

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL MAP NO. 39098

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Michael Baker

INTERNATIONAL

AUGUST, 2024

SHEET 1 OF 3 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024.
AT _____M. 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 BY: FIRST AMERICAN
TITLE COMPANY

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 PERSON'S 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 LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

TO THE CITY OF COACHELLA, IN BEHALF OF THE PUBLIC, LOT "A"
AS SHOWN HEREON, FOR STREET AND PUBLIC UTILITY PURPOSES.

CITY OF COACHELLA, A MUNICIPAL CORPORATION

BY: _____
SIGNATURE PRINT NAME, TITLE AND DATE

SIGNATURE PRINT NAME, TITLE AND DATE

NOTARY ACKNOWLEDGEMENT

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 _____)SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____ BEFORE ME,
_____, A NOTARY PUBLIC, PERSONALLY APPEARED
_____ AND _____

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(IES) 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: _____
PRINT NAME: _____

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER IS _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

CITY CLERK STATEMENT

I, ANDREA J. 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 6646 (C) OF THE SUBDIVISION MAP ACT, AND ACCEPTED THE OFFERS OF DEDICATION FOR LOT "A", AS SHOWN HEREON.

ANDREA J. CARRANZA
CITY CLERK OF THE CITY OF COACHELLA, CALIFORNIA

DATED: _____, 20____

SURVEYOR'S STATEMENT

THIS MAP CONSISTING OF FOUR (4) SHEETS WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ANTHONY VINEYARDS, INC., AND DOLLY HWANG, ESQ. IN AUGUST 2024.

I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET WITHIN 1 YEAR OF MAP RECORDATION. SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS FINAL PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: _____, 2024.

CHRISTOPHER LEE ALBERTS L.S. 8508

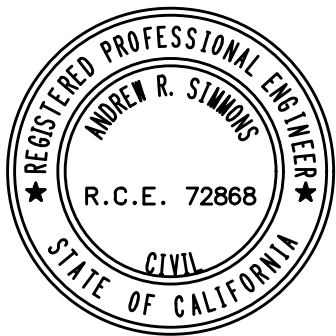


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. XXXXX CONSISTING OF FOUR (4) SHEETS; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____, 20____

ANDREW R. SIMMONS, R.C.E. 72868
CITY ENGINEER



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. XXXXX CONSISTING OF FOUR (4) SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____, 20____

NOEL OWSLEY, L.S. 6972
ACTING CITY SURVEYOR



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
MATTHEW JENNINGS
TREASURER-TAX COLLECTOR

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 THE 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.

DATED: _____, 20____.
CASH OR SURETY BOND

BY: _____, DEPUTY
MATTHEW JENNINGS
TREASURER-TAX COLLECTOR

PROJECT SITE

Michael Baker

NO

Δ

1

2

3

4

5

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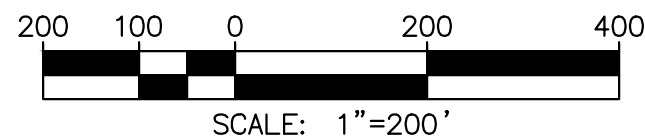
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SHEET 3 OF 3 SHEETS



EASEMENT NOTES

- 10' EASEMENT IN FAVOR OF U.S.B.R., REC. 2/24/1949, AS INST. NO. 2587, O.R.
- PERMANENT EASEMENT FOR PUBLIC ROADWAY SHOWN IN CONDEMNATION TO THE CITY OF COACHELLA; REC. 1/28/2022, AS INST. NO. 2022-0046802, O.R.
- PERMANENT SLOPE, DRAINAGE, BASIN EASEMENT; SHOWN IN CONDEMNATION TO THE CITY OF COACHELLA; REC. 1/28/2022, AS INST. NO. 2022-0046802, O.R.
- PERMANENT UTILITY EASEMENT; SHOWN IN CONDEMNATION TO THE CITY OF COACHELLA; REC. 1/28/2022, AS INST. NO. 2022-0046802, O.R.
- AN EASEMENT FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901 AND REC. 4/17/1959, AS INST. NO. 32692, O.R.

Michael Baker
INTERNATIONAL
AUGUST, 2024

LOT AQ
TRACT NO. 36494
M.M. 458 / 1-20

SW QUARTER
SECTION 35,
T. 5S, R.8E, S.B.M.

COACHELLA CANAL
RECORDED 11/01/1948 IN BOOK
1023, PAGES 339-343, O.R.
AND RECORDED 05/05/1947 IN
BOOK 831, PAGES 338-345, O.R.
PARCEL PLAT C-71-R1 AND C-71-R2

DETAIL "B"
SEE HEREON

DETAIL "A"
SEE HEREON

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	N00°18'18"W	--	63.65'
2	08°25'14"	1605.00'	235.88'
3	05°40'43"	586.13'	58.09'
4	10°43'11"	310.54'	58.10'
5	10°04'01"	1617.00'	284.11'
6	N52°24'36"E	--	112.40'
7	N35°44'04"W	--	142.07'
8	N52°24'36"E	--	107.80'
9	01°54'05"	1783.00'	59.17'
10	N89°58'06"E	--	146.96'
11	N86°27'57"E	--	138.20'
12	N32°36'10"W	--	180.17'
13	10°32'22"	1570.00'	288.80'
14	N00°18'18"W	--	195.09'
15	N37°35'24"W	--	247.61'
16	N00°36'27"W	--	173.23'
17	13°36'26"	1233.74'	293.00'
18	07°00'07"	1322.40'	161.61'
19	08°16'45"	1542.40'	222.87'
20	N35°44'04"W	--	86.90'
21	N80°44'04"W	--	24.86'
22	02°19'21"	1233.74'	50.01'

RADIAL BEARINGS			
NO	BEARING/DELTA	RADIUS	LENGTH
R1	N00°02'08"E	--	--
R2	N08°23'06"W	--	R=1605'
R3	N01°02'43"W	--	R=586.13'
	N00°13'37"E	--	R=310.54'
R4	N12°29'31"W	--	R=1617'
	N10°29'34"W	--	R=310.54'
R5	N21°38'44"W	--	R=1624'
	N22°33'32"W	--	R=1617'
R6	N30°02'42"W	--	R=3141.29'
	N22°22'13"W	--	R=1233.74'
R7	N21°23'25"W	--	--
R8	N23°25'30"W	--	EAST
R9	N20°39'49"W	--	WEST
	N08°44'59"W	--	--
R10	N20°39'49"W	--	--
R11	N23°22'48"W	--	EAST
	N19°17'21"W	--	WEST
R12	N41°47'07"W	--	--
R13	N36°42'54"W	--	--
R14	N38°27'23"W	--	--

