

PARCEL MAP NO. 36872

BEING A SUBDIVISION OF A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS MARCH 2021

"FOR FINANCING PURPOSES"

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20____
AT ____ M. 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:
TICOR TITLE INSURANCE COMPANY

FOR FINANCIAL AND CONVEYANCE PURPOSES ONLY.
THIS MAP DOES NOT CREATE ANY LEGAL BUILDING
SITES. FURTHER APPLICATIONS ARE NECESSARY TO
DEVELOP THIS PROPERTY.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME INTEREST IN 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 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 TITLE TO THE CITY OF COACHELLA FOR STREET AND PUBLIC UTILITY PURPOSES:

LOTS A THROUGH E

WE HEREBY RETAIN LOTS F AND G FOR LANDSCAPING PURPOSES.

CVP PALM SPRINGS, LLC
A NEVADA LIMITED LIABILITY COMPANY

Gary Tharaldson
BY: **GARY THARALDSON**
ITS: *Managing Member*

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STRATEGIC LAND PARTNERS. ON OCTOBER 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP; AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THIS SURVEY IS TRUE AND COMPLETED AS SHOWN.

DATED: 7-28-21
Thomas M. Caseldine
THOMAS M. CASELDINE
L.S. 9029



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 36872 CONSISTING OF (6) SHEETS; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATED: 8-16-2021
Andrew R. Simmons
ANDREW R. SIMMONS, CITY ENGINEER
R.C.E. 72868, EXP. DATE: 6/30/2022



NOTARY ACKNOWLEDGEMENT

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 North Dakota
COUNTY OF CASS

ON July 29, 2021, BEFORE ME, Lori Kasowski, A NOTARY PUBLIC,

PERSONALLY APPEARED GARY Tharaldson 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.

MY PRINCIPAL PLACE OF BUSINESS IS IN CAS COUNTY.

SIGNATURE: *Lori Kasowski*
PRINT NAME: Lori Kasowski

MY COMMISSION EXPIRES: 11-21-22
MY COMMISSION NUMBER: 590191

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 36872 CONSISTING OF (6) SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: 8-11-21
Noel Owsley
NOEL OWSLEY, ACTING CITY SURVEYOR
L.S. 6972, EXPIRES 09-30-2021



NOTARY ACKNOWLEDGEMENT

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 _____
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.

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

SIGNATURE: _____
PRINT NAME: _____

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST 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 \$_____.

DATE: _____, 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 PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING 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

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED. THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE:

THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES, IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901, AND RECORDED APRIL 17, 1959, INSTRUMENT 32692, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JULY 28, 1911 IN BOOK 6 OF PATENTS, PAGE 69, JUNE 28, 1917 IN BOOK 5 OF PATENTS, PAGE 281, JULY 26, 1917 IN BOOK 5 OF PATENTS, PAGE 293, FEBRUARY 27, 1933 IN BOOK 115, PAGE 237 ALL OF OFFICIAL RECORDS.

RIGHTS OF WAY, RESERVATION, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DEED FROM COACHELLA VALLEY COUNTY WATER DISTRICT TO THE HEIRS OF THE ESTATE OF MINNIE BELLE HAZEL, RECORDED OCTOBER 25, 1943 IN BOOK 603, PAGE 149 OF OFFICIAL RECORDS.

EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR PUBLIC UTILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: APRIL 25, 1978, INSTRUMENT NO. 80028, OF OFFICIAL RECORDS.

EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR EITHER OR BOTH POLE LINES OR UNDERGROUND FACILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: APRIL 8, 1985, INSTRUMENT NO. 72181, OF OFFICIAL RECORDS.

EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR PUBLIC UTILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: SEPTEMBER 23, 1991, INSTRUMENT NO. 328178, OF OFFICIAL RECORDS AFFECTS: THE WEST 160 FEET OF THE EAST 330 FEET OF THE SOUTH 285 FEET OF THE NORTH 360 FEET OF PARCEL 6.

PARCEL MAP NO. 36872

BEING A SUBDIVISION OF A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS MARCH 2021

MONUMENT DESCRIPTION:

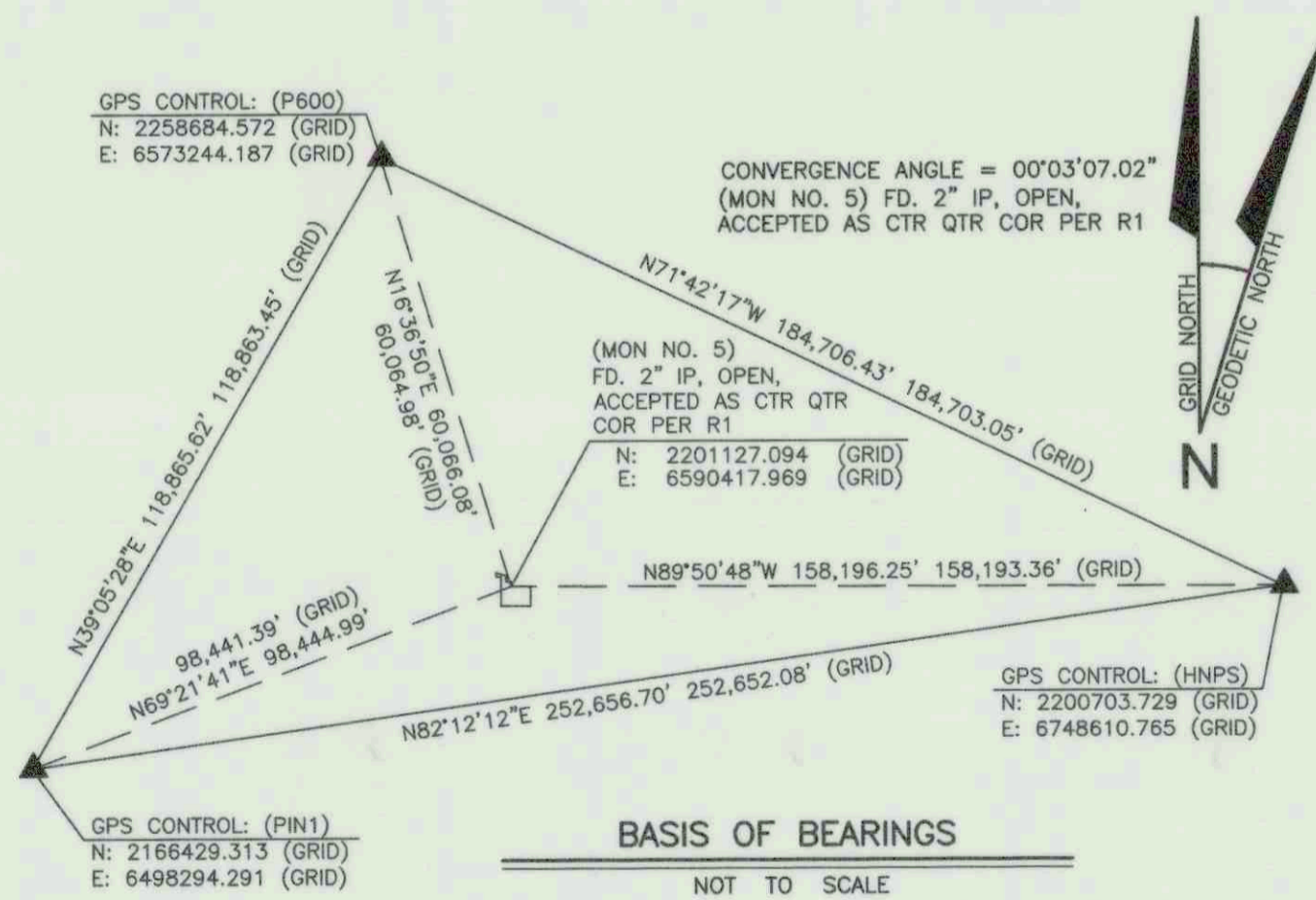
- 1 FD 1" COPPERWELD, STAMPED LS 6298, FLUSH, ACCEPTED AS COPPERWELD PER R4 & R12 AT THE INTERSECTION OF AVENUE 48 AND TYLER STREET AND ALSO ACCEPTED AS THE SW CORNER OF SECTION 28, T.5S., R.8E., S.B.M.
- 2 FD 1" IP, TAG ILLEGIBLE, DOWN 0.40, ACCEPTED AS SOUTH QUARTER CORNER PER R5.
- 3 FD 1" IP, OPEN, DOWN 0.50'. ACCEPTED AS THE SE CORNER OF SECTION 28 PER R8.
- 4 FD CONCRETE NAIL, DOWN 1.0' IN AC, NO REF. NOT ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 28. C-NAIL BEARS S56°05'12"E, 2.09' FROM ESTABLISHED PT "A".
- 5 FD 2" IP W/ 60d NAIL IN CENTER, DOWN 0.20', PER R8. ACCEPTED AS CENTER QUARTER CORNER PER R1, R2, R4, R5, R7, R8, R9, & R11.
- 6 FD 3" USGLO BRASS DISK STAMPED PER SECTION PER R8, DOWN 0.60 ACCEPTED AS THE EAST QUARTER CORNER PER R8.
- 7 FD 1.5" IP, WITH CALIFORNIA DIVISION OF HIGHWAYS TAG PER R1, R2, R3, R6, R7 & R9, DOWN 0.20'. ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 28 PER R1, R2, R3, R6, R7 & R9.
- 8 FD 3" USGLO BRASS DISK STAMPED FOR SECTION CORNER PER R1, R2, R6 & R8, UP 0.10'. ACCEPTED AS NE CORNER OF SECTION 28 PER R1, R2, R6 & R8.
- 9 FD AND ACCEPTED 1" IP, DOWN 0.33' AS SOUTH 1/16TH ON SECTION LINE PER R5.
- 10 FD 1" IP WITH PLASTIC PLUG STAMPED "RCE 24176" PER R5, ACCEPTED AS POINT ON MIDSECTION LINE AND ACCEPTED AT THE NE CORNER OF LOT "D" PER R5.
- 11 FD 3/4" IP TAGGED "LS 4146" PER R5. DOWN 0.7'. DID NOT ACCEPT AS WEST 1/16TH CORNER ON MID SECTION LINE. IP BEARS N18°16'56"E, 0.40' FROM ESTABLISHED CORNER "F".
- 12 FD AND ACCEPTED 3/4" REBAR, FLUSH, NO REF., AS SE CORNER OF THE SW QUARTER OF THE SE QUARTER OF THE NW QUARTER OF SECTION 28.
- 13 FD 3/4" REBAR, DOWN 0.50', NO REF. DID NOT ACCEPT AS SE 1/16TH CORNER. REBAR BEARS N14°17'02"W, 2.53' FROM ESTABLISHED CORNER "I".
- 14 FD 1" IP, OPEN, DOWN 0.50', NO REF. DID NOT ACCEPT AS NW CORNER OF SECTION. IP BEARS S 86°51'56"W, 29.01' FROM ESTABLISHED PT "J".
- 15 FD 1" IP, OPEN, DOWN 0.70', NO REF., DID NOT ACCEPT AS THE NORTH 1/16TH CORNER ON SECTION LINE. IP BEARS S10°34'08"W, 0.41' FROM ESTABLISHED PT "L".
- 16 FD 1" IP, DOWN ON 0.50' WHICH BEARS 30.00' EAST AND 0.68' NORTH OF ESTABLISHED 1/16TH LINE. ACCEPTED AS PT ON ROW OF TYLER STREET PER R9.
- 17 FD 1" IP, DOWN 2.0' ACCEPTED POINT ON THE ESTABLISHED 1/16TH LINE AND THE SW CORNER OF PARCEL 10.
- 18 FD 1" IP, FLUSH, NO REF., DID NOT ACCEPT AS THE NW 1/16TH CORNER. IP BEARS N61°57'42"E, 0.23' FROM ESTABLISHED PT "N".
- 19 FD CONC 6"x6" POST W/ NAIL, NO REF., ACCEPTED AS POINT ON 1/16TH LINE OF THE NW QUARTER OF SECTION 28. PT BEARS 5.26' EAST OF LINE FROM MON No. 20 TO ESTABLISHED PT "S".
- 20 FD CONC 6"x6" POST W/ NAIL, UP 0.50', ACCEPTED AS SW CORNER OF 200' X 400' AREA AS SHOWN ON R1 AND SW CORNER OF THAT PROPERTY DESCRIBED IN STATE HIGHWAY DEED RECORDED MAY 3, 1934 IN BOOK 171, PAGE 431 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 21 FD CONC 6"x6" POST W/ NAIL, UP 0.50', ACCEPTED AS SE CORNER OF 200' X 400' AREA AS SHOWN ON R1 AND SW CORNER OF THAT PROPERTY DESCRIBED IN STATE HIGHWAY DEED RECORDED MAY 3, 1934 IN BOOK 171, PAGE 431 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 22 FD 1" IP, UP 0.10', NO REF. ACCEPTED & HELD AS POINT ON THE S'LY RIGHT OF WAY OF FRONTAGE ROAD.
- 23 FD 1" IP, UP 0.10', NO REF. ACCEPTED & HELD AS POINT ON THE S'LY RIGHT OF WAY OF FRONTAGE ROAD.

EASEMENT NOTES:

- 1 EASEMENT IN FAVOR OF KATHERYN F. CONLIN FOR ROAD PURPOSES AS RESERVED IN DOCUMENT RECORDED NOVEMBER 12, 1954, BOOK 1654, PAGE 83, OF OFFICIAL RECORDS. PLOTTED HEREON.
- 2 EASEMENT IN FAVOR OF KATHERYN F. CONLIN FOR ROAD PURPOSES AS RESERVED IN DOCUMENT RECORDED: DECEMBER 6, 1954, INSTRUMENT NO. 1663, BOOK 33, OF OFFICIAL RECORDS. PLOTTED HEREON.
- 3 EASEMENT IN FAVOR OF HENRY C. GERKE FOR ROAD PURPOSES AS RESERVED IN DOCUMENT RECORDED: DECEMBER 30, 1958, BOOK 2388, PAGE 380, OF OFFICIAL RECORDS. PLOTTED HEREON.
- 4 THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES, IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901, AND RECORDED APRIL 17, 1959, INSTRUMENT NO. 32692, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PLOTTED HEREON.
- 5 EASEMENT IN FAVOR OF MANUEL A. & ELVIRA DOMINGUEZ FOR PIPELINE PURPOSES AS RESERVED IN DOCUMENT RECORDED: JANUARY 30, 1968, INSTRUMENT NO. 8968, OF OFFICIAL RECORDS. PLOTTED HEREON.
- 6 EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR PUBLIC UTILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: APRIL 25, 1978, INSTRUMENT NO. 80028, OF OFFICIAL RECORDS. PLOTTED HEREON.
- 7 EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR EITHER OR BOTH POLE LINES OR UNDERGROUND FACILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: APRIL 8, 1985, INSTRUMENT NO. 72181, OF OFFICIAL RECORDS. PLOTTED HEREON.
- 8 EASEMENT IN FAVOR OF ART MC KAY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND HAROLD E. ENSLEY AND MARY A. ENSLEY, HUSBAND AND WIFE AS COMMUNITY PROPERTY, AND OLE FOGH-ANDERSEN AND KAREN FOGH-ANDERSEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY AND SCORPION RANCH, A LIMITED PARTNERSHIP AND JUAN ESQUIVEL, JR. AND LUPE M. ESQUIVEL, HUSBAND AND WIFE AS JOINT TENANTS FOR INGRESS AND EGRESS PURPOSES AS RESERVED IN DOCUMENT RECORDED: JUNE 14, 1985, INSTRUMENT NO. 129240, OF OFFICIAL RECORDS. PLOTTED HEREON.
- 9 EASEMENT IN FAVOR OF BENJAMIN THOMAS LAFLIN, JR. AND PATRICIA B. LAFLIN, TRUSTEES, OR THEIR SUCCESSORS OF THE LAFLIN FAMILY TRUST DATED JULY 2, 1981 AND SCORPION RANCH, A LIMITED PARTNERSHIP AND JUAN ESQUIVEL, JR. AND LUPE M. ESQUIVEL, HUSBAND AND WIFE AS JOINT TENANTS FOR INGRESS AND EGRESS PURPOSES AS RESERVED IN DOCUMENT RECORDED: JUNE 14, 1985, INSTRUMENT NO. 129242, OF OFFICIAL RECORDS. PLOTTED HEREON.
- 10 EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT FOR PUBLIC UTILITIES PURPOSES AS RESERVED IN DOCUMENT RECORDED: SEPTEMBER 23, 1991, INSTRUMENT NO. 328178, OF OFFICIAL RECORDS AFFECTS: THE WEST 160 FEET OF THE EAST 330 FEET OF THE SOUTH 285 FEET OF THE NORTH 360 FEET OF PARCEL 6. EXACT LOCATION OF EASEMENT CANNOT BE PLOTTED
- 11 A 10' WIDE EASEMENT TO U.S. BUREAU OF RECLAMATION FOR IRRIGATION LATERALS NO. 105.7 AND NO. 105.7-0.4 PER R/W NOTICE ISSUED OCTOBER 28, 1948, PARCEL C-2-57. (TO BE ABANDONED PER SEPARATE INSTRUMENT)
- 12 A 10' WIDE EASEMENT TO U.S. BUREAU OF RECLAMATION FOR IRRIGATION LATERAL NO. 105.7-0.4 PER R/W NOTICE ISSUED SEPTEMBER 28, 1948, PARCEL C-2-58. (TO BE ABANDONED PER SEPARATE INSTRUMENT)
- 13 A 10' WIDE EASEMENT TO U.S. BUREAU OF RECLAMATION FOR IRRIGATION LATERALS NO. 105.7 AND NO. 105.7-0.2 PER R/W NOTICE ISSUED SEPTEMBER 28, 1948, PARCEL C-2-64. (TO BE ABANDONED PER SEPARATE INSTRUMENT)
- 14 A 10' WIDE EASEMENT TO U.S. BUREAU OF RECLAMATION FOR IRRIGATION LATERAL NO. 105.7 PER R/W NOTICE ISSUED SEPTEMBER 28, 1948, PARCEL C-2-63. (TO BE ABANDONED PER SEPARATE INSTRUMENT)
- 15 A 10' WIDE EASEMENT TO U.S. BUREAU OF RECLAMATION FOR IRRIGATION LATERAL NO. 106.3 PER R/W NOTICE ISSUED SEPTEMBER 28, 1948, PARCEL C-2-76. (TO BE ABANDONED PER SEPARATE INSTRUMENT)

ESTABLISHMENT NOTES:

- A ESTABLISHED BY BEARING-BEARING INTERSECTION BY HOLDING THE POSITIONS OF MON No. 1 & 9 N'LY AND THE POSITIONS OF MON No. 5 & MON 12. SET SPIKE AND WASHER STAMPED "LS 9029", FLUSH WITH AC.
- B ESTABLISHED WEST 1/16TH CORNER ON SECTION LINE BY HOLDING THE POSITIONS OF MON No. 1 & 2 AND SPLITTING THE DISTANCE BETWEEN FOUND MONS.
- C ESTABLISHED EAST 1/16TH CORNER ON SECTION LINE BY HOLDING THE POSITIONS OF MON No. 2 & 3 AND SPLITTING THE DISTANCE BETWEEN FOUND MONS.
- D ESTABLISHED SOUTH 1/16TH CORNER ON MID-SECTION LINE BY HOLDING THE POSITIONS OF MON No. 2 & 5 AND SPLITTING THE DISTANCE BETWEEN FOUND MONS.
- E ESTABLISHED SOUTH 1/16TH CORNER ON SECTION LINE BY HOLDING THE POSITIONS OF MON No. 3 & 6 AND SPLITTING THE DISTANCE BETWEEN FOUND MONS.
- F ESTABLISHED WEST 1/16TH CORNER ON MID SECTION LINE BY HOLDING THE POSITIONS OF ESTABLISHED PT "A" & MON No. 5 AND SPLITTING THE DISTANCE BETWEEN FOUND MONS.
- G ESTABLISHED EAST 1/16TH CORNER ON MID SECTION LINE BY HOLDING THE POSITIONS OF MON No. 5 & 6 AND SPLITTING THE DISTANCE BETWEEN FOUND MONS.
- H ESTABLISHED SW 1/16TH CORNER BY BEARING-BEARING INTERSECTION BY HOLDING THE POSITIONS OF MON No. 9 & ESTABLISHED 1/16TH CORNER "D" AND BY HOLDING THE POSITIONS OF ESTABLISHED 1/16TH CORNER "B" & ESTABLISHED 1/16TH CORNER "F".
- I ESTABLISHED SE 1/16TH CORNER BY BEARING-BEARING INTERSECTION BY HOLDING THE POSITIONS OF MON No. 9 & ESTABLISHED 1/16TH CORNER "D" AND BY HOLDING THE POSITIONS OF ESTABLISHED 1/16TH CORNER "B" & ESTABLISHED 1/16TH CORNER "F".
- J ESTABLISHED THE NW SECTION CORNER BY HOLDING RECORD ANGLE ALONG THE NORTH LINE AND DISTANCE PER R1, R3, R6 & R7.
- K ESTABLISH THE WEST 1/16TH CORNER ON SECTION LINE BY HOLD RECORD DISTANCES BETWEEN MON No. 7 AND ESTABLISHED PT "J" PER R1 & R6.
- L ESTABLISHED NORTH 1/16TH CORNER ON SECTION LINE BY HOLDING THE POSITIONS OF ESTABLISHED PTS "A" & "J" AND SPLITTING THE DISTANCE BETWEEN PTS. SET SPIKE AND WASHER STAMPED "LS 9029", FLUSH WITH AC.
- M ESTABLISHED NORTH 1/16TH CORNER ON MID-SECTION LINE BY HOLDING THE POSITIONS OF MON No. 5 & 7 AND SPLITTING THE DISTANCE BETWEEN FOUND MONS.
- N ESTABLISHED NW 1/16TH CORNER BY BEARING-BEARING INTERSECTION BY HOLDING THE POSITIONS OF ESTABLISHED 1/16TH CORNERS "F" & "K" AND BY HOLDING THE POSITIONS OF ESTABLISHED 1/16TH CORNERS "L" & "M".
- O ESTABLISHED THE NE CORNER OF THE NW QUARTER OF THE SE QUARTER OF THE NW QUARTER OF SECTION 28 BY SPLITTING THE DISTANCE BETWEEN ESTABLISHED PTS "M" & "N".
- P ESTABLISHED THE SE CORNER OF THE NW QUARTER OF THE SE QUARTER OF THE NW QUARTER OF SECTION 28 BY SPLITTING THE DISTANCE BETWEEN ESTABLISHED PTS "F" & "N".
- Q ESTABLISHED THE SE CORNER OF THE NE QUARTER OF THE SE QUARTER OF THE NW QUARTER OF SECTION 28 BY SPLITTING THE DISTANCE BETWEEN ESTABLISHED PT "M" & FOUND MON No. 5.
- R ESTABLISHED THE SW CORNER OF THE NE QUARTER OF THE SE QUARTER OF THE NW QUARTER OF SECTION 28 BY BEARING-BEARING INTERSECTION BY HOLDING THE POSITIONS OF ESTABLISHED CORNERS "P" & "Q" AND BY HOLDING THE POSITIONS OF MON No. 12 & AND ESTABLISHED CORNER "O".
- S ESTABLISHED NE CORNER OF PARCEL 10 BY HOLDING RECORD 400' FROM MON No. 20 PERPENDICULAR TO THE S'LY RIGHT OF WAY OF FRONTAGE ROAD.
- T ESTABLISHED THE NW CORNER OF PARCEL 10 BY HOLDING THE POSITION OF MON No. 17 AND EXTENDING LINE N'LY PARALLEL WITH THE W'LY LINE OF THE NORTH HALF OF SECTION 28 AND INTERSECTING WITH THE S'LY RIGHT OF WAY OF FRONTAGE ROAD FROM ESTABLISHED POINT "S" TO MON No. 22.



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM COS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP", "BILL" AND "P584" NAD 83 (NSRS2011) EPOCH 2010 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THE RECORD REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THE RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99998172. CALCULATIONS ARE MADE AT POINT NO. 4 WITH COORDINATES OF N: 2,201,127.094, E: 6,590,417.969, USING AN ELEVATION OF -16.21.

NOTE:

1. SEE SHEET NO. 2 FOR MONUMENT NOTES, ESTABLISHMENT NOTES, BASIS OF BEARINGS AND EASEMENT NOTES.
2. SEE SHEET NO. 3 FOR SURVEYOR'S NOTES AND BOUNDARY ESTABLISHMENT.

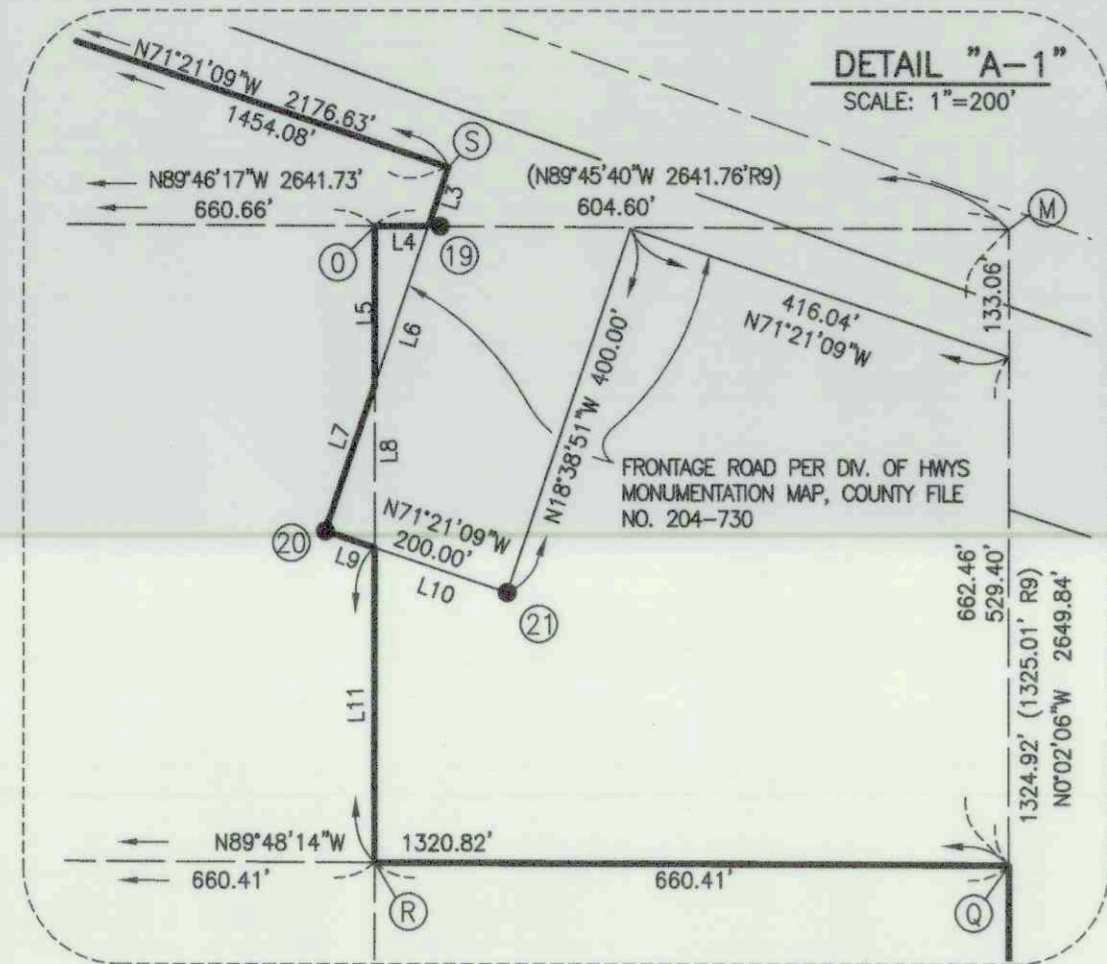
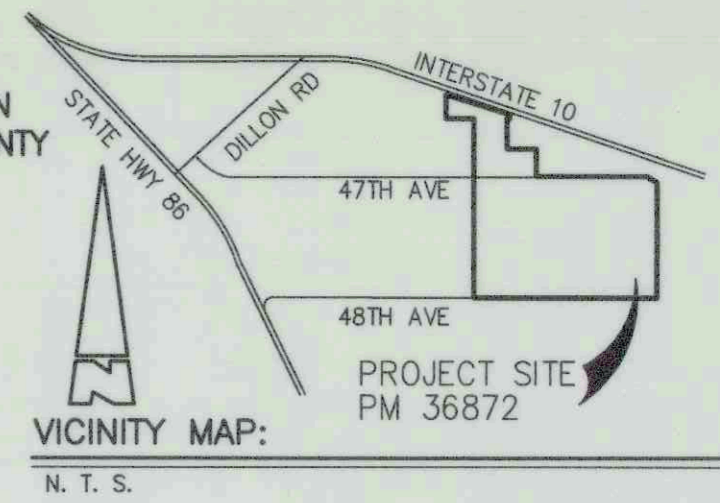
PARCEL MAP NO. 36872

BEING A SUBDIVISION OF A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS

MARCH 2021

BOUNDARY SHEET

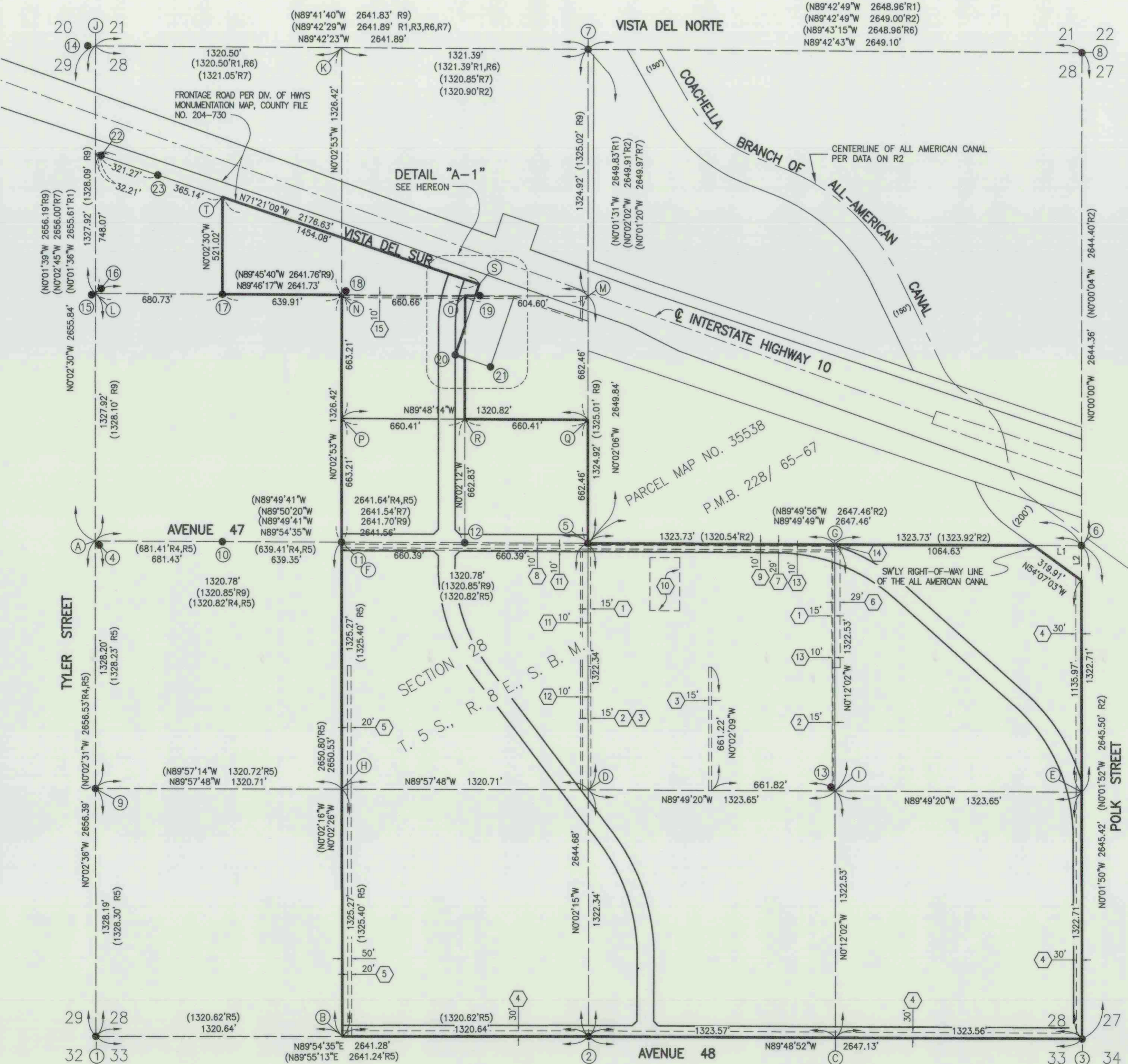
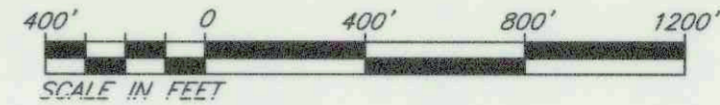


LINE	BEARING	LENGTH
L1	N89°49'49"W	259.10'
L2	N0°01'50"W	186.74'
L3	N18°38'51"E	64.91'
L4	N89°46'17"W	56.05'
L5	N0°02'12"W	166.01'
L6	N18°38'51"W	174.01'
L7	N18°38'51"W	160.12'
L8	N0°02'12"W	169.01'
L9	N71°21'09"W	54.14'
L10	N71°21'09"W	145.86'
L11	N0°02'12"W	327.80'

(N89°49'58"W 259.62'R2)

SURVEYOR'S NOTES:

- INDICATES SET 1" X 18" I.P., TAGGED L.S. 9029, FLUSH (RIV. CO. STD. "B" MON.) WITH SURFACE AT ALL BOUNDARY CORNERS (UNLESS NOTED OTHERWISE).
 - INDICATES FOUND MONUMENT AS INDICATED.
 - () INDICATES RECORD OR CALC'D FROM RECORD, UNLESS NOTED OTHERWISE.
 - R1 INDICATES PER DIVISION OF HIGHWAYS MONUMENT MAP, ROUTE 11-RIV-10 FILE NO.S 204-729 AND 204-730.
 - R2 INDICATES PER PARCEL MAP No. 35538, P.M.B. 228/65-67.
 - R3 INDICATES PER PARCEL MAP No. 37083, P.M.B. 246/79-80.
 - R4 INDICATES PER PARCEL MAP No. 33631, P.M.B. 218/97-98.
 - R5 INDICATES PER PARCEL MAP No. 24899, P.M.B. 164/36-37.
 - R6 INDICATES PER TRACT MAP No. 30117-1, M.B. 331/71-78.
 - R7 INDICATES PER RECORD OF SURVEY, R.S.B. 122/30.
 - R8 INDICATES PER RECORD OF SURVEY, R.S.B. 131/61-65.
 - R9 INDICATES PER RECORD OF SURVEY, R.S.B. 77/21.
 - R10 INDICATES PER RECORD OF SURVEY, R.S.B. 16/61.
 - R11 INDICATES PER RECORD OF SURVEY, R.S.B. 28/41.
 - R12 INDICATES PER CORNER RECORD No 05-586.
 - SFN INDICATES SEARCHED, FOUND NOTHING
 - R&M INDICATES RECORD AND MEASURED PER REFERENCE
- THIS MAP CONSISTS OF 10 NUMBERED PARCELS, 7 LETTERED LOTS AND COMPRISES 279.72 ACRES.



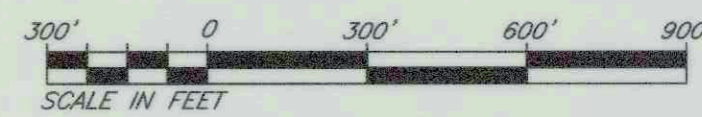
NOTE:

1. SEE SHEET NO. 2 FOR MONUMENT NOTES, ESTABLISHMENT NOTES, BASIS OF BEARINGS AND EASEMENT NOTES.
2. SEE SHEET NO. 3 FOR SURVEYOR'S NOTES AND BOUNDARY ESTABLISHMENT.

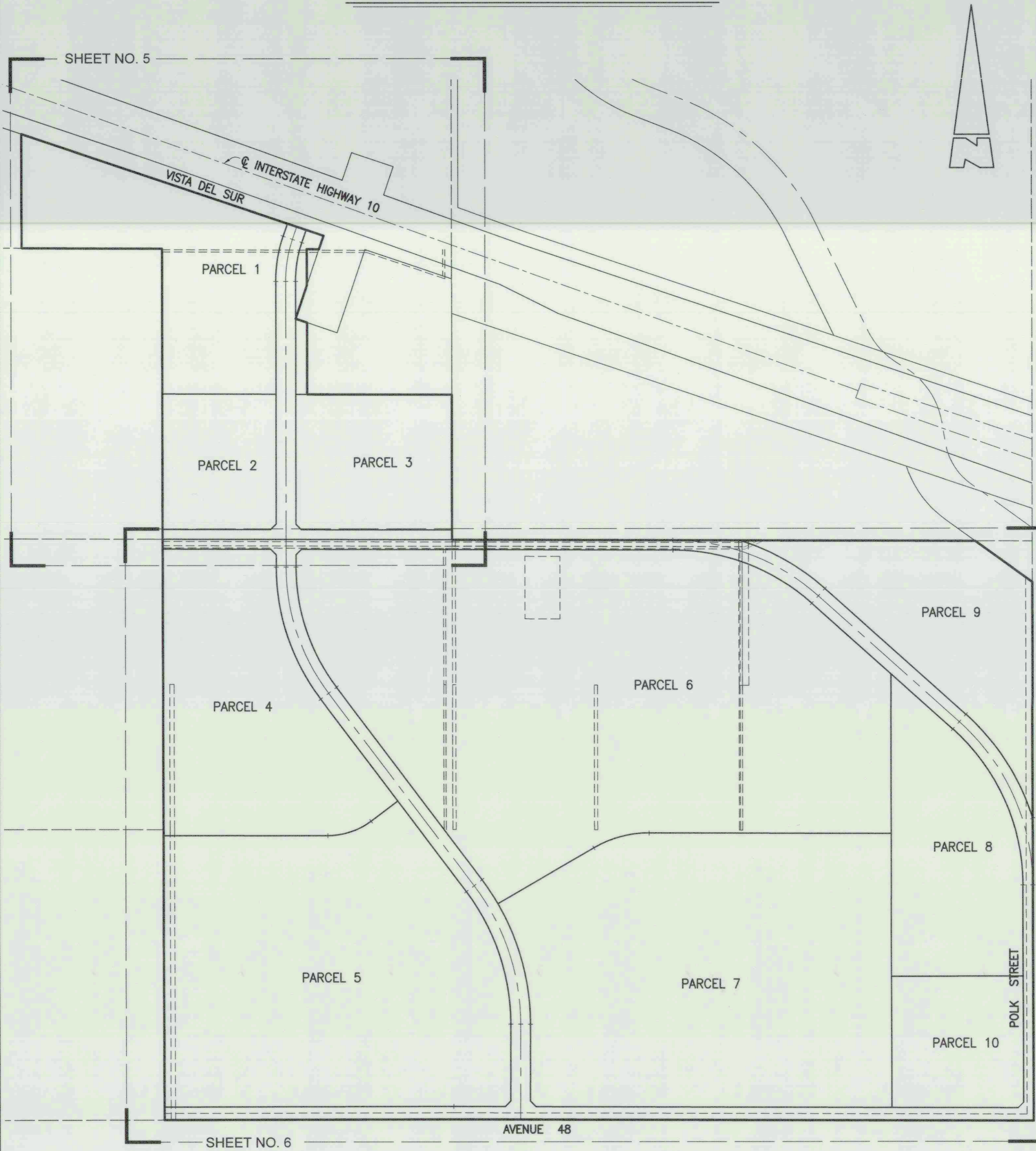
PARCEL MAP NO. 36872

BEING A SUBDIVISION OF A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS MARCH 2021



INDEX MAP



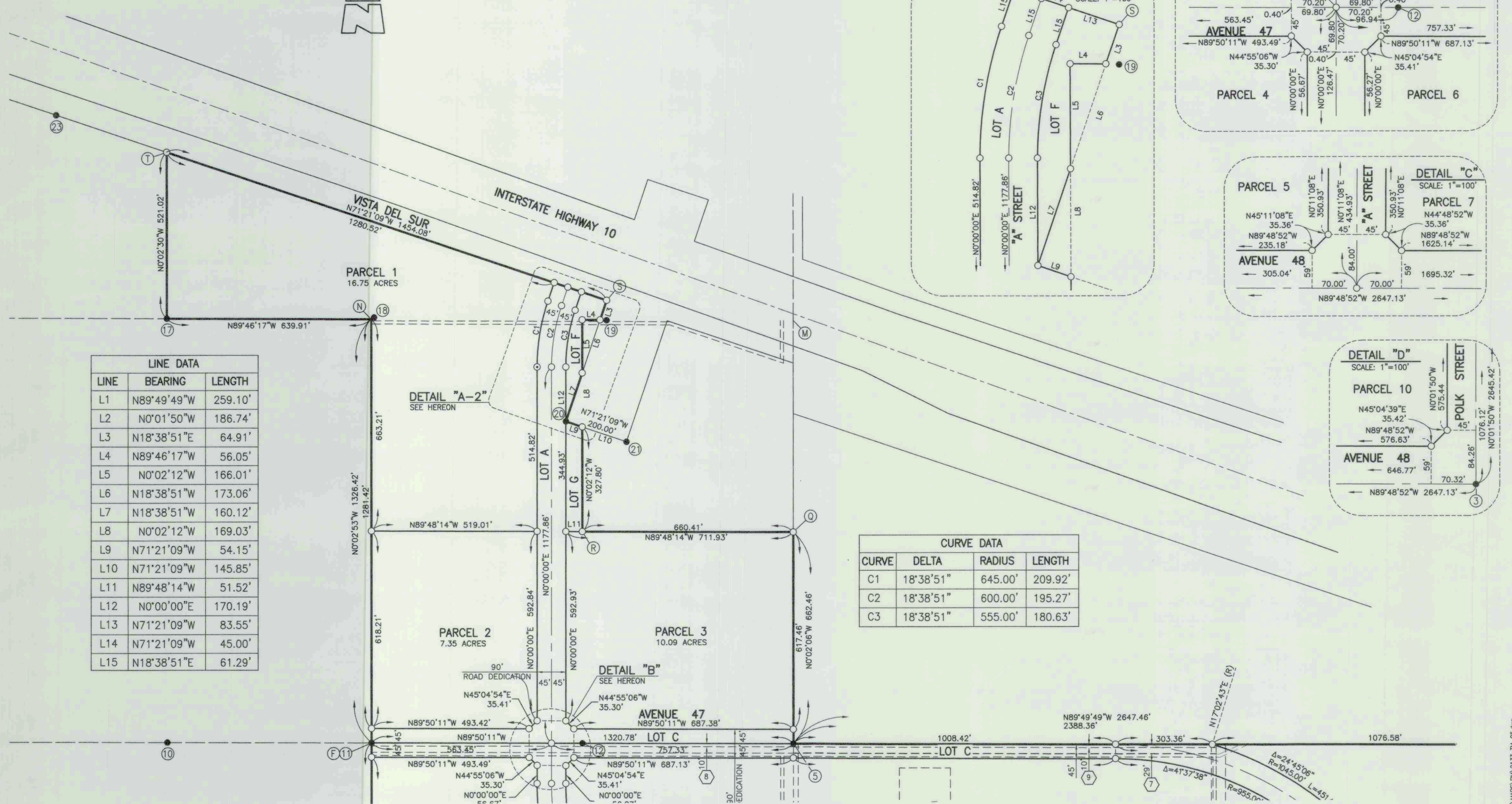
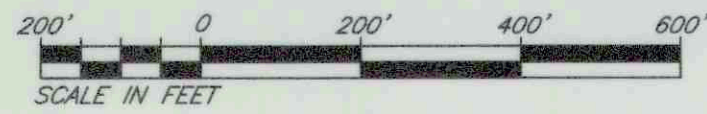
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PARCEL MAP NO. 36872

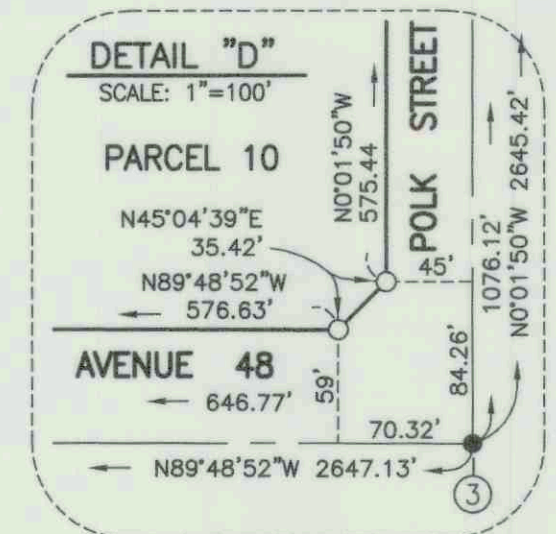
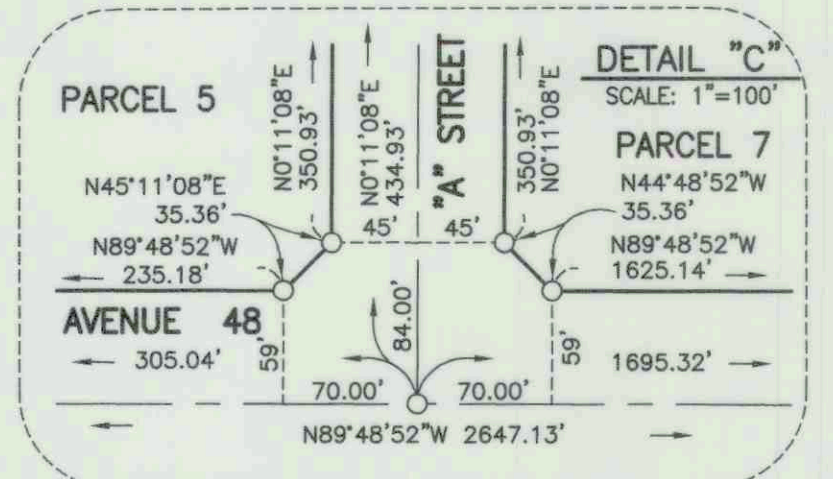
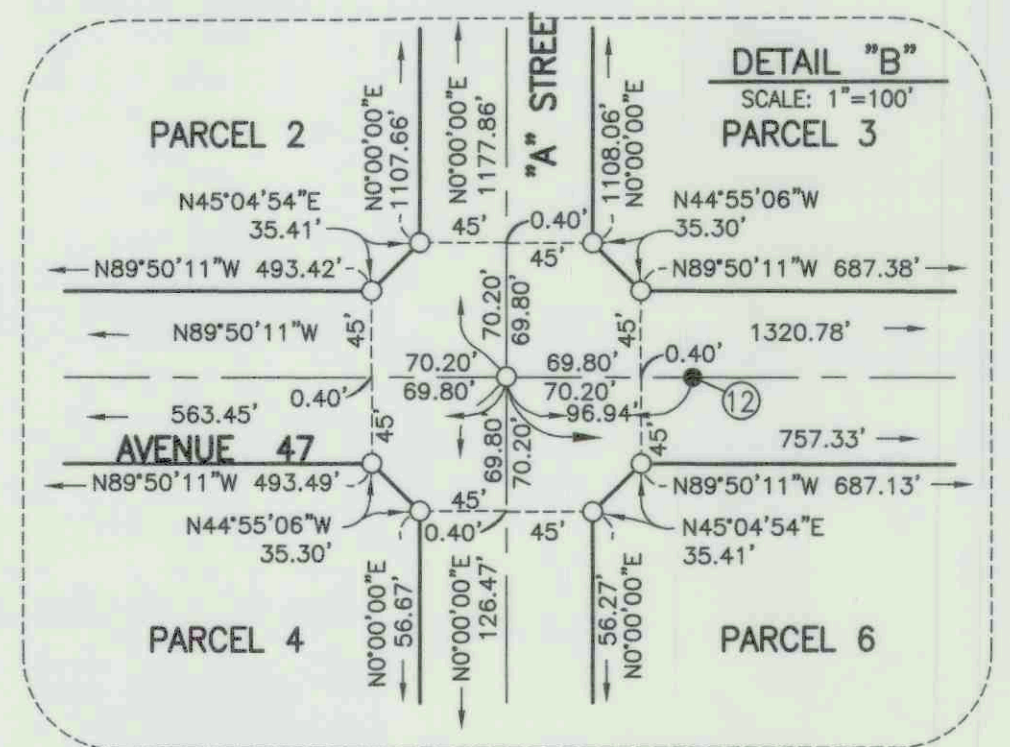
BEING A SUBDIVISION OF A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS MARCH 2021



LINE DATA		
LINE	BEARING	LENGTH
L1	N89°49'49"W	259.10'
L2	N0°01'50"W	186.74'
L3	N18°38'51"E	64.91'
L4	N89°46'17"W	56.05'
L5	N0°02'12"W	166.01'
L6	N18°38'51"W	173.06'
L7	N18°38'51"W	160.12'
L8	N0°02'12"W	169.03'
L9	N71°21'09"W	54.15'
L10	N71°21'09"W	145.85'
L11	N89°48'14"W	51.52'
L12	N0°00'00"E	170.19'
L13	N71°21'09"W	83.55'
L14	N71°21'09"W	45.00'
L15	N18°38'51"E	61.29'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	18°38'51"	645.00'	209.92'
C2	18°38'51"	600.00'	195.27'
C3	18°38'51"	555.00'	180.63'



SEE SHEET NO. 6

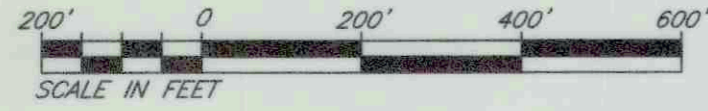
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PARCEL MAP NO. 36872

BEING A SUBDIVISION OF A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

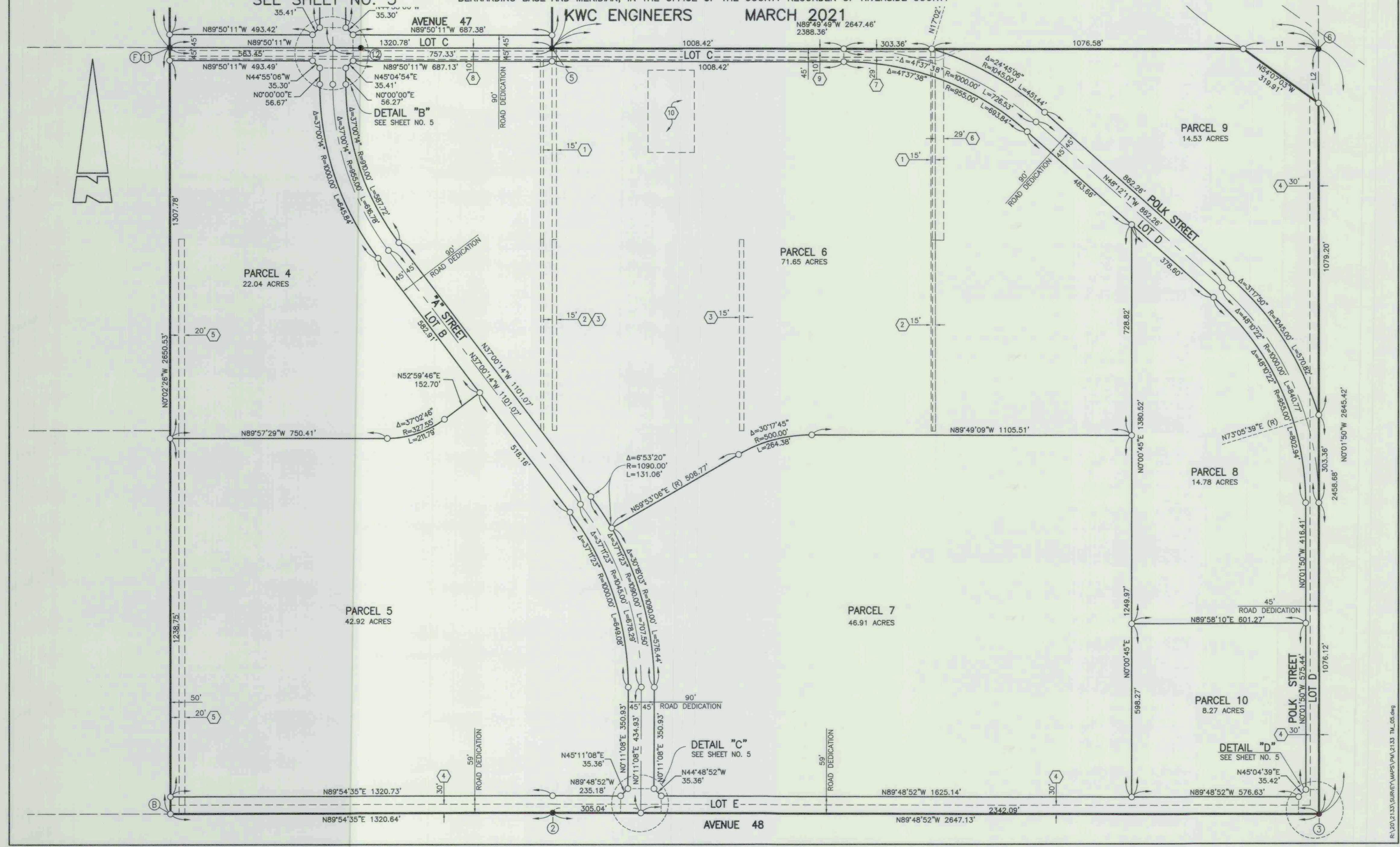
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SEE SHEET NO. 5

AVENUE 47 KWC ENGINEERS MARCH 2021



DETAIL "B" SEE SHEET NO. 5

DETAIL "C" SEE SHEET NO. 5

DETAIL "D" SEE SHEET NO. 5