

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

LUXTOR LIMITED, A NEVADA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 37670**  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 3 AS PER MAP FILED IN BOOK 5, PAGE 61 OF PARCEL MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN  
EGAN CIVL, INC - BENJAMIN DANIEL EGAN, PE, PLS SEPTEMBER 2019

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ AM / PM IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF COACHELLA. NO. \_\_\_\_\_ FEE \_\_\_\_\_

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

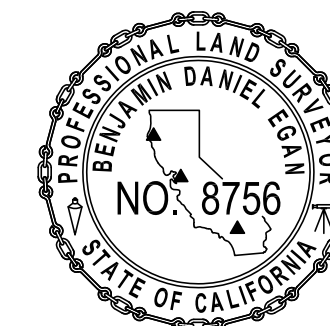
DATED: \_\_\_\_\_, 20\_\_\_\_ BY: \_\_\_\_\_, DEPUTY  
JON CHRISTENSEN  
COUNTY TAX COLLECTOR

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LUXTOR LIMITED ON AUGUST 17, 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET WITHIN ONE YEAR OF FILING THIS MAP WITH THE COUNTY RECORDER'S OFFICE, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: \_\_\_\_\_, 20\_\_\_\_

BENJAMIN DANIEL EGAN,  
PLS 8756



**NOTARY 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 CALIFORNIA ) S.S  
COUNTY OF RIVERSIDE )

ON \_\_\_\_\_, 20\_\_\_\_, 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 CAPACITIES, AND THAT BY HIS / HER / THEIR SIGNATURE 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 SEAL:

SIGNATURE

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES \_\_\_\_\_

MY COMMISSION NUMBER \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

**NOTARY 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 CALIFORNIA ) S.S  
COUNTY OF RIVERSIDE )

ON \_\_\_\_\_, 20\_\_\_\_, 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 CAPACITIES, AND THAT BY HIS / HER / THEIR SIGNATURE 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 SEAL:

SIGNATURE

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES \_\_\_\_\_

MY COMMISSION NUMBER \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: \_\_\_\_\_, 20\_\_\_\_

CASH OR SURETY BOND

JON CHRISTENSEN  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY THE UNITED STATES OF AMERICA PATENT RECORDED JULY 18, 1949 AS INSTRUMENT NO. 1956 IN BOOK 1095, PAGE 51 OF OFFICIAL RECORDS.

COACHELLA VALLEY WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32709 IN BOOK 2453, PAGE 375 OF OFFICIAL RECORDS.

IMPERIAL IRRIGATION DISTRICT, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 29, 1962 AS INSTRUMENT NO. 81622 IN BOOK 3211 PAGE 276 OF OFFICIAL RECORDS.

CALIFORNIA WATER AND TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR COMMUNICATION, TELEPHONE, TELEGRAPH AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 1962 AS INSTRUMENT NO. 105091 OF OFFICIAL RECORDS.

COACHELLA SANITARY DISTRICT, HOLDER OF AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES RECORDED APRIL 7, 1967 AS INSTRUMENT NOS. 29699 AND 29700, BOTH OF OFFICIAL RECORDS.

SPRINT COMMUNICATIONS COMPANY L.P., QWEST COMMUNICATIONS COMPANY, LLC, LEVEL 3 COMMUNICATIONS, LLC, AND WITEL COMMUNICATIONS LLC, HOLDERS OF AN EASEMENT FOR PREMANENT TELECOMMUNICATIONS AND INCIDENTAL PURPOSES RECORDED AUGUST 29, 2013 AS INSTRUMENT NO. 2013-423943 OF OFFICIAL RECORDS.

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 37670 CONSISTING OF TWO (2) SHEETS; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATED: \_\_\_\_\_, 20\_\_\_\_

JONATHAN D. HOY, CITY ENGINEER  
R.C.E. 63526, EXP. DATE: 9/30/2020



**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 37670 CONSISTING OF TWO (2) SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_, 20\_\_\_\_

NOEL OWSLEY, ACTING CITY SURVEYOR  
L.S. 6972, EXPIRES 09-30-2021



**CITY CLERKS STATEMENT**

I, ~~ANDREA CARRANZA~~, DEPUTY CITY CLERK OF THE CITY OF COACHELLA, STATE OF CALIFORNIA, HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF SAID CITY AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THERE UPON SAID COUNCIL DID PASS BY AN ORDER DULY PASSED AND ENTERED APPROVED SAID MAP AND ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66463 (C) OF THE SUBDIVISION MAP ACT.

~~ANDREA CARRANZA~~ DATE  
DEPUTY CITY CLERK OF THE CITY OF COACHELLA, CALIFORNIA