

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 2018

SURVEYOR'S NOTE ON UNDERLYING RECORD MAP

NOTE: THERE ARE NUMEROUS DISCREPANCIES BETWEEN THE EVIDENCE ON THE GROUND AND THE DIMENSIONS RETURNED ON PARCEL MAP NO. 3, FILED IN BOOK 5 OF PARCEL MAPS, PAGE 61 OF RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE DISCREPANCIES ARE PRIMARILY WITH THE EAST-WEST DIMENSIONS. THE SURVEY ONLY HAS TWO FOUND CONTROL POINTS, BOTH BEING LOCATED ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32. INADEQUATE CONTROL WAS RECOVERED FOR THE SECTION LINES, RAILROAD RIGHT-OF-WAY, AND EAST SUBDIVISION LINE. THE ORIGINAL SURVEY IS ERRANT.

BECAUSE OF THESE DISCREPANCIES, THE SUBDIVISION HAS BEEN RETRACED HOLDING THE SOUTH AND WEST SECTION LINES OF SECTION 32, THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, THE EAST LINE OF THE SUBDIVISION PER THE FOUND MONUMENTS, AND THE ALIGNMENT FOR THE RAILROAD AND FOR OATES LANE PER THE FOUND MONUMENTS AND PER PARCEL MAP NO. 33, FILED IN BOOK 55 OF PARCEL MAPS, PAGE 64 OF RECORDS OF SAID COUNTY.

EPOCH 2017.50 COORDINATE INFORMATION						
POINT ID	NORTHING(CCS83) (US SURVEY FT)	EASTING(CCS83) (US SURVEY FT)	ELEVATION (NAVD88)	COMBINED FACTOR	CONVERGENCE ANGLE	DESCRIPTION OF CONTROL POINT
COTD	2,210,180.6408	6,520,050.6744	200.5076	0.99997379	-0-04-30.78	CORS STATION - COLLEGE OF THE DESERT
PIN1	2,166,429.7284	6,498,293.9424	4227.2260	0.99976860	-0-06-51.77	CORS STATION - PINYON 1
P491	2,152,729.7516	6,568,729.5315	124.4103	0.99996214	0-00-45.87	CORS STATION - P491
1	2,198,469.5597	6,582,488.4548	-52.2130	0.99998223	0-02-15.43	NW CORNER SECTION 32
2	2,195,759.0986	6,582,490.7543	-52.8210	0.99998144	0-02-15.43	W 1/4 CORNER SECTION 32
3	2,193,051.6511	6,582,490.5601	-57.5264	0.99998087	0-02-15.42	SW CORNER SECTION 32

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (2017.50 EPOCH) AS PER GRID INVERSE CALCULATIONS BETWEEN CONTINUOUSLY OPERATING REFERENCE (C.O.R.S.) STATIONS P491 AND PIN1 PER PUBLISHED VALUES PROVIDED BY THE SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (S.O.P.A.C.), BEING: NORTH 78° 59' 35.49" WEST.

CORS STATION: COTD
 2,210,180.6408 N
 6,520,050.6744 E
 ELEV. = 200.5076 (NAVD88)

CORS STATION: P491
 2,152,729.7516 N
 6,568,729.5315 E
 ELEV. = 124.4103 (NAVD88)

CORS STATION: PIN1
 2,166,429.7284 N
 6,498,293.9424 E
 ELEV. = 4227.2260 (NAVD88)

**PUBLIC RESOURCE CODE
 GEODETIC CONTROL DIAGRAM**

(THIS DIAGRAM PROVIDED FOR COMPLIANCE WITH SECTION 8813.1, 8813.2 AND 8813.3 OF THE PUBLIC RESOURCE CODE)

DATUM STATEMENT

COORDINATES SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (EPOCH 2017.50), BASED LOCALLY UPON THE FOLLOWING CONTINUOUS GPS CONTROL STATIONS AS PUBLISHED BY THE SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

COTD N. 2,210,180.6408 E. 6,520,050.6744
 PIN1 N. 2,166,429.7284 E. 6,498,293.9424 P491 N. 2,152,729.7516 E. 6,568,729.5315

THE PUBLISHED CSRC 2-SIGMA VALUES FOR STATIONS COTD, PIN1 AND P491 INDICATE THAT ALL THREE STATIONS CONFORM TO FGDC ACCURACY CLASSIFICATION OF 5-MILLIMETER AT THE 95% CONFIDENCE LEVEL.

COORDINATES DEPICTED ON THE PUBLIC RESOURCE CODE GEODETIC CONTROL DIAGRAM WERE DERIVED UTILIZING A COMBINATION OF STATIC AND FAST STATIC GPS PROCEDURES. STATIC GPS OBSERVATIONS WERE PERFORMED UTILIZING TWO SPECTRA PRECISION SP80 GPS RECEIVERS. VECTORS FOR THE BASE STATIONS WERE POST-PROCESSED TO CSRC STATIONS COTD, PIN1 AND P491 USING STARNET V9 SOFTWARE UTILIZING CCS83 ZONE 6 PROJECTION TABLES AS DEFINED IN SECTIONS 8802 AND 8808 OF THE CALIFORNIA PUBLIC RESOURCE CODE AND UTILIZING THE GEOID 12B GEOID MODEL AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. FAST STATIC OBSERVATIONS WERE COLLECTED UTILIZING A SPECTRA PRECISION SP80 GPS RECEIVER COLLECTING A MINIMUM OF 360 EPOCHS AT 1 SECOND INTERVALS. FAST STATIC OBSERVATIONS WERE SUBSEQUENTLY PROCESSED UTILIZING THE POST-PROCESSED VECTORS OF THE AFOREMENTIONED BASE STATIONS UTILIZING THE SAME SOFTWARE, MODELS AND PROCEDURES OUTLINED ABOVE. ACCURACY OF THE EPOCH 2017.50 COORDINATES FOR FOUND MONUMENTS 1 AND 2 AS SHOWN ON THE "EPOCH 2017.50 COORDINATE INFORMATION" TABLE HEREON MEET FGDC ACCURACY CLASSIFICATION 2-CENTIMETER AT 95% CONFIDENCE LEVEL.

COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT AS DEFINED IN SECTION 8810 OF THE PUBLIC RESOURCES CODE. (ONE FOOT = 1200/3937 METERS).

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE IN GROUND. TO CONVERT GRID INVERSE DISTANCES SHOWN HEREON TO GROUND DISTANCES, DIVIDE GRID DISTANCES BY A COMBINED FACTOR OF 0.99998223 TO OBTAIN GROUND DISTANCES.

CALCULATIONS FROM GRID TO GROUND VALUES AND THE CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE AT POINT NUMBER 1 WITH COORDINATES OF N. 2,198,469.5597, E. 6,582,488.4548, USING AN ELEVATION OF -52.2130 FEET (NAVD88).

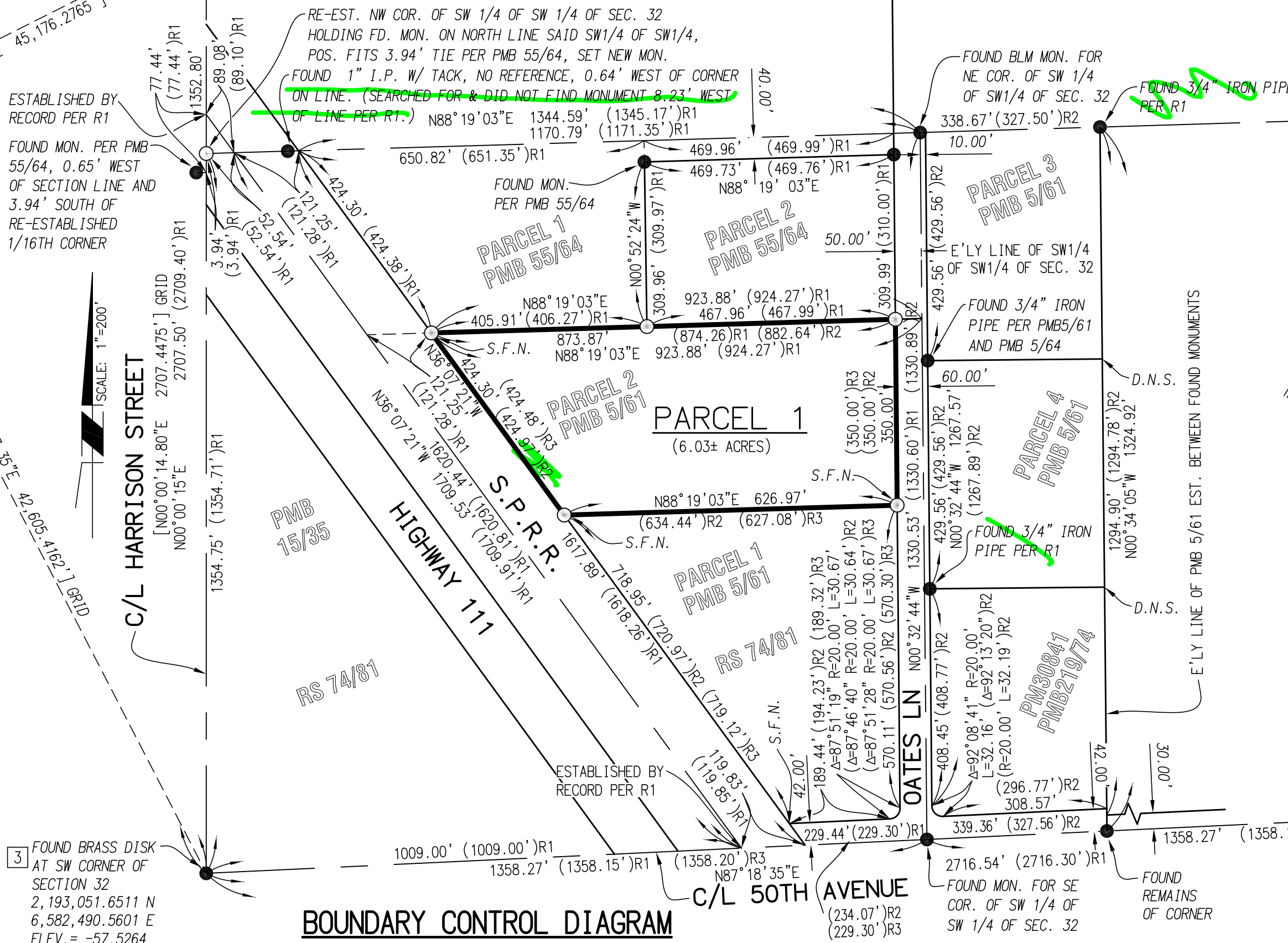
NOTE: SEE SHEET 3 FOR PARCEL DETAIL, ABBREVIATIONS, AND EASEMENT PLOT AND LISTING

1 2,198,469.5597 N
 6,582,488.4548 E
 ELEV. = -52.2130
 (NAVD88)

CONVERGENCE ANGLE
 AT POINT 1
 = +00°02'15.43"
 COMBINED FACTOR
 AT POINT 1
 = 0.99998223

2 2,195,759.0986 N
 6,582,490.7543 E
 ELEV. = -52.8210
 (NAVD88)

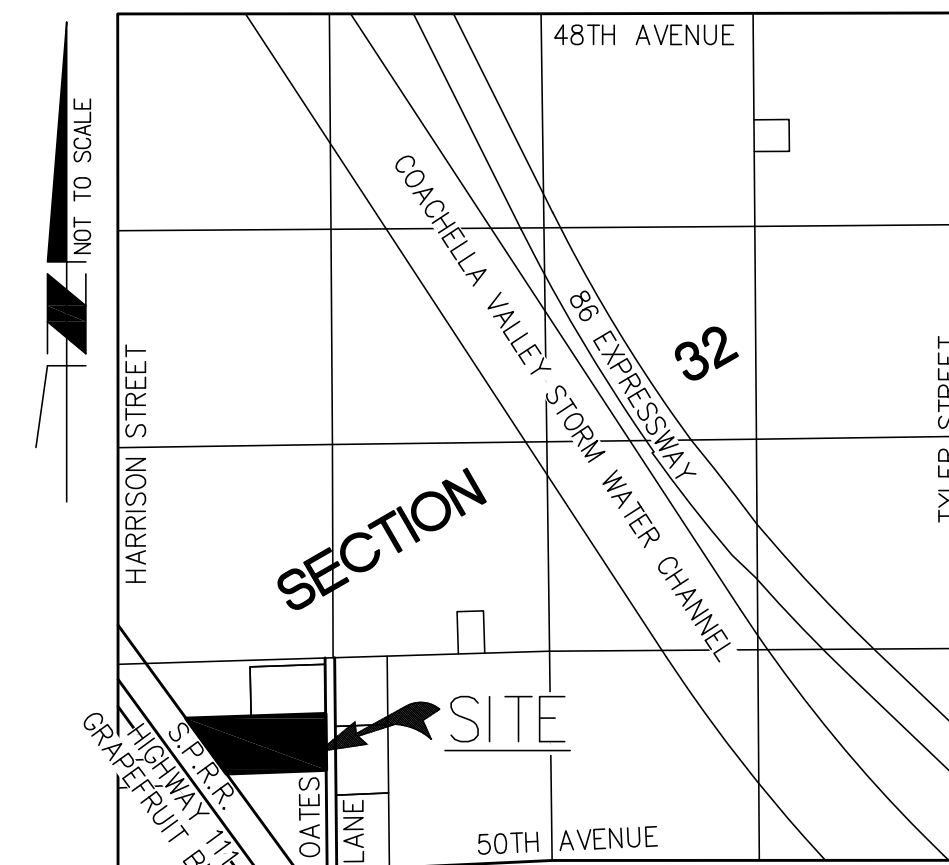
FOUND GOV'T CORNER
 FOR W 1/4 CORNER
 SECTION 32



BOUNDARY CONTROL DIAGRAM



SCALE: 1"=200'



LOCATION MAP

NOT TO SCALE

LOT AREA:

PARCEL 1 = 262,596± S.F. (6.03± AC.)

LEGAL DESCRIPTION:

PARCEL 2 OF PARCEL MAP 3, AS PER MAP FILED IN BOOK 5 PAGE 61 OF PARCEL MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SURVEY NOTES:

- DENOTES FOUND MONUMENT AS NOTED HEREON.
- DENOTES SET 1" IRON PIPE STAMPED "LS 8756" FLUSH IN EXISTING GROUND SURFACE
- (R1) DENOTES RECORD DATA PER PMB 55/64
- (R2) DENOTES RECORD DATA PER PMB 5/61
- (R3) DENOTES RECORD DATA PER RS 74/81
- S.F.N. DENOTES "SEARCHED, FOUND NOTHING"
- D.N.S. DENOTES "DID NOT SEARCH"



VICINITY MAP

NOT TO SCALE

FOUND BLM MON.
 AT SOUTH CORNER
 OF SECTION 32