

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

# TRACT MAP NO. 31978

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 31978-1, ON FILE IN BOOK \_\_\_\_\_ PAGES \_\_\_\_ THROUGH \_\_\_\_, 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 "F", 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 "F", INCLUSIVE, SHOWN AS "PUBLIC STREET"(S) WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: LOT 11, DESIGNATED (WELL SITE), IN FAVOR OF CITY OF COACHELLA FOR WELL SITE PURPOSES, WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENTS FOR PUBLIC UTILITY PURPOSES OVER LOTS "G" AND "H", 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 "G" AND "H", 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 "H", 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 "G" AND "H", 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

## 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

## 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 APRIL OF 2021.

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

## 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, AND ACCEPTS ON BEHALF OF THE PUBLIC, LOTS "A" THROUGH "H", INCLUSIVE (PUBLIC STREETS), IN FEE, FOR STREET AND PUBLIC UTILITY PURPOSES; THE EASEMENTS SHOWN AS "10' PUE", ALONG AND ADJACENT TO LOTS "C" THROUGH "H", INCLUSIVE, OFFERED FOR PUBLIC UTILITY PURPOSES; THE EASEMENTS OVER LOTS "G" AND "H", OFFERED FOR PUBLIC UTILITY PURPOSES; LOT 11, DESIGNATED (WELL SITE), IN FEE TITLE; ALL AS DEDICATED AND SHOWN WITHIN THIS MAP, ARE HEREBY ACCEPTED.

DATED: \_\_\_\_\_

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

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

# TRACT MAP NO. 31978

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 MSA CONSULTING, INC.

JANUARY - 2022

**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 )  
 ) SS  
 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 )  
 ) SS  
 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.

**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 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)

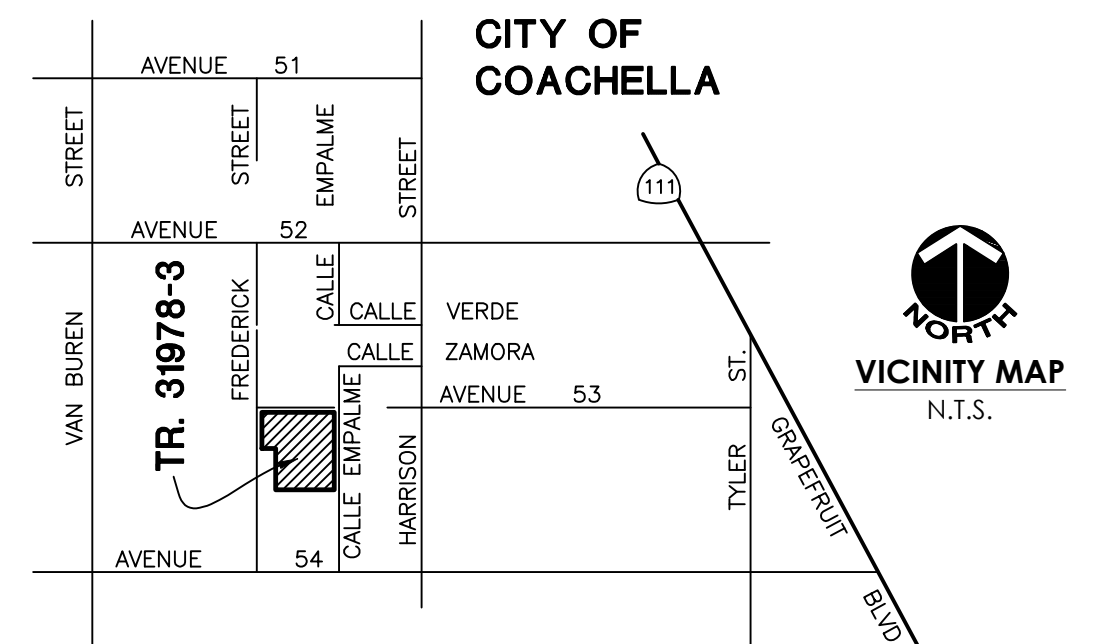
**CERTIFICATE OF ACCEPTANCE**

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

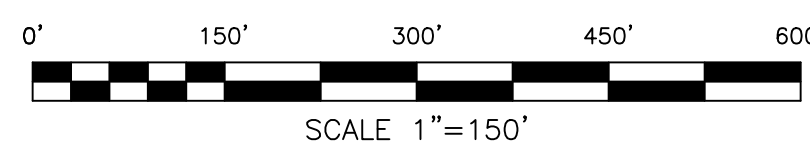
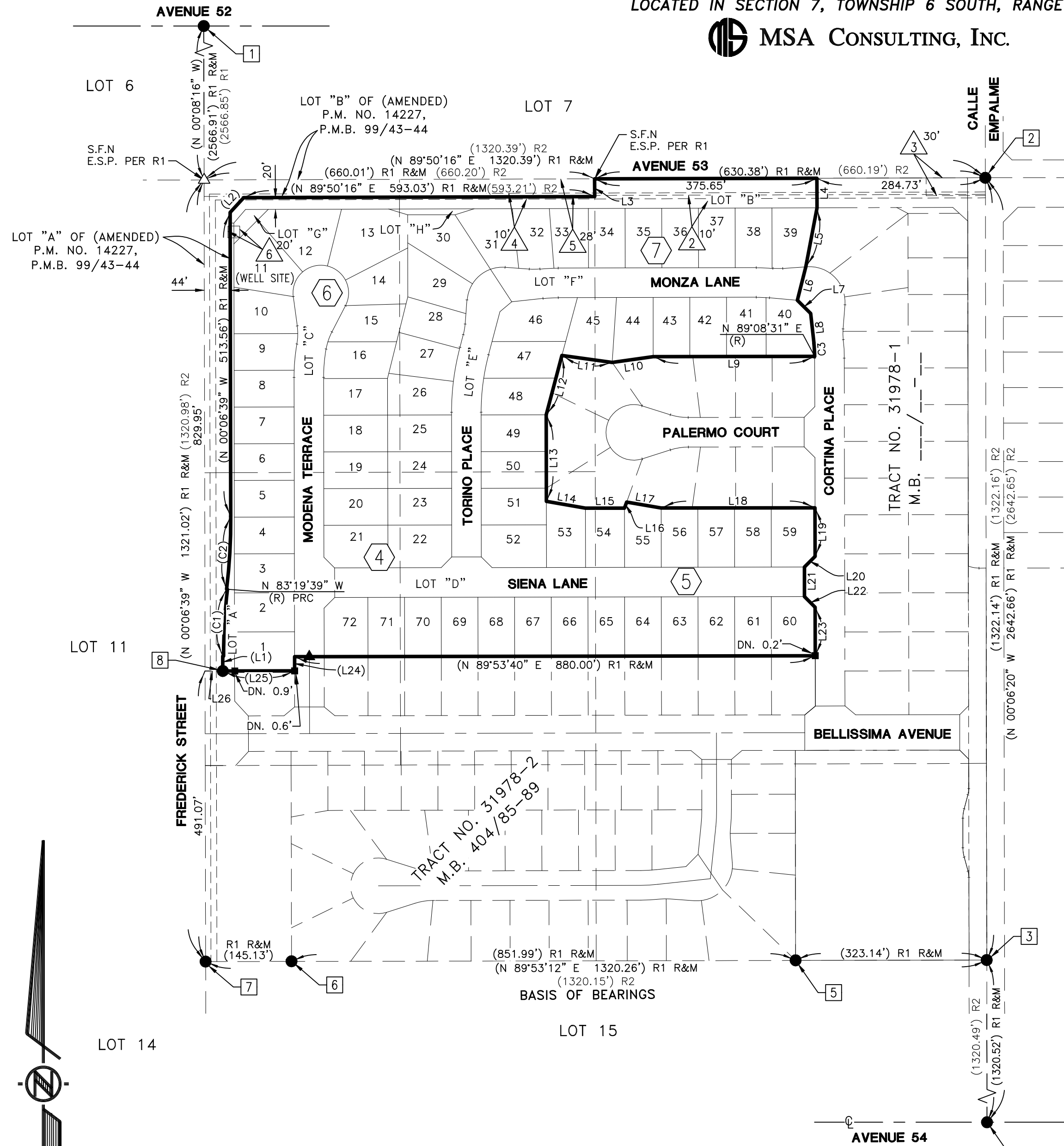


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BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 31978-1, ON FILE IN BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

**MSA CONSULTING, INC.**

JANUARY - 2022



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

LINE DATA		
NO.	BEARING	LENGTH
(L1)	N 00°06'39" W	25.22'
(L2)	N 42°28'31" E	33.96'
L3	N 00°06'30" W	30.00'
L4	N 00°09'44" W	50.00'
L5	N 10°46'57" E	101.54'
L6	N 14°09'03" E	58.28'
L7	N 45°32'33" W	31.76'
L8	N 06°06'20" W	49.92'
L9	N 89°53'40" E	272.92'
L10	N 81°53'40" E	70.00'
L11	N 82°06'20" W	85.72'
L12	N 14°53'40" E	103.72'
L13	N 00°06'20" W	146.36'
L14	N 80°06'20" W	67.02'
L15	N 89°53'40" E	66.00'
L16	N 19°51'05" E	10.93'
L17	N 80°06'20" W	59.17'
L18	N 89°53'40" E	260.00'
L19	N 00°06'20" W	82.00'
L20	N 44°53'40" E	25.46'
L21	N 00°06'20" W	50.00'
L22	N 45°06'20" W	25.46'
L23	N 00°06'20" W	82.00'
(L24)	N 00°06'20" W	24.00'
(L25)	N 89°53'40" E	121.31'
L26	N 89°53'40" E	30.00'

### 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 = 15.270 ACRES**  
**RESIDENTIAL/NUMBERED LOTS = 72 LOTS**  
**LETTERED PUBLIC STREET LOTS = 6 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.

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

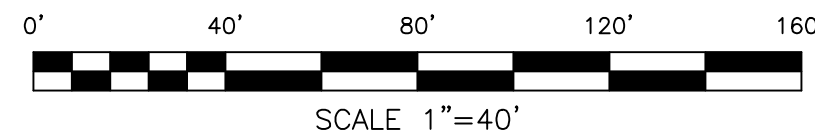
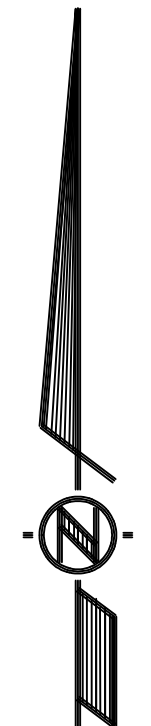
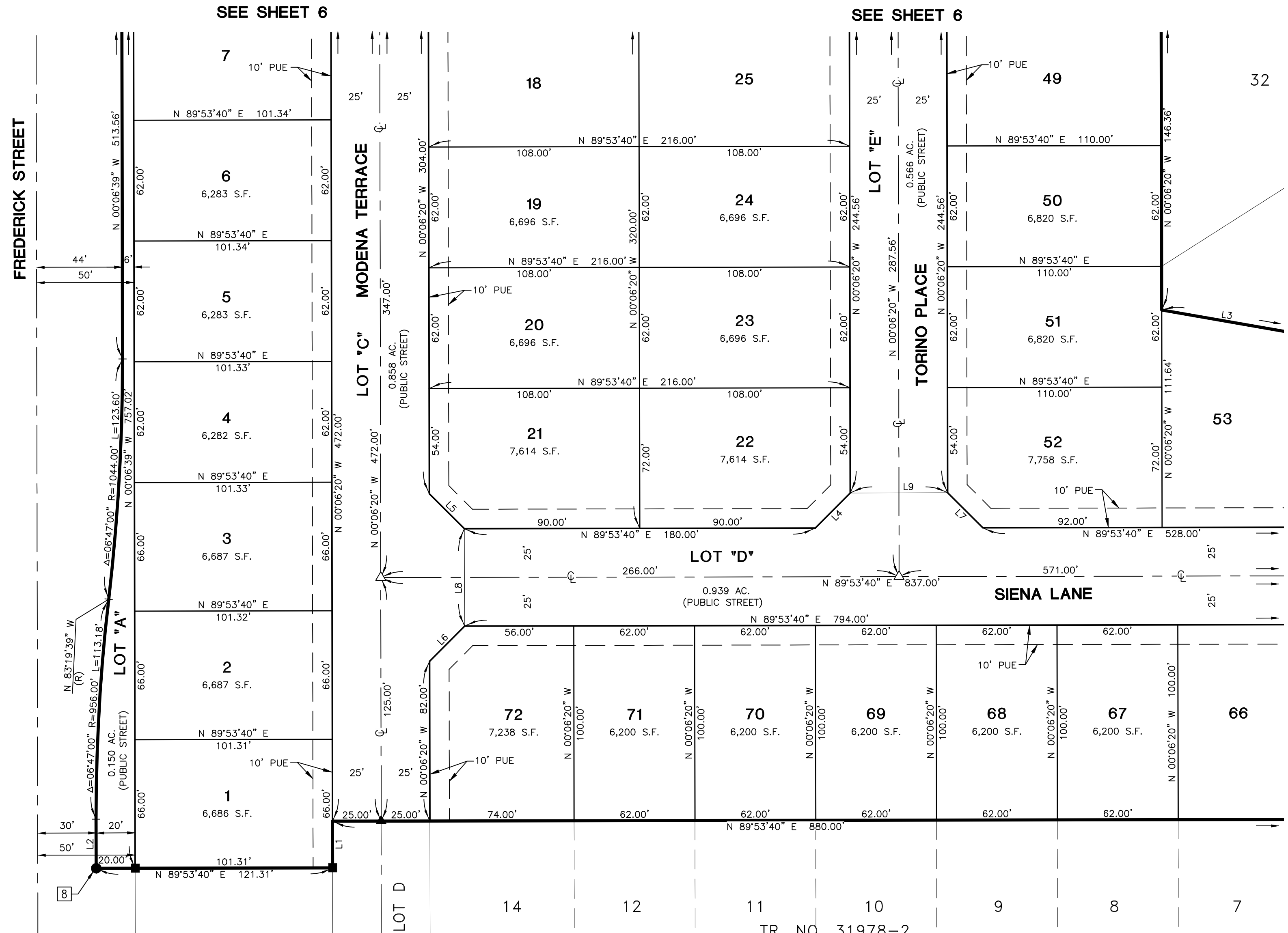
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LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

 MSA CONSULTING, INC.

JANUARY - 2022

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°06'20" W	24.00'
L2	N 00°06'39" W	25.22'
L3	N 80°06'20" W	67.02'
L4	N 44°53'40" E	25.46'
L5	N 45°06'20" W	25.46'
L6	N 44°53'40" E	25.46'
L7	N 45°06'20" W	25.46'
L8	N 00°06'20" W	50.00'
L9	N 89°53'40" E	50.00'



TR. NO. 31978-2  
M.B. 404/85-89

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

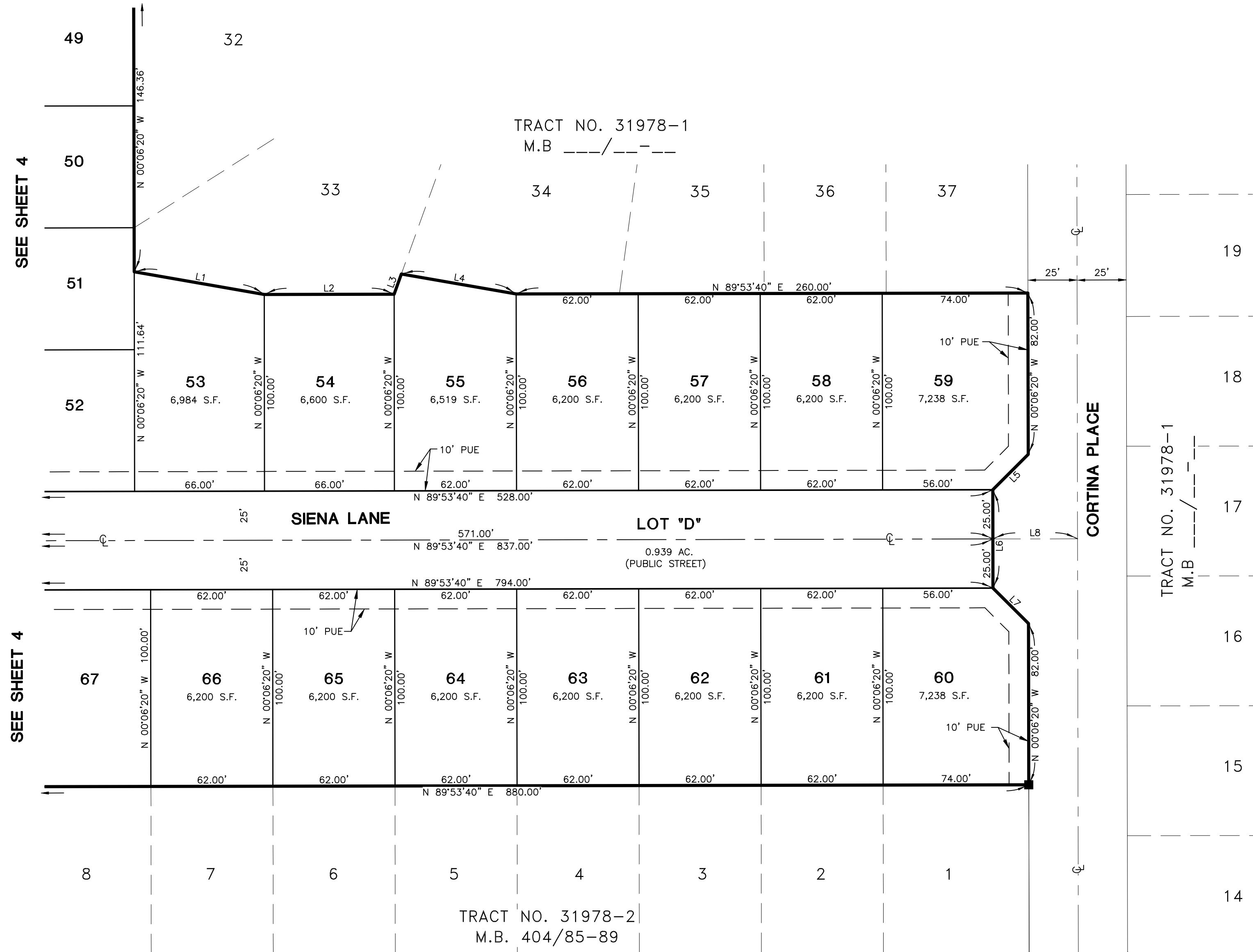
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 31978

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 31978-1, ON FILE IN BOOK \_\_\_\_\_ PAGES \_\_\_\_ THROUGH \_\_\_\_, 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

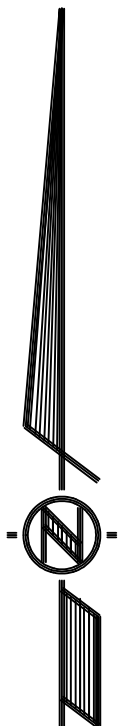
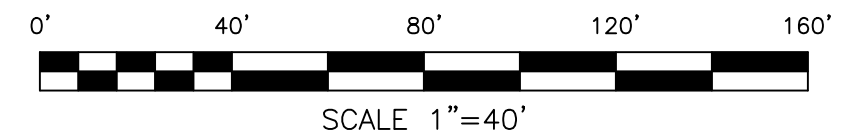


LINE DATA		
NO.	BEARING	LENGTH
L1	N 80°06'20" W	67.02'
L2	N 89°53'40" E	66.00'
L3	N 19°51'05" E	10.93'
L4	N 80°06'20" W	59.17'
L5	N 44°53'40" E	25.46'
L6	N 00°06'20" W	50.00'
L7	N 45°06'20" W	25.46'
L8	N 89°53'40" E	43.00'

SEE SHEET 4

SEE SHEET 4

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



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

# TRACT MAP NO. 31978

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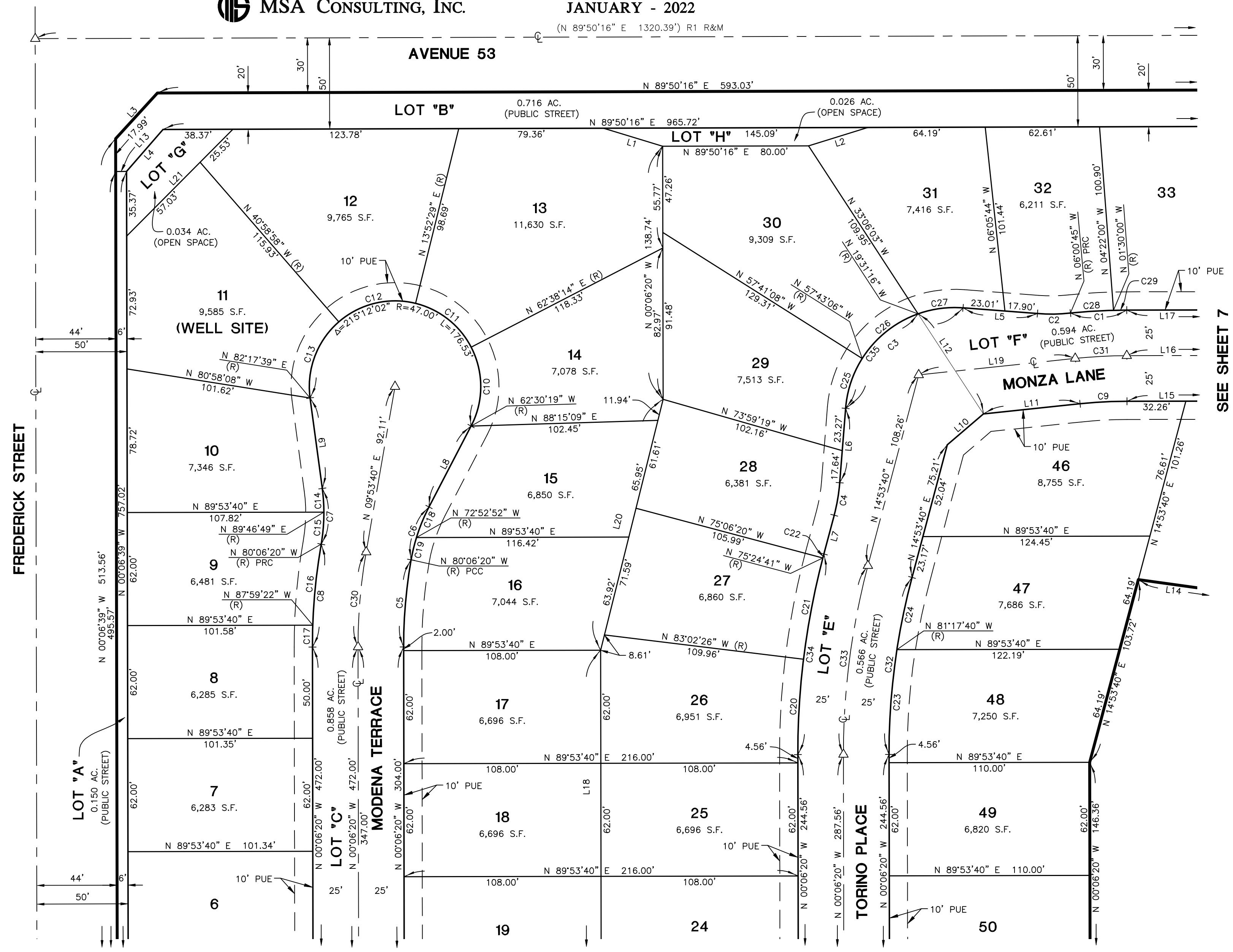
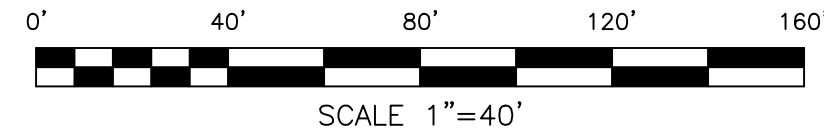
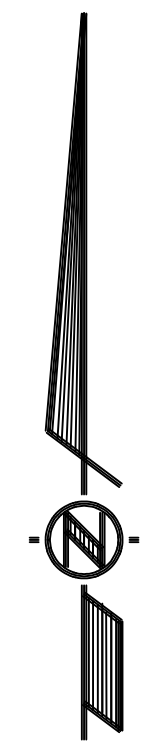
**MSA CONSULTING, INC.**

JANUARY - 2022

(N 89°50'16" E 1320.39') R1 R&M

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	05°54'25"	300.00'	30.93'
C2	10°23'20"	100.00'	18.13'
C3	89°52'15"	60.00'	94.11'
C4	10°23'20"	100.00'	18.13'
C5	10°00'00"	275.00'	48.00'
C6	17°36'01"	100.00'	30.72'
C7	17°36'01"	100.00'	30.72'
C8	10°00'00"	325.00'	56.72'
C9	05°54'25"	250.00'	25.77'
C10	54°51'27"	47.00'	45.00'
C11	48°45'45"	47.00'	40.00'
C12	54°51'27"	47.00'	45.00'
C13	56°43'23"	47.00'	46.53'
C14	07°29'10"	100.00'	13.07'
C15	10°06'51"	100.00'	17.65'
C16	07°53'02"	325.00'	44.72'
C17	02°06'58"	325.00'	12.00'
C18	10°22'33"	100.00'	18.11'
C19	07°13'28"	100.00'	12.61'
C20	07°03'54"	425.00'	52.41'
C21	07°37'45"	425.00'	56.59'
C22	00°18'21"	425.00'	2.27'
C23	08°48'40"	375.00'	57.67'
C24	06°11'20"	375.00'	40.51'
C25	27°46'34"	60.00'	29.09'
C26	38°11'50"	60.00'	40.00'
C27	23°53'51"	60.00'	25.03'
C28	04°30'45"	300.00'	23.63'
C29	01°23'40"	300.00'	7.30'
C30	10°00'00"	300.00'	52.36'
C31	05°54'25"	275.00'	28.35'
C32	15°00'00"	375.00'	98.17'
C33	15°00'00"	400.00'	104.72'
C34	15°00'00"	425.00'	111.26'
C35	65°58'24"	60.00'	69.09'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 73°00'40" W	33.91'
L2	N 72°49'45" E	34.19'
L3	N 42°28'31" E	33.96'
L4	N 40°52'20" E	30.46'
L5	N 85°37'25" W	40.91'
L6	N 04°30'20" E	40.91'
L7	N 14°53'40" E	21.96'
L8	N 27°29'41" E	50.00'
L9	N 07°42'21" W	50.00'
L10	N 49°26'27" E	26.09'
L11	N 83°59'15" E	53.26'
L12	N 33°06'35" W	65.53'
L13	N 89°53'21" E	6.00'
L14	N 82°06'20" W	85.72'
L15	N 89°53'40" E	334.58'
L16	N 89°53'40" E	334.58'
L17	N 89°53'40" E	334.58'
L18	N 00°06'20" W	320.00'
L19	N 83°59'15" E	86.30'
L20	N 13°58'58" E	141.81'
L21	N 44°51'48" E	82.56'



SEE SHEET 4

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

# TRACT MAP NO. 31978

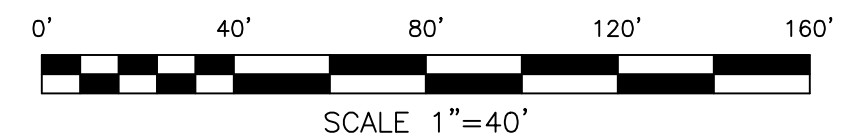
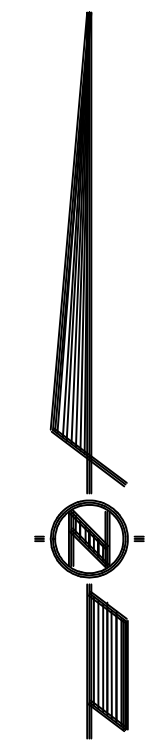
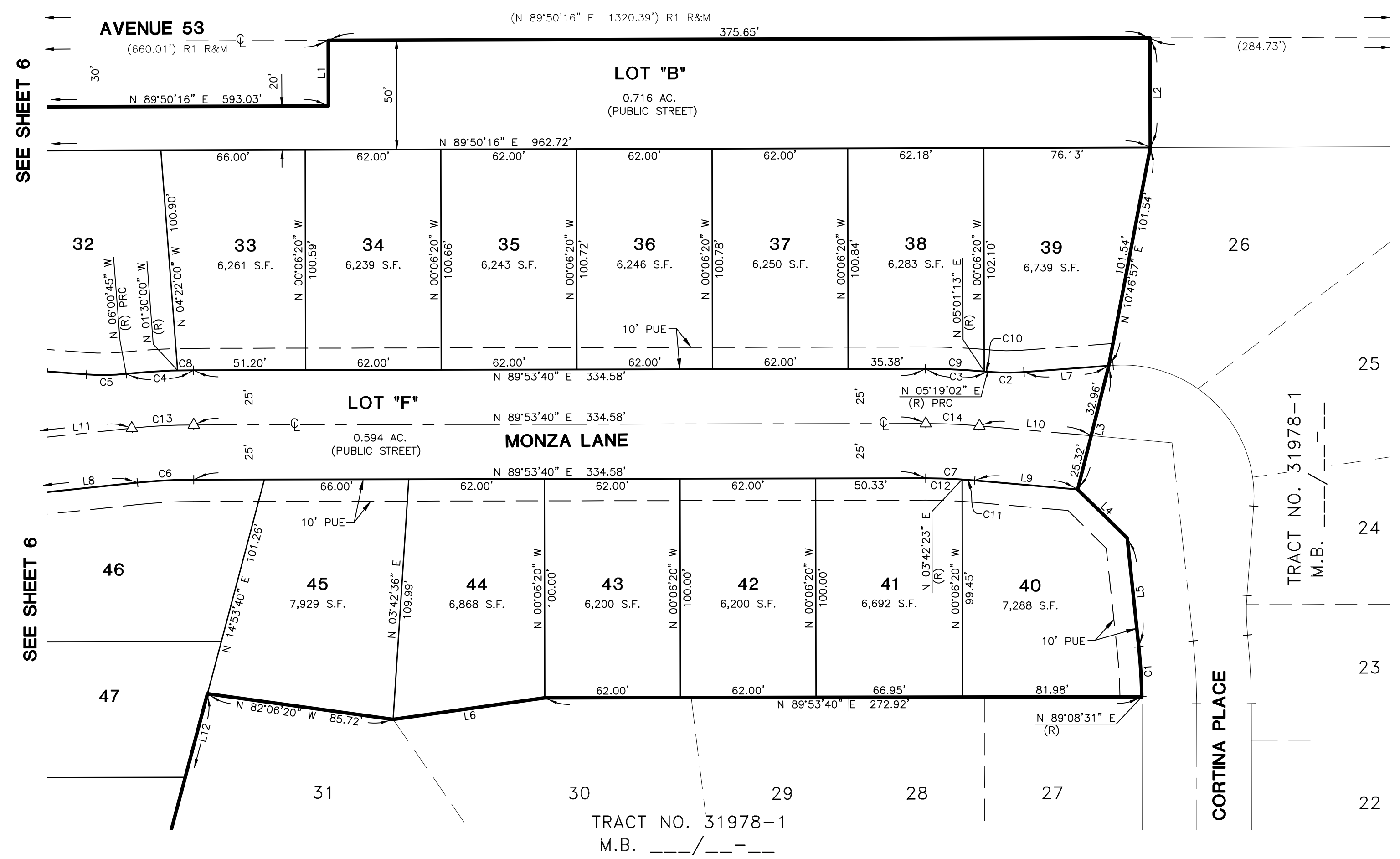
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LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

 MSA CONSULTING, INC.

JANUARY - 2022

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	05°14'51"	250.00'	22.90'
C2	09°32'57"	100.00'	16.67'
C3	05°25'22"	300.00'	28.39'
C4	05°54'25"	300.00'	30.93'
C5	10°23'20"	100.00'	18.13'
C6	05°54'25"	250.00'	25.77'
C7	05°07'33"	250.00'	22.37'
C8	01°23'40"	300.00'	7.30'
C9	05°07'33"	300.00'	26.84'
C10	00°17'49"	300.00'	1.55'
C11	01°18'50"	250.00'	5.73'
C12	03°48'43"	250.00'	16.63'
C13	05°54'25"	275.00'	28.35'
C14	05°07'33"	275.00'	24.60'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°06'30" W	30.00'
L2	N 00°09'44" W	50.00'
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 81°53'40" E	70.00'
L7	N 85°46'05" E	38.86'
L8	N 83°59'15" E	53.26'
L9	N 84°58'47" W	47.26'
L10	N 84°58'47" W	51.27'
L11	N 83°59'15" E	86.30'
L12	N 14°53'40" E	103.72'



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