

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

PARCEL MAP NO. 37333

(FOR FINANCE PURPOSES)

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 2001-01, RECORDED FEBRUARY 9, 2001, AS INSTRUMENT NO. 2001-056920, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
COACHELLA VALLEY ENGINEERS MAY, 2018

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT, AS NOTED
- INDICATES SET 1" I.P. W/BASS TAG STAMPED L.S. 6532, FLUSH.
- O.R. OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M.B. PARCEL MAP BOOK
- R.S. RECORD OF SURVEY
- B.O.B. BASIS OF BEARINGS
- FD. FOUND
- C/L CENTERLINE
- DN. DOWN
- W/PP WITH PLASTIC PLUG
- N.A.P. NOT A PART
- () INDICATES RECORD DATA PER PARCEL MAP NO. 37, P.M.B. 47/16, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
- [] INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 108/84, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
- { } INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 2001-01, RECORDED 2/9/2001 AS INST. NO. 2001-056920, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.
THIS MAP CONTAINS 5.45 ACRES GROSS AND 4 NUMBERED PARCELS.

EASEMENT NOTES

- ① PRIVATE RECIPROCAL INGRESS/EGRESS, PARKING AND DRAINAGE EASEMENT OVER PARCELS 1 THROUGH 4, INCLUSIVE, RETAINED HEREON.
- ② VARIABLE WIDTH EASEMENT FOR PIPELINE & INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT, PER INST. NO. 53053, REC. 6/7/1988, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
- ③ 50' RECIPROCAL INGRESS/EGRESS EASEMENT AGREEMENT IN FAVOR OF OASIS 25 PARTNERS AND MARCOS AZER, PER INST. NO. 2001-085516, REC. 3/2/2001, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
- ④ 30' EASEMENT FOR ROAD PURPOSES IN FAVOR OF THE PUBLIC, PER BK. 1897, PG. 430, REC. 4/16/1956, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD 83 (EPOCH 2010.0), BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) P600 AND HNPS, TAKEN AS S71°42'17"E. BEARINGS AND DISTANCES SHOWN ARE GROUND. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.99998182. THE CONVERGENCE ANGLE OF GRID NORTH IS 0°02'33" AT THE CS1/16 CORNER.

LINE	BEARING	DISTANCE
L1	N45°04'35"E	12.33'
(L1)	N45°04'19"E	112.33'
L2	N45°06'05"W	49.57'
(L2)	N45°06'09"W	49.51'
L3	N12°10'12"E	37.77'
L4	N00°06'13"W	60.19'
L5	N89°53'47"E	12.39'
L6	N89°53'47"E	143.17'
L7	N89°53'47"E	155.56'
L8	S00°06'13"E	27.50'

CURVE	RADIUS	LENGTH	DELTA
C1	500.00'	285.61'	32°43'43"
(C1)	(500.00')	(285.48')	(32°42'51")
C2	470.00'	268.47'	32°43'43"
(C2)	(470.00')	(268.36')	(32°42'51")
C3	235.00'	50.34'	12°16'25"

