

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

TRACT MAP NO. 31978-1

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 31978-2, ON FILE IN BOOK 404, AT PAGES 85 THROUGH 89, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

 MSA CONSULTING, INC.

JANUARY - 2022

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "E", INCLUSIVE, SHOWN AS "PUBLIC STREET"(S), ALL WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THOSE EASEMENTS SHOWN AS "10' PUE", ALONG AND ADJACENT TO LOTS "A" THROUGH "E", INCLUSIVE, SHOWN AS "PUBLIC STREET"(S) WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENTS FOR PUBLIC UTILITY PURPOSES OVER LOTS "F" AND "G", SHOWN AS "OPEN SPACE" WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: AN EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT OVER ALL PRIVATE STREETS, OVER LOTS "F" AND "G", SHOWN AS "OPEN SPACE", AND AN ADDITIONAL (10) FEET IN WIDTH ON BOTH SIDES AND ADJACENT TO ALL PUBLIC STREETS, SHOWN ON THIS MAP, 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.

WE HEREBY RETAIN FOR STORM DRAIN PURPOSES, AN EASEMENT OVER LOTS "A" THROUGH "G", INCLUSIVE, FOR THE SOLE USE OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY RETAIN FOR OPEN SPACE, LANDSCAPE PURPOSES AND STORM DRAIN PURPOSES, LOTS "F" AND "G", INCLUSIVE, FOR THE SOLE USE OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS MAP.

COACHELLA INVESTMENTS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: **PARAGON MANAGEMENT COMPANY, LLC,**
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____
ROBERTO JINICH
ITS: MANAGER

THE CITY OF COACHELLA, CALIFORNIA

BY: _____
PRINT NAME:
TITLE:

TRUSTEE STATEMENT

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, TRUSTEE PER DEED OF TRUST RECORDED MARCH 31, 2021, AS DOCUMENT NO. 2021-0201688, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: _____
NAME: DARREN WARREN
TITLE: DIVISION VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT

BY: _____
NAME: SOHAIL BOKHARI
TITLE: DIVISION DIRECTOR OF LAND PLANNING AND ENTITLEMENT

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF _____
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 \$ _____.

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

CITY CLERK'S STATEMENT

I, ANDREA CARRANZA, DEPUTY CITY CLERK OF THE CITY COACHELLA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, DULY APPROVED THE WITHIN MAP OF TRACT MAP NO. 31978-1, AND ACCEPTS ON BEHALF OF THE PUBLIC, LOTS "A" THROUGH "G", INCLUSIVE (PUBLIC STREETS), IN FEE, FOR STREET AND PUBLIC UTILITY PURPOSES; THE EASEMENTS SHOWN AS "10' PUE", ALONG AND ADJACENT TO LOTS "A" THROUGH "G", INCLUSIVE, OFFERED FOR PUBLIC UTILITY PURPOSES; AND THE EASEMENTS OVER LOTS "H" THROUGH "K", INCLUSIVE, OFFERED FOR PUBLIC UTILITY PURPOSES, ALL AS DEDICATED AND SHOWN WITHIN THIS MAP.

WE HEREBY ABANDON PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THAT CERTAIN RIGHT-OF-WAY/EASEMENT, RECORDED FEBRUARY 19, 2002, AS DOCUMENT NO. 2002-085556, OFFICIAL RECORDS AS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE BOUNDARY OF THIS MAP, AND NOT SHOWN HEREIN.

DATED: _____

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

ABANDONMENT NOTE

PURSUANT TO SECTION 66445(G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT, WITHIN THE BOUNDARY OF THIS MAP, OF THAT CERTAIN RIGHT-OF-WAY/EASEMENT GRANTED TO THE CITY OF COACHELLA, RECORDED FEBRUARY 19, 2002, AS DOCUMENT NO. 2002-085556, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THOSE EASEMENTS BEING ABANDONED ARE NOT SHOWN ON THIS MAP.

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 PULTE HOME COMPANY, LLC, IN JANUARY OF 2022.

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 MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: _____

LUKE R. BEVERLY P.L.S. 8223



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: _____



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.

RONALD A. MUSSER, P.L.S. 4230
ACTING CITY SURVEYOR

DATED: _____



SOILS REPORT

PURSUANT TO SECTION 66490 OF THE SUBDIVISION MAP ACT, A PRELIMINARY SOILS REPORT, PROJECT NO. 12946.001, WAS PREPARED BY LEIGHTON AND ASSOCIATES, INC. DATED NOVEMBER 25, 2020, AND IS ON FILE WITH THE CITY OF COACHELLA, ENGINEERING DEPARTMENT.

NOTARY'S ACKNOWLEDGMENT & SIGNATURE OMISSIONS

SEE SHEET 2

I.I.D. ACCEPTANCE

SEE SHEET 2

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

TRACT MAP NO. 31978-1

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 31978-2, ON FILE IN BOOK 404, AT PAGES 85 THROUGH 89, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

MSA CONSULTING, INC.

JANUARY - 2022

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: BY: LAURA J. CERVANTES SUPERVISOR, REAL ESTATE IMPERIAL IRRIGATION DISTRICT

EASEMENT NOTES

- 1. AN EASEMENT FOR UNDERGROUND PIPE LINE AND INCIDENTAL PURPOSES, IN FAVOR OF GRACE B. PETTY AND CLARENCE M. PETTY, RECORDED OCTOBER 21, 1925 IN BOOK 652 OF DEEDS, PAGE 409, OF OFFICIAL RECORDS. (UNABLE TO LOCATE FROM THE RECORDS.)
2. AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, IN FAVOR OF THE UNITED STATES OF AMERICA, PER INSTRUMENT RECORDED OCTOBER 31, 1949 IN BOOK 1119, PAGE 376, OF OFFICIAL RECORDS.
3. AN EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, RECORDED DECEMBER 9, 1957 AS INSTRUMENT NO. 87000, IN BOOK 2189 PAGE 298, OF OFFICIAL RECORDS.
4. AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF FRONTIER COMMUNICATIONS, SUCCESSOR TO CALIFORNIA WATER AND TELEPHONE COMPANY, RECORDED DECEMBER 5, 1963, AS INSTRUMENT NO. 128096, OF OFFICIAL RECORDS.
5. AN EASEMENT FOR UNDERGROUND PIPELINE AND INCIDENTAL SERVICES, IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, RECORDED JUNE 22, 2006, AS INSTRUMENT NO. 2006-451598, OF OFFICIAL RECORDS.
6. AN EASEMENT FOR PIPELINES AND NECESSARY DEVICES AND APPURTENANCES AND INCIDENTAL PURPOSES, IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER INSTRUMENT RECORDED JUNE 22, 2006, AS INSTRUMENT NO. 2006-451600, OF OFFICIAL RECORDS.
7. AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF THE GALSTIAN TRUST, RECORDED JULY 8, 2005, AS INSTRUMENT NO. 2005-549230, RECORDED AND AMENDED PER INSTRUMENT RECORDED MARCH 7, 2006 AS INSTRUMENT NO. 2006-162053, OF OFFICIAL RECORDS.
8. AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF COACHELLA, RECORDED JUNE 20, 2006, AS INSTRUMENT NO. 2006-442044, OF OFFICIAL RECORDS.
9. AN EASEMENT FOR RETENTION, PUBLIC UTILITY, PUBLIC PARK, RETENTION BASIN AND INCIDENTAL PURSES, RECORDED JUNE 20, 2006, AS INSTRUMENT NO. 0442045, OF OFFICIAL RECORDS.
10. AN EASEMENT FOR TELEVISION AND BROADBAND COMMUNICATIONS SERVICES AND INCIDENTAL PURPOSES, IN FAVOR OF SPECTRUM, SUCCESSOR TO TIME WARNER ENTERTAINMENT, RECORDED MAY 03, 2007, AS INSTRUMENT NO. 2007-298456, OF OFFICIAL RECORDS. (BLANKET IN NATURE)

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)
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 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.

MY COMMISSION EXPIRES . MY PRINCIPAL PLACE OF BUSINESS
WITNESS MY HAND AND OFFICIAL SEAL. IS COUNTY.

SIGNATURE OF NOTARY PUBLIC NOTARY COMMISSION NO.

(PRINT NAME)

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)
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 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.

MY COMMISSION EXPIRES . MY PRINCIPAL PLACE OF BUSINESS
WITNESS MY HAND AND OFFICIAL SEAL. IS COUNTY.

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STATE OF CALIFORNIA)
COUNTY OF)
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 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.

MY COMMISSION EXPIRES . MY PRINCIPAL PLACE OF BUSINESS
WITNESS MY HAND AND OFFICIAL SEAL. IS COUNTY.

SIGNATURE OF NOTARY PUBLIC NOTARY COMMISSION NO.

(PRINT NAME)

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.

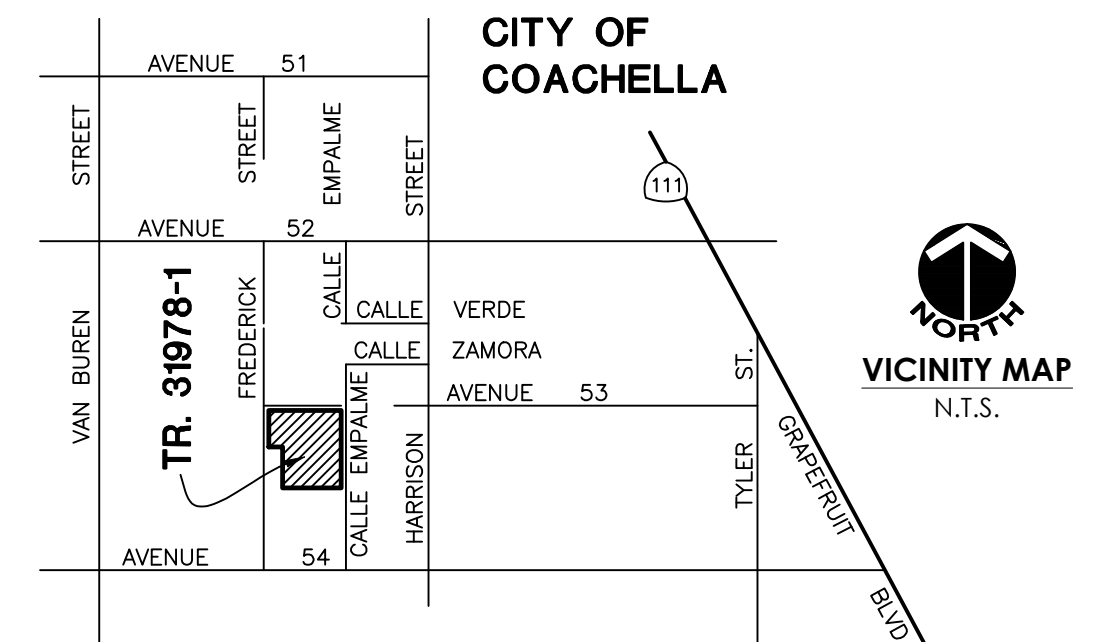
GRACE B. PETTY AND CLARENCE M. PETTY, HOLDERS OF AN EASEMENT FOR UNDERGROUND PIPE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1925, IN BOOK 652 OF DEEDS, PAGE 409, OF OFFICIAL RECORDS.

THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 1949, IN BOOK 1119, PAGE 376, OF OFFICIAL RECORDS.

COACHELLA VALLEY COUNTY WATER DISTRICT, HOLDER OF RIGHTS, FOR PIPE LINES AND INCIDENTAL PURPOSES, PER INSTRUMENT RECORDED DECEMBER 09, 1957, AS INSTRUMENT NO. 87000, AS SHOWN IN BOOK 2189, PAGE 298, AND PER INSTRUMENT RECORDED JUNE 22, 2006, AS INSTRUMENT NO. 2006-451598, AND PER INSTRUMENT RECORDED JUNE 22, 2006, AS INSTRUMENT NO. 2006-451600, ALL OF OFFICIAL RECORDS.

FRONTIER COMMUNICATIONS, SUCCESSOR TO CALIFORNIA WATER AND TELEPHONE COMPANY, HOLDER OF RIGHTS, FOR EITHER OF BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT RECORDED DECEMBER 05, 1963 AS INSTRUMENT NO. 128096, OF OFFICIAL RECORDS.

SPECTRUM, SUCCESSOR TO TIME WARNER ENTERTAINMENT, HOLDER OF RIGHTS, FOR TELEVISION AND BROADBAND COMMUNICATIONS SERVICES AND INCIDENTAL PURPOSES, PER INSTRUMENT RECORDED MAY 03, 2007, AS INSTRUMENT NO. 2007-298456, OF OFFICIAL RECORDS.



TRACT MAP NO. 31978-1

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 31978-2, ON FILE IN BOOK 404, AT PAGES 85 THROUGH 89, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

MSA CONSULTING, INC.

JANUARY - 2022

SURVEYOR'S NOTES

THE **BASIS OF BEARINGS** FOR THIS MAP IS THE SOUTH TRACT BOUNDARY LINE OF TRACT MAP 31978-2, RECORDED IN MAP BOOK NO. 404 PAGES 85 THROUGH 89, INCLUSIVE, LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN. TAKEN AS: N 89°53'12" E

- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES FOUND 1 1/2" COPPERWELD FLUSH, STAMPED "RCE 14614" PER TRACT MAP NO. 31978-2, M.B. 404/85-89, CORRECTED BY CERTIFICATE OF CORRECTION PER DOCUMENT NO. 2012-0259582, REC. 06/06/2012, O.R.
- INDICATES FOUND 1" I.P. W/PP, STAMPED "RCE 14614", PER TRACT MAP NO. 31978-2, M.B. 404/85-89, CORRECTED BY CERTIFICATE OF CORRECTION PER DOCUMENT NO. 2012-0259582, REC. 06/06/2012, O.R.
- △ INDICATES SET 1-1/4" BRASS DISK STAMPED "PLS 8223", FLUSH, IN A.C. PAV'T (RIV. CO. STD. TYPE "B" MON.), UNLESS NOTED OTHERWISE
- (-) INDICATES RECORD DATA
- R1 INDICATES RECORD DATA PER TRACT MAP NO. 31978-2, M.B. 404/85-89
- R2 INDICATES RECORD DATA PER AMENDED PARCEL MAP NO. 14227, P.M.B. 99/43-44
- R&M INDICATES RECORD AND MEASURED
- Ⓢ INDICATES CENTERLINE
- R/W INDICATES RIGHT-OF-WAY
- (R) INDICATES RADIAL BEARING
- PUE INDICATES PUBLIC UTILITY EASEMENT DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES
- S.F.N. INDICATES SEARCHED FOUND NOTHING
- E.S.P. INDICATES ESTABLISHED BY SINGLE PROPORTION

SET NAIL AND TAG IN CURB ON THE PROLONGATION OF ALL SIDE LINES, STAMPED "PLS 8223", IN LIEU OF THE FRONT LOT CORNERS.

SET 1" I.P. WITH METAL TAG STAMPED "PLS 8223", SET NAIL AND TAG IN CONC. FOOTING STAMPED "PLS 8223" OR NAIL AND TAG IN FENCING MATERIAL, TAGGED "PLS 8223", AS APPROPRIATE, AT REAR LOT CORNERS, B.C.'S, E.C.'S AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

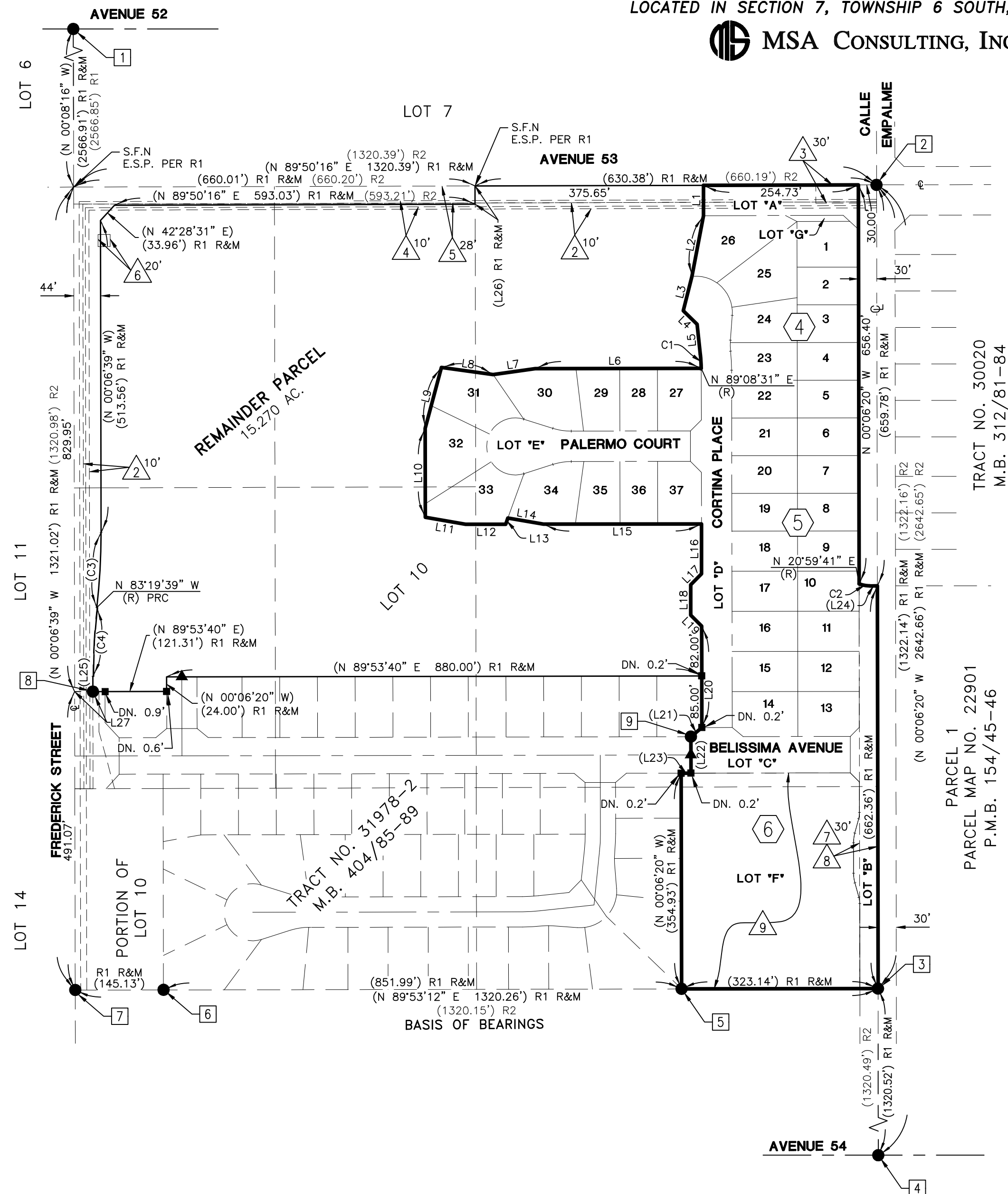
TOTAL GROSS AREA = 11.308 ACRES
RESIDENTIAL/NUMBERED LOTS = 37 LOTS
LETTERED PUBLIC STREET LOTS = 5 LOTS
OPEN SPACE LOTS = 2 LOTS

MONUMENT NOTES

- 1 FOUND 1 1/2" COPPERWELD, STAMPED "RCE" 23551", DN. 0.2', ACCEPTED AS THE NORTHWEST CORNER OF LOT 7, PER P.M. 27800, P.M.B. 182/46-48 AND R1.
- 2 FOUND 1" I.P., WITH PLASTIC PLUG ILLEGIBLE, FLUSH, ACCEPTED AS THE NORTHEAST CORNER OF LOT 10 PER T.M. NO. 30020, M.B. 312/81-84 AND R1.
- 3 FOUND 1" I.P. WITH PLASTIC PLUG, STAMPED "LS 8207", FLUSH, ACCEPTED AS THE SOUTHEAST CORNER OF LOT 10 PER P.M. NO. 22901, P.M.B. 154/45-46 AND PER R1.
- 4 FOUND 1 1/2" COPPERWELD, STAMPED "LS 8207", FLUSH, ACCEPTED AS THE SOUTHEAST CORNER OF LOT 15 PER P.M. NO. 22901, P.M.B. 154/45-46 AND PER R1.
- 5 FOUND NAIL AND TAG, STAMPED "RCE 14614", IN TOP OF WALL, ACCEPTED AS A POINT ON THE TRACT BOUNDARY OF R1, PER R1.
- 6 FOUND NAIL AND TAG, STAMPED "RCE 14614", IN TOP OF FOOTING, ACCEPTED AS A POINT ON THE TRACT BOUNDARY OF R1, PER R1.
- 7 FOUND 1" I.P. NO ID, OPEN, DN. 2.1', ACCEPTED AS THE NORTHEAST CORNER OF LOT 14 PER P.M. 27800, P.M.B. 182/46-48 AND PER R1.
- 8 FOUND NAIL AND TAG, STAMPED "RCE 14614", FLUSH, IN AC, ACCEPTED AS THE NORTHWEST CORNER OF LOT "E" PER R1.
- 9 FOUND 5/8" REBAR WITH CAP, STAMPED "RCE 14614", ACCEPTED AS A POINT ON THE TRACT BOUNDARY OF R1, PER R1.

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	05°14'51"	250.00'	22.90'
C2	21°06'01"	50.00'	18.41'
(C3)	06°47'00"	1044.00'	123.60'
(C4)	06°47'00"	956.00'	113.18'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°09'44" W	50.00'
L2	N 10°46'57" E	101.54'
L3	N 14°09'03" E	58.28'
L4	N 45°32'33" W	31.76'
L5	N 06°06'20" W	49.92'
L6	N 89°53'40" E	272.92'
L7	N 81°53'40" E	70.00'
L8	N 82°06'20" W	85.72'
L9	N 14°53'40" E	103.72'
L10	N 00°06'20" W	146.36'
L11	N 80°06'20" W	67.02'
L12	N 89°53'40" E	66.00'
L13	N 19°51'05" E	10.93'
L14	N 80°06'20" W	59.17'
L15	N 89°53'40" E	260.00'
L16	N 00°06'20" W	82.00'
L17	N 44°53'40" E	25.46'
L18	N 00°06'20" W	50.00'
L19	N 45°06'20" W	25.46'
L20	N 00°06'20" W	167.00'
(L21)	N 50°05'20" E	23.43'
(L22)	N 00°06'20" W	60.00'
(L23)	N 89°53'40" E	16.14'
(L24)	N 89°53'40" E	12.00'
(L25)	N 00°06'39" W	25.22'
L26	N 00°06'30" W	30.00'
L27	N 89°53'40" E	30.00'



SEE SHEET 2 FOR EASEMENT NOTES
 SEE SHEETS 4 THROUGH 7 FOR
 DETAILED LOT DIMENSIONS

INDICATES SHEET NUMBER

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

TRACT MAP NO. 31978-1

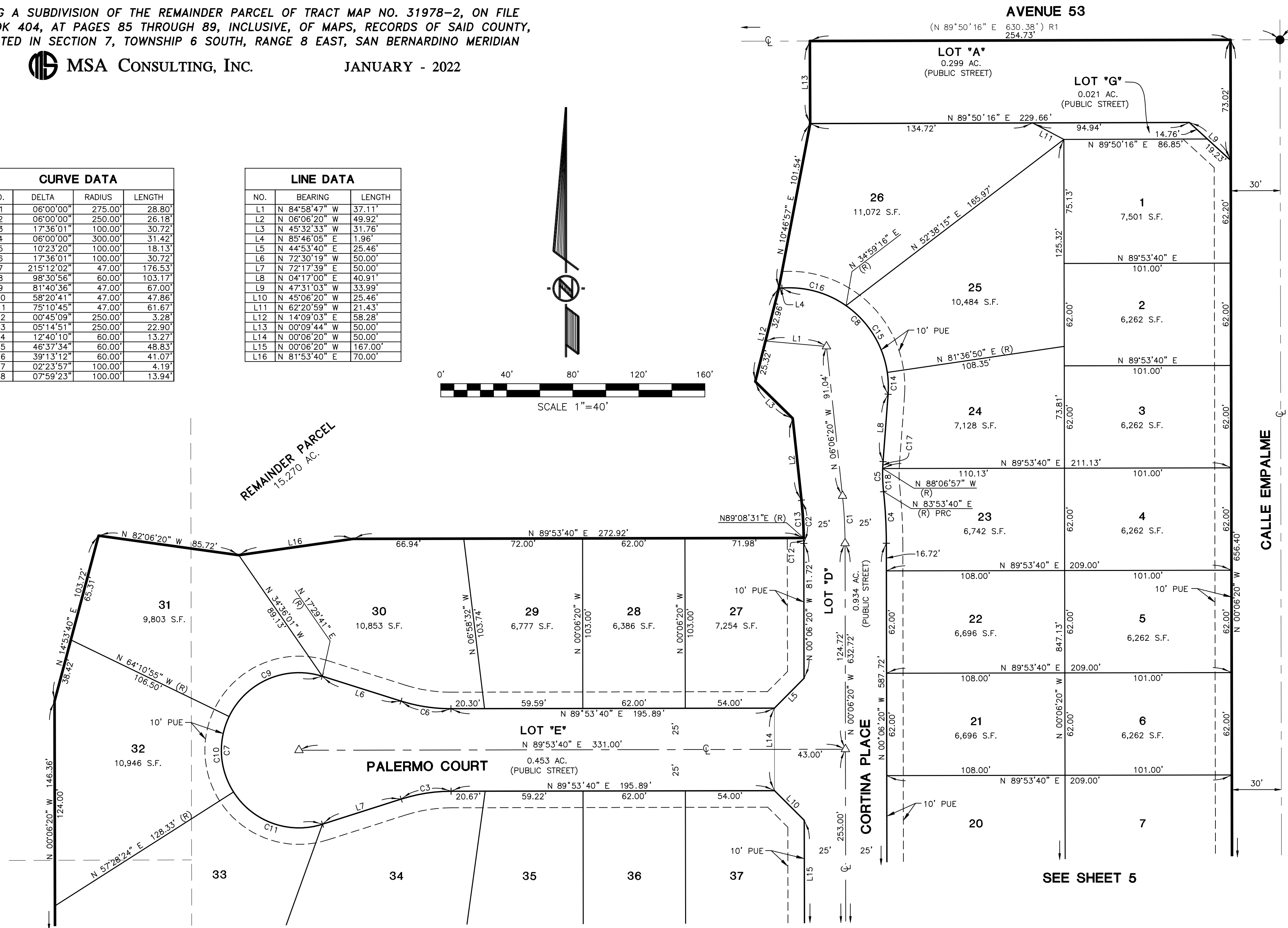
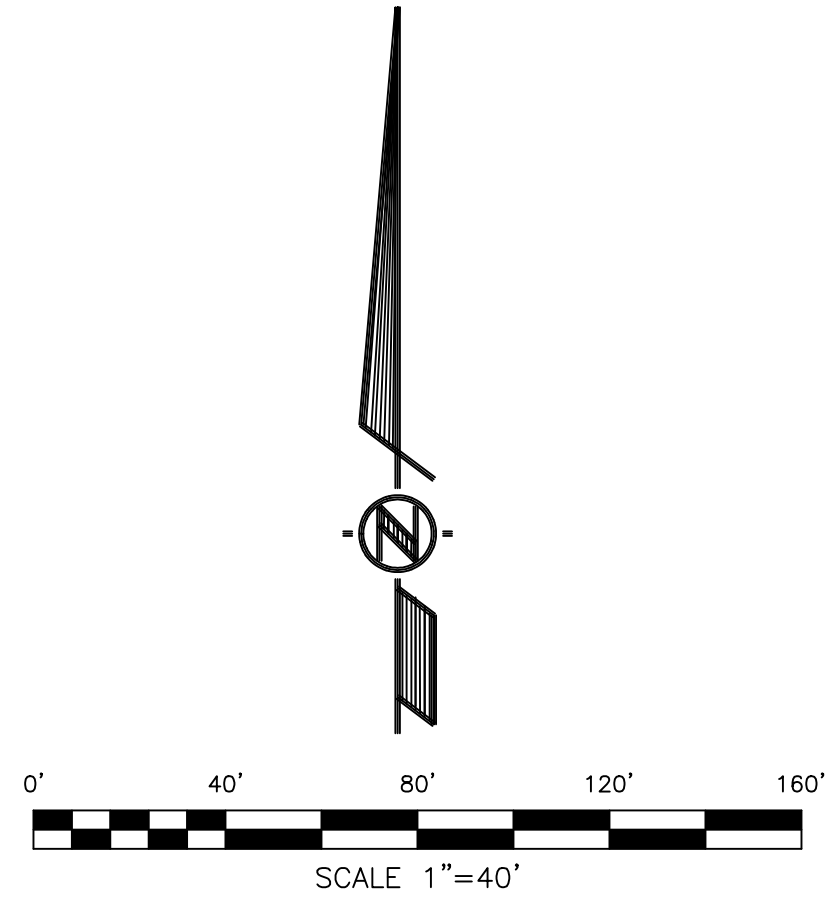
BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 31978-2, ON FILE IN BOOK 404, AT PAGES 85 THROUGH 89, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

 MSA CONSULTING, INC.

JANUARY - 2022

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	06°00'00"	275.00'	28.80'
C2	06°00'00"	250.00'	26.18'
C3	17°36'01"	100.00'	30.72'
C4	06°00'00"	300.00'	31.42'
C5	10°23'20"	100.00'	18.13'
C6	17°36'01"	100.00'	30.72'
C7	215°12'02"	47.00'	176.53'
C8	98°30'56"	60.00'	103.17'
C9	81°40'36"	47.00'	67.00'
C10	58°20'41"	47.00'	47.86'
C11	75°10'45"	47.00'	61.67'
C12	00°45'09"	250.00'	3.28'
C13	05°14'51"	250.00'	22.90'
C14	12°40'10"	60.00'	13.27'
C15	46°37'34"	60.00'	48.83'
C16	39°13'12"	60.00'	41.07'
C17	02°23'57"	100.00'	4.19'
C18	07°59'23"	100.00'	13.94'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 84°58'47" W	37.11'
L2	N 06°06'20" W	49.92'
L3	N 45°32'33" W	31.76'
L4	N 85°46'05" E	1.96'
L5	N 44°53'40" E	25.46'
L6	N 72°30'19" W	50.00'
L7	N 72°17'39" E	50.00'
L8	N 04°17'00" E	40.91'
L9	N 47°31'03" W	33.99'
L10	N 45°06'20" W	25.46'
L11	N 62°20'59" W	21.43'
L12	N 14°09'03" E	58.28'
L13	N 00°09'44" W	50.00'
L14	N 00°06'20" W	50.00'
L15	N 00°06'20" W	167.00'
L16	N 81°53'40" E	70.00'



SEE SHEET 5

SEE SHEET 5

SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR SURVEYOR'S NOTES,
AND BOUNDARY DIMENSIONS

TRACT MAP NO. 31978-1

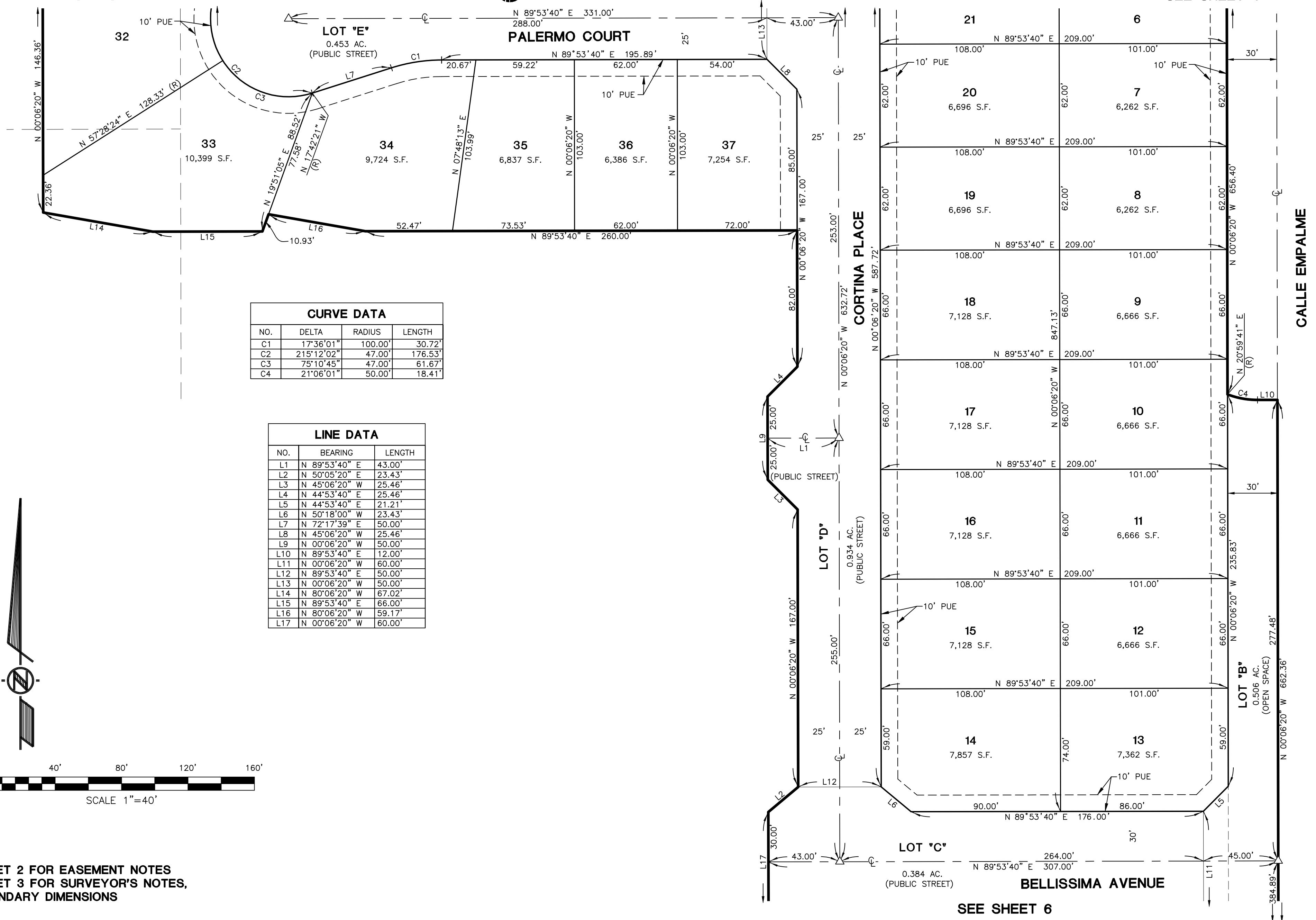
BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 31978-2, ON FILE IN BOOK 404, AT PAGES 85 THROUGH 89, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

MSA CONSULTING, INC.

JANUARY - 2022

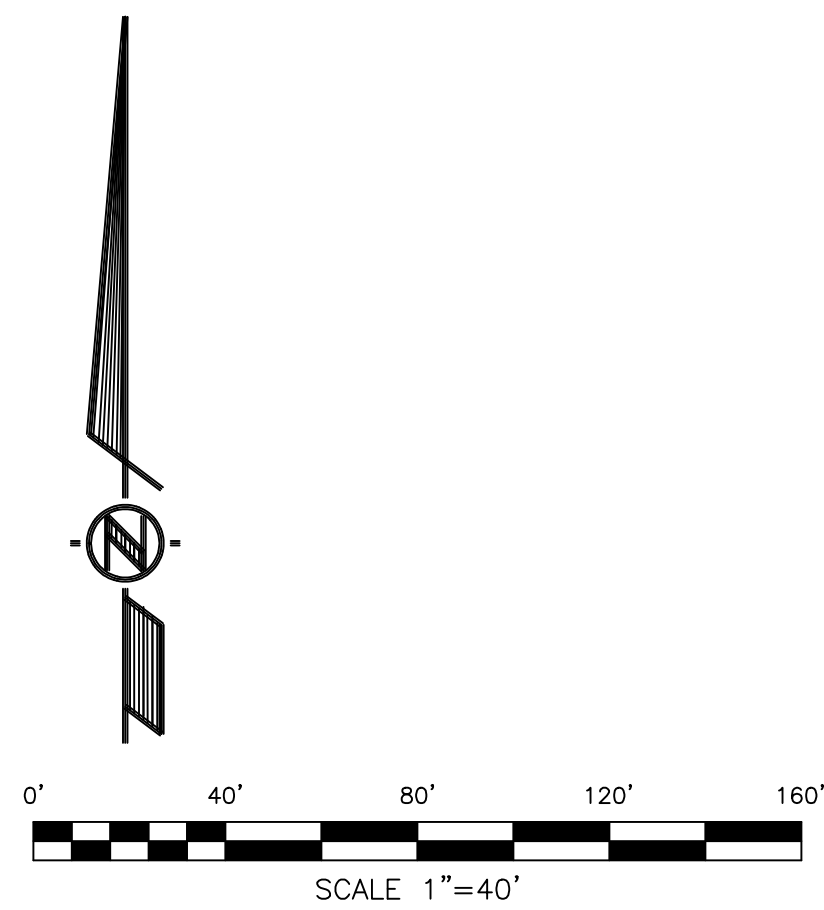
SEE SHEET 4

SEE SHEET 4



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	17°36'01"	100.00'	30.72'
C2	215°12'02"	47.00'	176.53'
C3	75°10'45"	47.00'	61.67'
C4	21°06'01"	50.00'	18.41'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 89°53'40" E	43.00'
L2	N 50°05'20" E	23.43'
L3	N 45°06'20" W	25.46'
L4	N 44°53'40" E	25.46'
L5	N 44°53'40" E	21.21'
L6	N 50°18'00" W	23.43'
L7	N 72°17'39" E	50.00'
L8	N 45°06'20" W	25.46'
L9	N 00°06'20" W	50.00'
L10	N 89°53'40" E	12.00'
L11	N 00°06'20" W	60.00'
L12	N 89°53'40" E	50.00'
L13	N 00°06'20" W	50.00'
L14	N 80°06'20" W	67.02'
L15	N 89°53'40" E	66.00'
L16	N 80°06'20" W	59.17'
L17	N 00°06'20" W	60.00'



SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR SURVEYOR'S NOTES,
AND BOUNDARY DIMENSIONS

SEE SHEET 6

