



**2024008211**

Official Records of Sonoma County  
Deva Marie Proto  
02/27/2024 11:53 AM  
GENERAL PUBLIC



CTFCM 5 Pgs

Fee: \$26.00

PAID

WHEN RECORDED, RETURN TO:

**COUNTY OF SONOMA  
PERMIT & RESOURCE  
MANAGEMENT DEPARTMENT  
2550 VENTURA AVENUE  
SANTA ROSA, CA 95403  
ATTN: Jonathan R. Olin**

Space above this line for Recorder's use

Exempt from SB2 fee per GC 27388.1(a)(2);  
Executed or recorded by a government agency

**ENP 21-0012 (ACC21-0026)**

**CERTIFICATE OF COMPLIANCE**

The County of Sonoma, based on information available at this time, has determined that the real property described below is in compliance with Subdivision Map Act (Section 410 et. seq. of the California Government Code) and provisions of the Sonoma County Subdivision Ordinance or prior law regulating divisions of land.

Owner(s) of Record: Soper Company, a Delaware Corporation, 100 North Pine Street, Unit B, Nevada City, CA 95959

Ownership Document No.: 2009-112105 Assessor's Parcel No: 109-170-026 & 027,  
109-150-006

Site Address: 15610 Meyers Grade Road, Jenner CA, 95450

Findings of Fact: These parcels are considered legally separate as they were created by conveyance (grant deed or Government Patent) in which fewer than five parcels were created prior to March 1, 1967

Historic Document: Deed recorded in Book 63 of Deeds, Page 597, Sonoma County Records, on July 10, 1878 (109-170-026 & 027, 109-150-006)

Reference Documents:

Deed recorded in Book 910 of Official Records, page 163, Sonoma County Records on October 4, 1949. (exception)

Deed recorded in Book in 914 of Official Records, Page 213, Sonoma County Records, on October 25, 1949. (exception)

Deed recorded in Book 3459 of Official Records, page 12, Sonoma County Records on September 27, 1978. (exception)

Legal Description: Attached as Exhibit A

The issuance of this Certificate of Compliance will allow the parcel to be sold, leased, or financed separately without violating the Subdivision Map Act, but in no way guarantees that the parcel is developable. Zoning or building permits to develop the property may be denied on a variety of grounds. This Certificate of Compliance shall in no way effect the requirements of any deed restriction or county, state, federal or local agency rules regulating the development or use

of the real property which is subject to this Certificate.

The recordation of this Certificate by the owner of the property evidences the owner's intention to extinguish any underlying lot or parcel lines, or portions thereof, which were previously established by deed or subdivision map. The recordation of this certificate shall constitute a recorded **Notice of Merger** pursuant to Section 66499.20-3/4 of the Subdivision Map Act.

Jonathan R. Olin

2/5/2024

Jonathan R. Olin

Sonoma County Permit and Resource Management Department Date

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.

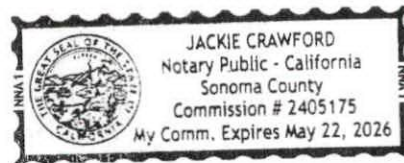
STATE OF CALIFORNIA )  
COUNTY OF SONOMA ) ss  
)  
)

On 2/5/2024 before me, JACKIE CRAWFORD, Notary Public, personally appeared, JONATHAN R. OLIN 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 Jackie Crawford



(SEAL)



# RAY CARLSON

AND ASSOCIATES, INC.

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## **ACC LOT 3 EXHIBIT "A" LEGAL DESCRIPTION**

All that real property situate in the Unincorporated Area, lying within the Muniz Rancho, County of Sonoma, State of California, described as follows:

Beginning at a point near the old Fort Ross Road, where it crosses A. Schroyer's Northeasterly line as described in Book 43 of Deeds, page 316, Sonoma County Records, which point is marked by a redwood stake driven in the ground, from which a live oak stump, marked "S.3" is South 57 degrees East a distant 94/100's of a chain, and a live oak, one foot in diameter, bears North 4 degrees West, distant 22/100's of a chain and the center of the Northerly end of kitchen to the main dwelling at Fort Ross bears North 88 degrees West; thence North 64 degrees East 16.39 chains; thence North 70 degrees 45 minutes East 9.35 chains to the center of a large bushy pine, standing on the Westerly slope of the main ridge above Fort Ross; thence North 59 degrees East 12.81 chains; thence North 73 degrees 15 minutes East 9.12 chains; thence North 45 degrees 15 minutes East 10.51 chains; thence North 9 degrees 15 minutes East 9.56 chains; thence North 31 degrees East 11.08 chains to a point near where the Old Fort Ross Road strikes the main ridge road and from which a black oak tree, 4 feet in diameter bears North distant , bears 0.75 chains and buckeye tree, one foot in diameter bears South 40 degrees East 0.48 chains; thence to and along the Main Ridge road, North 59 degrees East 12.09 chains; thence North 52 degrees East 2.90 chains; thence North 68 degrees 15 minutes East 3.50 chains; thence South 84 degrees 30 minutes East 5.28 chains; thence South 44 degrees 30 minutes East 4.66 chains; thence South 43 degrees

15 minutes East 23.37 chains; thence South 37 degrees 15 minutes East 4.29 chains; thence South 5 degrees 30 minutes East 4.69 chains; thence South 17 degrees 45 minutes East 1.85 chains; thence South 3 degrees East 2.13 chains; thence South 42 degrees 15 minutes East 3.21 chains; thence South 8 degrees 15 minutes West 3.90 chains; thence South 8 degrees East 4.82 chains thence South 21 degrees 45 minutes West 4.85 chains; thence South 12 degrees 30 minutes East 6.32 chains; thence South 12 degrees East 6.57 chains; thence South 25 degrees 15 minutes East 4.53 chains; thence South 44 degrees East 16.06 chains; thence South 28 degrees 45 minutes East 4.15 chains; thence South 3 degrees 15 minutes West 5.20 chains; thence South 37 degrees 45 minutes East 4.14 chains; thence South 71 degrees 30 minutes 5.43 chains; thence South 17 degrees 45 minutes East 6.85 chains; thence South 59 degrees 45 minutes East 3.20 chains; thence North 65 degrees 15 minutes East 1.73 chains; thence South 68 degrees 45 minutes East 4.49 chains; thence South 18 degrees 45 minutes East 3.41 chains; thence South 59 degrees 45 minutes East 3.23 chains; thence South 35 degrees 30 minutes East 3.48 chains ; thence South 38 degrees 45 minutes East 2.82; thence South 72 degrees 45 minutes East 2.37 chains; thence South 42 degrees 45 minutes East 7.76 chains; thence South 49 degrees 15 minutes East 3.87 chains; thence South 8 degrees 30 minutes East 4.98 chains to the center of what is known as the Benitz Gate, near what is known as formerly Benitz Station; thence leaving the main ridge road and running towards and along a deep canyon leading towards the Pacific Ocean by the following courses and distances; thence South 85 degrees West 3.12 chains; thence South 66 degrees 15 minutes West 2.65 chains; thence South 68 degrees 45 minutes West 7.28 chains; thence South 82 degrees 15 minutes West 9.62 chains; thence South 46 degrees 45 minutes West 1.04 chains; thence South 6 degrees 30 minutes West 1.35 chains; thence South 29 degrees West 1.21 chains; thence South 61 degrees 15 minutes West 1.02 chains; thence South 1 degree West 1.32 chains; thence South 3 degrees 45 minutes East 1.01 chains; thence South 24 degrees 15 minutes West 0.98 chains; thence South 46 degrees 45 minutes West 1.13 chains; thence South 86 degrees 45 minutes West .83 chains; thence South 67 degrees 15 minutes West 1.77 chains; thence South 53 degrees West 1.33 chains to a large redwood tree, blazed, standing in the canyon on the Southerly side of an arroyo;

thence North 57 degrees West 151.86 chains to the place of beginning.

Courses true. Magnetic variation 17 degrees 15 minutes East.

Being a portion of the premises conveyed by Lloyd Tevis to Ernest Zahn by deed dated June 24, 1878 and recorded in Book 63 of Deeds, Page 79, Sonoma County Records and being the same premises conveyed by Ernest Zahn to Aaron Schroyer by deed dated July 08, 1878 and recorded in Book 63 of Deeds at page 597, Sonoma County Records.

Being the same premises conveyed by Anna E. Sagehorn to Fred W. Eckert on the 6<sup>th</sup> day of June 1917 by Deed recorded in Book 351 of Deeds, page 382, Sonoma County Records.

Excepting therefrom that certain parcel described in the Deed executed by Albert P. Eckert and Mercedes C. Eckert to The County of Sonoma recorded October 04, 1949 in Book 910 of Official Records, Page 163, Sonoma County Records.

Excepting therefrom that parcel of land conveyed by Albert P. Eckert et al to the County of Sonoma dated October 19, 1949 and recorded October 25, 1949, in Book 914 of Official Records page 213, Sonoma County Records.

Also excepting therefrom that parcel of land conveyed by Mercedes Pearce Stafford, as Executor of the Will of Mercedes C. Eckert to Celia H. Sherman and Peter A. Prieto in the Executor's Deed dated September 19, 1978 and recorded September 27, 1978, in Book 3459 of Official Records page 12, Sonoma County Records.

LANDS OF SOPER COMPANY  
JOB NO.21-040  
A.P.N 109-170-026 & 027 and 109-150-006  
JULY 2021  
AMENDED MAY 2023  
Edited February 5, 2024

