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

TRACT MAP NO. 38557

BEING A SUBDIVISION OF THE REMAINDER LOT OF AMENDED TRACT MAP 38557-1 AS SHOWN BY MAP ON FILE IN BOOK 495, PAGES 47 THROUGH 56, INCLUSIVE OF MAPS, TOGETHER WITH LOTS 17 THROUGH 23, INCLUSIVE, AND LOT "H" OF TRACT MAP 32074-2 AS SHOWN BY MAP ON FILE IN BOOK 394, PAGES 24 THROUGH 27, INCLUSIVE, OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, AND LYING WITHIN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, S.B.M.

CHRIS L. ALBERTS

Michael Baker INTERNATIONAL

NOVEMBER 2025

THIS SUBDIVISION CONTAINS:
NUMBERED LOTS: 12
LETTERED LOTS:
1.81 ACRES GROSS

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 AS AN EASEMENT FOR PUBLIC PURPOSES: PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS "PUE", OVER LOTS 25 THROUGH 36, INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES IN FAVOR OF CITY OF COACHELLA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: AN EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, SHOWN HEREON AS "PUE", OVER LOTS 25 THROUGH 36, INCLUSIVE. THE DEDICATION IS FOR THE EXCAVATION, LAYING, CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, AND REMOVAL OF ELECTRICAL LINES, WIRES, CABLES, DUCTS, SUPPORTS, 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 California)
COUNTY OF Orange) SS.
ON 5-18-2026 BEFORE ME, Taylor Colleen Block, A NOTARY PUBLIC
PERSONALLY APPEARED Darren Warren and Robert Paradise

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

Taylor Colleen Block
SIGNATURE

Taylor Colleen Block
PRINT NAME

MY COMMISSION EXPIRES 9-23-2026 MY COMMISSION NUMBER IS 2417975

MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY.

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 _____

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 $ 9,700.00.

DATED: JUNE 10, 2026

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $ 9,700.00 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: JUNE 10, 2026

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT MAP NO. 38557, DATED DECEMBER 8, 2021, AS PROJECT NO. 13339.001, WAS PREPARED BY LEIGHTON AND ASSOCIATES, INC., AS REQUIRED BY SECTIONS 17953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

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 ELECTRICAL POWER FACILITIES AS OFFERED, HEREIN.

DATED JUNE 4, 2026 BY: _____

RAQUEL NAJERA
SECRETARY, BOARD OF DIRECTORS
IMPERIAL IRRIGATION DISTRICT

SIGNATURE OMISSIONS NOTE

THE COUNTY OF RIVERSIDE, CALIFORNIA, HOLDER OF A 30' EASEMENT FOR PUBLIC HIGHWAYS AS EVIDENCED BY PETITION RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32692, O.R.

UNITED STATES BUREAU OF RECLAMATION, HOLDER OF 10' EASEMENTS FOR WATER DISTRIBUTION AS EVIDENCED BY PARCEL C-4-124, RECORDED SEPTEMBER 30, 1948 AS INSTRUMENT NO. 3623; AND PARCEL C-4-117, RECORDED FEBRUARY 28, 1949 AS INSTRUMENT NO. 2950.

VERIZON CALIFORNIA INC., A CORPORATION, HOLDER OF 6' EASEMENTS FOR ELECTRICAL PURPOSES AS EVIDENCED BY EASEMENT GRANT RECORDED JANUARY 17, 2006 AS DOC. NO. 2006-0035108, O.R.

COACHELLA VALLEY HOUSING COALITION, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, HOLDER OF A BLANKET EASEMENT FOR A PERIMETER WALL AS EVIDENCED BY QUITCLAIM DEED RECORDED JANUARY 6, 2022 AS DOC. NO. 2022-0009522, O.R. **THIS EASEMENT CANNOT BE LOCATED**

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF 5' EASEMENTS FOR GAS PIPELINE PURPOSES RECORDED MAY 11, 2022 AS DOC. NO. 2022-0219050, O.R. **THIS EASEMENT CANNOT BE LOCATED**

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF 10' EASEMENTS FOR GAS PIPELINE PURPOSES RECORDED MAY 9, 2024 AS INST. NO. 2024-0154807 O.R. **THIS EASEMENT CANNOT BE LOCATED.**

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____ , 20___ AT
_____ M. IN BOOK _____ OF MAPS AT PAGES
_____, AT THE REQUEST OF THE
CITY CLERK, CITY OF COACHELLA.
NO. _____
FEE $ _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: _____ , DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 APRIL 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: MAY 20, 2026

CHRISTOPHER LEE ALBERTS, L.S. 8508

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER L. ALBERTS
LS No. 8508
STATE OF CALIFORNIA

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: JUNE 12, 2026

PROFESSIONAL LAND SURVEYOR
TERRY M. RENNER
LS No. 9762
STATE OF CALIFORNIA

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 SUBSTANTIALLYIN 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: June 17, 2026

REGISTERED PROFESSIONAL ENGINEER
ANDREW R. SIMMONS
C72868
CIVIL
STATE OF CALIFORNIA

PLANNING COMMISSION STATEMENT

I HEREBY CERTIFY THAT CITY OF COACHELLA PLANNING COMMISSION AT ITS DULY AUTHORIZED MEETING HELD ON THE 18 DAY OF October, 2023, APPROVED THE TENTATIVE MAP OF TRACT MAP NO. 38557.

DATED: ~~October~~ June 17, 2026

CITY OF COACHELLA PLANNING COMMISSION
Kendra Reif, SECRETARY

CITY CLERK'S CERTIFICATE

I, DELIA GRANADOS, 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; ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT.

DATED: June 17, 2026

DELIA GRANADOS, DEPUTY CITY CLERK
CITY OF COACHELLA

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

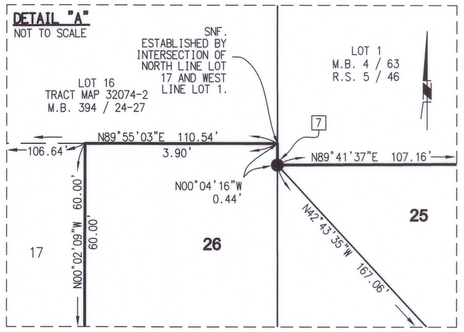
TRACT MAP NO. 38557

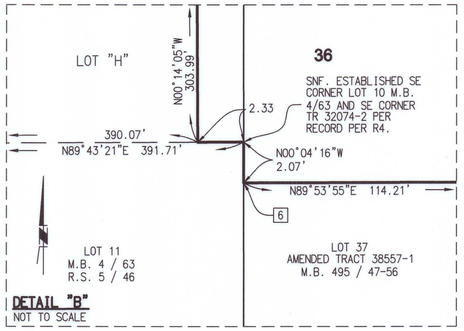
BEING A SUBDIVISION OF THE REMAINDER LOT OF AMENDED TRACT MAP 38557-1 AS SHOWN BY MAP ON FILE IN BOOK 495, PAGES 47 THROUGH 56, INCLUSIVE OF MAPS, TOGETHER WITH LOTS 17 THROUGH 23, INCLUSIVE, AND LOT "H" OF TRACT MAP 32074-2 AS SHOWN BY MAP ON FILE IN BOOK 394, PAGES 24 THROUGH 27, INCLUSIVE, OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, AND LYING WITHIN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, S.B.M.

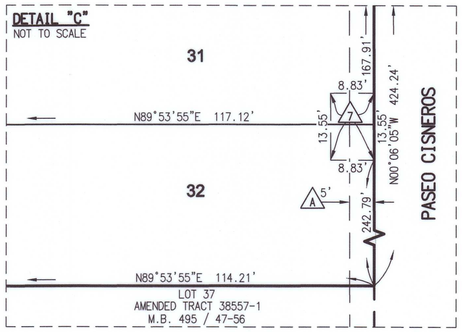
CHRIS L. ALBERTS

Michael Baker INTERNATIONAL

NOVEMBER 2025







EASEMENT NOTES

(A) INDICATES 5' PUBLIC UTILITY EASEMENT, DEDICATED HEREON.

(1) INDICATES AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 1948 AS BOOK 1015, PAGE 180 O.R. **THIS EASEMENT CANNOT BE LOCATED.**

(2) INDICATES A QUITCLAIM DEED TO THE COACHELLA VALLEY HOUSING COALITION RECORDED JANUARY 6, 2022 AS INST. NO. 2022-0009522 O.R. **THIS EASEMENT CANNOT BE LOCATED.**

(3) INDICATES AN EASEMENT FOR GAS PIPELINE PURPOSES RECORDED MAY 11, 2022 AS INST. NO. 2022-0219050 O.R. **THIS EASEMENT CANNOT BE LOCATED.**

(4) INDICATES AN EASEMENT WATER PURPOSES RECORDED SEPTEMBER 30, 1948 AS INST. NO. 3623 O.R. **THIS EASEMENT CANNOT BE LOCATED.**

(5) INDICATES AN EASEMENT WATER PURPOSES RECORDED FEBRUARY 28, 1949 AS INST. NO 2950 O.R. **THIS EASEMENT CANNOT BE LOCATED.**

(6) INDICATES AN EASEMENT GAS PIPELINE PURPOSES RECORDED MAY 29, 2024 AS INST. NO. 2024-0154807 O.R. **THIS EASEMENT CANNOT BE LOCATED.**

(7) INDICATES AN EASEMENT FOR ELECTRICAL PURPOSES RECORDED MAY 02, 2025 AS INST. NO. 2025-0132818 O.R.

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

TRACT MAP NO. 38557

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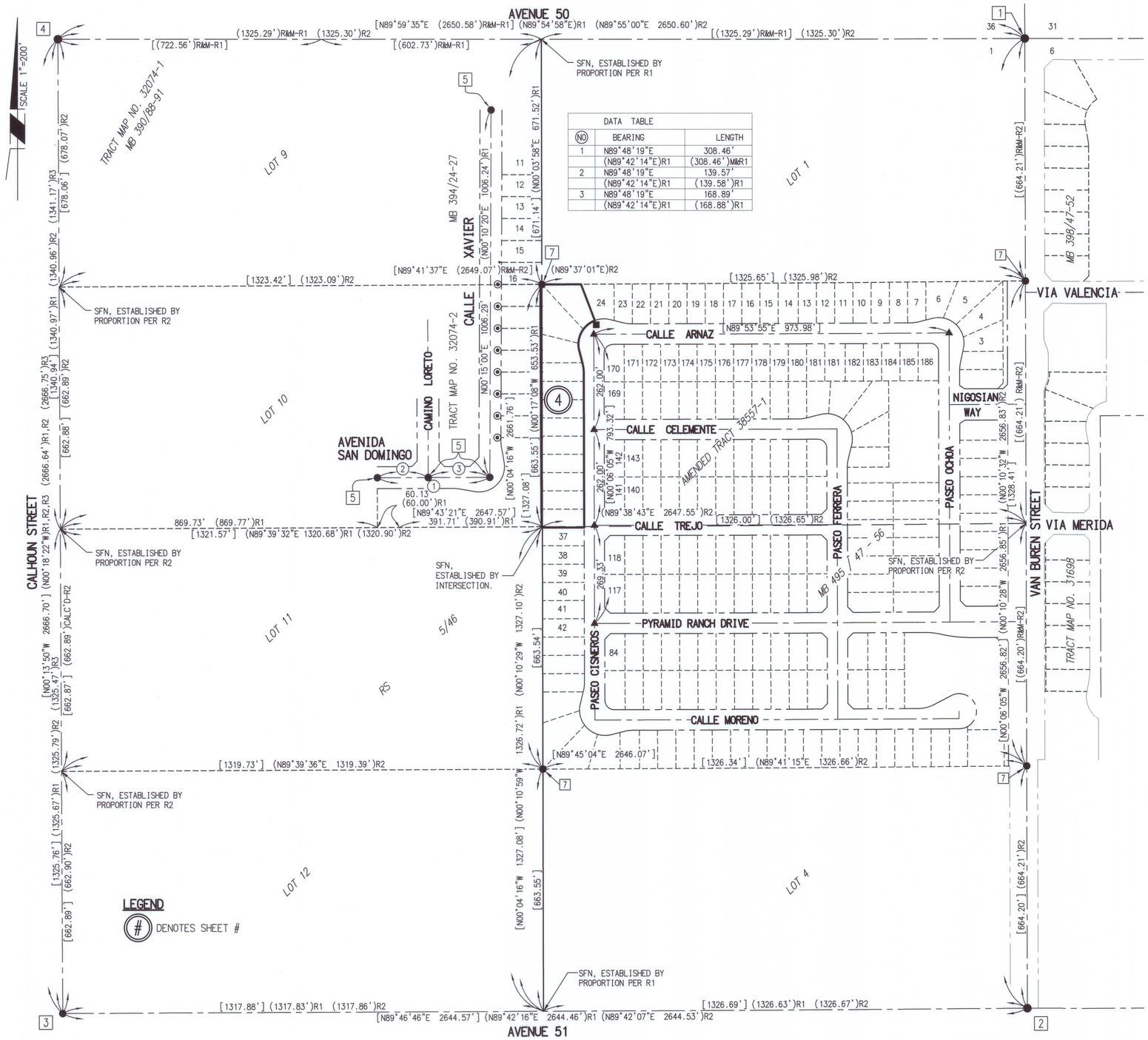

DATA TABLE		
(NO)	BEARING	LENGTH
1	N89°48'19"E	308.46'
	(N89°42'14"E)R1	(308.46')M&R1
2	N89°48'19"E	139.57'
	(N89°42'14"E)R1	(139.58')R1
3	N89°48'19"E	168.89'
	(N89°42'14"E)R1	(168.88')R1

SURVEYORS NOTES:

1. 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.
2. < > INDICATES CALCULATED GRID DISTANCES AND BEARINGS BASED ON CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2017.50), AS SHOWN HEREON.
3. 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
   [1] N. 2,193,047.347 E. 6,577,159.806
   [2] N. 2,190,390.572 E. 6,577,164.486
4. COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT.
5. 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.
6. CALCULATIONS FROM GRID TO GROUND VALUES AND CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE AT A POINT [1] WITH COORD. OF N 2,193,047.347', E 6,577,159.806', USING AN EL. OF 1.00000715 (NAVD83).
7. THIS MAP CONTAINS 12 NUMBERED LOTS AND 1.81 ACRES.
8. (R) INDICATES RADIAL BEARING AS NOTED.
9. SFN INDICATES SEARCHED, FOUND NOTHING.
10. CALC'D INDICATES DATA CALCULATED FROM RECORD DOCUMENT AS NOTED.
11. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE RECORDATION OF THIS MAP.
12. 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.
13. DENOTES RECORD DATA PER REFERENCES BELOW:
    - R&M RECORD AND MEASURED DATA
    - (~) RECORD DATA AS NOTED
    - R1 RECORD DATA PER TRACT NO. 32074-2, MB 394/24-27
    - R2 RECORD DATA PER RS 117/54
    - R3 RECORD DATA PER TRACT NO. 30871, MB 363/74-78
    - [R4] R&M DATA PER AMENDED TRACT NO. 38557-1, MB 495/47-56.
    - R5 RECORD DATA PER LOT LINE ADJUSTMENT NO. 2025-02, RECORDED 01/13/2026, DOC. NO. 2026-0011152 O.R.
    - R6 RECORD DATA PER LOT LINE ADJUSTMENT NO. 2025-04, RECORDED 01/14/2026, DOC. NO. 2026-0011441 O.R.
    - R7 RECORD DATA PER LOT LINE ADJUSTMENT NO. 2025-05, RECORDED 01/14/2026, DOC. NO. 2026-0012139 O.R.
14. DENOTES SET MONUMENTS AS NOTED BELOW:

    ○ INDICATES SET 2" TYPE "C" MONUMENT TAGGED "LS 8508", IN GROUND, FLUSH, PER CITY OF COACHELLA STD. DWG. NO. M-3.2.
15. DENOTES FOUND MONUMENTS AS NOTED BELOW:

    ⚠ INDICATES PUBLISHED LOCATION OF USC&GS GPS C.O.R.S. STATION.

    ▲ INDICATES FOUND 1-1/2" TYPE "B" MONUMENT PER CITY OF COACHELLA STD. DWG. NOS. M-3.1 & M-3.2, STAMPED "LS 8508", FLUSH, PER AMENDED TRACT MAP NO. 38557-1, MB 495/47-56.

    ■ INDICATES FOUND LEAD, TACK AND TAG "L.S. 8508", AT P.L. PROD ON TOP OF CURB, PER R1.

    ⦿ INDICATES FOUND LEAD, TACK AND TAG "L.S. 5955", AT P.L. PROD ON TOP OF CURB, IN LIEU OF LEAD, TACK AND TAG "L.S. 5479", PER MB 394/24-27. ACCEPTED AS SHOWN HEREON.

    ● INDICATES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:

    [1] FOUND 2-1/2" BRASS DISK STAMPED "T5S R7E R8E", "S36 S31 S1 S6", "T6S", DN. 0.3', PER CR 11-0235. ACCEPTED AS NE CORNER SECTION 1, PER R4.

    [2] FOUND 1" IRON PIPE WITH NAIL & TAG, ILLEGIBLE, IN L.IEU OF 1-1/4" I.P. TAGGED RIV. CO. SURVEYOR, PER CR 23-0483, MB 407/53-56, MB 398/47-52, PM 208/11-13, RS 14/71. SET TAG "LS 8508". ACCEPTED AS EAST 1/4 CORNER SECTION 1 PER R4.

    [3] FOUND 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "LS 8508", FLUSH IN AC PAVEMENT, PER AMENDED TRACT MAP NO. 38557-1, MB 495/47-56, CR 21-0632, MB 394/24-27, MB 363/74-78. ACCEPTED AS CENTER 1/4 CORNER SECTION 1 PER R4.

    [4] FOUND 1" IRON PIPE OPEN, IN LIEU OF 1-1/4" IRON PIPE W/TAG "LS 8070" PER MB 453/95-97, MB 394/24-27, MB 363/74-78 PER R4.

    [5] FOUND COPPERWELD TAGGED "L.S. 5955", FLUSH, IN LIEU OF COPPERWELD TAGGED "L.S. 5479", PER R1 ACCEPTED AS SHOWN HEREON.

    [6] FOUND 1" IRON PIPE TAGGED "L.S. 8508", FLUSH, PER AMENDED TRACT MAP NO. 38557-1, MB 495/47-56.

    [7] FOUND 2" TYPE "C" MONUMENT, PER CITY OF COACHELLA STD. DWG. NO. M-3.2, TAGGED "LS 8508", FLUSH, PER R4.

BOUNDARY CONTROL AND PROCEDURE OF SURVEY

CHRIS L. ALBERTS

Michael Baker INTERNATIONAL

NOVEMBER 2025

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

TRACT MAP NO. 38557

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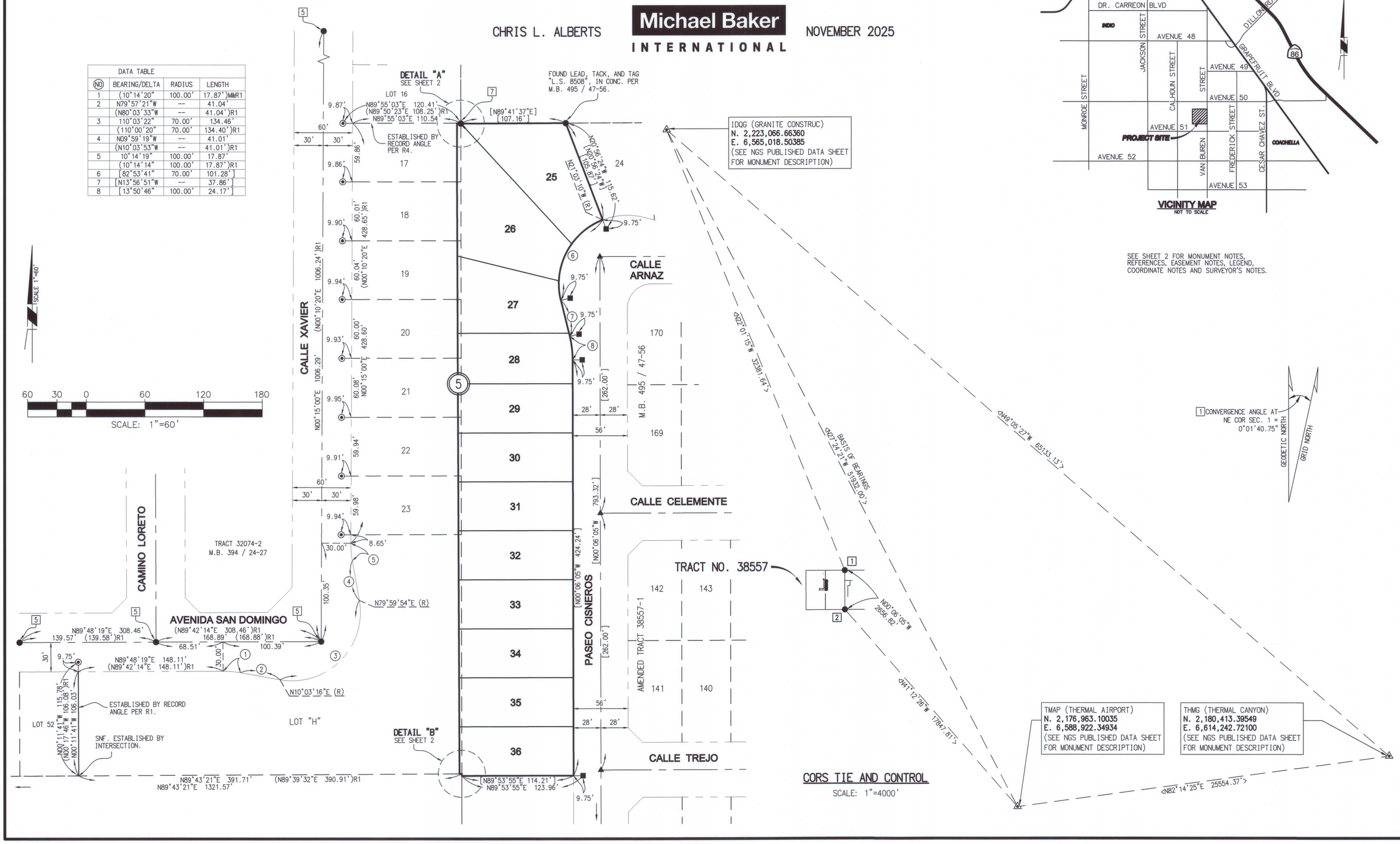
CHRIS L. ALBERTS

Michael Baker INTERNATIONAL

NOVEMBER 2025

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	(10°14'20"	100.00'	17.87')M&R1
2	N79°57'21"W	--	41.04'
	(N80°03'33"W	--	41.04')R1
3	110°03'22"	70.00'	134.46'
	(110°00'20"	70.00'	134.40')R1
4	N09°59'19"W	--	41.01'
	(N10°03'53"W	--	41.01')R1
5	10°14'19"	100.00'	17.87'
	(10°14'14"	100.00'	17.87')R1
6	[82°53'41"	70.00'	101.28']
7	[N13°56'51"W	--	37.86']
8	[13°50'46"	100.00'	24.17']



SEE SHEET 2 FOR MONUMENT NOTES, REFERENCES, EASEMENT NOTES, LEGEND, COORDINATE NOTES AND SURVEYOR'S NOTES.

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

TRACT MAP NO. 38557

BEING A SUBDIVISION OF THE REMAINDER LOT OF AMENDED TRACT MAP 38557-1 AS SHOWN BY MAP ON FILE IN BOOK 495, PAGES 47 THROUGH 56, INCLUSIVE OF MAPS, TOGETHER WITH LOTS 17 THROUGH 23, INCLUSIVE, AND LOT "H" OF TRACT MAP 32074-2 AS SHOWN BY MAP ON FILE IN BOOK 394, PAGES 24 THROUGH 27, INCLUSIVE, OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, AND LYING WITHIN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, S.B.M.

CHRIS L. ALBERTS

Michael Baker INTERNATIONAL

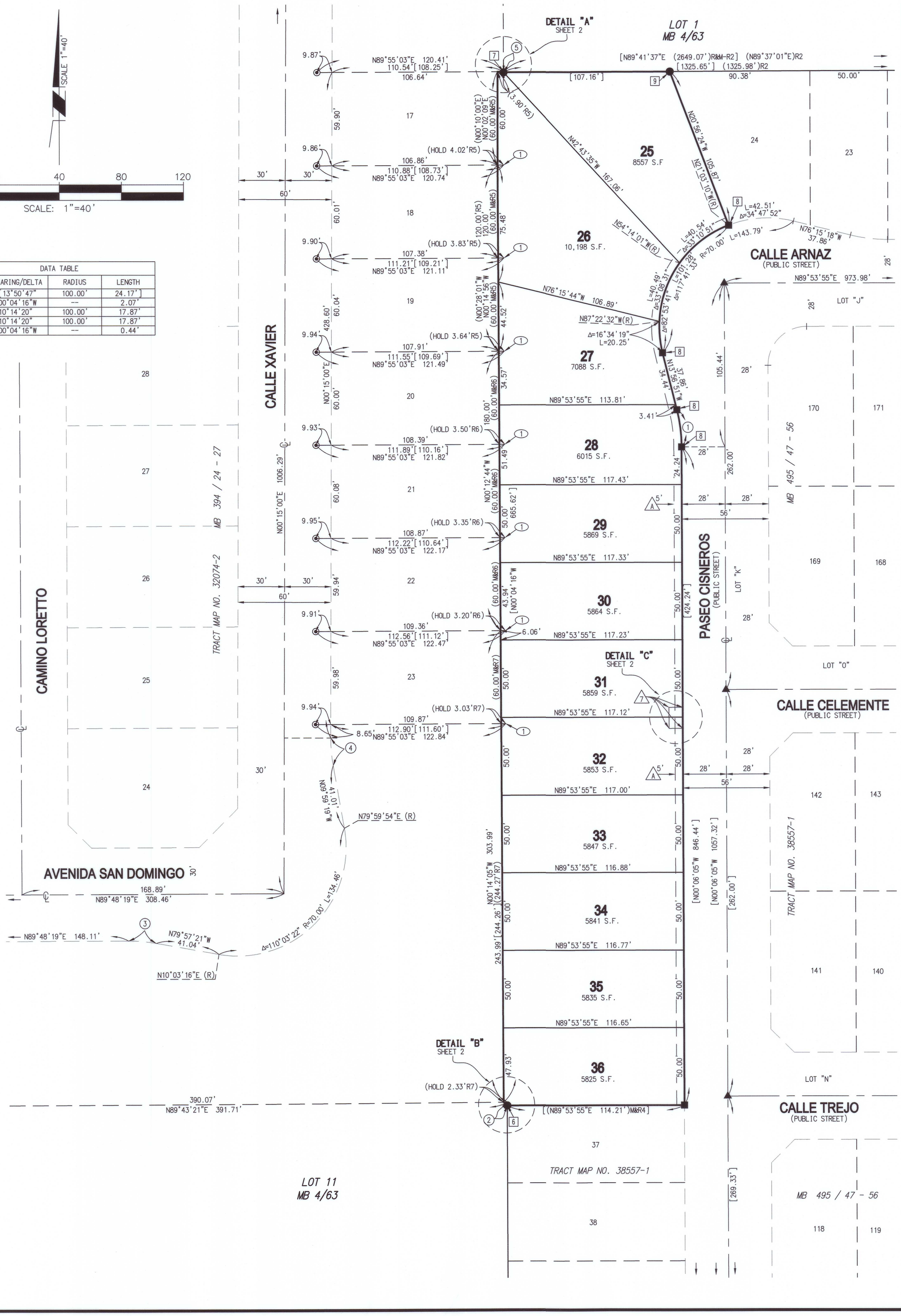
NOVEMBER 2025

NOVEMBER, 2025

(1) - SFN, ESTABLISHED BY INTERSECTION

SCALE 1"=40'

40 20 0 40 80 120

SCALE: 1"=40'

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	[13°50'47"	100.00'	24.17']
2	N00°04'16"W	--	2.07'
3	10°14'20"	100.00'	17.87'
4	10°14'20"	100.00'	17.87'
5	N00°04'16"W	--	0.44'