

RECORD OWNERS

LOT 1

COLLEEN MAHONEY C/O
MAHONEY FAMILY, ET AL
216 C STREET
PETALUMA, CA 94952
(207) 765-0225
colleen@mahoneyfamily.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 (11,763,595± SF.)
SEWER: SEPTIC PRIVATE (SEE KEYNOTE ②)
WATER: WELL (SEE KEYNOTE ③)

LOT 2

COLLEEN MAHONEY C/O
MAHONEY FAMILY, ET AL
216 C STREET
PETALUMA, CA 94952
(207) 765-0225
colleen@mahoneyfamily.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 (4,802,226± SF.)
SEWER: SEPTIC PRIVATE (SEE KEYNOTE ②)
WATER: PRIVATE SPRING (SEE KEYNOTE ③)

PROPOSED LOT LINE ADJUSTMENT

LOT 1A

LOT 1" ALL OF APN 021-160-008
(270± ACRES 11,763,595± SF.)
AND TOGETHER WITH A PORTION OF APN 022-280-007
(PARCEL "A" 161± ACRES 7,023,815± SF.)
CREATING LOT 1A" (109± ACRES 4,739,771± SF.)

LOT 2A

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

KEYNOTES

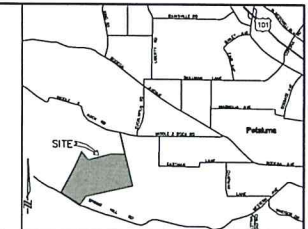
- ① EXISTING AGRICULTURAL PONDS.
- ② EXISTING WELL
- ③ EXISTING SPRING
- ④ EXISTING SEPTIC AREA, APPROVED PERCOLATION TESTS AND PRELIMINARY DESIGN (6 BEDROOMS).
- ⑤ EXISTING SEPTIC AREA, APPROVED PERCOLATION TESTS (4 BEDROOMS).
- ⑥ EXISTING ACCESS FOR PROPOSED LOT 2A.
- ⑦ EXISTING ACCESS FOR PROPOSED LOT 1A.
- ⑧ DN 2019-000256 (PARCEL ONE) SUBJECT TO AN EASEMENT FOR WELL AND WATER LINES PER DN 1999-0020729 AND DN 1998-0020737.
- ⑨ DN 2019-000256 (PARCELS ONE AND TWO) SUBJECT TO A LAND CONSERVATION CONTRACT PER RECORDER'S SERIAL NO. 1999-158349.
- ⑩ AREAS OF WATER RIGHTS SHOWN BASED ON THE LICENSE FOR DIVERSION AND USE OF WATER DOCUMENT, PERMIT NO. 11223, LICENSE NO. 8669, STATE OF CALIFORNIA, STATE WATER RIGHTS BOARD.

NOTES

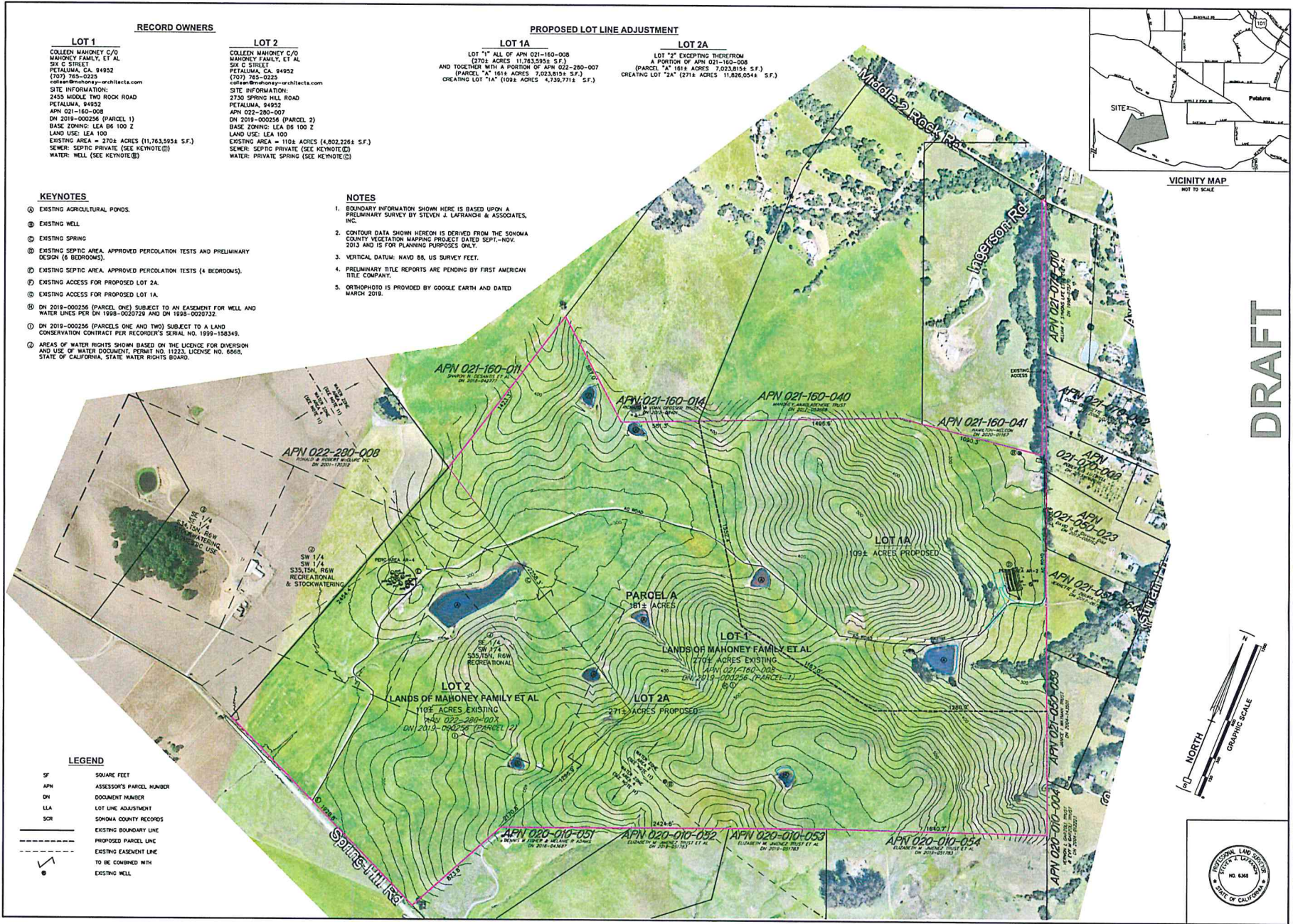
- 1. BOUNDARY INFORMATION SHOWN HERE IS BASED UPON A PRELIMINARY SURVEY BY STEVEN J. LAFRANCHI & ASSOCIATES, INC.
- 2. CONTOUR DATA SHOWN HEREON IS DERIVED FROM THE SONOMA COUNTY VEGETATION MAPPING PROJECT DATED SEPT.-NOV. 2013 AND IS FOR PLANNING PURPOSES ONLY.
- 3. VERTICAL DATUM: NAVD 88, US SURVEY FEET.
- 4. PRELIMINARY TITLE REPORTS ARE PENDING BY FIRST AMERICAN TITLE COMPANY.
- 5. ORTHOPHOTO IS PROVIDED BY GOOGLE EARTH AND DATED MARCH 2018.

LEGEND

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



DRAFT



REVISIONS	BY

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
 140 PETALUMA THEATRE SQUARE
 140 PETALUMA, CA 94952
 (207) 765-2137 FAX (207) 765-2379

DATE: 2020.11.18
 SCALE: 1"=300'
 DESGN: JTG HSM
 CHECK: SA
 JOB: ZDR No. 202133
 SHEET
1
 OF 1 SHEETS