

THIS SUBDIVISION CONTAINS:

NUMBERED LOTS: 192
LETTERED LOTS: 28
ACRES GROSS: 20.17

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

SHEET 1 OF 7 SHEETS

TRACT MAP NO. 38429

BEING A SUBDIVISION OF LOT 7 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN,
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN
BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

CHRIS L. ALBERTS

Michael Baker
INTERNATIONAL

OCTOBER 2025

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 LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED, IN FEE, AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE CITY OF COACHELLA, IN FEE, LOT "BB" (VAN BUREN STREET), AS SHOWN ON
THIS TRACT MAP. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILITIES AND
EMERGENCY ACCESS TO THE CITY OF COACHELLA SHOWN AS  ON THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE
WATERLINE AND MAINTENANCE EASEMENT OVER LOT "K". THE DEDICATION IS FOR ACCESS AND
MAINTENANCE PURPOSES IN FAVOR OF THE CITY OF COACHELLA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE
ACCESS EASEMENT AS SHOWN OVER LOT "J", SHOWN AS EASEMENT  THE DEDICATION IS FOR ACCESS
PURPOSES IN FAVOR OF CITY OF COACHELLA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE
LANDSCAPE EASEMENT SHOWN OVER LOT "AA" SHOWN AS EASEMENT  THE DEDICATION IS FOR LANDSCAPE
PURPOSES IN FAVOR OF THE CITY OF COACHELLA.

WE HEREBY RESERVE UNTO OURSELVES, OUR SUCCESSORS, AND ASSIGNS, LOTS "L", "N", "O", "Q", "R",
"S", "U", "V", "W", "X", "Y" AND "Z", FOR LANDSCAPE AND OPEN SPACE PURPOSES FOR THE SOLE
BENEFIT OF OURSELVES, AND THE LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE UNTO OURSELVES, OUR SUCCESSORS, AND ASSIGNS, LOTS "M", "P" AND "T" FOR
LANDSCAPE AND VEHICULAR PARKING PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, AND THE LOT OWNERS
WITHIN THIS TRACT MAP.

WE HEREBY RESERVE UNTO OURSELVES, OUR SUCCESSORS, AND ASSIGNS, LOT "AA" FOR PARK, VEHICULAR
PARKING AND RETENTION BASIN PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, AND THE LOT OWNERS
WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: AN EASEMENT
IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, SHOWN AS EASEMENT  , OVER LOTS 1 THROUGH 192,
INCLUSIVE AND LOTS "L" THROUGH "Z", INCLUSIVE. THE DEDICATION IS FOR THE EXCAVATION, LAYING,
CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, AND
REMOVAL OF PIPE LINES, FIXTURES, FACILITIES, AND APPURTENANCES WITH THE RIGHT OF INGRESS AND
EGRESS OVER AND WITHIN SAME FOR MAINTENANCE, OPERATION AND EMERGENCY VEHICLES.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

DARREN WARREN
DIVISION VP OF
LAND ACQUISITION AND DEVELOPMENT

ROBERT PARADISE
DIVISION VP OF
LAND ACQUISITION AND DEVELOPMENT

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 _____)
COUNTY OF _____) SS.
ON _____ BEFORE ME, _____, A NOTARY PUBLIC
PERSONALLY APPEARED _____
(INSERT NAME)

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 UPON BEHALF OF WHICH 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

SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES _____ .

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

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____

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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.

DATED: _____, 20____

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

CERTIFICATE OF ACCEPTANCE

GOV. CODE SEC 27281

I HEREBY CERTIFY THAT UNDER THE AUTHORITY GRANTED TO ME BY THE BOARD OF DIRECTORS OF THE IMPERIAL
IRRIGATION DISTRICT, PER RESOLUTION NO. 15-90, DATED MARCH 22, 1990, THAT I ACCEPT ON BEHALF OF SAID
DISTRICT, ITS SUCCESSORS OR ASSIGNS, THE DEDICATION OF EASEMENTS FOR WATER LINES AND MAINTENANCE AS
OFFERED, HEREIN.

DATED _____, 20____

BY: _____

RAQUEL NAJERA
SECRETARY, BOARD OF DIRECTORS
IMPERIAL IRRIGATION DISTRICT

SIGNATURE OMISSIONS NOTE

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

AN EASEMENT FOR WATER LINES AND MAINTENANCE IN FAVOR OF DAVID H. MITCHELL AND CONSTANCE ANN COWAN,
TRUSTEES OF THE DONALD H. AND CATHERINE H. MITCHELL FAMILY TRUST DATED JUNE 6, 1979 RECORDED
SEPTEMBER 04, 1998, AS DOCUMENT NO. 1998-377990 OF OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES TO THE COUNTY OF RIVERSIDE, AS EVIDENCED BY PETITION DATED
JANUARY 9, 1901 AND RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 1959-32692 OF OFFICIAL RECORDS.

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT 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
PULTE HOMES IN OCTOBER OF 2025. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE
POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR OF MAP RECORDATION; AND THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY
CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND
COMPLETE AS SHOWN.

DATED: _____, 20____

CHRISTOPHER LEE ALBERTS, L.S. 8508



CITY SURVEYOR’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND THAT IT CONFORMS WITH THE MAPPING
PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

TERRY M. RENNER P.L.S. 9762
ACTING CITY SURVEYOR

DATED: _____



CITY ENGINEER’S STATEMENT

I, ANDREW R. SIMMONS, CITY ENGINEER OF THE CITY OF COACHELLA, STATE OF CALIFORNIA, STATE THAT I
HAVE EXAMINED THE WITHIN MAP AND FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP,
IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL
PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

ANDREW R. SIMMONS R.C.E.C72868
CITY ENGINEER

DATED: _____



PLANNING COMMISSION STATEMENT

I HEREBY CERTIFY THAT CITY OF COACHELLA PLANNING COMMISSION AT ITS DULY AUTHORIZED MEETING HELD ON
THE _____ DAY OF _____, 20____, APPROVED THE TENTATIVE MAP OF TRACT MAP NO. 38429.

DATED: _____, 20____

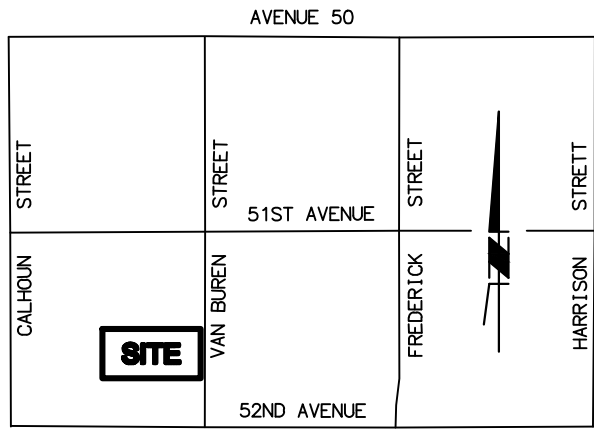
CITY OF COACHELLA PLANNING COMMISSION
_____, SECRETARY

CITY CLERK’S CERTIFICATE

I, DELIA GRANADOS, DEPUTY CITY CLERK OF THE CITY OF COACHELLA, DO HEREBY STATE THAT THIS MAP WAS
PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF SAID CITY AT A REGULAR MEETING THEREOF HELD ON THE
_____ DAY OF _____, 20____, AND THAT THEREUPON SAID COUNCIL DID BY AN ORDER DULY
PASSED AND ENTERED APPROVED SAID MAP, AND DID ACCEPT THE OFFERS OF DEDICATION THE EASEMENTS SHOWN AS
"PUE" FOR PUBLIC UTILITY PURPOSES, AND FOR EMERGENCY ACCESS PURPOSES, AND FOR LANDSCAPE PURPOSES;
ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT.

DATED: _____, 20____

DELIA GRANADOS, DEPUTY CITY CLERK
CITY OF COACHELLA



VICINITY MAP
NOT TO SCALE



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

TRACT MAP NO. 38429

BEING A SUBDIVISION OF LOT 7 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN,
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN
BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

CHRIS L. ALBERTS

Michael Baker
INTERNATIONAL
BOUNDARY ESTABLISHMENT SHEET

OCTOBER 2025

EASEMENT NOTES

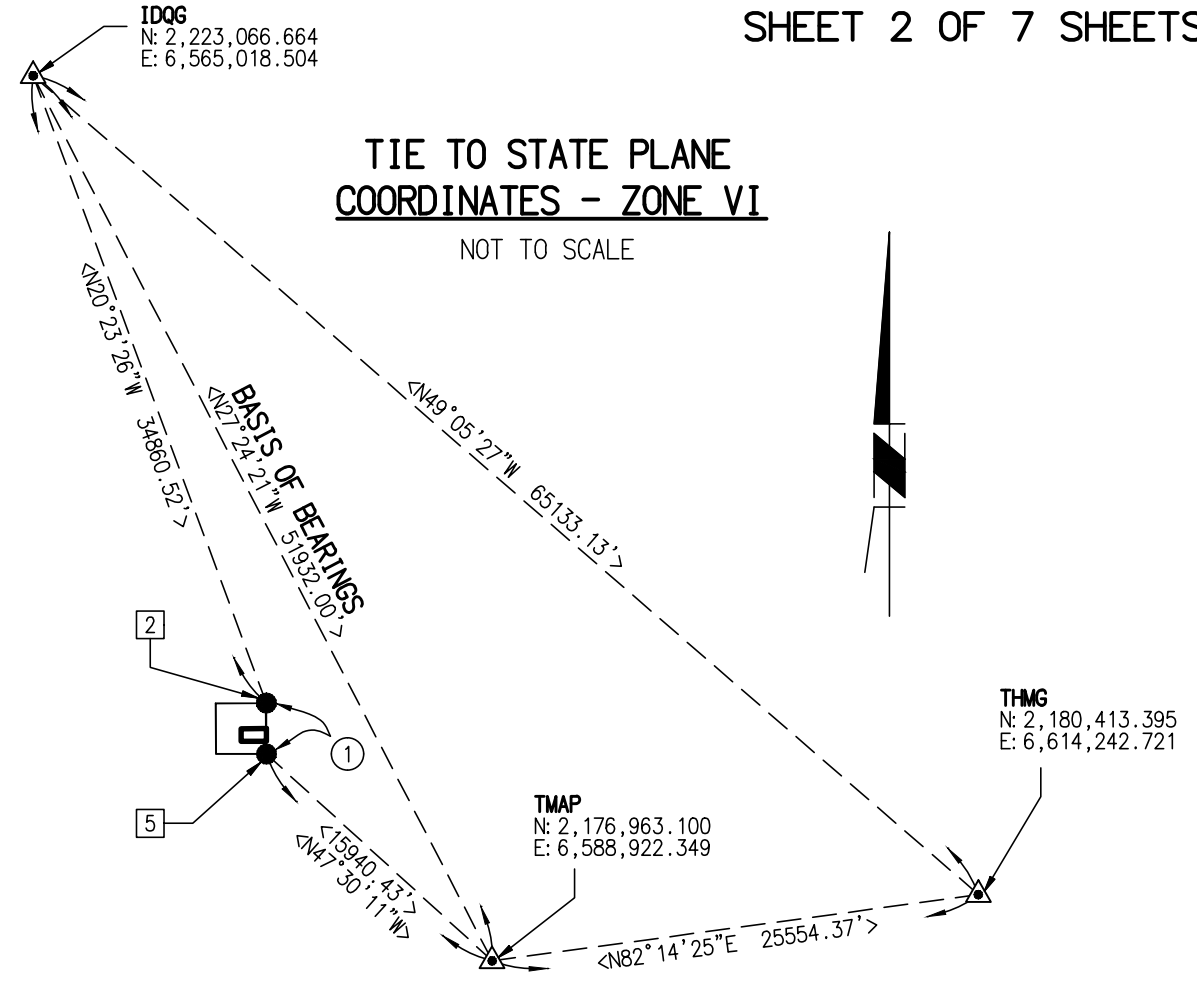
- 1 30' EASEMENT FOR PUBLIC HIGHWAYS AS EVIDENCED BY PETITION
RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32692, O.R.
- 2 AN EASEMENT FOR WATER LINES AND MAINTENANCE PURPOSES, RECORDED
SEPTEMBER 04, 1998, AS DOCUMENT NO. 1998-377990, O.R.
- A EASEMENT FOR PUBLIC UTILITY AND RIGHT OF INGRESS AND EGRESS
FOR EMERGENCY VEHICLES, AS DEDICATED HEREON.
- B EASEMENT FOR ACCESS PURPOSES, AS DEDICATED HEREON.
- C EASEMENT FOR LANDSCAPE PURPOSES, AS DEDICATED HEREON.
- D EASEMENT FOR PUBLIC UTILITY PURPOSES TO IMPERIAL IRRIGATION
DISTRICT, AS DEDICATED HEREON.

RE-ESTABLISHMENT NOTE

- 1 INDICATES SEARCHED NOTHING
FOUND, RE-ESTABLISHED BY
PRORATION PER R.S.B. 153/46.
- 2 INDICATES SEARCHED NOTHING
FOUND, RE-ESTABLISHED BY
PRORATION PER P.M.B. 4/63.

DATA TABLE			
(N)	BEARING/DELTA	RADIUS	LENGTH
1	N00°06'11"W	--	2658.83'

TIE TO STATE PLANE
COORDINATES - ZONE VI
NOT TO SCALE

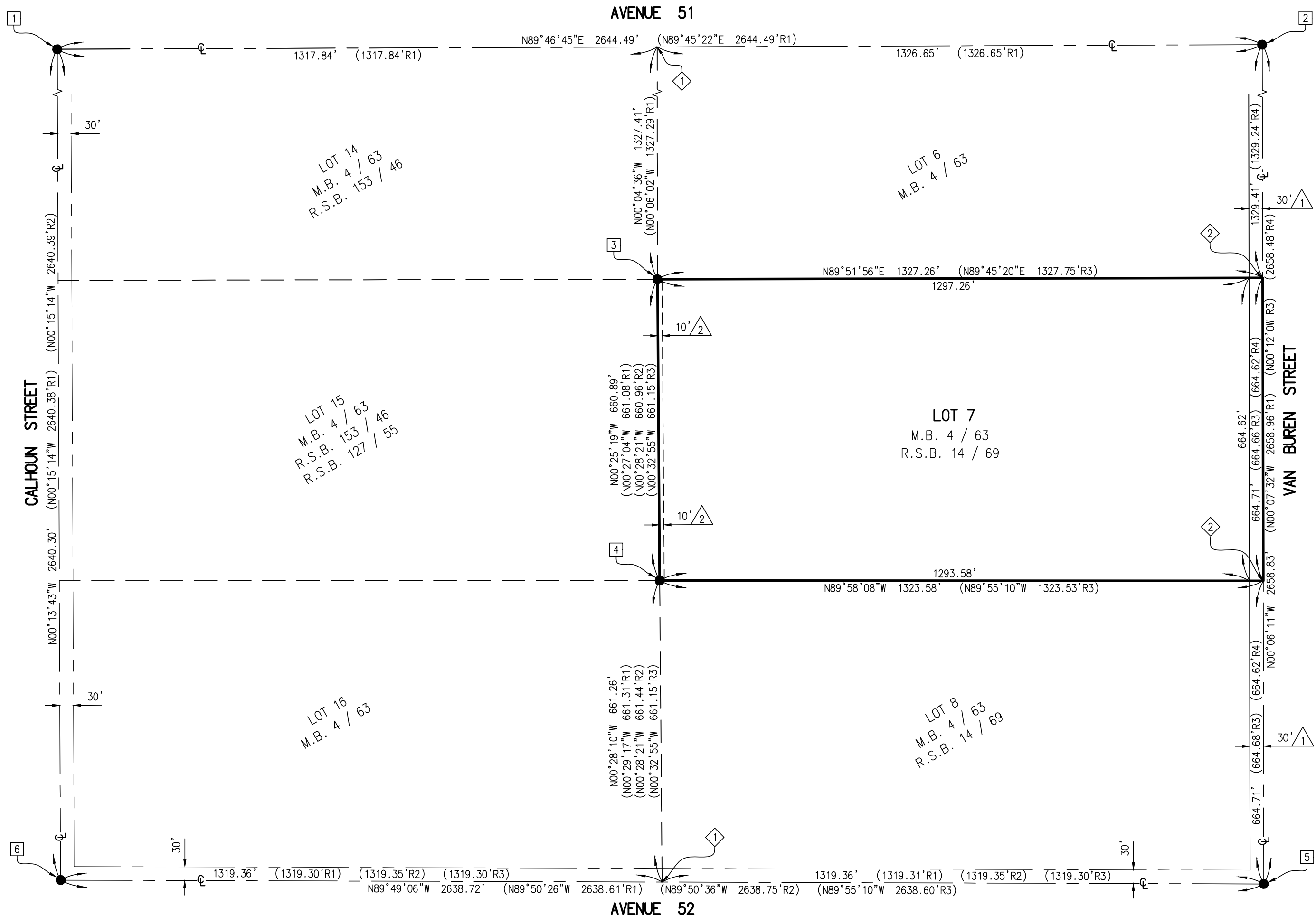


- SURVEYORS NOTES:**
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI,
NAD83 (EPOCH 2017.50) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING
REFERENCE STATIONS (CORS) IDQG AND TMAP, BEING **NORTH 27°24'21"W** AS DERIVED FROM GEODETIC
VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL
GEODETIC SURVEY (NGS), RESPECTIVELY.
 - < > INDICATES CALCULATED GRID DISTANCES AND BEARINGS BASED ON CALIFORNIA COORDINATE
SYSTEM OF 1983 (EPOCH 2017.50), AS SHOWN HEREON.
 - COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983
(CCS83), ZONE 6 (EPOCH 2017.50); BASED LOCALLY UPON THE FOLLOWING CONTINUOUS GPS CONTROL
STATIONS AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY:

IDQG (GRANITE CONSTRUC)	N. 2,223,066.664	E. 6,565,018.504
TMAP (THERMAL AIRPORT)	N. 2,176,963.100	E. 6,588,922.349
THMG (THERMAL CANYON)	N. 2,180,413.395	E. 6,614,242.721
2	N. 2,190,390.514	E. 6,577,164.496
5	N. 2,187,731.689	E. 6,577,169.273

- COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO CONVERT GRID
INVERSE DISTANCES TO GROUND DISTANCES, DIVIDE GRID DISTANCE BY 0.99998006 COMBINED
FACTOR TO OBTAIN GROUND DISTANCE.
- CALCULATIONS FROM GRID TO GROUND VALUES AND CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE
AT A POINT [2] WITH COORD. OF N 2,190,390.514', E 6,577,164.496', USING AN EL. OF
1.00000715 (NAVD83).
- THIS MAP CONTAINS 192 NUMBERED LOTS, 25 LETTERED LOTS, AND 19.71 ACRES GROSS.
- (R) INDICATES RADIAL BEARING AS NOTED.
- SFN INDICATES SEARCHED, FOUND NOTHING.
- CALC'D INDICATES DATA CALCULATED FROM RECORD DOCUMENT AS NOTED.
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE RECORDATION OF THIS MAP.
- SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH OR LEAD, TACK AND TAG "L.S. 8508", FLUSH, IN
CONCRETE AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE.
IN LIEU OF FRONT CORNERS, SET LEAD, TACK AND TAG "L.S. 8508", AT P.L. PROD ON TOP
OF CURB.
- DENOTES RECORD DATA PER REFERENCES BELOW:
(~) RECORD DATA AS NOTED
R1 RECORD DATA PER RSB 153/46
R2 RECORD DATA PER RSB 127/55
R3 RECORD DATA PER RSB 14/69
R4 RECORD DATA PER PMB 4/63
- DENOTES SET MONUMENTS AS NOTED BELOW:
O INDICATES SET 2" TYPE "C" MONUMENT TAGGED "LS 8508", IN GROUND, FLUSH, PER CITY OF
COACHELLA STD. DWG. NO. M-3.2.
Δ INDICATES SET 1-1/2" TYPE "B" MONUMENT STAMPED "LS 8508", FLUSH, PER CITY OF COACHELLA
STD. DWG. NOS. M-3.1 & M-3.2.
- DENOTES FOUND MONUMENTS AS NOTED BELOW:
▲ INDICATES PUBLISHED LOCATION OF US&GS GPS C.O.R.S. STATION.
● INDICATES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:

- FOUND 1" I.P. W/PLASTIC PLUG, ILLEGIBLE, FLUSH, IN LIEU OF 3/4" I.P. W/PLUG "RCE
24176", PER R1. ACCEPTED AS THE CENTERLINE INTERSECTION OF AVENUE 51 AND CALHOUN
STREET, PER R1.
- FOUND 1" I.P. W/NAIL & TAG STAMPED "LS 5174", FLUSH, PER R1.
- FOUND 3/4" I.P. W/NAIL & TAG STAMPED "PLS 8223", DN. 1.2', PER C.R. 23-0483.
- FOUND 3/4" I.P. W/NAIL & TAG STAMPED "LS 5174", DN. 1.0', PER R1.
- FOUND MAG NAIL W/WASHER STAMPED "RIV CO TRANS", FLUSH, PER C.R. 24-1182.
- FOUND MAG NAIL W/WASHER STAMPED "RIV CO TRANS", FLUSH, PER C.R. 24-1714.

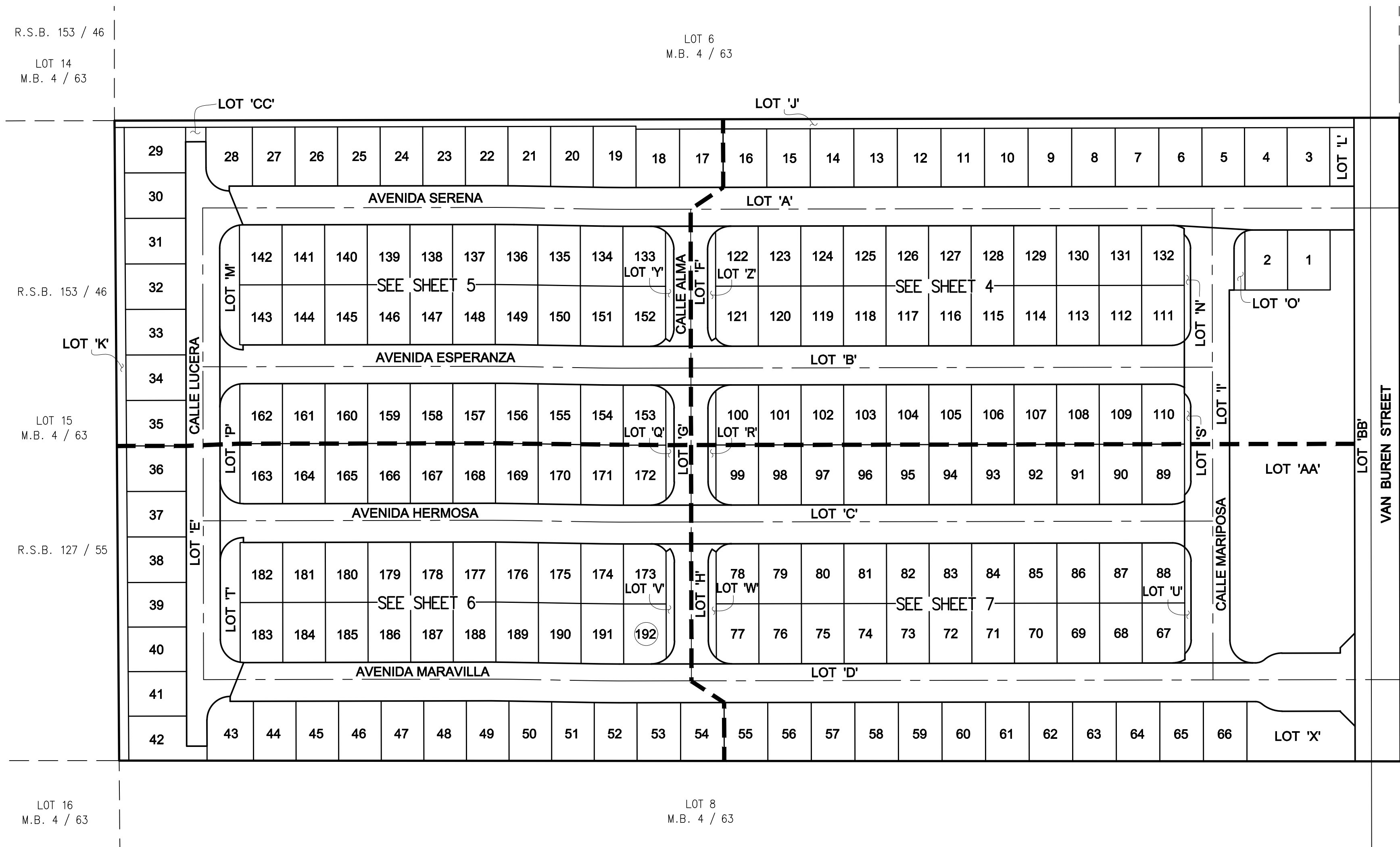


BEING A SUBDIVISION OF LOT 7 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

OCTOBER 2025

80 40 0 80 160 240

SCALE: 1"=80'



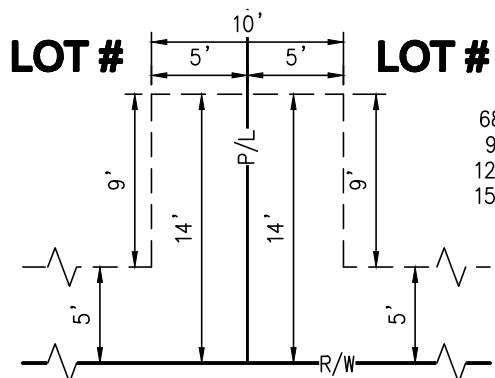
TRACT MAP NO. 38429

BEING A SUBDIVISION OF LOT 7 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN,
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN
BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

CHRIS L. ALBERTS

Michael Baker
INTERNATIONAL

OCTOBER 2025



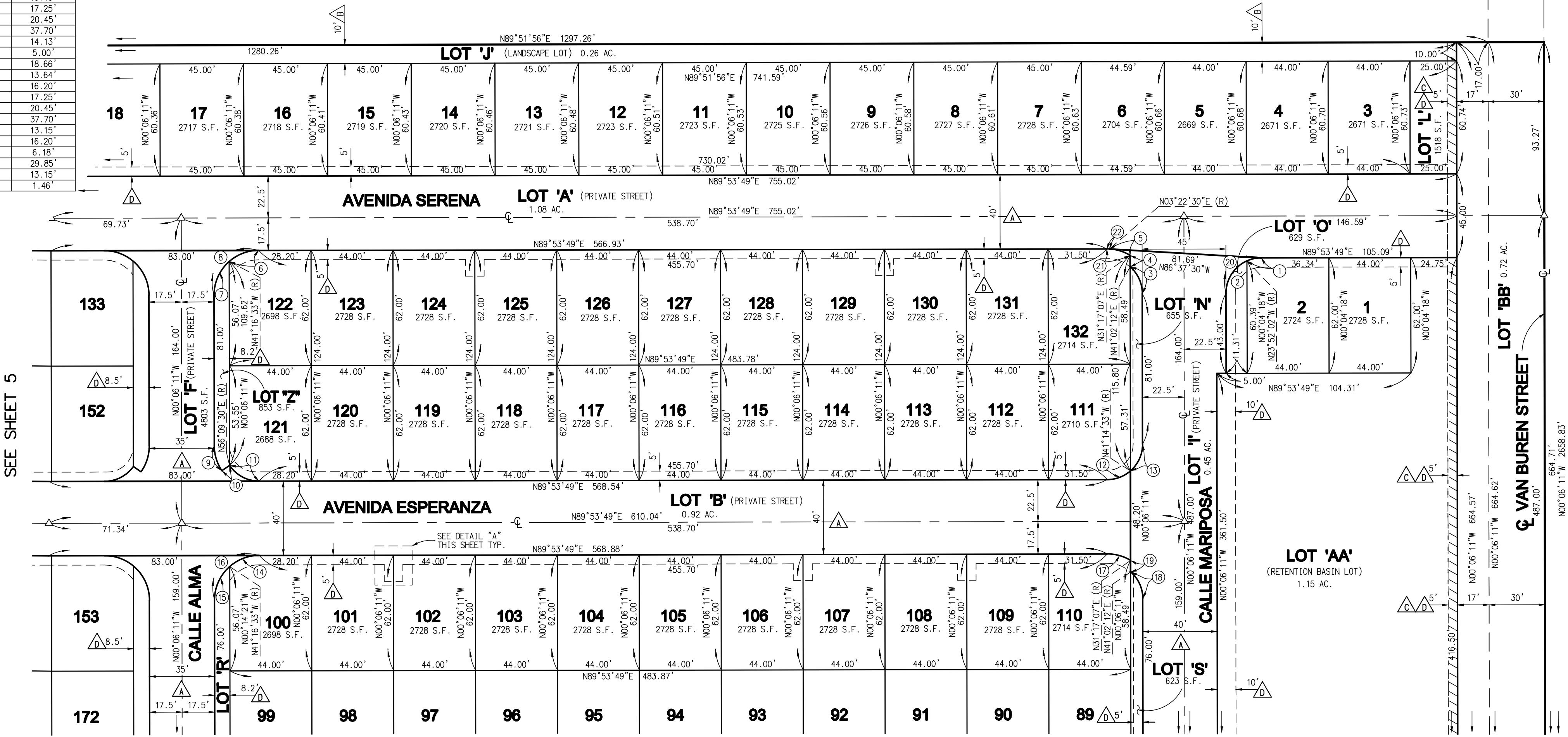
AFFECTED LOT #'S
68-69, 72-73, 75-76, 90-91, 95-96,
98-99, 101-102, 106-107, 108-109,
124-125, 129-130, 135-136, 139-140,
155-156, 159-160, 164-165, 170-171,
183-184, 185-186, 188-189

DETAIL "A"
N.T.S.

LEGEND

////// - INDICATES RESTRICTED ACCESS

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
1	23°45'51"	19.00'	7.88'
2	66°14'09"	19.00'	21.96'
3	48°51'37"	19.00'	16.20'
4	N00°06'11"W		6.18'
5	31°23'18"	24.00'	13.15'
6	41°10'22"	24.00'	17.25'
7	48°49'38"	24.00'	20.45'
8	90°00'00"	24.00'	37.70'
9	33°44'19"	24.00'	14.13'
10	N56°09'30"E (R)		5.00'
11	56°15'41"	19.00'	18.66'
12	41°08'22"	19.00'	13.64'
13	48°51'38"	19.00'	16.20'
14	41°10'22"	24.00'	17.25'
15	48°49'38"	24.00'	20.45'
16	90°00'00"	24.00'	37.70'
17	31°23'18"	24.00'	13.15'
18	48°51'37"	19.00'	16.20'
19	N00°06'11"W		6.18'
20	90°00'00"	19.00'	29.85'
21	31°23'18"	24.00'	13.15'
22	03°28'41"	24.00'	1.46'



SEE SHEET 7

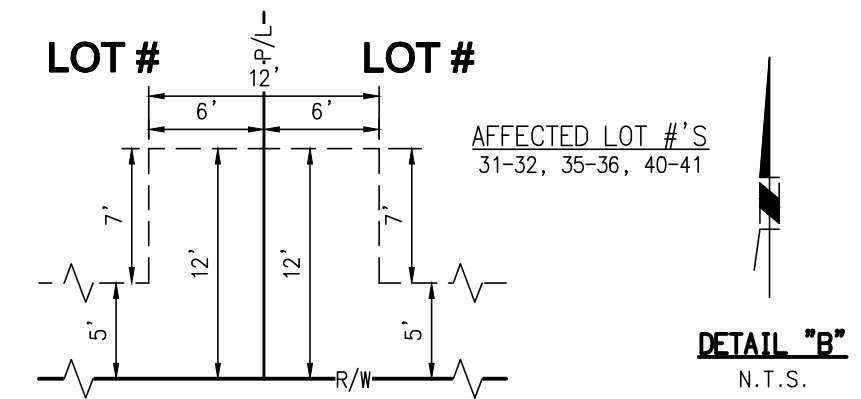
TRACT MAP NO. 38429

BEING A SUBDIVISION OF LOT 7 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

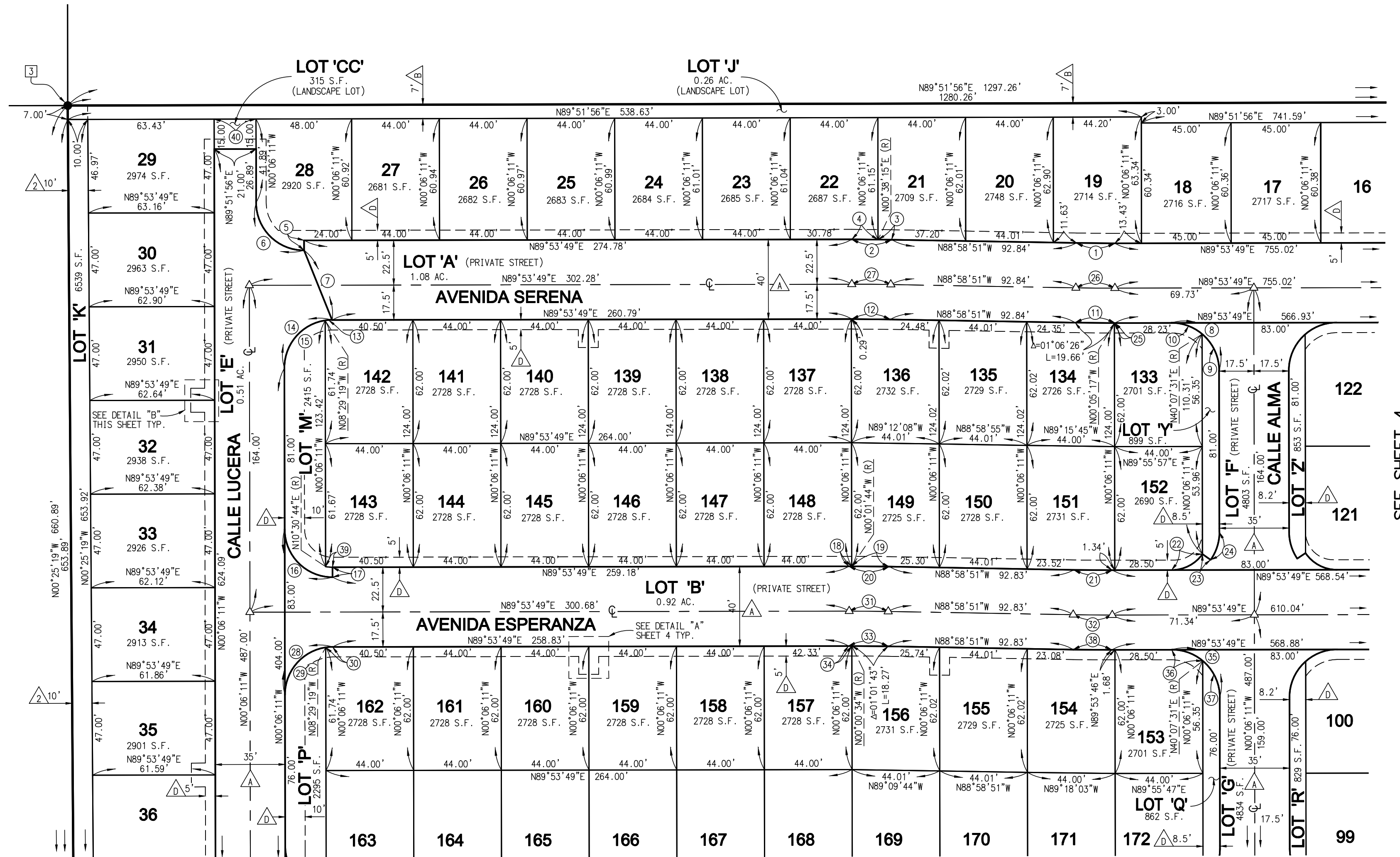
CHRIS L. ALBERTS

Michael Baker
INTERNATIONAL

OCTOBER 2025



DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
1	01°07'20"	977.50'	19.15'
2	01°07'20"	1022.50'	20.03'
3	00°22'54"	1022.50'	6.81'
4	00°44'26"	1022.50'	13.22'
5	N00°06'11"W	(R)	5.00'
6	90°00'00"	24.00'	37.70'
7	N21°54'15"W	--	37.70'
8	90°00'00"	24.00'	37.70'
9	49°46'18"	24.00'	20.85'
10	40°13'42"	24.00'	16.85'
11	01°07'20"	1017.50'	19.93'
12	01°07'20"	982.00'	19.23'
13	08°23'08"	24.00'	3.51'
14	90°00'00"	24.00'	37.70'
15	81°36'52"	24.00'	34.19'
16	90°00'00"	24.00'	37.70'
17	N00°06'11"W	--	5.00'
18	00°04'27"	1022.50'	1.32'
19	01°02'53"	1022.50'	18.70'
20	01°07'20"	1022.50'	20.03'
21	01°07'20"	977.50'	19.15'
22	54°39'55"	19.00'	18.13'
23	N54°46'06"W	--	5.00'
24	35°20'05"	24.00'	14.80'
25	00°00'54"	1017.50'	0.27'
26	01°07'20"	1000.00'	19.59'
27	01°07'20"	1000.00'	19.59'
28	90°00'00"	24.00'	37.70'
29	81°36'52"	24.00'	34.19'
30	08°23'08"	24.00'	3.51'
31	01°07'20"	1000.00'	19.59'
32	01°07'20"	1000.00'	19.59'
33	01°07'20"	1017.50'	19.93'
34	00°05'37"	1017.50'	1.67'
35	90°00'00"	24.00'	37.70'
36	40°13'42"	24.00'	16.85'
37	49°46'18"	24.00'	20.85'
38	01°07'20"	982.50'	19.24'
39	10°36'55"	19.00'	3.52'
40	N89°59'56"E	--	21.00'



SEE SHEET 4

SEE SHEET 6

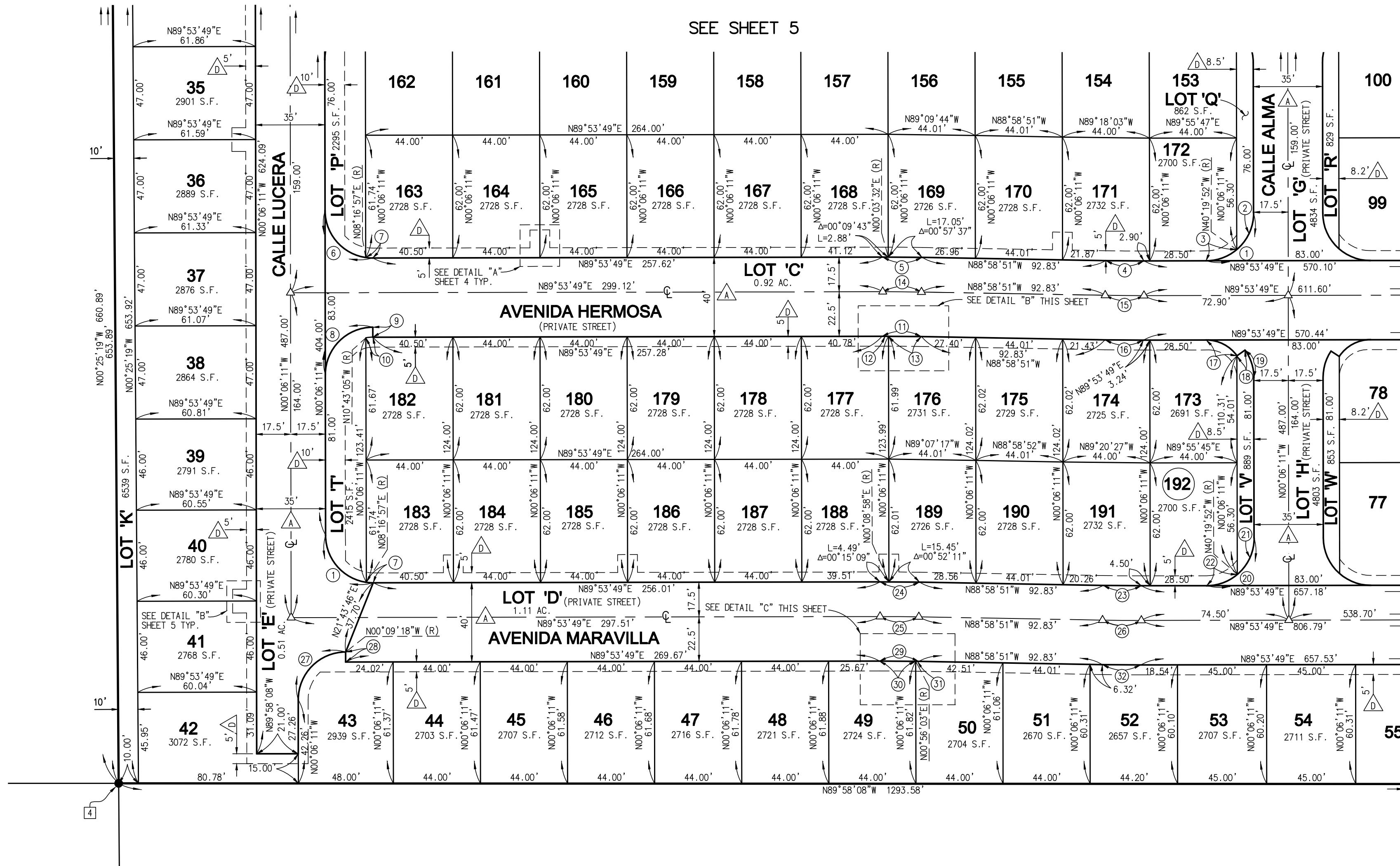
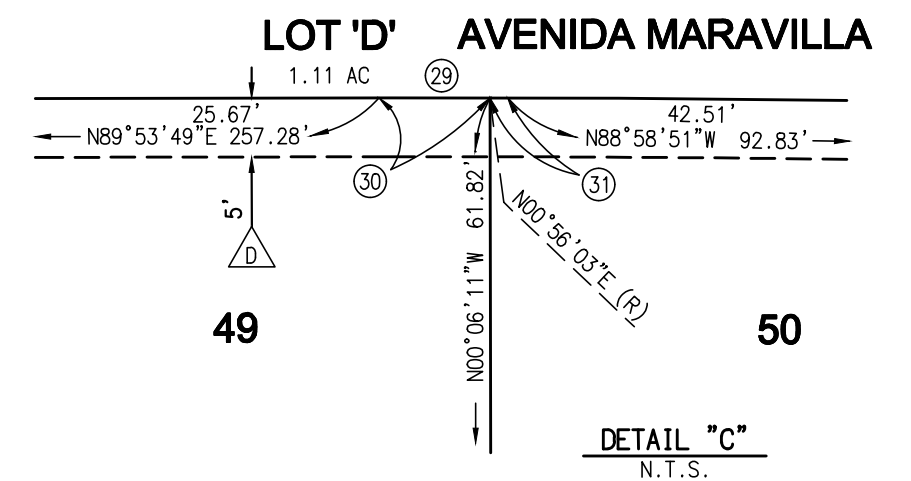
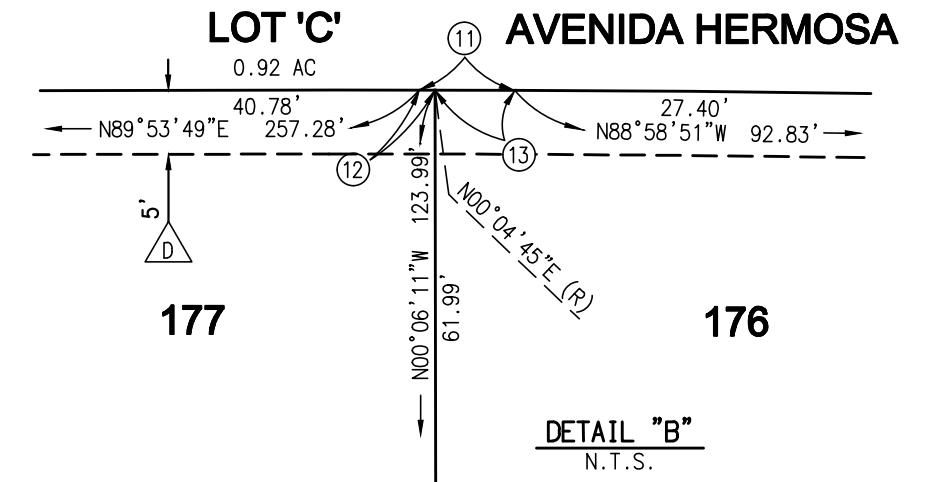
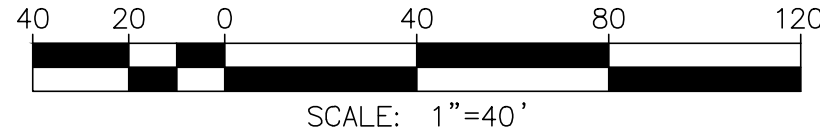
TRACT MAP NO. 38429

BEING A SUBDIVISION OF LOT 7 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

CHRIS L. ALBERTS

Michael Baker
INTERNATIONAL

OCTOBER 2025



DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	90°00'00"	24.00'	37.70'
2	49°46'19"	24.00'	20.85'
3	40°13'41"	24.00'	16.85'
4	01°07'20"	982.50'	19.24'
5	01°07'20"	1017.50'	19.93'
6	90°00'00"	24.00'	37.70'
7	08°23'08"	24.00'	3.51'
8	90°00'00"	24.00'	37.70'
9	N00°06'11"W (R)	5.00'	5.00'
10	10°36'54"	19.00'	3.52'
11	01°07'20"	1012.50'	19.83'
12	00°10'56"	1012.50'	3.22'
13	00°56'24"	1012.50'	16.61'
14	01°07'20"	1000.00'	19.59'
15	01°07'20"	1000.00'	19.59'
16	01°07'20"	987.50'	19.34'
17	54°39'56"	19.00'	18.13'
18	N54°33'45"E (R)	5.00'	5.00'
19	35°20'04"	24.00'	14.80'
20	90°00'00"	24.00'	37.70'
21	49°46'19"	24.00'	20.85'
22	40°13'41"	24.00'	16.85'
23	01°07'20"	982.50'	19.24'
24	01°07'20"	1017.50'	19.93'
25	01°07'20"	1000.00'	19.59'
26	01°07'20"	1000.00'	19.59'
27	89°56'53"	24.00'	37.68'
28	N00°07'45"W	---	5.00'
29	01°07'20"	1012.50'	19.83'
30	01°02'14"	1012.50'	18.33'
31	00°05'06"	1012.50'	1.50'
32	01°07'20"	987.50'	19.34'

TRACT MAP NO. 38429

BEING A SUBDIVISION OF LOT 7 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

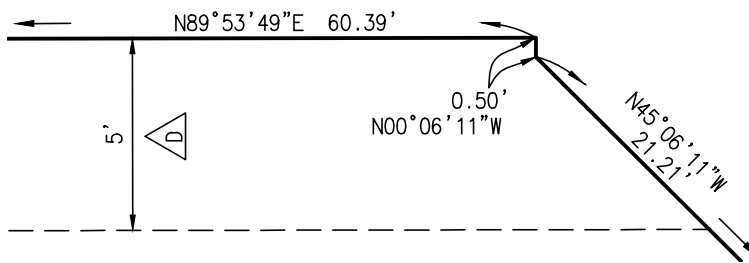
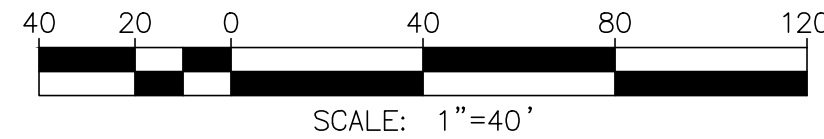
CHRIS L. ALBERTS

Michael Baker
INTERNATIONAL

OCTOBER 2025

LEGEND

- INDICATES RESTRICTED ACCESS

LOT 'D' AVENIDA MARAVILLA**DETAIL "D"**
N.T.S.

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
1	90°00'00"	24.00'	37.70'
2	48°49'37"	24.00'	20.45'
3	41°10'23"	24.00'	17.25'
4	31°23'17"	24.00'	13.15'
5	N00°06'11"W	--	6.18'
6	48°51'38"	19.00'	16.20'
7	90°00'00"	19.00'	29.85'
8	41°08'23"	19.00'	13.64'
9	48°51'37"	19.00'	16.20'
10	56°15'40"	19.00'	18.66'
11	N56°21'51"W	--	5.00'
12	33°44'20"	24.00'	14.13'
13	90°00'00"	24.00'	37.70'
14	48°49'37"	24.00'	20.45'
15	41°10'23"	24.00'	17.25'
16	31°23'17"	24.00'	13.15'
17	N00°06'11"W	--	6.18'
18	48°51'38"	19.00'	16.20'
19	40°22'04"	9.50'	6.69'
20	40°22'04"	32.50'	22.90'
21	N45°06'11"W	--	21.21'
23	90°00'00"	23.50'	36.91'
24	40°22'03"	14.50'	10.22'
25	40°22'03"	27.50'	19.38'
26	N00°06'11"W	--	5.50'
27	N44°54'16"E	--	21.21'

SEE SHEET 4

