

EXHIBIT "A"
LEGAL DESCRIPTION

LAFCO 2024-__-__
SPHERE OF INFLUENCE AMENDMENTS (ADDITIONS)
TO THE COACHELLA SANITARY DISTRICT

AND

LAFCO 2024-__-__
REORGANIZATION TO INCLUDE CONCURRENT ANNEXATIONS
TO THE COACHELLA SANITARY DISTRICT

ANNEXATION AREA

That certain parcel of land located in the County of Riverside, State of California, being a portion of Section 1 of Township 6 South, Range 7 East, San Bernardino Meridian, as shown on Official Plat thereof, more particularly described as follows:

BEGINNING at the northwest corner of said Section 1, being the intersection of Jackson Street and Avenue 50, as shown on a Record of Survey filed in Book 38 of Surveys, Page 16, Records of said County of Riverside;

- 1) Thence along the northerly line of said Section 1 and centerline of Avenue 50 as shown on said Record of Survey North 89°54'00" East a distance of 993.00 feet to a point of intersection with the westerly line of the west one-half of the east one-half of Lot 25 of that certain Subdivision of Section 1 as shown by a Map on file in Book 4 of Maps, Page 63, Records of said County of Riverside;
- 2) Thence along said westerly line South 00°09'08" East a distance of 686.44 feet to the southerly line of said Lot 25;
- 3) Thence along the southerly line of said Lot 25, North 89°33'52" East a distance of 330.98 feet to the southeast corner of said Lot 25, also being the southwest corner of Lot 17 of said Subdivision of Section 1;
- 4) Thence along the southerly line of said Lot 17, North 89°38'16" East a distance of 260.00 feet to an angle point in the westerly line of Tract No. 30871 as shown by Map on file in Book 263 of Maps, Pages 74 through 78 inclusive, Records of said County of Riverside;
- 5) Thence along the westerly line of said Tract No. 30871, South 00°11'03" East a distance of 330.00 feet to an angle point in the westerly line of said Tract;

- 6) Thence continuing along the westerly line of said Tract No. 30871 South $89^{\circ}38'16''$ West a distance of 260.00 feet to an angle point in the westerly line of said Tract, said point also being located on the westerly line of Lot 18 of said Subdivision of Section 1;
- 7) Thence along the westerly line of said Tract No. 30871 and westerly line of said Lot 18, South $00^{\circ}11'03''$ East a distance of 332.26 feet to the southwest corner of said Tract No. 30871, said point also being the southwest corner of Lot 18 of said Subdivision of Section 1;
- 8) Thence along the southerly line of said Tract No. 30871 and southerly line of said Lot 18, North $89^{\circ}39'29''$ East a distance of 1327.54 feet to the southwest corner of Lot 10 of said Subdivision of Section 1;
- 9) Thence along the southerly line of said Lot 10 of said Subdivision of Section 1, North $89^{\circ}39'32''$ East a distance of 1320.68 feet to the southeast corner of said Lot 10, also being the northeast corner of Lot 11 of said Subdivision of Section 1;
- 10) Thence along the easterly lines of Lot 11 and Lot 12 of said Subdivision of Section 1, South $00^{\circ}10'59''$ East a distance of 1326.72 feet to the northeast corner of Lot 13 of said Subdivision of Section 1 as shown on Record of Survey filed in Book 153 of Surveys, Page 46, Records of said County of Riverside.
- 11) Thence along the easterly lines of Lot 13 and Lot 14 of said Subdivision of Section 1 as shown on said Record of Survey filed in Book 153 of Surveys, Page 46, South $00^{\circ}06'02''$ East a distance of 1327.29 feet to the southeast corner of said Lot 14, said point also being the northeast corner of Lot 15 of said Subdivision of Section 1;
- 12) Thence along the easterly line of said Lot 15 as shown on said Record of Survey filed in Book 153 of Surveys, Page 46, South $00^{\circ}27'04''$ East a distance of 661.08 feet to the southeast corner of said Lot 15;
- 13) Thence along the southerly line of said Lot 15 as shown on said Record of Survey filed in Book 153 of Surveys, Page 46, North $89^{\circ} 59' 37''$ West a distance of 1316.58 feet to the southwest corner of said Lot 15, said point also being the northeast corner of Lot 24 of said Subdivision of Section 1 per Parcel Map 6769 as shown by a Map on file in Book 21 of Parcel Maps, Page 16, Record of said County of Riverside
- 14) Thence along the easterly line of said Lot 24 also being the centerline of Calhoun Street as shown on said Parcel Map 6769, South $00^{\circ}15'15''$ East a distance of 660.05 feet to the southeast corner of said Lot 24, said point also being the intersection of Calhoun Street and Avenue 52;

- 15) Thence along the southerly line of Lot 24 and Lot 32 of said Subdivision of Section 1 and centerline of Avenue 52 as shown on said Parcel Map 6769, North 89°07'41" West a distance of 2646.05 feet to the southwest corner of said Lot 32, also being the southwest corner of said Section 1 and the intersection of Avenue 52 and Jackson Street;
- 16) Thence along the westerly line of said Section 1 and the centerline of Jackson Street as shown on a Record of Survey filed in Book 130 of Surveys, Page 2, Records of said County of Riverside, North 00°26'25" West a distance of 2588.58 feet to the west quarter corner of said Section 1;
- 17) Thence continuing along the westerly line of said Section 1 and the centerline of Jackson Street as shown on a Record of Survey filed in Book 120 of Surveys, Page 47, Records of said County of Riverside, North 00°09'28" West a distance of 2675.90 feet to the **POINT OF BEGINNING**.

CONTAINING: 377.6 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of record.

Graphically depicted on 'EXHIBIT "A" – PLAT', attached hereto and by this reference made a part hereof.

This legal description was prepared
by me or under my direction.

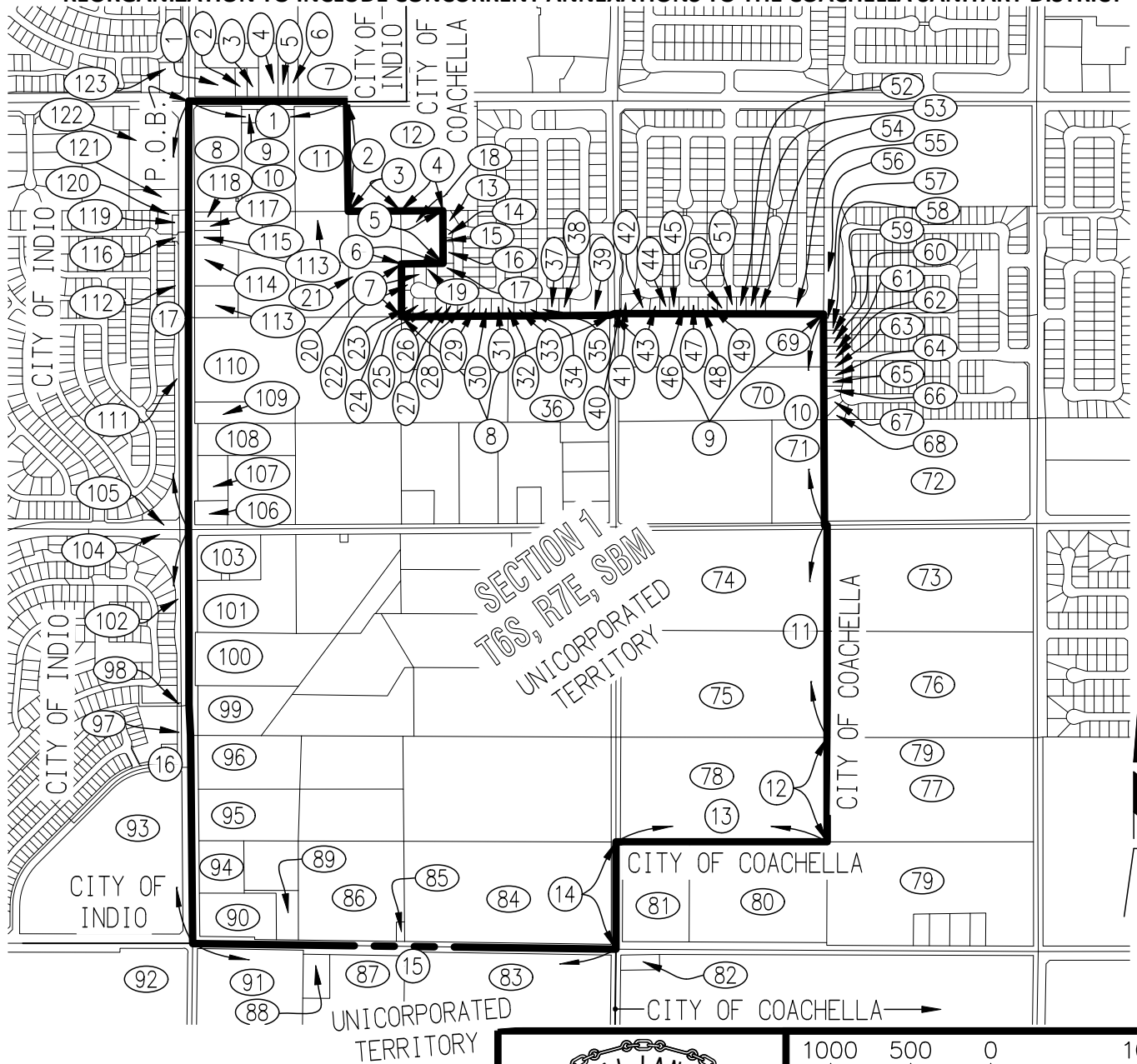
DRAFT

Benjamin Daniel Egan, PLS 8756

Prepared: October 25, 2024

EXHIBIT "A" - PLAT

LAFCO 2024-__-__ SPHERE OF INFLUENCE AMENDMENTS (ADDITIONS) TO THE COACHELLA SANITARY DISTRICT AND LAFCO 2024-__-__ REORGANIZATION TO INCLUDE CONCURRENT ANNEXATIONS TO THE COACHELLA SANITARY DISTRICT



LEGEND:

- EXISTING CITY LIMIT
- PROPOSED ANNEXATION
- EXISTING SECTION LINE
- EXISTING PROPERTY LINE
- DISTANCE AND BEARING
- ASSESSORS PARCEL NUMBER

FOR DATA TABLES AND VICINITY MAP, SEE SHEET 2



DRAFT

BENJAMIN EGAN, PLS 8756

1000 500 0 1000



SCALE: 1"=1000'

DESCRIPTION: PORTION OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN.

EGAN CIVIL, INC.
46150 COMMERCE STREET, SUITE 100
INDIO, CA 92201
(760) 404-7663

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 LAFCO 2024-__-__
REORGANIZATION TO INCLUDE CONCURRENT ANNEXATIONS TO THE COACHELLA SANITARY DISTRICT

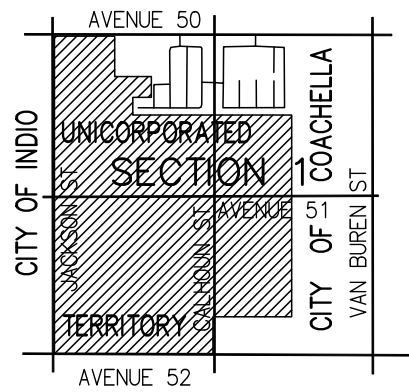
ASSESSOR'S PARCEL NUMBERS	
ID	APN
①	612-280-008
②	612-280-009
③	612-280-010
④	612-280-011
⑤	612-280-012
⑥	612-280-013
⑦	612-280-014
⑧	779-250-023
⑨	779-250-002
⑩	779-250-003
⑪	779-250-004
⑫	779-250-005
⑬	779-293-003
⑭	779-293-028
⑮	779-293-029
⑯	779-293-030
⑰	779-293-004
⑱	779-250-019
⑲	779-293-006
⑳	779-293-007
㉑	779-250-018
㉒	779-293-008
㉓	779-293-009
㉔	779-293-010
㉕	779-293-011
㉖	779-293-012
㉗	779-293-013
㉘	779-293-014
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㉝	779-293-019
㉞	779-293-020
㉟	779-293-021
㊱	779-310-010
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㊳	779-293-023
㊴	779-293-027
㊵	779-301-024

ASSESSOR'S PARCEL NUMBERS	
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④③	779-301-020
④④	779-301-019
④⑤	779-301-018
④⑥	779-301-017
④⑦	779-301-016
④⑧	779-301-015
④⑨	779-301-014
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⑤①	779-301-012
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⑤④	779-301-008
⑤⑤	779-301-009
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⑤⑦	779-620-001
⑤⑧	779-620-002
⑤⑨	779-620-003
⑥⑩	779-620-004
⑥①	779-620-005
⑥②	779-620-006
⑥③	779-620-007
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⑦⑩	779-320-004
⑦①	779-320-006
⑦②	779-320-002
⑦③	779-340-001
⑦④	779-340-003
⑦⑤	779-340-004
⑦⑥	779-340-002
⑦⑦	779-360-001
⑦⑧	779-360-007
⑦⑨	779-360-002
⑧⑩	779-360-009

ASSESSOR'S PARCEL NUMBERS	
ID	APN
⑧①	779-360-008
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⑧③	780-030-005
⑧④	779-350-006
⑧⑤	779-350-012
⑧⑥	779-350-011
⑧⑦	780-030-004
⑧⑧	780-030-003
⑧⑨	779-350-010
⑨⑩	779-350-009
⑨①	780-030-001
⑨②	780-010-011
⑨③	779-110-011
⑨④	779-350-007
⑨⑤	779-350-003
⑨⑥	779-350-001
⑨⑦	779-330-016
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⑩⑤	779-100-017
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⑩⑭	779-250-014
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⑩⑰	779-250-007
⑩⑱	779-250-006
⑩⑲	779-560-074
⑩⑳	779-560-071

ASSESSOR'S PARCEL NUMBERS	
ID	APN
⑫①	779-070-019
⑫②	779-070-018
⑫③	614-540-077

DATA TABLE		
(NO)	BEARING	LENGTH
1	N89°54'00"E	993.00'
2	S00°09'08"E	686.44'
3	N89°33'52"E	330.98'
4	N89°38'16"E	260.00'
5	S00°11'03"E	330.00'
6	S89°38'16"W	260.00'
7	S00°11'03"E	332.26'
8	N89°39'29"E	1327.54'
9	N89°39'32"E	1320.68'
10	S00°10'59"E	1326.72'
11	S00°06'02"E	1327.29'
12	S00°27'04"E	661.08'
13	N89°59'37"W	1316.58'
14	S00°15'15"E	660.05'
15	N89°07'41"W	2646.05'
16	N00°26'25"W	2588.58'
17	N00°09'28"W	2675.90'



VICINITY MAP
 NTS