0017'34"F 1 1322.86' 00'32'46"E 1 EESAR CHAVEZ ST POC OF PTR PARCEL NW CORNER SEC. 5 T6S R8E N00°32'46"E 527.69 N89°27'14"W 49.89' HIMMIG, IN BACK & IN KNOW COOK STATE OF THE PROPERTY OF THE PR PEPPER LANE PENDER LLC 50060 CESAR CHAVEZ ST APN :778-010-013 PEPPER LANE PENDER LLC 50060 CESAR CHAVEZ ST APN :778-010-013 N87-2458"E 5.12" PROPOSED PARCEL 2 LOT "1" ᄗ ϕ 146 E @ -1'58"E 5.12' B0 D BLANKET] 2, LOT "A" OF LLA 2008-5 DEDICATED TO THE CITY OF COACHELLA FOR PUBLIC STREET AND PUE PURPOSES WIND [BLANKET] REC. 07/08/2009 NO. 2009-0351936, O.R. PROPOSED PARCEL 5 145,007 SF. -30'(2) (1) LEOCO LL [BLANKET] _N89'27'14"W__1 LOT "4" N89'26'56"W (RAD) N67'30'17"E -(RAD) PARCEL 6 BLANKET [BLANKET] N87"24'25"E [BLANKET FOSTER GARDNER INC 1577 1ST ST APN :778-020-002 Martin St. Cash. 2716.50 N87'55'58"E 296.1 PROPOSED PARCEL 7 ±61,747 s.F. N87'24'25"E ____100.43 GRAPHIC SCALE BECK OIL INC 85119 AVENUE 50 APN :778-010-003 С7 6 G 2 C 2 CURVE RADIUS LENGTH RICHERT, JAMES N & JOANN 50284 HIGHWAY 111 APN:778-010-006 85.00 85.00 20.00 115.00 258.00' 94.97' 38.20' 172.83 109.42 CURVE TABLE BECK OIL INC 85289 GRAPEFRUIT BLVD APN : 778-010-004 24.15 14.43 12.77 12.91 50TH AVE CITY OF COACHELLA, 009*43'46" 023'02'48" 036'35'16" 030'03'10" 008'42'17" 012'01'53" 036'16'23" 026'03'47" DELTA AMA ME. III TAMHOTH BITATE N40'55'35"W 27.36' N46"19"04"W 52.86" N36'02'28"W 56.70' N89'27'14"W 17.00' N89'27'14"W 87.06' N87"24"14"E N22'17'00"E 58.59' N87"24"14"E N22"29"32"W 28.96" N00'32'46"E N00'32'48"E N89'27'14"W 61.19' N80'20'32"E N53'57'30"E 47.88' BEARING LENGTH LINE TABLE **₹** 50.80 40.31 35.85 53.44 17.78 (RAD) COMMINIONS AT THE NORTHWEST CONNER OF SUD SECTION 8, SUD CONNER REDNE ON THE CENTERINE OF SUN HARDEN FOR SUPERINE TO SUN AND SUPERINE THE NORTHWEST CONNERS THE SURFACE AND ADDRESS THE (1) DOBLIMITS, CONDITIONS, RECEIPITIONS, EXECUTIONS, LECKSCHAFTS, LEGIS, CHARGES, TRUM, DIPPOPRIORIS, MA HE CONDIGINE RECORDED RECORDS AS INFORMMENT OF THE STATE OF RECORDED RECORDS. MAY THE CONDITION OF RECORDS AND ADMINISTRATION OF RECORDS AND ADMINISTRATION OF ANY OPERAL RECORDS AND ADMINISTRATION AND ADMINISTRATION AND ADMINISTRATION ADMINISTRA (2) AM EASTERN FOR PUBLIC TUTITES AND MODERITAL PURPOSES, RECORDED APRIL 18, 2011 AS INSTRUMENT NO. IN FAIXR OF: ATTECTS. AS DESCRIBED THE AND MODERATION AS DESCRIBED THEREIN. PETER E. WEILBACHER, PLS 8403 EXPIRES 06-30-22 I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION MAY 2020. SURVEYOR'S NOTES EXCEPTING THERETROM THAT PORTION LYING WESTERLY OF A LIME PARALLEL WITH AND DISTANT 72.00 FEET EXISTEN FROM THE CENTERIANE OF SAID HARRISON STREET, SHOWN AS LOT "A" ON EXHIBIT "8' ATTACHED HERETO AND MOULD, A PART FREEDE." SURVEYOR'S STATEMENT: EASEMENTS: LEGAL DESCRIPTION CASEMENTS SHOWN HEREON ON THE MAP ARE REFERENCED TO A COMMITMENT FOR TITLE INSURANCE ORDER NO. NCS-996186-SAI, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 30, 2019. COUNTY OF RIVERSIDE, U "T" 4". AS SHOMM ON LOT LINE JALISTREM NO. 2008-5. AS ENERGICED BY DOCUMENT RECORDED LLY 8, 2008 INSTRUMENT NO. 2008-55558, OF CHEVAL RECORDS. BEING MERE PARTULARY DESCRIBED AS FOLLOMS. AT PORTION OF LOT 40F CHARGLAL LAND AND INVERF CHARANTS. SUBDIVISION OF SECTION 5, TOMISHIP 6 UNIT, RANCE 8 EAST, SAN ERHANDROW DETRAMY, AS SHOWN BY MAP ON FALL M 800K 4, FAIG 53, OF MAPS, THE OPICE OF THE CHARGLAT OF RIFESTING CHARTY, ESCHIBED AS FALLOMS. THE BEARING OF NORTH 872Y/25" MEST ALONG THE CENTERINE OF NERME 50, AS SHOMM ON A MAP FILED IN BOOK 136, PAGE 11, OF RECORDS OF SUPEREY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, INAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 18, 2010 AS INSTRUMENT NO. 2010-0227693 OF OFFICIAL RECORDS. LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FORNIA, AND IS DESCRIBED AS FOLLOWS: DESCRIBED AS: [SAID DOCUMENT CONTAINS EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, PARKING, UTILITIES, STORM DRAIN RUNOFF, AND SIGNAGE AND IS BLANKET] NATIONAL GEODETIC SURVEY BENCHMARK PID: "DX0666" -69.6 [FEET] (DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988) NOS BENDMANO DEN STAMPED "N 270 RESE" 1958", THE MARK IS LOCATED IN THE TOP OF THE CHRIMA ALUNG THE MOPTHESS DIES OF CHALLADIFE AREAU STATE HORIMAT TIT). IT IS 305 THE TO JUNESSY OF THE PROLOMOLING OF THE EXTERNANCE STATE INCHESSY OF THE STATEMENT DOUGH THE MOPTHESS DIRECTLY OF THE STATEMENT DOUGH THE STATEMENT TO THE ALUNGHESSY DOUGH STATEMENT TO THE ALUNGHESSY DOUGH OF THE STATEMENT TO THE ALUNGHESSY DOUGH AND STATEMENT TO THE ADDRESS OF THE STATEMENT TO THE STATEMENT TO THE STATEMENT TO THE ADDRESS OF THE STATEMENT TO THE STAT COACHELLA, COUNTY OF RIVERSIDE, STATE OF PETEK EDWARD WEILBACHER NO. 8403 Z V T STATE OF LAND OWNER FOUNDATED DESCRIPTION LEMPORT EACH, CA 92800 PH (949) 725-2360 COVINCT: FRANCIS CAU HARCE 1 AREA ROSSO, NET = 41,248 S.F. (2647 AREA HARCE 2 AREA ROSSO, NET = 44,28 S.F. (2647 AREA HARCE 3 AREA ROSSO, NET = 54,248 S.F. (2639 AREA HARCE 3 AREA ROSSO, NET = 54,248 S.F. (263) AREA HARCE 4,448 ROSSO, NET = 54,248 S.F. (263) AREA HARCE 5 AREA ROSSO, NET = 54,240 S.F. (263) AREA HARCE 6,464 ROSSO, ROSS PBLA SIRVETNIG, INC. 981 CORPORATE CENTER DR. STE. 150 POMONA, CA. 91786 PH. (681) 233–6549 FAX: (714) 338–9191 CONTACT: PETER WELBACHER, PLS KMLEY-HORN 765 THE CITY DRIVE, STE. 200 ORANGE, CA 92868 PH: (714) 786—6338 CONTACT: HANNAH SMITH, PE TELEPHONE, CABLE, TELEVISION & COMMUNICATIONS ELECTRIC GAS EXISTING AREA GROSS = 359,573 S.F./8.255 ACRES PROPOSED AREA GROSS = 359,573 S.F./8.255 ACRES APPLICANT: UTILITY PRO ZONE "X" IS DEFINED AS AREAS DETERMINEI ANNUAL CHANCE FLOODPLAIN. FLOOD ZONE: ZONING: ENGINEER AREA: XISTING ZONING = CG (GENERAL COMMERCIAL) ROPOSED ZONING = CG (GENERAL COMMERCIAL) P P N N LAND SURVEYOR: LEGEND: E PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE OOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 0606502270H, BEARING I EFFECTIVE DATE OF MARCH 06, 2018. 007-3 AND 778-010-017 PREPARED BY: CALIFORNIA SPECTRUM/CHARTER COMMU 83473 AVENUE 45 INDIO, CA 92201 PH: (760) 674-5455 MPERIAL IRRIGATION DISTRICT LA QUINTA DIVISION 81-600 AVENUE 58 LA QUINTA, CA 92253 PH: (760) 398-5823 SOUTHERN CALIFORNIA G 1981 W. LUGONIA AVE. REDLANDS, CA 92374 PH: (909) 335-7955 THE CITY OF COACHELLA 53990 ENTERPRISE WAY COACHELLA, CA 92236 PH: (760) 398-5744 FRONTIER COMMUNICATIONS PH: (877) 462-6640 BOUNDARY PROPOSED P/L EX EASEMENT LINE EX FENCE EX WALL EX CENTERLINE ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES Ų VIDERS TO BE OUTSIDE OF THE 0.2% 37940 PARKWAY WALL . ∘ ∮⊗≩₹∂₽₽ • *Q РН 8" C&G MEDIAN -1ST SUBMITTAL EXISTING PROPERTY LINE RADIAL RIGHT OF WAY VALUE VALUE STEET LIGHT MANHOLE SIGN FIRE HYDRANT YARD LIGHT BOLLARD LIGHT TYPICAL SECTION CESAR CHAVEZ STREET VICINITY NOT TO SCALE WESTERFIELD WY. 8" 0&6 MAP ¥, PW PARKWAY

