

PARCEL MAP NO. 37833

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 26, P.M.B. 25/30-31 LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.



MSA CONSULTING, INC.

MAY- 2020

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 HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN 24 FOOT WIDE EASEMENTS SHOWN AS (A) FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS PURPOSES, AND INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES, OVER PARCEL 2, FOR THE SOLE USE OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS MAP.

WE HEREBY RETAIN A 24 FOOT WIDE EASEMENT SHOWN AS (B) FOR PRIVATE WATER SERVICES, OVER PARCEL 2, FOR THE SOLE USE OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS MAP.

WE HEREBY RETAIN A RECIPROCAL ACCESS EASEMENT, BLANKET IN NATURE OVER PARCELS 1 AND 2, EXCLUSIVE OF BUILDINGS AND ACCESSORY STRUCTURES.

COACHELLA HOUSING PROJECT,
A LIMITED PARTNERSHIP

BY: Manuela Silva
PRINT NAME: Manuela Silva

IT'S: Chief Executive Officer

NOTARY'S ACKNOWLEDGMENT

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 Solano) SS
ON 8/10/2020, BEFORE ME Maria Hernan A NOTARY PUBLIC,

PERSONALLY APPEARED Manuela Silva
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/HEY 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 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: Maria Hernan

NOTARY PUBLIC
Maria Hernan
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS Solano COUNTY.

2165151
NOTARY COMMISSION NO.
10/18/2020
MY COMMISSION EXPIRES

TRUSTEE & NOTARY'S ACKNOWLEDGMENT & SIGNATURE OMISSIONS

*SEE SHEET 2

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF COMMUNITY HOUSING OPPORTUNITIES CORPORATION, IN MAY OF 2020.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY.

DATED: July 28, 2020

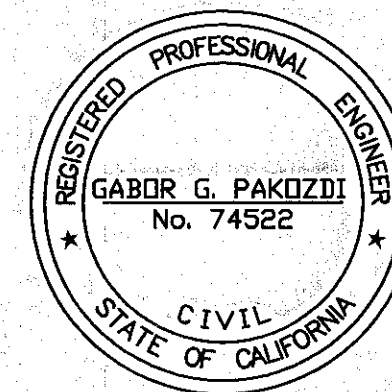
Charles R. Harris
CHARLES R. HARRIS P.L.S. 4989

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 37833, AS FILED AND APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 5, 2020; THE EXPIRATION DATE BEING FEBRUARY 5, 2022; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATED: _____, 20____

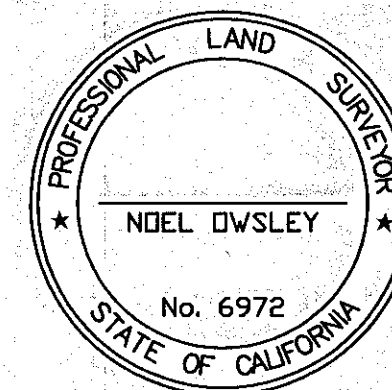
GABOR G. PAKOZDI R.C.E. 74522
CITY ENGINEER

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 37833 CONSISTING OF THREE (3) SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: 8-21, 2020

Noel Owsley
NOEL OWSLEY L.S. 6972
ACTING CITY SURVEYOR

**EASEMENT NOTES**

- 1 AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT, FOR UNDERGROUND PIPE LINE AND INCIDENTAL PURPOSES, PER INST. NO. 75-105543 REC. 08/28/75, O.R.
- 2 AN EASEMENT IN FAVOR OF FRONTIER COMMUNICATIONS, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES, PER INST. NO. 77-54233 REC. 03/31/77, O.R. (NON-PLOTTABLE FROM RECORD)
- 3 AN EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER BK. 676 OF DEEDS, PG. 168, REC. 04/21/1926, O.R. (NO WIDTH)

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ 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

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 \$29,100.00.

DATED: August 19, 2020

JON CHRISTENSEN, COUNTY TAX COLLECTOR

BY: Itali h. Roan
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$29,100.00 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: August 19, 2020

CASH OR SURETY BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: Itali h. Roan
DEPUTY

CITY CLERK STATEMENT

I, ANDREA CARRANZA, DEPUTY CITY CLERK OF THE CITY OF COACHELLA, STATE OF CALIFORNIA, DO 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 APPROVED SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66463 (C) OF THE SUBDIVISION MAP ACT.

ANDREA CARRANZA, DEPUTY CITY CLERK OF THE CITY OF COACHELLA, CALIFORNIA

DATE

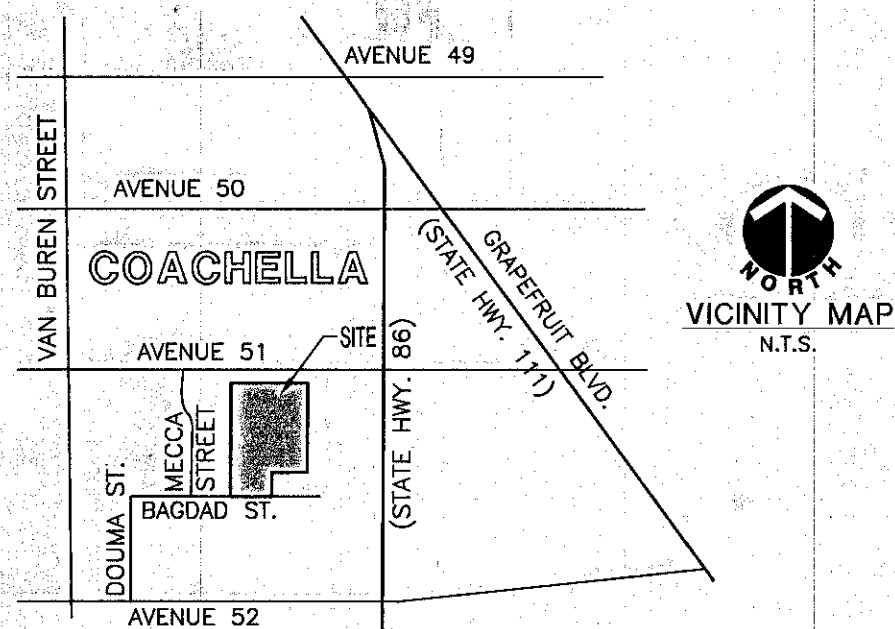
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MSA CONSULTING, INC.

MAY- 2020

**TRUSTEE STATEMENT**

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE PER DEED OF TRUST RECORDED FEBRUARY 17, 1978, AS INSTRUMENT NO. 78-32044, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: Matthew Pilliter
MATTHEW Pilliter V.P.

BY: _____

NOTARY'S ACKNOWLEDGMENT

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 San Bernardino) SSON August 21, 2020, BEFORE ME Angela Cospedes A NOTARY PUBLIC,PERSONALLY APPEARED Matthew Pilliter
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 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:

Angela Cospedes
NOTARY PUBLIC
Angela Cospedes
(PRINT NAME)

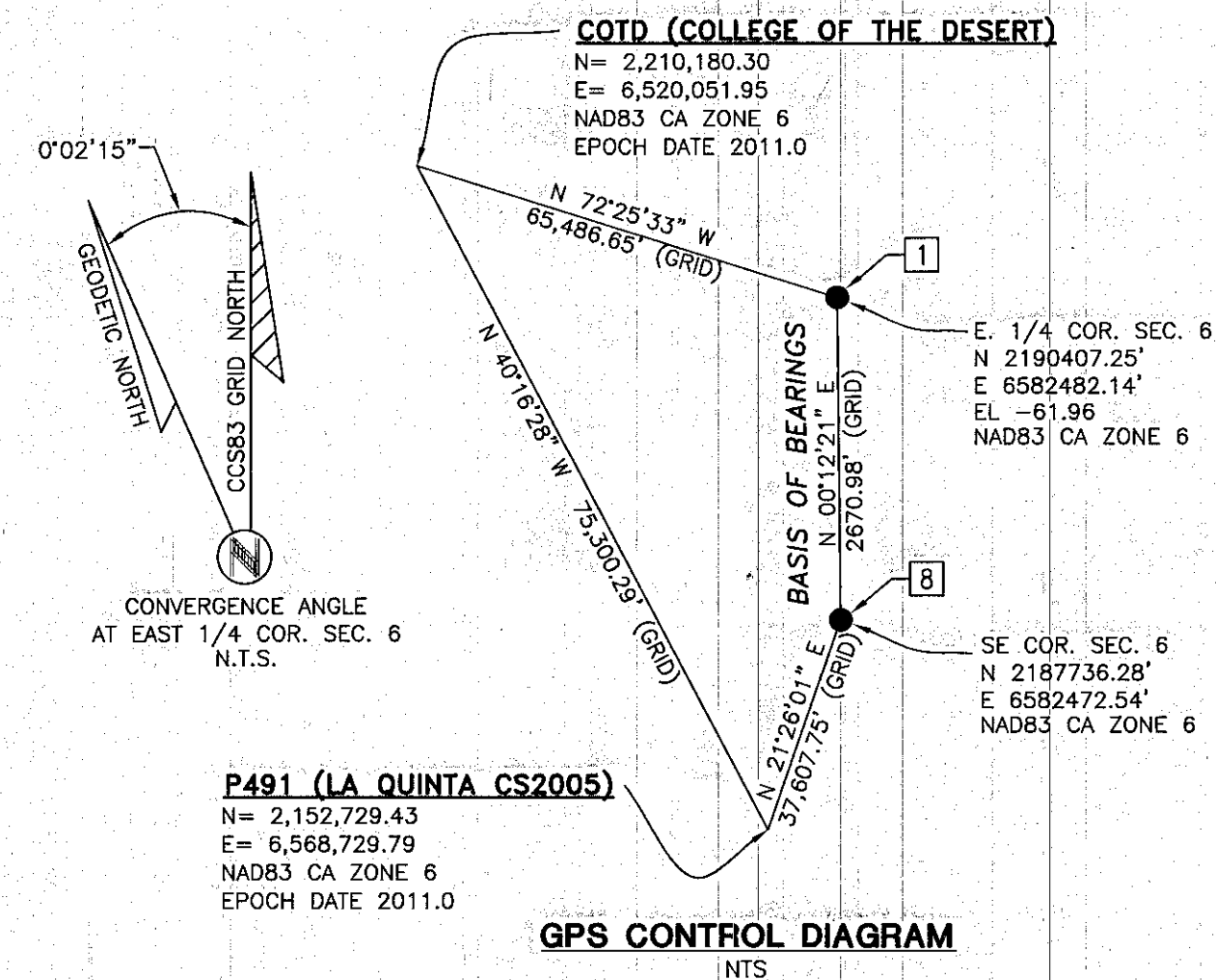
MY PRINCIPAL PLACE OF BUSINESS

IS San Bernardino COUNTY.2263991

NOTARY COMMISSION NO.

11-20-2022

MY COMMISSION EXPIRES

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE(S) OF THE FOLLOWING OWNER(S) OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, AS THEIR INTERESTS CANNOT RIPEN INTO FEE.

COACHELLA VALLEY WATER DISTRICT, HOLDER OF RIGHTS FOR UNDERGROUND PIPE LINES AND INCIDENTAL PURPOSES, PER INST. NO. 75-105543, REC. 08/28/75, O.R.

FRONTIER COMMUNICATION SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF RIGHTS FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES, PER INST. NO. 77-54233, REC. 03/31/77, O.R.

IMPERIAL IRRIGATION DISTRICT, SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY, HOLDER OF RIGHTS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER BK. 676 OF DEEDS, PG. 168, REC. 04/21/1926, O.R.

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MSA CONSULTING, INC.

MAY- 2020

SURVEYOR'S NOTES

THE **BASIS OF BEARINGS** FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD 83 (EPOCH 2011) BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND OR CONTINUOUS OPERATING REF. STATIONS (CORS) COTD AND P491, IDENTIFIED LOCALLY ALONG THE CENTERLINE OF HARRISON STREET, TAKEN AS N 00°12'21" E. BEARINGS AND DISTANCES SHOWN ARE GROUND. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY 0.999980303. THE CONVERGENCE ANGLE OF GRID NORTH IS 0°02'15" AT THE EAST QUARTER CORNER OF SECTION 6, USING AN ELEVATION OF -61.96'.

- | | |
|--------|--|
| ● | INDICATES FOUND MONUMENT AS NOTED |
| ○ | INDICATES SET 1" I.P. "PLS 4989", FLUSH, UNLESS NOTED OTHERWISE |
| (-) | INDICATES RECORD DATA |
| R1 | INDICATES RECORD DATA PER PARCEL MAP NO. 26, P.M.B. 25/30-31 |
| R2 | INDICATES RECORD DATA PER PARCEL MAP NO. 42, P.M.B. 57/25 |
| R3 | INDICATES RECORD DATA PER PARCEL MAP NO. 15691, P.M.B. 79/10 |
| R4 | INDICATES RECORD DATA PER PARCEL MAP NO. 28414, P.M.B. 188/17-18 |
| R5 | INDICATES RECORD DATA PER TRACT MAP NO. 16028, M.B. 115/97-100 |
| R6 | INDICATES RECORD DATA PER PARCEL MAP NO. 36246, P.M.B. 235/24-27 |
| Ⓢ | INDICATES CENTERLINE |
| R/W | INDICATES RIGHT-OF-WAY |
| (R) | INDICATES RADIAL BEARING |
| S.N.F. | SEARCHED NOTHING FOUND |

SET 1" I.P. WITH PLASTIC PLUG STAMPED "PLS 4989", SET NAIL AND TAG IN CONC. FOOTING STAMPED "PLS 4989" OR NAIL AND TAG IN FENCING MATERIAL, TAGGED "PLS 4989", AS APPROPRIATE, AT REAR LOT CORNERS, B.C.'S, E.C.'S AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

TOTAL GROSS AREA = 5.760 ACRES
NUMBERED PARCELS = 2 PARCELS

- (A) 24' RECIPROCAL ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES, AND INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES, OVER PARCEL 2 RETAINED HEREON.
- (B) 24' PRIVATE WATER EASEMENT OVER PARCEL 2 RETAINED HEREON.

MONUMENT NOTES

- 1 FD. R.R. SPIKE, DN. 0.3', PER P.M.B. 25/30-31, ACCEPTED AS THE E. 1/4 COR. OF SEC. 6.
- 2 FD. 3/4" I.P. W/PP, "L.S. 6127", DN. 1', PER P.M.B. 188/17-18 ACCEPTED AS THE NE COR. OF PARCEL 4.
- 3 FD. SPIKE W/TAG, "L.S. 7083", FLUSH, PER P.M.B. 235/24-27, ACCEPTED AS THE CENTERLINE INTERSECTION OF CALLE CAMACHO AND BAGDAD AVE.
- 4 FD. 1" I.P. W/NAIL, NO I.D., DN. 0.8', PER P.M.B. 25/30-31, ACCEPTED AS THE COR. OF PARCEL 2.
- 5 FD. COPPERWELD STAMPED L.S. 4075 FLUSH, PER P.M.B. 235/24-27, ACCEPTED AS THE CENTERLINE INTERSECTION OF CALLE AVILA AND BAGDAD AVE.
- 6 FD. N&T., W/TAG, L.S. 4075 FLUSH, PER P.M.B. 235/24-27, ACCEPTED AS THE SW COR., SW 1/4, NE 1/4, SE 1/4 OF SEC. 6.
- 7 FD. COPPERWELD STAMPED L.S. 8508 FLUSH, PER CR14-009, ACCEPTED AS THE CENTERLINE INTERSECTION OF 51ST AVE AND FREDERICK STREET.
- 8 FD. R.R. SPIKE DN. 0.4', PER P.M.B. 235/24-27 AND M.B. 373/65-66, ACCEPTED AS THE SE COR. SEC. 6.

J.N. 2495

