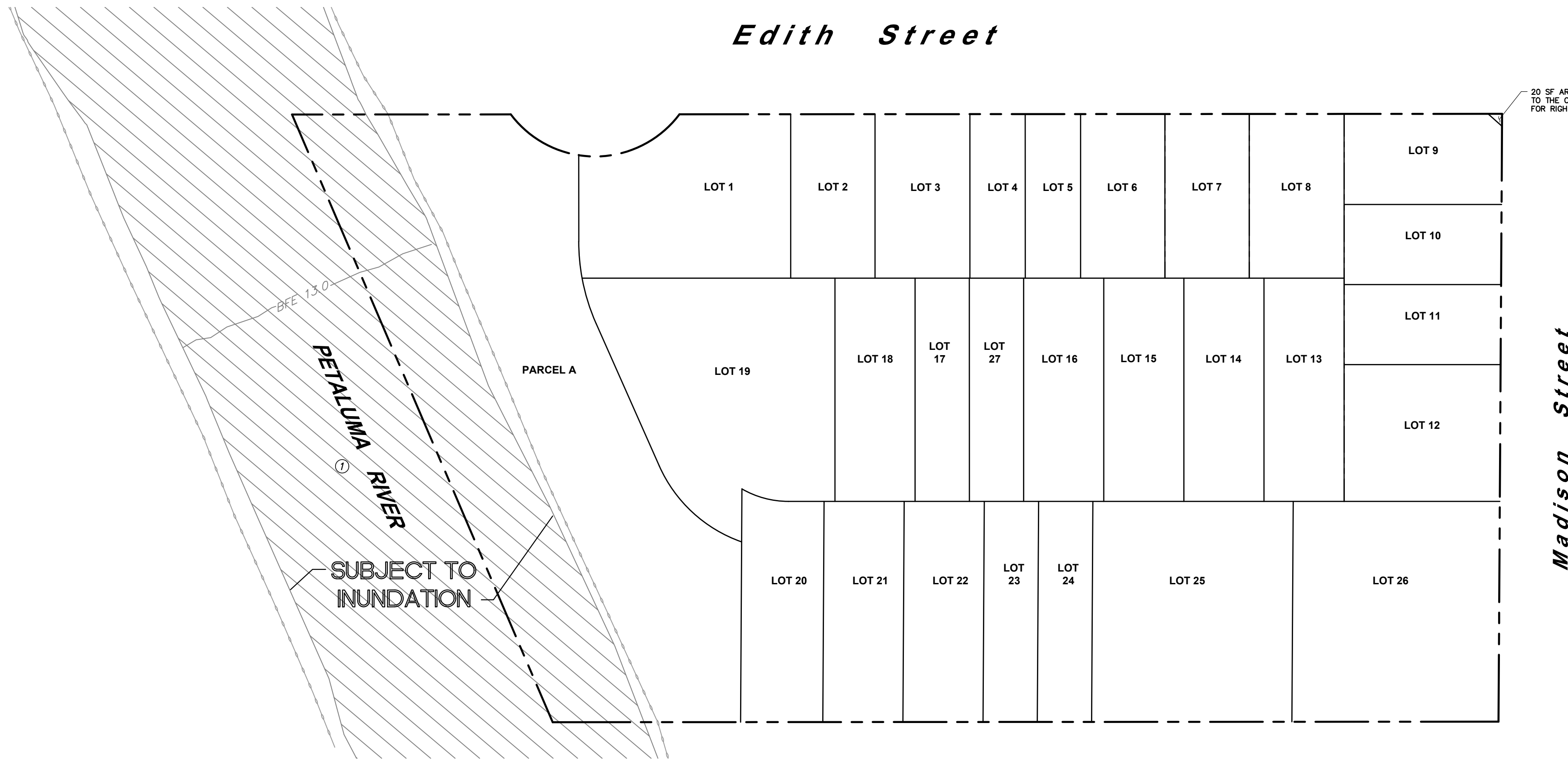
CITY OF PETALUMA COUNTY OF SONOMA STATE OF CALIFORNIA
3.36+/- ACRES APN 007-041-006 27 LOTS, 1 PARCEL


STEVEN J. LAFRANCHI & ASSOCIATES, INC.
 CIVIL ENGINEERS ~ LAND SURVEYORS
 LAND PLANNERS ~ LANDSCAPE ARCHITECTS
 PETALUMA THEATRE SQUARE
 140 SECOND STREET, SUITE 312
 PETALUMA, CALIFORNIA 94952
 707-762-3122 FAX 707-762-3239

PLOT DATE: 2022.02.28
212227_RIVERBEND\FM\

SHEET 8 OF 9

THE INFORMATION SHOWN HEREON IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE REPORTS OR RECORDS BY THE PREPARER OF THIS SUPPLEMENTAL MAP SHEET AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.



LEGEND

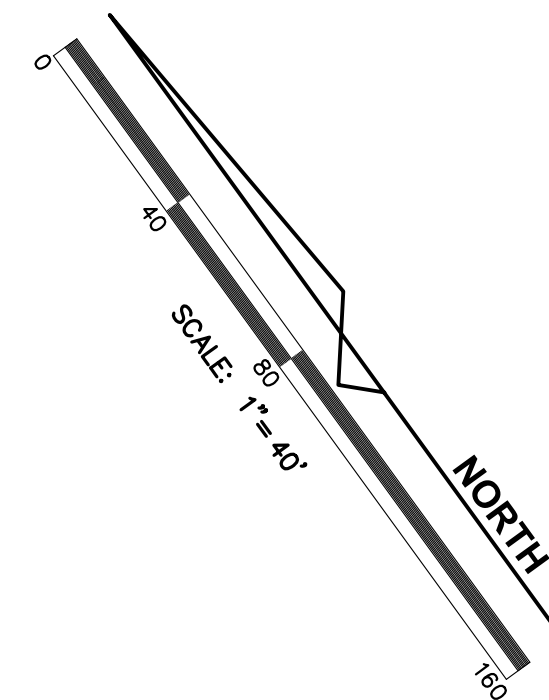
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KEYNOTE

① SUBJECT TO INUNDATION AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06097C0982G, EFFECTIVE DATE OCTOBER 2, 2015. THIS AREA IS SPECIAL FLOOD HAZARD AREA "ZONE AE" WITH A BASE FLOOD ELEVATION (BFE) DETERMINED. THE LIMITS OF THE AREA SHOWN IS THE REGULATORY FLOODWAY.

NOTES

1.



**FINAL MAP
OF
RIVERBEND
A PLANNED UNIT DEVELOPMENT**

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CITY OF PETALUMA	COUNTY OF SONOMA	STATE OF CALIFORNIA
3.36+/- ACRES	APN 007-041-006	27 LOTS, 1 PARCEL

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SHEET 9 OF 9

SUPPLEMENTAL SHEET