

**RECORD OWNERS**

**LOT 1**

COLLEEN MAHONEY C/O MAHONEY FAMILY, ET AL  
SIX C STREET  
PETALUMA, CA 94952  
(707) 765-0225  
colleen@mahoneyfamilyarchitects.com  
SITE INFORMATION:  
2455 MIDDLE TWO ROCK ROAD  
PETALUMA, 94952  
APN 021-160-008  
DN 2019-000256 (PARCEL 1)  
BASE ZONING: LEA B6 100 Z  
LAND USE: LEA 100  
EXISTING AREA = 270± ACRES (11,763,592± S.F.)  
SEWER: SEPTIC PRIVATE (SEE KEYNOTE ②)  
WATER: WELL (SEE KEYNOTE ②)

**LOT 2**

COLLEEN MAHONEY C/O MAHONEY FAMILY, ET AL  
SIX C STREET  
PETALUMA, CA 94952  
(707) 765-0225  
colleen@mahoneyfamilyarchitects.com  
SITE INFORMATION:  
2730 SPRING HILL ROAD  
PETALUMA, 94952  
APN 022-280-007  
DN 2019-000256 (PARCEL 2)  
BASE ZONING: LEA B6 100 Z  
LAND USE: LEA 100  
EXISTING AREA = 110± ACRES (4,802,264± S.F.)  
SEWER: SEPTIC PRIVATE (SEE KEYNOTE ②)  
WATER: PRIVATE SPRING (SEE KEYNOTE ②)

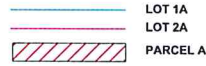
**PROPOSED LOT LINE ADJUSTMENT**

**LOT 1A**

LOT 1A  
LOT 1<sup>1</sup> ALL OF APN 021-160-008 (270± ACRES, 11,763,592± S.F.) AND TOGETHER WITH A PORTION OF APN 022-280-007 (PARCEL "A" 161± ACRES, 7,023,815± S.F.) CREATING LOT 1A (109± ACRES, 4,739,771± S.F.)

**LOT 2A**

LOT 2<sup>2</sup> EXCEPTING THEREFROM A PORTION OF APN 021-160-008 (PARCEL "A" 161± ACRES, 7,023,815± S.F.) CREATING LOT 2A (271± ACRES, 11,826,054± S.F.)

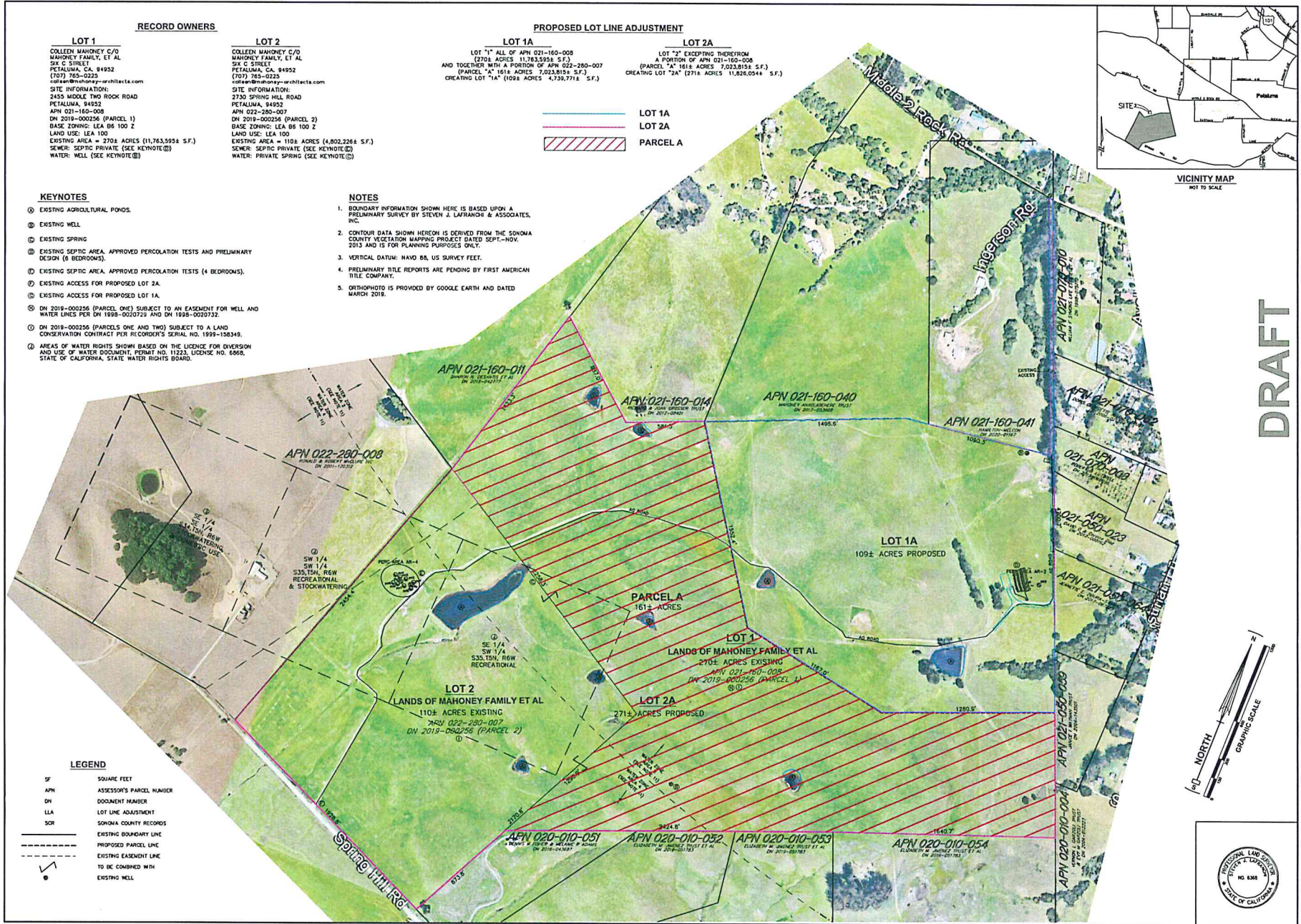
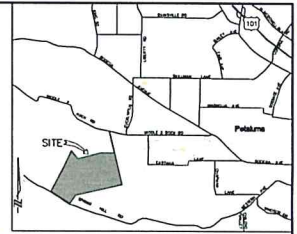


**KEYNOTES**

- ② EXISTING AGRICULTURAL PONDS.
- ③ EXISTING WELL
- ④ EXISTING SPRING
- ⑤ EXISTING SEPTIC AREA, APPROVED PERCOLATION TESTS AND PRELIMINARY DESIGN (6 BEDROOMS).
- ⑥ EXISTING SEPTIC AREA, APPROVED PERCOLATION TESTS (4 BEDROOMS).
- ⑦ EXISTING ACCESS FOR PROPOSED LOT 2A.
- ⑧ EXISTING ACCESS FOR PROPOSED LOT 1A.
- ⑨ DN 2019-000256 (PARCEL ONE) SUBJECT TO AN EASEMENT FOR WELL AND WATER LINES PER DN 1998-0020729 AND DN 1998-0020732.
- ⑩ DN 2019-000256 (PARCELS ONE AND TWO) SUBJECT TO A LAND CONSERVATION CONTRACT PER RECORDER'S SERIAL NO. 1998-158349.
- ⑪ AREAS OF WATER RIGHTS SHOWN BASED ON THE LICENSE FOR DIVERSION AND USE OF WATER DOCUMENT, PERMIT NO. 11223, LICENSE NO. 6568, STATE OF CALIFORNIA, STATE WATER RIGHTS BOARD.

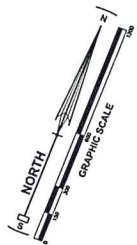
**NOTES**

- 1. BOUNDARY INFORMATION SHOWN HERE IS BASED UPON A PRELIMINARY SURVEY BY STEVEN J. LAFRANCHI & ASSOCIATES, INC.
- 2. CONTOUR DATA SHOWN HEREON IS DERIVED FROM THE SONOMA COUNTY VEGETATION MAPPING PROJECT DATED SEPT.-NOV. 2013 AND IS FOR PLANNING PURPOSES ONLY.
- 3. VERTICAL DATUM: NAVD 88, US SURVEY FEET.
- 4. PRELIMINARY TITLE REPORTS ARE PENDING BY FIRST AMERICAN TITLE COMPANY.
- 5. ORTHOPHOTO IS PROVIDED BY GOOGLE EARTH AND DATED MARCH 2019.



**LEGEND**

- SF SQUARE FEET
- APN ASSESSOR'S PARCEL NUMBER
- DN DOCUMENT NUMBER
- LIA LOT LINE ADJUSTMENT
- SCR SONOMA COUNTY RECORDS
- EXISTING BOUNDARY LINE
- - - - - PROPOSED PARCEL LINE
- - - - - EXISTING EASEMENT LINE
- - - - - TO BE COMBINED WITH EXISTING WELL



| REVISIONS | BY |
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**LOT LINE ADJUSTMENT APPLICATION EXHIBIT**  
LANDS OF MAHONEY TRUST  
APN 021-160-008 & 022-280-007  
2455 MIDDLE TWO ROCK ROAD AND 2730 SPRING HILL ROAD PETALUMA, CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNING ARCHITECTS  
148 SECOND STREET, SUITE 312  
PETALUMA, CALIFORNIA 94952  
(707) 765-0225 FAX (707) 765-2823

DATE: 2020.11.18  
SCALE: 1"=300'  
DESIGN: JTC/HCM  
DRAWN: JTC/HCM  
CHECK: SA  
JOB NO: 202133  
SHEET