

OWNER	EXISTING	PROPOSED
LABCON NORTH AMERICA 2700 LAKEVILLE HWY, SUITE 200 PETALUMA, CA 94954 (707) 766-2100	APN 005-040-039 DN 2014-044725 3200 LAKEVILLE HIGHWAY PETALUMA, CA 94954 ZONING: BP LAND USE: LIGHT INDUSTRIAL AREA=438,051 S.F.± (10.05± ACRES)	A COMBINATION OF PARCEL 1 AND LOTS 2-8 BEING MERGED TO CREATE ONE PARCEL OF: 721,776 S.F.± (16.57 AC.±)  PROPOSED ZONING: BP REQUIRES ZONING AMENDMENT
LABCON NORTH AMERICA 2700 LAKEVILLE HWY, SUITE 200 PETALUMA, CA 94954 (707) 766-2100	<b>EXISTING</b> APNs 005-280-006, -007, -008, -042, -043, -044, -045 DN 2017-015345 0 FISHER DRIVE PETALUMA, CA 94952 ZONING: PCD LAND USE: VACANT AREA=283,725 S.F.± (6.51 ACRES)	

**DOCUMENT REFERENCES**  
PARCEL MAP NO. 23, FILED IN BOOK 177 OF MAPS, AT PAGE 45,  
SONOMA COUNTY RECORDS.  
LAKEVILLE BUSINESS PARK, FILED IN BOOK 368 OF MAPS, AT  
PAGES 9-12, SONOMA COUNTY RECORDS.

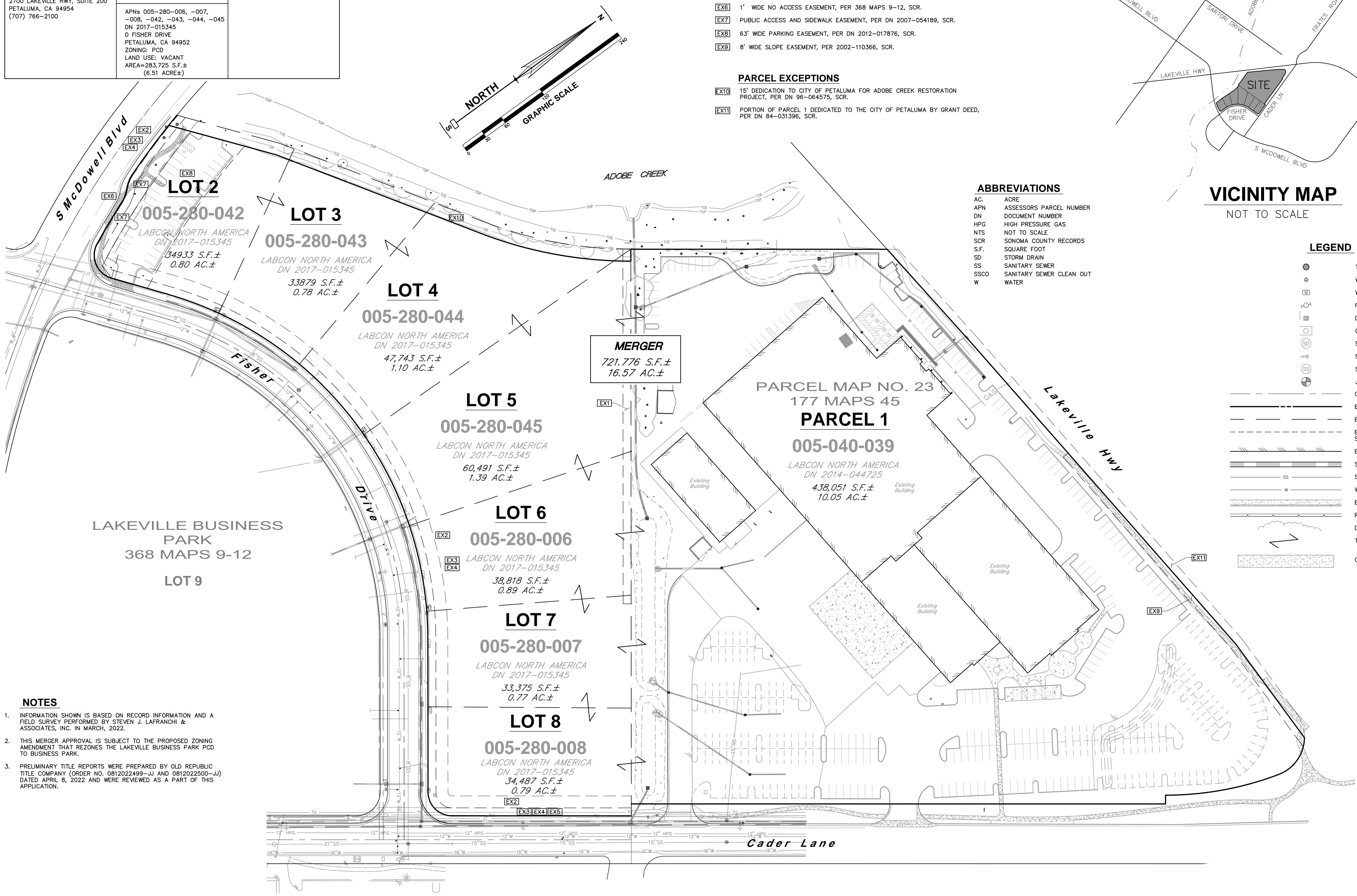
- EXISTING EASEMENT DESIGNATIONS**
- EX1 10' WIDE PRIVATE STORM DRAIN EASEMENT, FBO LOTS 5, 6 & 7, PER 368 MAPS 9-12, SCR.
  - EX2 25' BUILDING SETBACK LINE, PER 368 MAPS 9-12, SCR.
  - EX3 10' PUBLIC UTILITY EASEMENT PER 368 MAPS 9-12, SCR.
  - EX4 10' PACIFIC BELL EASEMENT PER DN 85-079429, SCR.
  - EX5 10' WIDE WATER MAIN EASEMENT, PER 368 MAPS 9-12, SCR.
  - EX6 1' WIDE NO ACCESS EASEMENT, PER 368 MAPS 9-12, SCR.
  - EX7 PUBLIC ACCESS AND SIDEWALK EASEMENT, PER DN 2007-054189, SCR.
  - EX8 63' WIDE PARKING EASEMENT, PER DN 2012-017876, SCR.
  - EX9 8' WIDE SLOPE EASEMENT, PER 2002-110366, SCR.

- PARCEL EXCEPTIONS**
- EX10 15' DEDICATION TO CITY OF PETALUMA FOR ADOBE CREEK RESTORATION PROJECT, PER DN 96-064575, SCR.
  - EX11 PORTION OF PARCEL 1 DEDICATED TO THE CITY OF PETALUMA BY GRANT DEED, PER DN 84-031396, SCR.

- ABBREVIATIONS**
- AC ACRE
  - APN ASSESSORS PARCEL NUMBER
  - DN DOCUMENT NUMBER
  - HPG HIGH PRESSURE GAS
  - NTS NOT TO SCALE
  - SCR SONOMA COUNTY RECORDS
  - S.F. SQUARE FOOT
  - SD STORM DRAIN
  - SS SANITARY SEWER
  - SSCO SANITARY SEWER CLEAN OUT
  - W WATER

**VICINITY MAP**  
NOT TO SCALE

- LEGEND**
- TREE
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - DROP INLET
  - CATCH BASIN
  - STORM DRAIN MANHOLE
  - SANITARY SEWER CLEANOUT
  - SANITARY SEWER MANHOLE
  - JOB BENCHMARK
  - CENTER LINE
  - BOUNDARY LINE
  - BOUNDARY LINE TO BE EXTINGUISHED
  - - - EXISTING EASEMENT. SEE EXISTING EASEMENT KEYNOTES.
  - ▭ EXISTING BUILDING
  - ▭ STORM DRAIN
  - ▭ SANITARY SEWER
  - ▭ WATER SERVICE
  - ▭ EXISTING CURB AND GUTTER
  - ▭ RETAINING WALL
  - ▭ DRIPLINE, APPROXIMATE
  - ▭ TO BE COMBINED WITH
  - ▭ CONCRETE



- NOTES**
- INFORMATION SHOWN IS BASED ON RECORD INFORMATION AND A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN MARCH, 2022.
  - THIS MERGER APPROVAL IS SUBJECT TO THE PROPOSED ZONING AMENDMENT THAT REZONES THE LAKEVILLE BUSINESS PARK PCD TO BUSINESS PARK.
  - PRELIMINARY TITLE REPORTS WERE PREPARED BY OLD REPUBLIC TITLE COMPANY (ORDER NO. 0812022499-JJ AND 0812022500-JJ) DATED APRIL 8, 2022 AND WERE REVIEWED AS A PART OF THIS APPLICATION.



REVISIONS	BY

**MERGER APPLICATION EXHIBIT**  
LANDS OF LABCON NORTH AMERICA  
3700 LAKEVILLE HWY APNs 005-040-039, 005-280-006, -007-008, -042, -043, -044, -045  
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - LANDSCAPE ARCHITECTS  
PETALUMA THEATRE SQUARE  
140 SECOND STREET, SUITE 312  
PETALUMA, CA 94954  
(707) 762-3122 FAX (707) 762-3239

DATE: 2022.07.25  
SCALE: 1" = 60'  
DESIGN: JTG  
DRAWN: JTG  
CHECK: JTG  
JOB: LABCON  
JOB No: 222299  
SHEET  
**1**  
OF 1 SHEETS