

FINAL MAP OF SCOTT RANCH

A PLANNED UNIT DEVELOPMENT, CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON PARCEL
MAP NO. 311, FILED IN BOOK 574 OF MAPS, AT PAGE 37, AND PARCEL A AS
SHOWN ON PARCEL MAP NO. 423 SCOTT RANCH, FILED IN BOOK 850 OF
MAPS, AT PAGE 44, IN THE OFFICE OF THE COUNTY RECORDER
CITY OF PETALUMA, COUNTY OF SONOMA, CALIFORNIA
11.23± ACRES APN 019-120-040 & -041(PORION) 28 LOTS & 6 PARCELS



CIVIL ENGINEERS

SAN RAMON ■ (925) 866-0322
ROSEVILLE ■ (916) 788-4456
WWW.CBANDG.COM

■ SURVEYORS ■ PLANNERS
AUGUST 2024

CERTIFICATE SHEET

OWNER'S STATEMENT

WE THE UNDERSIGNED STATE THAT WE ARE THE SOLE OWNERS OF AND HAVE THE RIGHT, TITLE AND INTEREST IN AND TO THE THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND ARE THE ONLY PERSONS WHOSE CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE SUBDIVISION BOUNDARY LINE.

THE FOLLOWING DESCRIBED LAND IS HEREBY DEDICATED TO THE CITY OF PETALUMA FOR PUBLIC USE:

- THOSE AREAS OF LAND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH ALL INCIDENTAL USES AND APPURTENANCES THERETO;
- THOSE AREAS OF LAND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE) FOR PUBLIC EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES;
- THOSE AREAS OF LAND DESIGNATED "PUBLIC ACCESS EASEMENT" (PAE) FOR PUBLIC INGRESS AND EGRESS PURPOSES;
- THOSE AREAS OF LAND DESIGNATED "SANITARY SEWER EASEMENT" (SSE) FOR PUBLIC SEWER PURPOSES, TOGETHER WITH ALL INCIDENTAL USES AND APPURTENANCES THERETO;
- THOSE AREAS OF LAND DESIGNATED "WATER LINE EASEMENT" (WLE) FOR PUBLIC WATER LINE PURPOSES, TOGETHER WITH ALL INCIDENTAL USES AND APPURTENANCES THERETO.

AS OWNER: DAVIDON HOMES, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____

NAME: _____

TITLE: _____

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 _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC, 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:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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 MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAVIDON HOMES IN MARCH 2023. 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 RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED TO INSURE SUCH PAYMENT.

DATE _____



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY _____ 2024, AT _____, M.,
IN BOOK _____ OF MAPS, AT PAGES _____, SONOMA COUNTY RECORDS AT THE REQUEST
OF FIRST AMERICAN TITLE COMPANY.

DOCUMENT NO. _____

FEE: _____

COUNTY RECORDER _____

DEPUTY _____

**APPROVED FOR TECHNICAL CORRECTNESS
8-23-2024**

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BEING A SUBDIVISION OF PARCEL I AS SHOWN ON PARCEL
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11.23± ACRES APN 019-120-040 & -041(PORITION) 28 LOTS & 6 PARCELS



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SURVEYORS PLANNERS

AUGUST 2024

CERTIFICATE SHEET

CITY CLERK'S STATEMENT

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PETALUMA, STATE OF CALIFORNIA, DID ON
THE _____ DAY OF _____, 202____, BY RESOLUTION NO. _____
REGULARLY PASSED AND ENTERED INTO THE MINUTES OF SAID COUNCIL, APPROVE THIS MAP AND ACCEPT
SUBJECT TO IMPROVEMENT THE EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), THE PUBLIC ACCESS
EASEMENT (PAE), THE PUBLIC SANITARY SEWER EASEMENT (SSE) AND THE PUBLIC WATER LINE EASEMENT
(WLE) AND THE PUBLIC UTILITY EASEMENTS (PUE) (LIMITED, ELECTRIC AND COMMUNICATIONS), AS SHOWN
HEREON, AND IT ALSO ACCEPTS THAT THE FILING OF THIS MAP SHALL CONSTITUTE THE ABANDONMENT OF
PORTIONS OF THAT "SLOPE EASEMENT" AS NOTED HEREON FROM THAT OFFER OF DEDICATION AS SHOWN AND
RECORDED UNDER DOCUMENT NUMBER 89-053982, SONOMA COUNTY RECORDS PER SECTION 66434(g) OF THE
SUBDIVISION MAP ACT.

SIGNED THIS _____ DAY OF _____, 202____.

CAITLIN CORLEY, 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 _____, 202____.

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

RECORD TITLE INTEREST NOTE

NAME:	RECORDED AS:	NATURE OF INTEREST:
CITY OF PETALUMA	DOC. NO. 89053982	PUBLIC UTILITY EASEMENT
CITY OF PETALUMA	DOC. NO. 89053982	SLOPE EASEMENT

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 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 66493(c) ARE HEREBY
ACCEPTED AND APPROVED.

SIGNED THIS _____ DAY OF _____, 202____.

JESSIE GOOCH, FINANCE DIRECTOR
CITY OF PETALUMA, STATE OF CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

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 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 66493(C) ARE HEREBY ACCEPTED AND APPROVED.

SIGNED THIS _____ DAY OF _____, 202____.

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

CITY ENGINEER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE PARCEL MAP AS SHOWN IS
SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING 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 _____, 202____.

KENT CAROTHERS, R.C.E. 60671, 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 _____, 202____.

STEVEN J. LAFRANCHI, P.L.S. 6368



LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE NOTED
●	FOUND MONUMENT AS NOTED
⦿	5/8" REBAR AND CAP, LS 7960 SET PER (8)
⊙	SET STANDARD STREET MONUMENT, LS 7960
○	SET 5/8" REBAR AND CAP, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	PUBLIC SANITARY SEWER EASEMENT
WLE	PUBLIC WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON WINDSOR DRIVE, THE BEARING BEING N74°52'32"E PER RECORD OF SURVEY (458 M 22).

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) PARCEL MAP NO. 311 (574 M 37)
(2) AMENDED MAP VICTORIA PHASE 2 (452 M 1)
(3) RECORD OF SURVEY (458 M 22)
(4) PARCEL MAP NO. 3548 (193 M 7)
(5) COUNTY PUBLIC WORKS MAP FOR D STREET, MAP NO. 038443 & 038444
(6) PINNACLE HEIGHTS SUBDIVISION (618 M 42)
(7) THE SUMMIT ABOVE PETALUMA PHASE 1 (412 M 72)
(8) PARCEL MAP NO. 423 SCOTT RANCH (850 PM 44)
(9) OFFER OF DEDICATION (89053982)
(10) RECORD OF SURVEY (523 M 24)

SEE SHEET 4 FOR GENERAL NOTES, MONUMENT NOTES, AND ABANDONMENT NOTE.

LINE TABLE		
NO	BEARING	LENGTH
L1	N70°50'11"W	103.31'
L2	N70°50'11"W	103.31'
L3	N74°52'32"E	61.93'
L4	S15°07'28"E	10.00'
L5	N70°50'11"W	103.31'
L6	N51°10'01"E	28.00'
L7	N19°09'49"E	28.00'
L8	N15°07'28"W	32.00'
L9	N40°31'46"E	10.00'
L10	N79°43'24"E	60.00'
L11	N79°43'24"E	123.51'
L12	N64°07'43"W	40.00'

(1)(3)

(1)(3)

(1)(3)

(TIE)

(TIE)

(M-M)(2)

(TIE)(2)

(2)

(M-ML)

LINE TABLE		
NO	BEARING	LENGTH
L13	N74°52'32"E	30.00'
L14	N67°27'21"W	22.37'
L15	N89°23'30"W	226.29'
L16	N45°36'30"E	4.90'
L17	N89°23'30"W	110.00'
L18	N41°23'30"W	59.30'
L19	N15°07'28"W	10.00'
L20	N20°51'46"E	36.57'
L21	N11°46'30"W	25.00'
L22	N15°07'28"W	32.00'
L23	N19°09'49"E	32.00'
L24	N11°46'30"W	20.00'

(M-ML)(S67°30'07"E)(6)

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SCOTT RANCH

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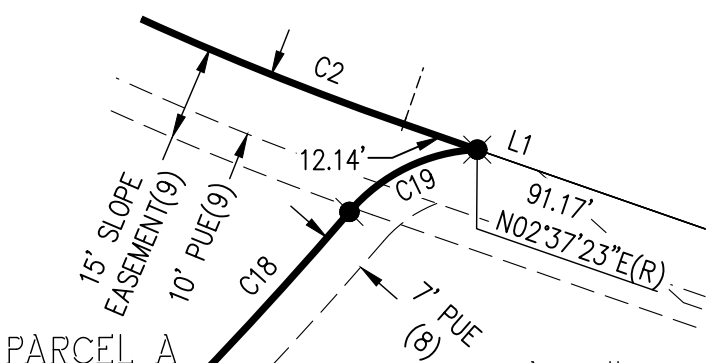
CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 100' AUGUST 2024

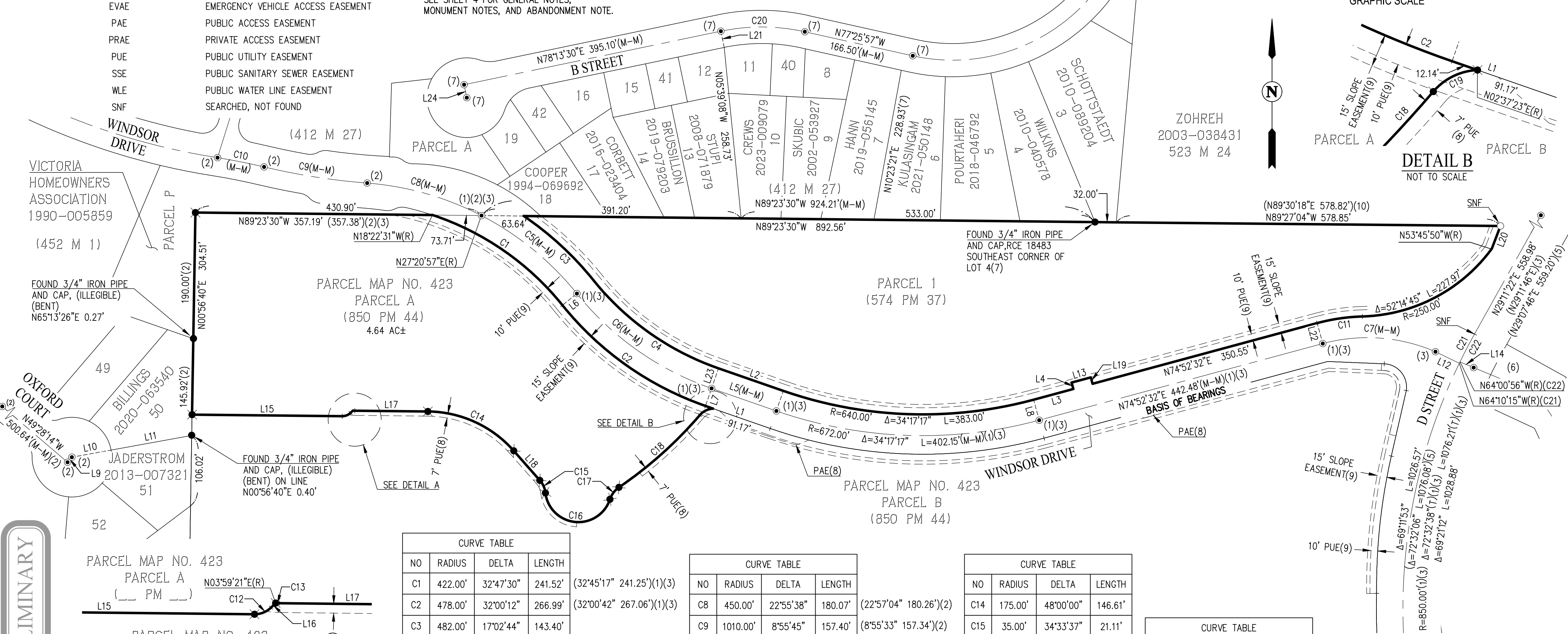
BOUNDARY SHEET



GRAPHIC SCALE



DETAIL B
NOT TO SCALE



DETAIL A
NOT TO SCALE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	422.00'	32°47'30"	241.52'
C2	478.00'	32°00'12"	266.99'
C3	482.00'	17°02'44"	143.40'
C4	418.00'	32°00'12"	233.48'
C5	450.00'	23°49'04"	187.06'
C6	450.00'	32°00'12"	251.35'
C7	258.00'	38°29'50"	173.35'

(32°45'17" 241.25')(1)(3)

(32°00'42" 267.06')(1)(3)

(23°47'51" 186.90')(1)(3)

(32°00'42" 251.42')(1)(3)

(38°29'33" 173.33')(1)

(38°31'12" 173.45')(3)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C8	450.00'	22°55'38"	180.07'
C9	1010.00'	8°55'45"	157.40'
C10	990.00'	4°22'28"	75.58'
C11	290.00'	13°36'23"	68.87'
C12	17.50'	45°00'00"	13.74'
C13	50.00'	3°22'51"	2.95'

(22°57'04" 180.26')(2)

(8°55'33" 157.34')(2)

(4°08'27" 71.55')(2)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C14	175.00'	48°00'00"	146.61'
C15	35.00'	34°33'37"	21.11'
C16	50.00'	155°02'52"	135.30'
C17	35.00'	37°39'37"	23.01'
C18	620.00'	15°08'29"	163.84'
C19	28.00'	46°44'14"	22.84'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C20	300.00'	24°20'33"	127.46'
C21	850.00'	3°20'45"	49.64'
C22	850.00'	3°11'26"	47.33'

PRELIMINARY

FINAL MAP OF SCOTT RANCH

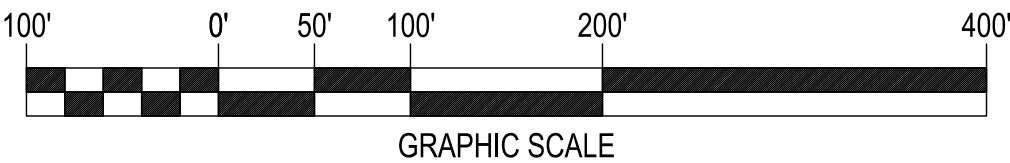
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CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS
SCALE: 1" = 100' AUGUST 2024

INDEX SHEET



MONUMENT NOTE:

ALL FRONT AND REAR LOT CORNERS AND NON-FRONTAGE ANGLE POINTS
TO BE SET WITH A NAIL & TAG, LS 7960, OR A 5/8" REBAR WITH CAP,
LS 7960, WHERE ACCESSIBLE.

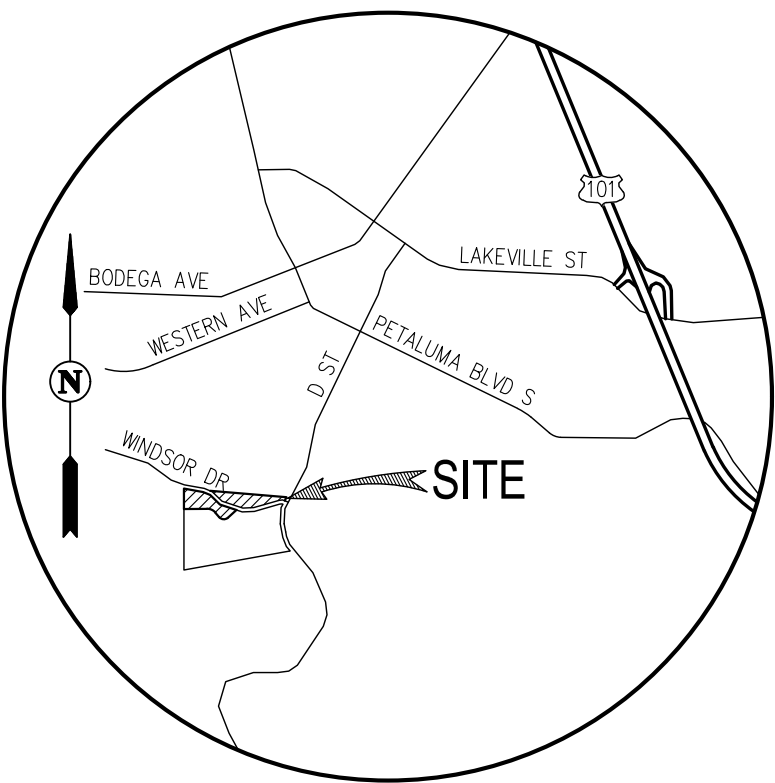
NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET
AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS
OTHERWISE NOTED.

ABANDONMENT NOTE:

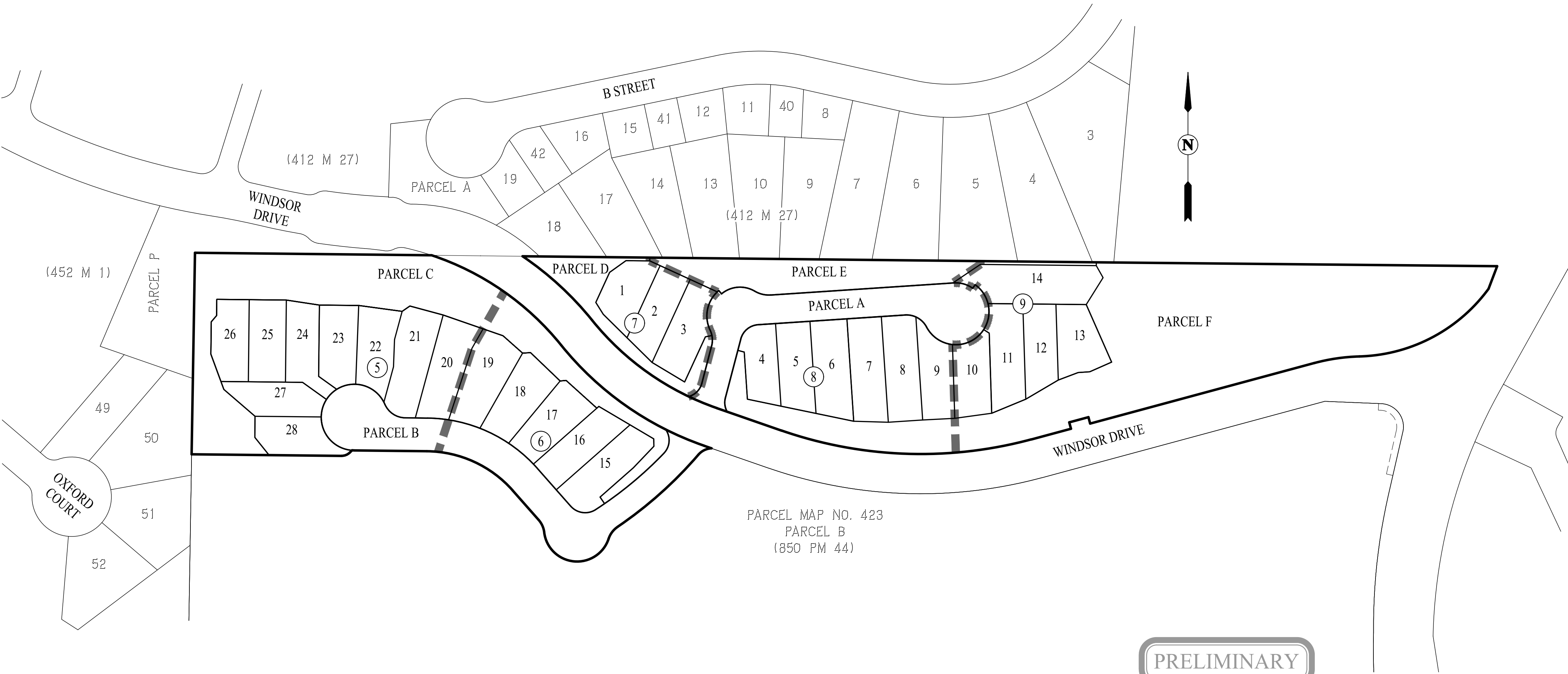
PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FOLLOWING
OFFER OF DEDICATION WITHIN PARCEL A AND PARCEL B ON THE MAP (PRIVATE
STREETS), WILL BE ABANDONED WITH THE FILING OF THIS MAP:

1. THE SLOPE EASEMENT AS SHOWN IN THE OFFER OF DEDICATION AS
SHOWN IN DOCUMENT 89053982, RECORDED JUNE 14, 1989, SONOMA
COUNTY RECORDS.



VICINITY MAP

NOT TO SCALE



PARCEL MAP NO. 423
PARCEL B
(850 PM 44)

PRELIMINARY

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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 100' AUGUST 2024

SUBDIVISION SHEET



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND
MONUMENTS ON WINDSOR DRIVE, THE BEARING BEING N74°52'32"E PER
RECORD OF SURVEY (458 M 22).

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT PER REFERENCE NOTED
	FOUND MONUMENT AS NOTED
	5/8" REBAR AND CAP, LS 7960 SET PER (8)
	SET STANDARD STREET MONUMENT, LS 7960
	SET 5/8" REBAR AND CAP, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	PUBLIC SANITARY SEWER EASEMENT
WLE	PUBLIC WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

SEE SHEET 3 FOR REFERENCES.

SEE SHEET 4 FOR MONUMENT NOTES AND
ABANDONMENT NOTE.

SEE SHEETS 10 - 12 FOR SANITARY SEWER
AND WATER LINE EASEMENT DETAILS.

PRELIMINARY

NOTES:

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AND DECIMALS THEREOF.
- ALL TIES SHOWN ARE PERPENDICULAR UNLESS
OTHERWISE NOTED.

(412 M 27)

19

18

VICTORIA HOMEOWNERS
ASSOCIATION
1990-005859

PARCEL P
(452 M 1)

WINDSOR DRIVE

PARCEL C
1.40 AC±

N

FOUND 3/4" IRON PIPE
AND CAP, (ILLEGIBLE)
(BENT)
N65°13'26"E 0.27'

BILLINGS
2020-063540
50

FOUND 3/4" IRON PIPE
AND CAP, (ILLEGIBLE)
(BENT) ON LINE
N00°56'40"E 0.40'

PARCEL MAP NO. 423
PARCEL B
(850 PM 44)

RED BARN COURT
(PRIVATE STREET)

PARCEL B

SEE SHEET 6

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	50.00'	3°46'16"	3.29'
C2	50.00'	34°22'29"	30.00'
C3	50.00'	25°11'35"	21.99'
C4	50.00'	32°03'05"	27.97'
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C6	50.00'	3°22'51"	2.95'
C7	34.00'	66°07'26"	39.24'
C8	175.00'	48°00'00"	146.61'
C9	17.50'	45°00'00"	13.74'
C10	225.00'	8°14'19"	32.36'
C11	225.00'	48°00'00"	188.50'
C12	20.50'	35°00'00"	12.52'

LINE TABLE		
NO	BEARING	LENGTH
L5	N40°36'30"E	12.45'
L6	N00°36'30"E	24.47'
L7	N55°18'53"E	14.25'

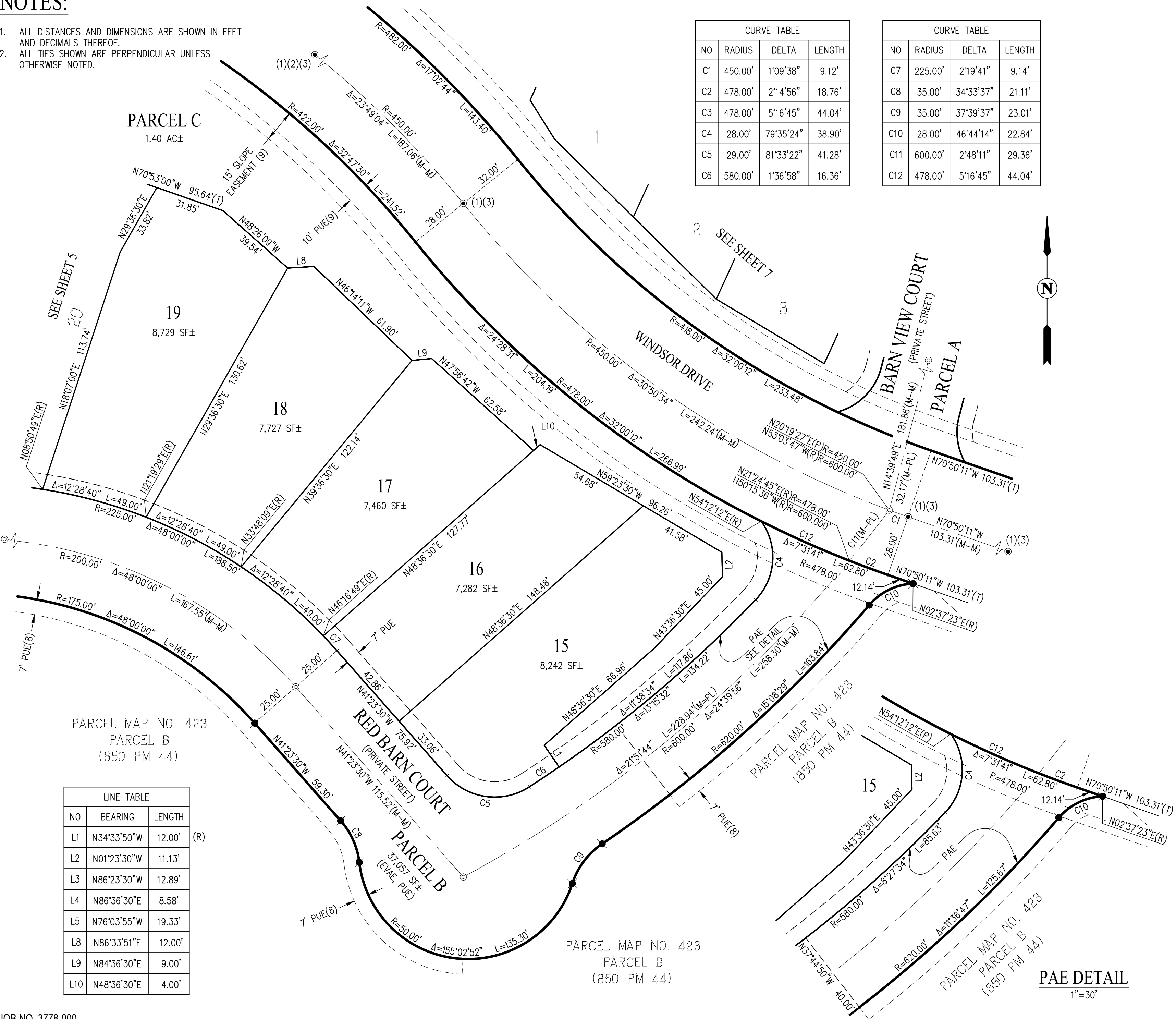
LINE TABLE		
NO	BEARING	LENGTH
L1	N45°36'30"E	4.90'
L2	N54°23'30"W	33.61'

LINE TABLE		
NO	BEARING	LENGTH
L3	N00°36'30"E	25.00'
L4	N54°23'30"W	9.53'

(M-M)

NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.



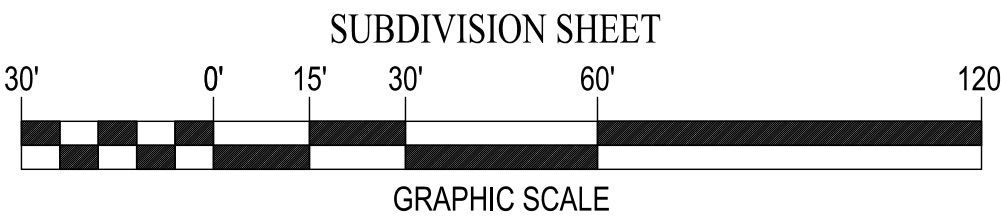
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' AUGUST 2024



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON WINDSOR DRIVE, THE BEARING BEING N74°52'32"E PER RECORD OF SURVEY (458 M 22).

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- (T) TOTAL
- (R) RADIAL BEARING
- (M-M) MONUMENT TO MONUMENT
- (M-ML) MONUMENT TO MONUMENT LINE
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT PER REFERENCE NOTED
- FOUND MONUMENT AS NOTED
- 5/8" REBAR AND CAP, LS 7960 SET PER (8)
- SET STANDARD STREET MONUMENT, LS 7960
- SET 5/8" REBAR AND CAP, LS 7960
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PRAE PRIVATE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SSE PUBLIC SANITARY SEWER EASEMENT
- WLE PUBLIC WATER LINE EASEMENT
- SNF SEARCHED, NOT FOUND

SEE SHEET 3 FOR REFERENCES.

SEE SHEET 4 FOR MONUMENT NOTES AND ABANDONMENT NOTE.

SEE SHEETS 10 - 12 FOR SANITARY SEWER AND WATER LINE EASEMENT DETAILS.

PAE DETAIL
1"=30'

PRELIMINARY

FINAL MAP OF SCOTT RANCH

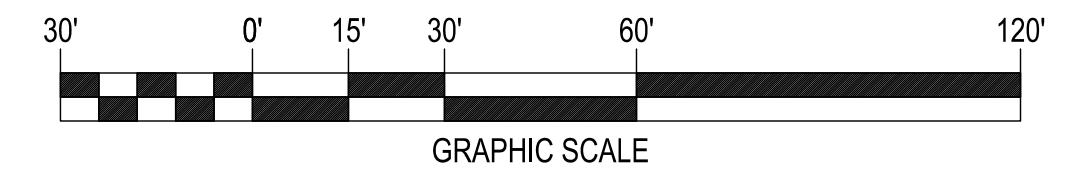
A PLANNED UNIT DEVELOPMENT, CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON PARCEL
MAP NO. 311, FILED IN BOOK 574 OF MAPS, AT PAGE 37, AND PARCEL A AS
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CITY OF PETALUMA, COUNTY OF SONOMA, CALIFORNIA
11.23± ACRES APN 019-120-040 & -041(PORITION) 28 LOTS & 6 PARCELS



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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' AUGUST 2024

SUBDIVISION SHEET



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND
MONUMENTS ON WINDSOR DRIVE, THE BEARING BEING N74°52'32"E PER
RECORD OF SURVEY (458 M 22).

LEGEND

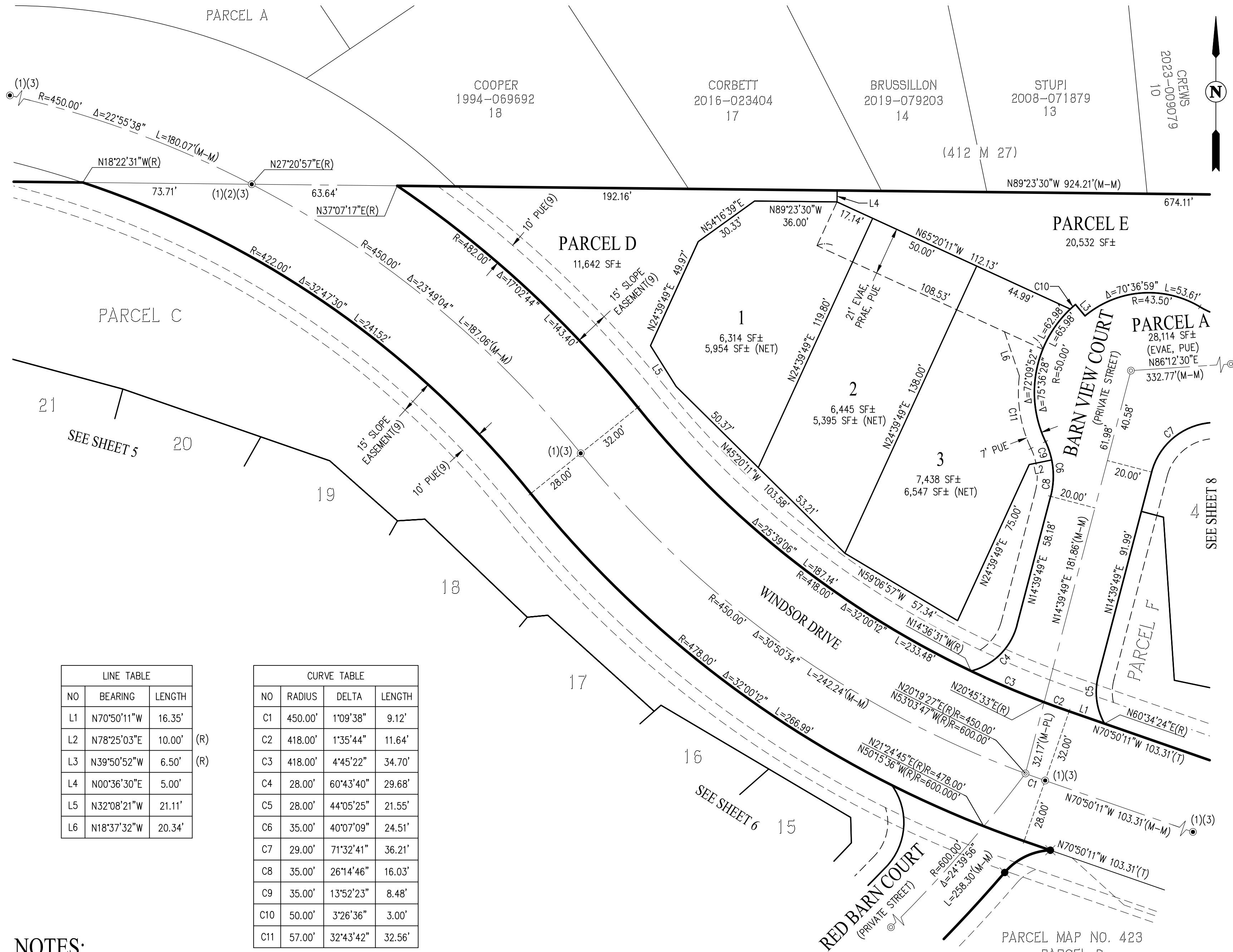
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE NOTED
●	FOUND MONUMENT AS NOTED
⊙	5/8" REBAR AND CAP, LS 7960 SET PER (8)
⊙	SET STANDARD STREET MONUMENT, LS 7960
○	SET 5/8" REBAR AND CAP, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	PUBLIC SANITARY SEWER EASEMENT
WLE	PUBLIC WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

SEE SHEET 3 FOR REFERENCES.

SEE SHEET 4 FOR MONUMENT NOTES AND
ABANDONMENT NOTE.

SEE SHEETS 10 - 12 FOR SANITARY SEWER
AND WATER LINE EASEMENT DETAILS.

PRELIMINARY



LINE TABLE		
NO	BEARING	LENGTH
L1	N70°50'11"W	16.35'
L2	N78°25'03"E	10.00' (R)
L3	N39°50'52"W	6.50' (R)
L4	N00°36'30"E	5.00'
L5	N32°08'21"W	21.11'
L6	N18°37'32"W	20.34'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	450.00'	1°09'38"	9.12'
C2	418.00'	1°35'44"	11.64'
C3	418.00'	4°45'22"	34.70'
C4	28.00'	60°43'40"	29.68'
C5	28.00'	44°05'25"	21.55'
C6	35.00'	40°07'09"	24.51'
C7	29.00'	71°32'41"	36.21'
C8	35.00'	26°14'46"	16.03'
C9	35.00'	13°52'23"	8.48'
C10	50.00'	3°26'36"	3.00'
C11	57.00'	32°43'42"	32.56'

NOTES:

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET
AND DECIMALS THEREOF.
- ALL TIES SHOWN ARE PERPENDICULAR UNLESS
OTHERWISE NOTED.

FINAL MAP OF SCOTT RANCH

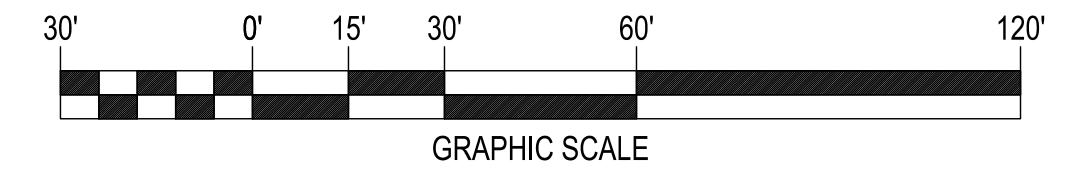
A PLANNED UNIT DEVELOPMENT, CONSISTING OF 13 SHEETS
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' AUGUST 2024

SUBDIVISION SHEET



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND
MONUMENTS ON WINDSOR DRIVE, THE BEARING BEING N74°52'32"E PER
RECORD OF SURVEY (458 M 22).

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT PER REFERENCE NOTED
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EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	PUBLIC SANITARY SEWER EASEMENT
WLE	PUBLIC WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

SEE SHEET 3 FOR REFERENCES.

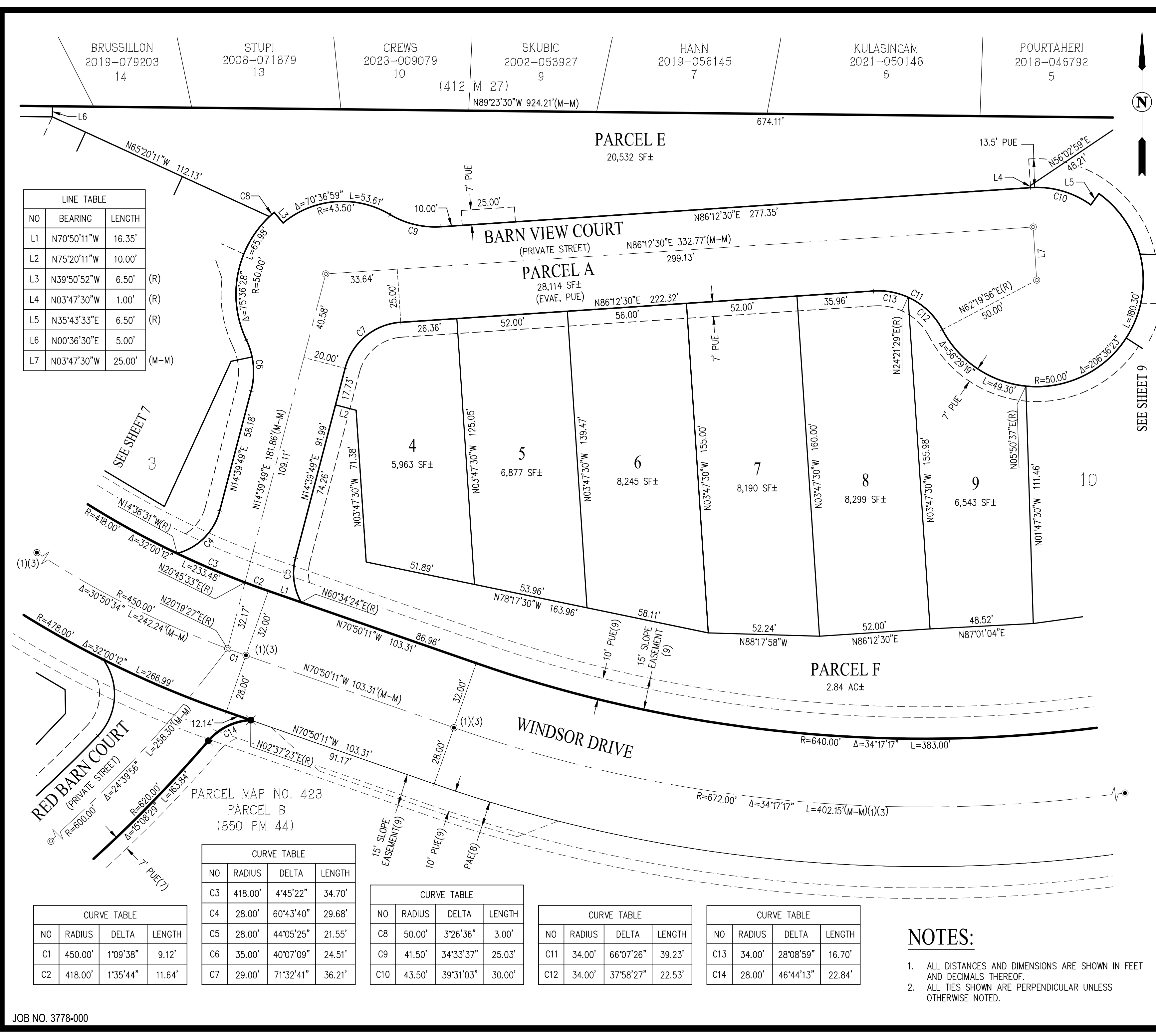
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ABANDONMENT NOTE.

SEE SHEETS 10 - 12 FOR SANITARY SEWER
AND WATER LINE EASEMENT DETAILS.

NOTES:

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET
AND DECIMALS THEREOF.
- ALL TIES SHOWN ARE PERPENDICULAR UNLESS
OTHERWISE NOTED.

PRELIMINARY



LINE TABLE		
NO	BEARING	LENGTH
L1	N70°50'11"W	16.35'
L2	N75°20'11"W	10.00'
L3	N39°50'52"W	6.50' (R)
L4	N03°47'30"W	1.00' (R)
L5	N35°43'33"E	6.50' (R)
L6	N00°36'30"E	5.00'
L7	N03°47'30"W	25.00' (M-M)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C3	418.00'	4°45'22"	34.70'
C4	28.00'	60°43'40"	29.68'
C5	28.00'	44°05'25"	21.55'
C6	35.00'	40°07'09"	24.51'
C7	29.00'	71°32'41"	36.21'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C8	50.00'	3°26'36"	3.00'
C9	41.50'	34°33'37"	25.03'
C10	43.50'	39°31'03"	30.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C11	34.00'	66°07'26"	39.23'
C12	34.00'	37°58'27"	22.53'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C13	34.00'	28°08'59"	16.70'
C14	28.00'	46°44'13"	22.84'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	450.00'	1°09'38"	9.12'
C2	418.00'	1°35'44"	11.64'

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°36'30"E	5.00'
L2	N29°23'30"W	20.81'
L3	N74°52'32"E	61.93'
L4	N15°07'28"W	10.00'
L5	N74°52'32"E	30.00'
L6	N15°07'28"W	10.00'
L7	N86°12'30"E	17.54'
L8	N20°51'46"E	36.57'
L9	N57°08'15"W	10.00'

LINE TABLE		
NO	BEARING	LENGTH
L10	N35°43'33"E	6.50'
L11	N03°47'30"W	1.00'
L12	N64°07'43"W	40.00'
L13	N56°02'59"E	48.21'
L14	N67°27'21"W	22.37'
L15	N86°12'30"E	277.35'
L16	N86°12'30"E	332.77'
L17	N03°47'30"W	25.00'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON WINDSOR DRIVE, THE BEARING BEING N74°52'32"E PER RECORD OF SURVEY (458 M 22).

NOTES:

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SEE SHEET 3 FOR REFERENCES.

SEE SHEET 4 FOR MONUMENT NOTES AND ABANDONMENT NOTE.

SEE SHEETS 10 – 12 FOR SANITARY SEWER AND WATER LINE EASEMENT DETAILS.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TOTAL
	RADIAL BEARING
	MONUMENT TO MONUMENT
	MONUMENT TO MONUMENT LINE
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT PER REFERENCE NOTED
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	5/8" REBAR AND CAP, LS 7960, SET PER (8)
	SET 5/8" REBAR AND CAP, LS 7960
	EMERGENCY VEHICLE ACCESS EASEMENT
	PUBLIC ACCESS EASEMENT
	PRIVATE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	PUBLIC SANITARY SEWER EASEMENT
	PUBLIC WATER LINE EASEMENT
	SEARCHED, NOT FOUND

FINAL MAP OF SCOTT RANCH

A PLANNED UNIT DEVELOPMENT, CONSISTING OF 13 SHEETS BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 311, FILED IN BOOK 574 OF MAPS, AT PAGE 37, AND PARCEL A AS SHOWN ON PARCEL MAP NO. 423 SCOTT RANCH, FILED IN BOOK 850 OF MAPS, AT PAGE 44, IN THE OFFICE OF THE COUNTY RECORDER CITY OF PETALUMA, COUNTY OF SONOMA, CALIFORNIA
11.23± ACRES APN 019-120-040 & -041(PORITION) 28 LOTS & 6 PARCELS



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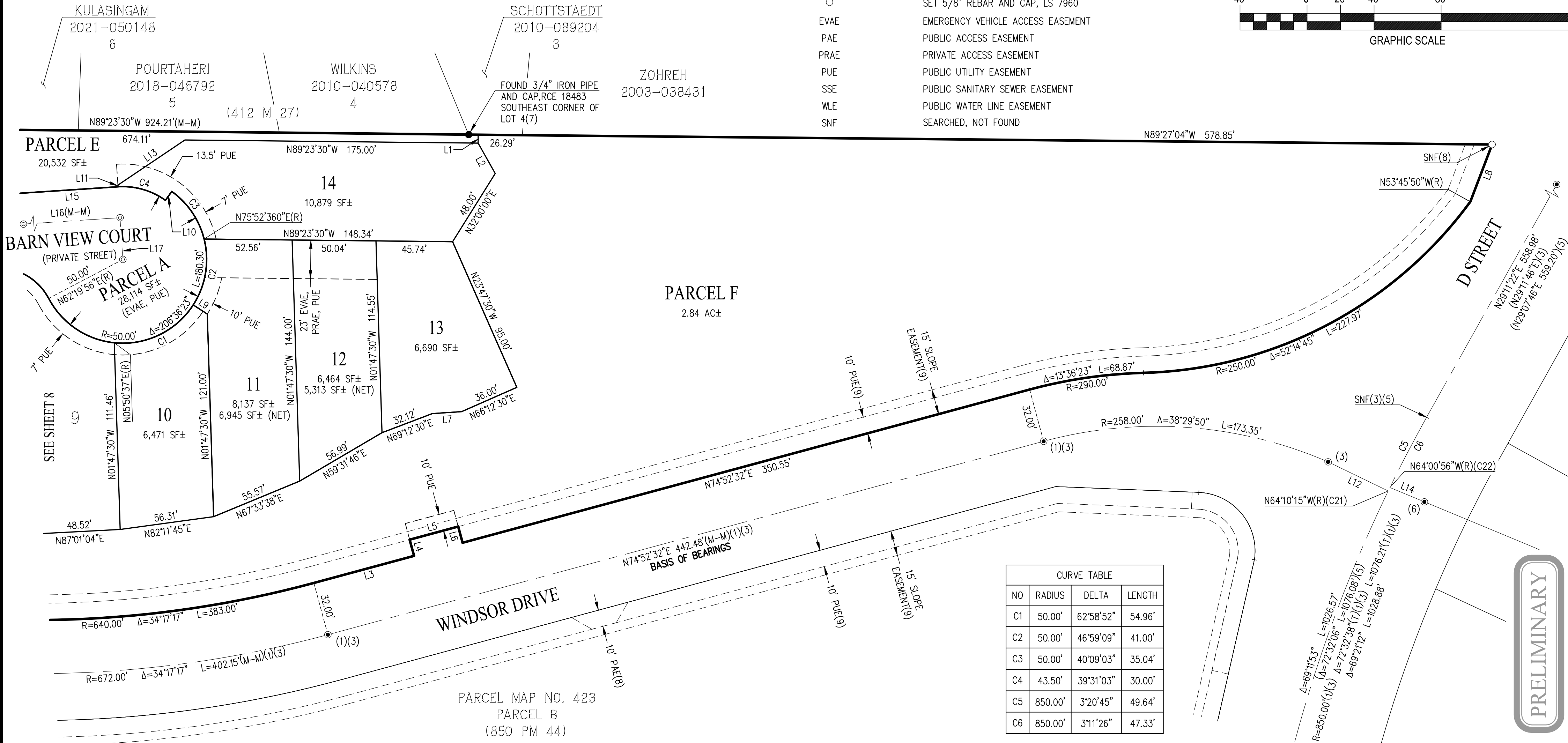
CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 40' AUGUST 2024

SUBDIVISION SHEET



GRAPHIC SCALE



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	50.00'	62°58'52"	54.96'
C2	50.00'	46°59'09"	41.00'
C3	50.00'	40°09'03"	35.04'
C4	43.50'	39°31'03"	30.00'
C5	850.00'	3°20'45"	49.64'
C6	850.00'	3°11'26"	47.33'

FINAL MAP OF
SCOTT RANCH

A PLANNED UNIT DEVELOPMENT, CONSISTING OF 13 SHEETS
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' AUGUST 2024

EASEMENT DETAIL SHEET



GRAPHIC SCALE

LINE TABLE		
NO	BEARING	LENGTH
L1	N24°39'49"E	10.00'
L2	S48°47'30"E	39.57'
L3	S00°36'30"W	10.00'
L4	N48°47'30"W	39.13'
L5	N75°20'11"W	21.00'
L6	N14°39'49"E	10.00'
L7	N75°20'11"W	21.00'
L8	N24°39'49"E	11.00'
L9	N59°39'49"E	13.84'
L10	N03°47'30"W	23.50'

LINE TABLE		
NO	BEARING	LENGTH
L11	N86°12'30"E	5.00'
L12	S03°47'30"E	23.50'
L13	N48°47'30"W	23.64'
L14	N41°12'30"E	24.55'
L15	N24°37'16"E	21.62'
L16	N65°22'44"W	5.00'
L17	N24°37'16"E	22.35'
L18	N41°12'30"E	25.28'
L19	N48°47'30"W	12.61'
L20	N89°41'33"W	15.78'

LINE TABLE		
NO	BEARING	LENGTH
L21	N89°41'33"W	30.36'
L22	N00°36'30"E	20.71'
L23	N89°23'30"W	5.00'
L24	N00°36'30"E	18.19'
L25	N89°41'33"W	27.20'
L26	N00°18'27"E	13.50'
L27	N89°41'33"W	3.96'
L28	N45°18'27"E	24.58'
L29	N03°47'30"W	16.60'

LINE TABLE		
NO	BEARING	LENGTH
L30	N03°47'30"W	54.38'
L31	N03°47'30"W	40.39'
L32	N86°12'30"E	7.50'
L33	N48°47'30"W	25.69'
L34	N45°18'27"E	33.95'
L35	N03°47'30"W	15.50'
L36	N86°12'30"E	5.00'
L37	N03°47'30"W	15.50'
L38	N03°47'30"W	15.50'

LINE TABLE		
NO	BEARING	LENGTH
L39	N86°12'30"E	5.00'
L40	N03°47'30"W	15.50'
L41	N86°12'30"E	16.42'
L42	N03°47'30"W	14.00'
L43	N86°12'30"E	10.00'
L44	N03°47'30"W	14.00'
L45	N86°12'30"E	22.50'
L46	N03°47'30"W	15.50'
L47	N86°12'30"E	5.00'

LINE TABLE		
NO	BEARING	LENGTH
L48	N03°47'30"W	15.50'
L49	N03°47'30"W	15.50'
L50	N86°12'30"E	5.00'
L51	N03°47'30"W	15.50'
L52	N86°12'30"E	45.58'
L53	N03°47'30"W	15.50'
L54	N86°12'30"E	5.00'
L55	N03°47'30"W	15.50'
L56	N86°12'30"E	20.86'

LINE TABLE		
NO	BEARING	LENGTH
L57	N59°39'49"E	2.75'
L58	N86°12'30"E	7.62' (TIE)
L59	N03°47'30"W	1.00' (TIE)
L60	N86°12'30"E	23.59'
L61	N03°47'30"W	1.00' (TIE)
L62	N86°12'30"E	7.61'
L63	N70°50'11"W	16.35'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	418.00'	1°22'51"	10.07'
C2	418.00'	3°14'15"	23.62'
C3	418.00'	1°22'36"	10.04'
C4	60.00'	12°47'31"	13.40'
C5	57.00'	10°27'37"	10.41'
C6	418.00'	0°04'52"	0.59'

SEE SHEET 3 FOR REFERENCES, BASIS OF
BEARINGS AND LEGEND.

SEE SHEET 4 FOR MONUMENT NOTES AND
ABANDONMENT NOTE.

NOTES:

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET
AND DECIMALS THEREOF.
- ALL TIES SHOWN ARE PERPENDICULAR UNLESS
OTHERWISE NOTED.

PRELIMINARY

FINAL MAP OF SCOTT RANCH

A PLANNED UNIT DEVELOPMENT, CONSISTING OF 13 SHEETS
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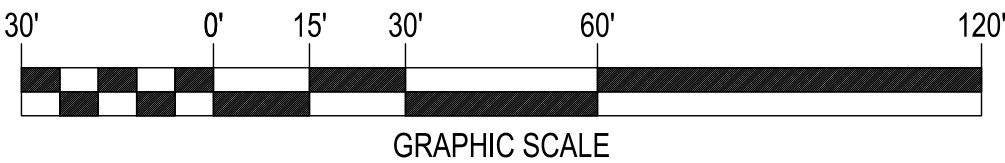


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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' AUGUST 2024

EASEMENT DETAIL SHEET



SEE SHEET 3 FOR REFERENCES, BASIS OF
BEARINGS AND LEGEND.

SEE SHEET 4 FOR MONUMENT NOTES AND
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NOTES:

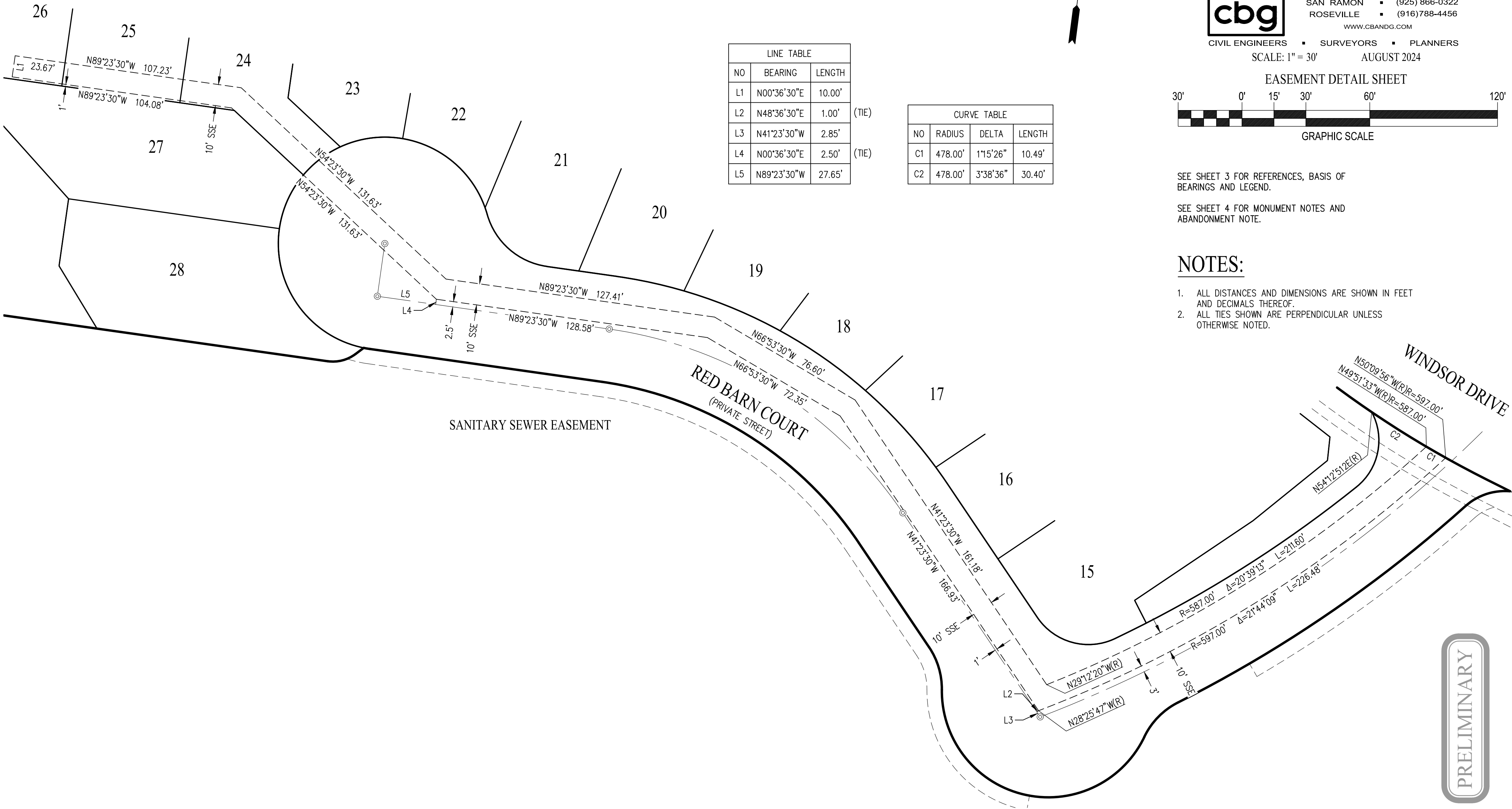
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LINE TABLE		
NO	BEARING	LENGTH
L1	N00°36'30"E	10.00'
L2	N48°36'30"E	1.00'
L3	N41°23'30"W	2.85'
L4	N00°36'30"E	2.50'
L5	N89°23'30"W	27.65'

(TIE)

(TIE)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	478.00'	1°15'26"	10.49'
C2	478.00'	3°38'36"	30.40'



FINAL MAP OF
SCOTT RANCH

A PLANNED UNIT DEVELOPMENT, CONSISTING OF 13 SHEETS
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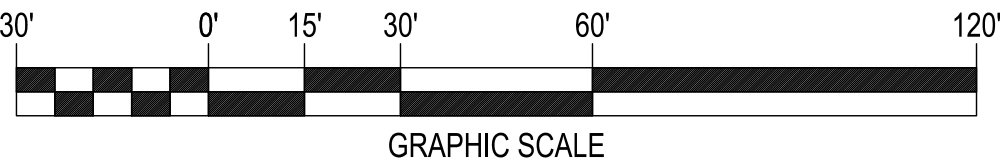


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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' AUGUST 2024

EASEMENT DETAIL SHEET



LINE TABLE		
NO	BEARING	LENGTH
L1	N59°51'30"E	16.83'
L2	N86°23'30"W	14.98'
L3	N00°36'30"E	18.29'
L4	N89°23'30"W	5.00'
L5	N00°36'30"E	23.04'
L6	N44°23'30"W	5.36'
L7	N45°36'30"E	8.63'
L8	N89°23'30"W	17.50'
L9	N00°36'30"E	5.00'
L10	N89°23'30"W	15.43'
L11	N45°36'30"E	6.56'
L12	N44°23'30"W	4.25'

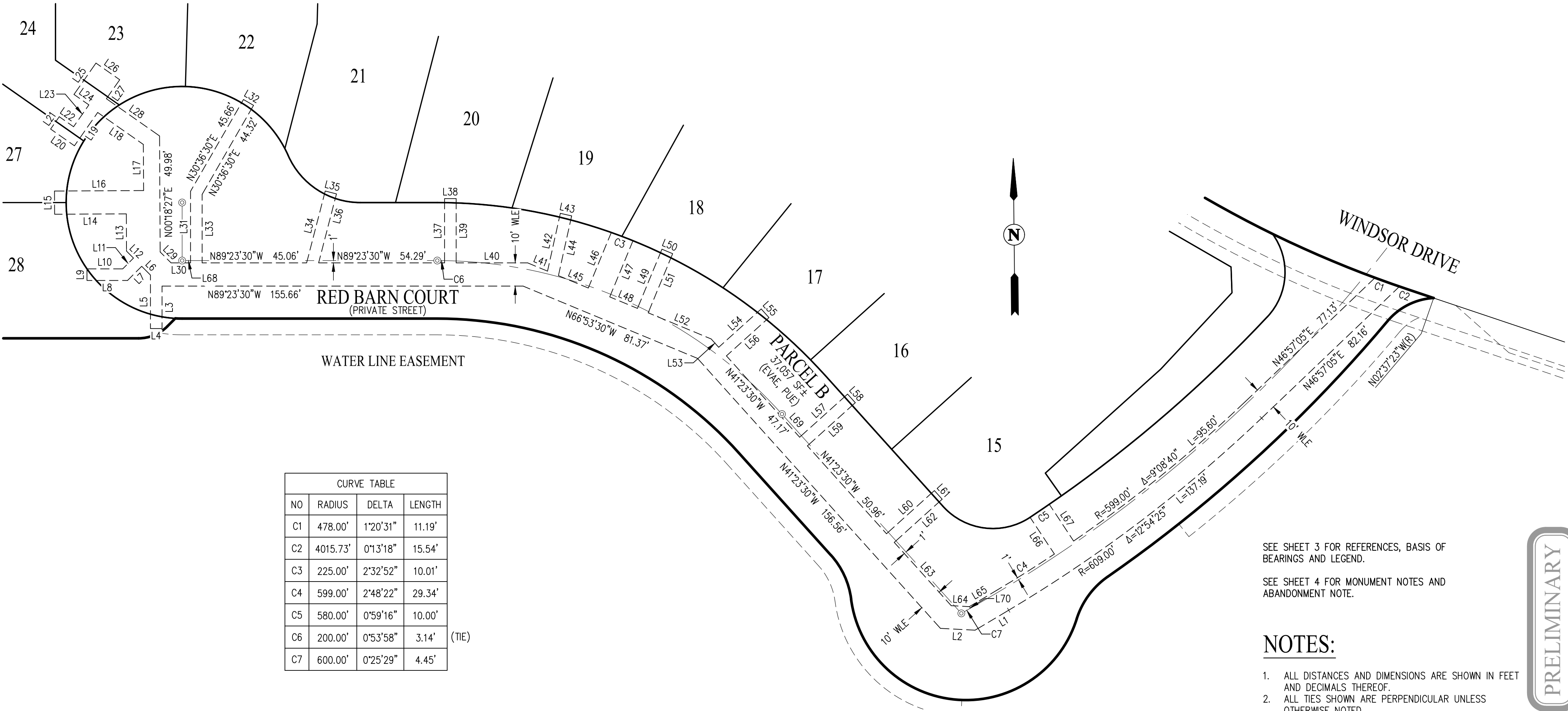
LINE TABLE		
NO	BEARING	LENGTH
L13	N00°18'27"E	16.06'
L14	N89°41'33"W	30.91'
L15	N00°18'27"E	10.00'
L16	N89°41'33"W	38.41'
L17	N00°18'27"E	19.87'
L18	N54°23'30"W	24.02'
L19	N35°36'30"E	17.50'
L20	N54°23'30"W	12.54'
L21	N35°36'30"E	6.50'
L22	N54°23'30"W	7.54'
L23	N35°36'30"E	11.50'
L24	N54°23'30"W	7.83'

LINE TABLE		
NO	BEARING	LENGTH
L25	N35°36'30"E	16.50'
L26	N54°23'30"W	12.50'
L27	N35°36'30"E	10.00'
L28	N54°23'30"W	27.98'
L29	N44°23'30"W	6.68'
L30	N89°23'30"W	8.38'
L31	N00°36'30"E	30.86'
L32	N59°23'30"W	5.00'
L33	N00°36'30"E	29.52'
L34	N15°07'00"E	32.00'
L35	N74°53'00"W	5.00'
L36	N15°07'00"E	30.71'

LINE TABLE		
NO	BEARING	LENGTH
L37	N00°36'30"E	27.72'
L38	N89°23'30"W	5.00'
L39	N00°36'30"E	27.72'
L40	N89°23'30"W	30.86'
L41	N66°53'30"W	9.24'
L42	N13°06'30"E	25.49'
L43	N76°53'30"W	5.00'
L44	N13°06'30"E	26.37'
L45	N66°53'30"W	13.95'
L46	N23°06'30"E	25.91'
L47	N23°06'30"E	26.22'
L48	N66°53'30"W	12.94'

LINE TABLE		
NO	BEARING	LENGTH
L49	N23°06'30"E	27.60'
L50	N66°53'30"W	5.00'
L51	N23°06'30"E	27.60'
L52	N66°53'30"W	29.41'
L53	N41°23'30"W	4.83'
L54	N48°36'30"E	24.67'
L55	N41°23'30"W	5.00'
L56	N48°36'30"E	24.67'
L57	N48°36'30"E	27.79'
L58	N41°23'30"W	5.00'
L59	N48°36'30"E	27.79'
L60	N48°36'30"E	27.79'

LINE TABLE		
NO	BEARING	LENGTH
L61	N41°23'30"W	5.00'
L62	N48°36'30"E	27.79'
L63	N41°23'30"W	36.72'
L64	N86°23'30"W	7.81'
L65	N59°51'30"E	13.80'
L66	N32°56'52"W	19.00'
L67	N32°56'52"W	19.00'
L68	N89°23'30"W	3.63' (TIE)
L69	N41°23'30"W	12.49' (TIE)
L70	N28°49'20"W	0.84' (TIE)



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	478.00'	1°20'31"	11.19'
C2	4015.73'	0°13'18"	15.54'
C3	225.00'	2°32'52"	10.01'
C4	599.00'	2°48'22"	29.34'
C5	580.00'	0°59'16"	10.00'
C6	200.00'	0°53'58"	3.14' (TIE)
C7	600.00'	0°25'29"	4.45'

SEE SHEET 3 FOR REFERENCES, BASIS OF
BEARINGS AND LEGEND.
SEE SHEET 4 FOR MONUMENT NOTES AND
ABANDONMENT NOTE.

NOTES:

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

PRELIMINARY

FINAL MAP OF SCOTT RANCH

A PLANNED UNIT DEVELOPMENT, CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON PARCEL
MAP NO. 311, FILED IN BOOK 574 OF MAPS, AT PAGE 37, AND PARCEL A AS
SHOWN ON PARCEL MAP NO. 423 SCOTT RANCH, FILED IN BOOK 850 OF
MAPS, AT PAGE 44, IN THE OFFICE OF THE COUNTY RECORDER
CITY OF PETALUMA, COUNTY OF SONOMA, CALIFORNIA
11.23± ACRES APN 019-120-040 & -041(PORION) 28 LOTS & 6 PARCELS



CIVIL ENGINEERS

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ROSEVILLE ■ (916) 788-4456
WWW.CBANDG.COM

■ SURVEYORS ■ PLANNERS
AUGUST 2024

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2(A) OF THE SUBDIVISION MAP ACT.

NOTES

THOSE AREAS OF LAND DESIGNATED AS "PRIVATE ACCESS EASEMENT" (PRAE) FOR PRIVATE INGRESS AND EGRESS PURPOSES FOR THE OWNERS AND TENANTS OF THE LOTS AFFECTED HEREON.

PARCELS A AND B ARE HEREBY RESERVED AS PRIVATE STREETS AND ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION SUBSEQUENT TO THE FILING OF THIS MAP.

PARCELS C, D, E, AND F ARE HEREBY RESERVED AS OPEN SPACE AND ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION SUBSEQUENT TO THE FILING OF THIS MAP.

POST FILING OF THIS FINAL MAP, LOT SPECIFIC DEVELOPMENT AND/OR IMPROVEMENTS ON THE LOTS SHOWN HEREON ARE SUBJECT TO CONDITIONS OF APPROVAL FOR THE SCOTT RANCH SUBDIVISION AS APPROVED UNDER RESOLUTION 2023-025 N.C.S.

PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THAT "MEMORANDUM OF AGREEMENT" BETWEEN DAVIDON HOMES AND EARTH ISLAND INSTITUTE RECORDED JUNE 28, 2018, AS INSTRUMENT NO. 2018-046173 OF OFFICIAL RECORDS.

RECIPROCAL PRIVATE STORM DRAIN EASEMENTS BETWEEN PARCEL B (PRIVATE STREET) AND PARCEL B OF PARCEL MAP NO. 423 WILL BE CREATED BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

PRELIMINARY