

WHEN RECORDED, RETURN TO:

**COUNTY OF SONOMA
PERMIT & RESOURCE
MANAGEMENT DEPARTMENT
2550 VENTURA AVENUE
SANTA ROSA, CA 95403
ATTN: Keri Rynearson**



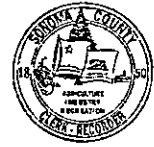
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Official Records Of Sonoma County
Deva Marie Proto
06/18/2024 09:56 AM
GENERAL PUBLIC

CTFCM 4 Pgs

Fee: \$23.00

PAID



Space above this line for Recorder's use

Exempt from SB2 fee per GC 27388.1(a)(2)

ENP23-0009 (ACC23-0006)

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: Hendren Properties LLC, a California limited liability company

Mailing Address: 724 East 1800 North, Montevieu, ID, 83435

Ownership Document No.: 2011-030961 **Assessor's Parcel No:** 101-130-013 (ptn)

Site Address: 6700 N. Highway 1, Bodega Bay, CA, 94923

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: Created by: Deed recorded in Book 223 of Deeds, Page 45, Sonoma County Records, on October 9, 1905

Reference Document: Deed recorded in Book 1621 of Official Records, Page 628, Sonoma County Records, on October 17, 1958 (Tract One)

Deed recorded in Book 1683 of Official Records, Page 583, Sonoma County Records, on July 20, 1959 (exception)

Deed recorded in Book 2488 of Official Records, Page 873, Sonoma County Records, on October 7, 1970 (exception)

Deed recorded under Document Number 2018-041276 on June 8, 2018 (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

6/3/2024

Jonathan R. Olin,
Sonoma County Permit and Resource Management Department

Date

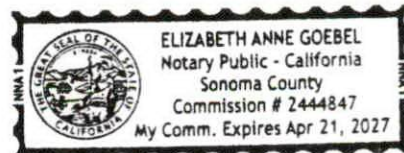
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SONOMA) ss

On 6/3/24 before me, Elizabeth Goebel, Notary Public, personally appeared, Jonathan Olin who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ 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.

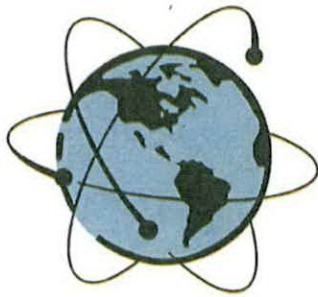
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Elizabeth Goebel*

(SEAL)



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ACC PARCEL ONE

EXHIBIT "A"

LEGAL DESCRIPTION

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

The land referred to is situated in the unincorporated area of the County of Sonoma, State of California, and is described as follows:

TRACT ONE: Beginning at a stake set in broken glass on the edge of Ocean Bluff, at a point from which "Post B. 29" (according to United States Patent of the Bodega Rancho) bears North $12\frac{3}{4}^{\circ}$ West, the South end of an island of rocks bears South $10\frac{3}{4}^{\circ}$ West, and the most Westerly point at Duncan's Landing bears North $68^{\circ} 35'$ West, being also the Northwesterly corner of tract owned by Guy C. Mann, et ux; thence North 69° East 39.50 chains to a stake set in broken glass, witness sharp rock across Elder Creek, South 9' East (mag) and West end of rock on top of ridge, North $46\frac{1}{2}^{\circ}$ West (mag); thence South $20\frac{1}{2}^{\circ}$ East 10.86 chains to a stake marked "B" set in broken glass at a point 86 links Southerly from the middle of Elder Creek; thence North 78° East 6.60 chains to a stake marked "B" set in broken glass; thence North 12' East 48.50 chains to a stake in W. S. M. Wright fence marked "B" and standing in summit of ridge; thence South $89\frac{3}{4}^{\circ}$ West to the ocean; thence following the beach to the point of beginning,

Excepting Therefrom that portion thereof which lies Westerly of the Eastern line of Highway No. One, as same is shown on the map of Road District Improvement Number Three, recorded October 22, 1925 in Book 44 of Maps, pages 145 to 186, inclusive, Sonoma County Records.

Also Excepting Therefrom that portion of said land as conveyed to Ocean Investments, a Limited partnership as described in Grant Deed recorded October 7, 1970 in Book 2488, Page 873 of Official Records, and more particularly described as follows:

Being a parcel of land lying in the Bodega Rancho and being a portion of the lands of Marshal Hendren and Mary J. Hendren, his wife, as said lands are described in Book 1621 at Page 628, Official Records of Sonoma County, California, and being more particularly described as follows:

Beginning at the most Southeasterly corner of the aforementioned lands of Hendren; thence from said point of beginning and along the Easterly line thereof North 12° East, 1130 feet; thence leaving said Easterly line North 78° West, 125 feet; thence South 6° 30' 28" West, 838 feet; thence South 51° 36' 11" West, 367.76 feet; thence South 12° East, 125 feet, more or less, to a point on the South line of the aforementioned lands of Hendren; thence along said South line North 78° East, 250 feet to the point of beginning.

Also Excepting Therefrom that portion of said land as conveyed to the State of California, Department of Transportation, in Grant Deed recorded June 8, 2018, in Official Records under Recorder's Serial Number 2018-041276, and more particularly described as follows:

COMMENCING at a 2" diameter brass disk stamped "SON77", which bears North 14°35'08" West, 2608.52 feet from a 2" diameter brass disk stamped "SON75", as said brass disks are shown on that certain Record of Survey filed for record on October 28, 2003 in Book 656 of Maps at Pages 7 and 8, Sonoma County Records; thence South 17°54'28" East, 161.87 feet to the point of intersection of the general Easterly right-of-way line of State Route 1, formerly known as the BODEGA-JENNER COUNTY HIGHWAY, as said highway is shown on that certain Map entitled "Plans for Road Improvements in the Matter of Road District Improvement Number Three, Sonoma County, California", prepared in April of 1925, and filed for record in Book 44 of Maps at pages 145 through 186, Sonoma County Records, and the Southerly line of said Tract One, said point of intersection being the POINT OF BEGINNING and bears South 70°06'41" West, 0.20 of a foot from a 1/2" diameter Iron Pipe; thence along said Southerly line North 70°06'41" East, 362.21 feet to a point on a non-tangent curve, concave to the Southwest, to which point a radial line bears North 62°21'52" East; thence Northerly, along said curve, having a radius of 900.00 feet, a central angle of 41°25'08" and an arc length of 650.61 feet; thence North 69°03'16" West, 151.68 feet; thence North 79°16'59" West, 134.63 feet to a point on said general Easterly right-of-way line, said point being on a non-tangent curve, concave to the Northeast, to which a radial line bears South 24°56'33" West; thence along said general Easterly right-of-way line the following six courses: 1) Southeasterly along said curve having a radius of 974.99 feet, through a central angle of 2°15'40", and an arc length of 38.48 feet; 2) South 67°19'07" East, 59.22 feet to the beginning of a tangent curve, concave to the Southwest; 3) along said curve having a radius of 275.00 feet, through a central angle of 39°55'00" and an arc length of 191.58 feet; 4) South 27°24'07" East, 248.11 feet to the beginning of a tangent curve, concave to the Southwest; 5) along said curve having a radius of 325.00 feet, through a central angle of 14°05'00" and an arc length of 79.88 feet; 6) South 13°19'07" East, 169.60 feet to the POINT OF BEGINNING.

The bearing bearings and distances used in the above description are based on the California Coordinates System of 1983, Zone 2, Epoch 1991.35 Multiply distances by 1.0000104 to obtain ground distances.

Also excepting therefrom the parcel conveyed from Myra W. D. Jordan to Martha Kirsten Daniels, John McLaren Daniels and Ralph Chandler Daniels as described in that deed recorded July 20 1959 in Book 1683 of Official Records at page 583, Sonoma County Records, and other documents of record.

LANDS OF HENDREN
APN 101-130-013 PTN.
JOB NO. 2022-072
JUNE 2023
Edited May 31, 2024

