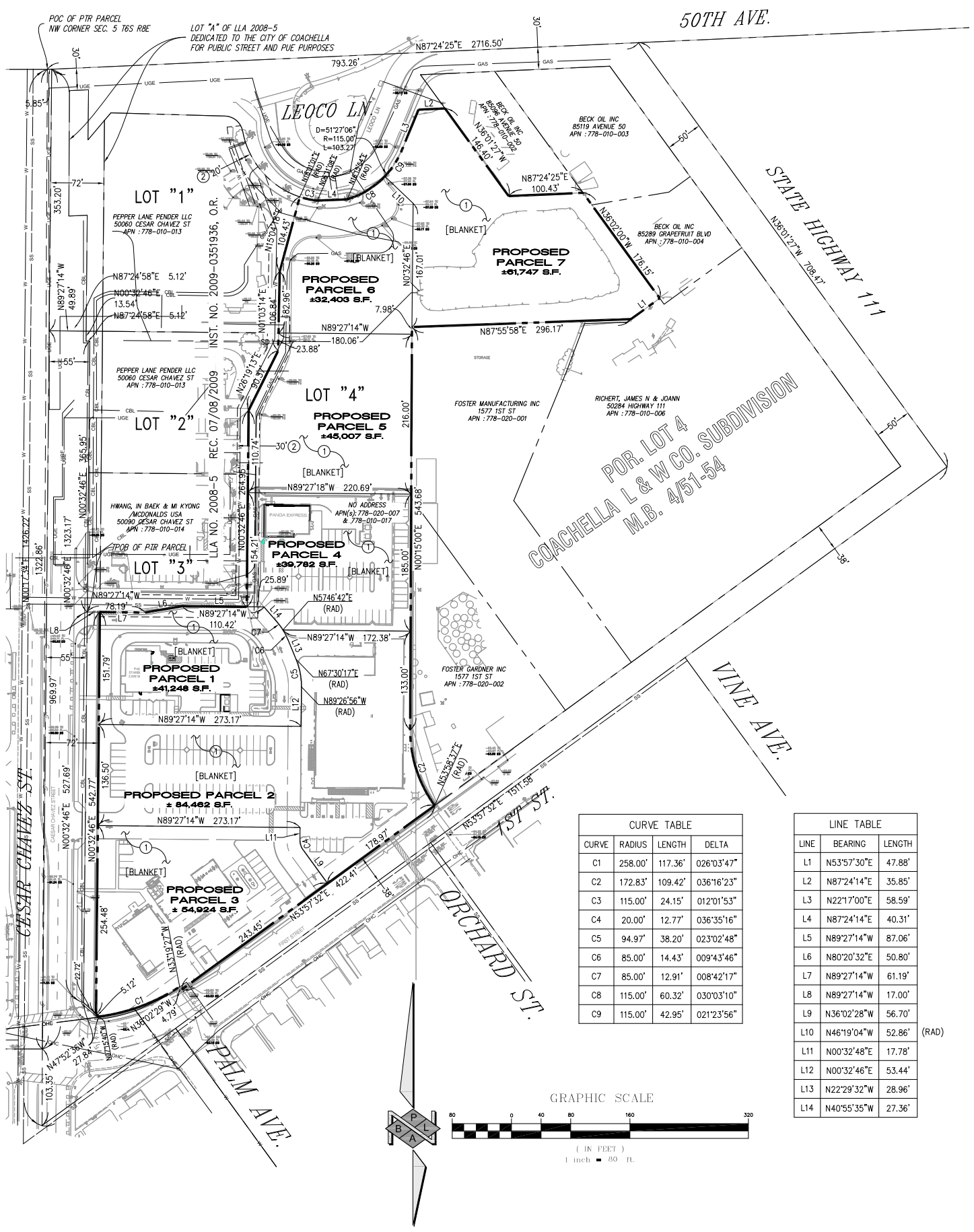
TENTATIVE PARCEL MAP No. 37940

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT "4" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2008-5, AS EVIDENCED BY DOCUMENT RECORDED JULY 8, 2009 AS INSTRUMENT NO. 2009-0351936, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 4 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, SAID CORNER BEING ON THE CENTERLINE OF 50TH AVENUE (60.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 80 PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 87°24'25" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID 50TH AVENUE, A DISTANCE OF 5.85 FEET TO THE CENTERLINE INTERSECTION OF SAID 50TH AVE AND HARRISON STREET (VARYING IN WIDTH) AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG THE CENTERLINE OF SAID HARRISON STREET SOUTH 00°32'46" WEST 353.20 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°27'14" EAST 49.89 FEET TO A POINT ON THE WEST LINE OF PARCEL "C" OF LOT LINE ADJUSTMENT RECORDED DECEMBER 3, 2002 AS INSTRUMENT NO. 2002-716386, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WESTERLY LINES OF SAID PARCEL "C" SOUTH 0132'46" WEST 13.54 FEET; THENCE NORTH 87°24'58" EAST 5.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HARRISON STREET, SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 55.00 FEET EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 0132'46" WEST 365.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 0132'46" WEST 527.69 FEET; THENCE SOUTH 47°52'36" EAST 27.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 258.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 71°5'40" WEST; SAID CURVE BEING ON THE SOUTHEASTERLY LINE OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A" AND SAID CURVE NORTHEASTERLY 117.36 FEET THROUGH A CENTRAL ANGLE OF 26°03'47"; THENCE SOUTH 36°02'29" EAST 4.79 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF 1ST STREET (75.00 FEET WIDE), AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 37.50 FEET NORTHWESTERLY FROM THE CENTERLINE OF SAID 1ST STREET; THENCE NORTH 53°57'32" EAST 422.42 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 172.83 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 53°58'38" EAST; SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL "B" OF SAID LOT LINE ADJUSTMENT; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY LINE OF PARCEL "B" NORTHERLY 109.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°16'23"; THENCE NORTH 0°15'00" EAST 543.68 FEET ALONG THE EASTERLY LINES OF SAID PARCEL "B" AND SAID PARCEL "C" TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THENCE CONTINUING ALONG THE EASTERLY LINES OF SAID PARCEL "C" NORTH 87°55'58" EAST 296.17 FEET; THENCE NORTH 53°57'30" EAST 47.88 FEET; THENCE NORTH 36°02'00" WEST 176.15 FEET TO THE NORTH LINE OF SAID PARCEL "C"; THENCE ALONG SAID NORTH LINE SOUTH 87°24'25" WEST 100.43 FEET; THENCE LEAVING SAID NORTH LINE NORTH 36°01'27" WEST 146.40 FEET TO THE SOUTH LINE OF THAT CERTAIN DEED TO THE CITY OF COACHELLA RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-577231, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINES OF SAID DEED; SOUTH 87°24'14" WEST 35.85 FEET; THENCE SOUTH 22°17'00" WEST 58.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 115.00 FEET, THENCE SOUTHWESTERLY 103.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°27'06"; THENCE NON-TANGENT TO SAID CURVE SOUTH 87°24'14" WEST 40.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 6° 11' 08" EAST; THENCE WESTERLY 24.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 01' 52"; THENCE LEAVING SAID SOUTHERLY LINES, NON-TANGENT TO SAID CURVE, SOUTH 15°04'18" WEST 104.43 FEET; THENCE SOUTH 1°03'14" WEST 106.84 FEET; THENCE SOUTH 26°19'13" WEST 90.37 FEET; THENCE SOUTH 0132'46" WEST 264.95 FEET; THENCE NORTH 89°27'14" WEST 87.06 FEET; THENCE SOUTH 80°20'32" WEST 50.80 FEET; THENCE NORTH 89°27'14" WEST 78.19 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF A LINE PARALLEL WITH AND DISTANT 72.00 FEET EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET, SHOWN AS LOT "A" ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SURVEYOR'S NOTES

1. THE BEARING OF NORTH 87°24'25" WEST ALONG THE CENTERLINE OF AVENUE 50, AS SHOWN ON A MAP FILED IN BOOK 136, PAGE 11, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
2. BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK PID: "DX0666"
   ELEVATION: -69.6 [FEET] (DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988)
   DESCRIBED AS : NGS BENCHMARK DISK STAMPED "R 270 RESET 1958". THE MARK IS LOCATED IN THE TOP OF THE CURBING ALONG THE NORTHEAST SIDE OF CANTALOUPE AVENUE (STATE HIGHWAY 111). IT IS 39.5 FEET SOUTHEAST OF THE PROLONGATION OF THE CENTERLINE OF SIXTH STREET, 28.8 FEET SOUTHEAST OF THE SOUTHEAST END OF THE NORTHWEST DRIVEWAY TO THE BILL PARKER TEXACO SERVICE STATION AT 900 CANTALOUPE AVENUE, 18.9 FEET NORTHWEST OF THE NORTHWEST END OF THE SOUTHEAST DRIVEWAY TO THE ABOVE SERVICE STATION, AND AT RIGHT ANGLES TO THE DOOR OF THE SAME SERVICE STATION.

EASEMENTS:

EASEMENTS SHOWN HEREON ON THE MAP ARE REFERENCED TO A COMMITMENT FOR TITLE INSURANCE ORDER NO. NCS-996186-SA1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 30, 2019.

(1.) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED JANUARY 15, 2010 AS INSTRUMENT NO. 2010-0018778 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 18, 2010 AS INSTRUMENT NO. 2010-0227692 OF OFFICIAL RECORDS.

[SAID DOCUMENT CONTAINS EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, PARKING, UTILITIES, STORM DRAIN RUNOFF, AND SIGNAGE AND IS BLANKET]

(2.) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 2011 AS INSTRUMENT NO. 2011-0171587 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF COACHELLA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION IN MAY 2020.

PETER E. WEILBACHER, PLS 8403 — 12/02/21 DATE
EXPIRES 06-30-22

LICENSED LAND SURVEYOR — PETER EDWARD WEILBACHER — Exp. 06/30/22 — NO. 8403 — STATE OF CALIFORNIA

APPLICANT:

BICKLE GROUP ARCHITECTURE
3600 SW BIRCH STREET SUITE 120
NEWPORT BEACH, CA 92660
CONTACT: JESSICA STEINER

LAND OWNER:

FOUTAINHEAD DEVELOPMENT
1401 QUAIL STREET, SUITE 100
NEWPORT BEACH, CA 92660
PH: (949) 752-2515
CONTACT: FRANCIS CHU

LAND SURVEYOR:

PBLA SURVEYING, INC.
981 CORPORATE CENTER DR. STE. 150
POMONA, CA 91786
PH: (661) 233-6549
FAX: (714) 398-9191
CONTACT: PETER WEILBACHER, PLS

ENGINEER

KIMLEY-HORN
765 THE CITY DRIVE, STE. 200
ORANGE, CA 92868
PH: (714) 786-6338
CONTACT: HANNAH SMITH, PE

APN:

78-020-007-3 AND 778-010-017

ZONING:

EXISTING ZONING = CG (GENERAL COMMERCIAL)
PROPOSED ZONING = CG (GENERAL COMMERCIAL)

AREA:

EXISTING AREA GROSS = 359,573 S.F./8.255 ACRES
PROPOSED AREA GROSS = 359,573 S.F./8.255 ACRES

PARCEL 1 AREA GROSS/NET = 41,248 S.F./0.947 ACRES
PARCEL 2 AREA GROSS/NET = 64,462 S.F./1.939 ACRES
PARCEL 3 AREA GROSS/NET = 54,924 S.F./1.261 ACRES
PARCEL 4 AREA GROSS/NET = 39,782 S.F./0.913 ACRES
PARCEL 5 AREA GROSS/NET = 45,007 S.F./1.033 ACRES
PARCEL 6 AREA GROSS/NET = 32,403 S.F./0.744 ACRES
PARCEL 7 AREA GROSS/NET = 61,747 S.F./1.418 ACRES

FLOOD ZONE:

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06065C2270H, BEARING AN EFFECTIVE DATE OF MARCH 06, 2018.

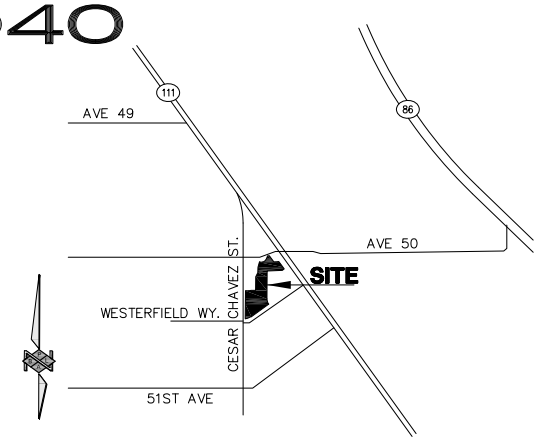
ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY PROVIDERS

WATER, SEWER, STORM DRAIN & TRAFFIC SIGNAL	THE CITY OF COACHELLA 53990 ENTERPRISE WAY COACHELLA, CA 92236 PH: (760) 398-5744
GAS	SOUTHERN CALIFORNIA GAS COMPANY 1981 W. LUGONIA AVE. REDLANDS, CA 92374 PH: (909) 335-7955
ELECTRIC	IMPERIAL IRRIGATION DISTRICT LA QUINTA DIVISION 81-600 AVENUE 58 LA QUINTA, CA 92253 PH: (760) 398-5823
TELEPHONE, CABLE, TELEVISION & COMMUNICATIONS	SPECTRUM/CHARTER COMMUNICATIONS 83473 AVENUE 45 INDIO, CA 92201 PH: (760) 674-5455 FRONTIER COMMUNICATIONS PH: (877) 462-6640

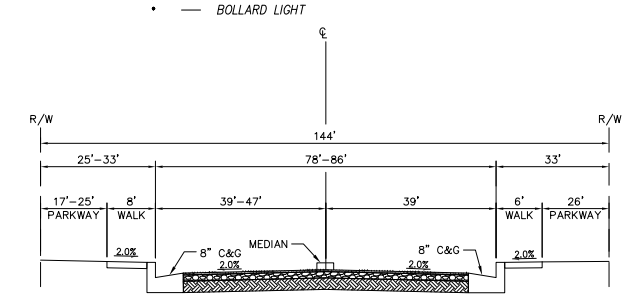
LEGEND:

	EX CENTERLINE	EX	EXISTING
	EX P/L	PL	PROPERTY LINE
	BOUNDARY	(R)	RADIAL
	PROPOSED P/L	R/W	RIGHT OF WAY
	EX EASEMENT LINE		VALVE
	EX FENCE		STREET LIGHT
	EX WALL		MANHOLE
			SIGN
			FIRE HYDRANT
			YARD LIGHT
			BOLLARD LIGHT



VICINITY MAP
NOT TO SCALE

Exhibit A



TYPICAL SECTION
CESAR CHAVEZ STREET

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	258.00'	117.36'	026°03'47"
C2	172.83'	109.42'	036°16'23"
C3	115.00'	24.15'	012°01'53"
C4	20.00'	12.77'	036°35'16"
C5	94.97'	38.20'	023°02'48"
C6	85.00'	14.43'	009°43'46"
C7	85.00'	12.91'	008°42'17"
C8	115.00'	60.32'	030°03'10"
C9	115.00'	42.95'	021°23'56"

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N53°57'30"E	47.88'	
L2	N87°24'14"E	35.85'	
L3	N22°17'00"E	58.59'	
L4	N87°24'14"E	40.31'	
L5	N89°27'14"W	87.06'	
L6	N80°20'32"E	50.80'	
L7	N89°27'14"W	61.19'	
L8	N89°27'14"W	17.00'	
L9	N36°02'28"W	56.70'	
L10	N46°19'04"W	52.86'	(RAD)
L11	N00°32'48"E	17.78'	
L12	N00°32'46"E	53.44'	
L13	N22°29'32"W	28.96'	
L14	N40°55'35"W	27.36'	

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

PREPARED BY:	DATE	BY	REVISION	APP'D	JOB NO.
PBLA SURVEYING, INC. Planning • Engineering • Surveying 981 CORPORATE CENTER DR., STE. 150 POMONA, CALIF. 91786 (888) 714-9642 • (714)389-9191 FAX	04/29/2020	DH	1ST SUBMITTAL	PW	5001-230
	05/05/2020	DH	2ND SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	05/07/2020	DH	3RD SUBMITTAL - REVISED INTERIOR LOT LINES	PW	Sht. 1 of 1
	05/15/2020	DH	4TH SUBMITTAL - STREET NAME REVISION	PW	
	09/17/2021	DH	5TH SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	10/26/2021	DH	6TH SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	10/26/2021	DH	7TH SUBMITTAL - REVISED AREAS	PW	