

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 37758
BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.B.&M.

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2022 AT
_____ M. IN BOOK _____ OF PARCEL MAPS, AT
PAGES _____ AT THE REQUEST OF THE CITY
CLERK OF THE CITY OF COACHELLA, CALIFORNIA.
NO. _____
FEE _____
PETER ALDANA
COUNTY RECORDER-ASSESSOR-CLERK
BY: _____ DEPUTY

SUBDIVISION GUARANTEE BY: CHICAGO TITLE INSURANCE COMPANY

OWNERS 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 CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES :

LOT "A", INCLUSIVE, SHOWN AS PUBLIC STREET(S) ALL WITHIN THIS MAP

GREGORY C. CERVANTES & BEATRICE A. CERVANTES

Gregory C. Cervantes DATED Nov. 29, 2022
Gregory C. Cervantes
Beatrice A. Cervantes DATED Dec 9, 2022
Beatrice A. Cervantes

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 November 14, 2022 2023

MATTHEW JENNINGS, COUNTY TAX COLLECTOR BY: Paula Mendez, 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 _____, 2022~~

CASH OR SURETY TAX BOND

~~MATTHEW JENNINGS COUNTY TAX COLLECTOR BY: _____ DEPUTY~~

SIGNATURE OMISSION:

PURSUANT TO SECTION 66436, OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

EASEMENT TO COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED JULY 30, 1959 IN INSTRUMENT NO. 66473 OF OFFICIAL RECORDS.

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 TRUTH- FULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

ON November 19, 2022 BEFORE ME Shirley J. Jaramola A NOTARY PUBLIC, PERSONALLY APPEARED Gregory C. Cervantes 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 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 10/27/2024 MY PRINCIPAL PLACE OF BUSINESS IS Riverside COUNTY.
WITNESS MY HAND AND OFFICIAL SEAL.
Shirley J. Jaramola 2334537
SIGNATURE OF NOTARY PUBLIC NOTARY COMMISSION NO.

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 TRUTH- FULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

ON November 9, 2022, BEFORE ME Gloria B. Fernandez A NOTARY PUBLIC, PERSONALLY APPEARED Beatrice A. Cervantes 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 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.

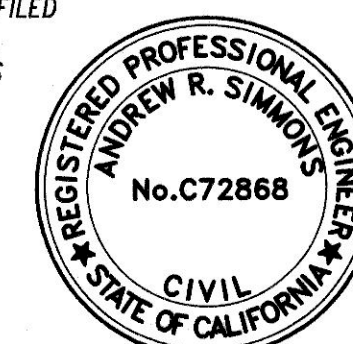
MY COMMISSION EXPIRES 10/27/2024 MY PRINCIPAL PLACE OF BUSINESS IS Riverside COUNTY.
WITNESS MY HAND AND OFFICIAL SEAL.
Gloria B. Fernandez 2334537
SIGNATURE OF NOTARY PUBLIC NOTARY COMMISSION NO.

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.

DATED: _____, 2022

ANDREW SIMMONS R.C.E. C72868
CITY ENGINEER



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 FAMILY HERITAGE CHURCH OF THE VALLEY, INC. ON MARCH, 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET WITHIN ONE YEAR OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER'S OFFICE, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP.

DATED 11-7-22, 2022
Herald Steven Lantis 11-7-22
HERALD STEVEN LANTIS L.S. 7627

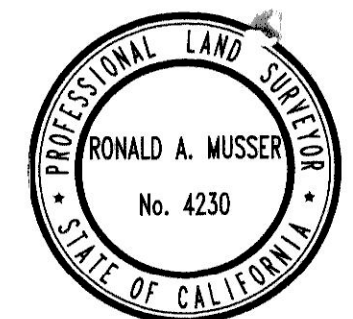


CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: _____, 2022

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



CITY CLERK'S STATEMENT:

I, ANDREA CARRANZA, DEPUTY CITY CLERK OF THE CITY COUNCIL OF THE CITY OF COACHELLA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL REGULAR MEETING HELD ON THE _____ DAY OF _____, 2022, DULY APPROVED THE WITHIN MAP OF PARCEL MAP NO. 37758 AND ACCEPTS ON BEHALF OF THE PUBLIC, LOT A, INCLUSIVE (PUBLIC STREETS) IN FEE, FOR STREET AND PUBLIC UTILITY PURPOSES.

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

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF VAN BUREN STREET BEING N00°01'19"W, SAID BEARING AS SHOWN ON A MAP OF TRACT NO 31698 MB 398/47-52.

SURVEYOR'S NOTE

ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

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

PARCEL MAP NO. 37758

BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.B.&M.

FEIRO ENGINEERING, INC.

OCTOBER, 2022

AVENUE 50

WASHINGTON AVENUE

FREDERICK STREET

TRACT NO. 31698
MB 398/47-52

TRACT NO. 38084
MB 481/42-48

PARCEL 2
156,521 sq. ft. OR
3.59 ACRES

PARCEL 1
204,140 sq. ft. OR
4.69 ACRES

LOT A
30,735 sq. ft. OR
0.71 ACRES

VAN BUREN STREET

ZUMA DRIVE
CALLE CERVANTES

FREDERICK STREET

MONUMENT NOTES:

- 1 FD. CW STAMPED "LS 8508", FLUSH PER CR# 2014-0090 & MB 481/42-48. ACCEPTED AS C 1/4 COR. SEC. 6.
- 2 FD. 1" IP w/ TAG STAMPED "LS 7083", FLUSH PER MB 481/42-48. ACCEPTED AS C INT-X OF AVENUE 51 & ZUMA DR.
- 3 FD. PK NAIL w/ NO TAG, FLUSH PER MB 481/42-48. ACCEPTED AS C INT-X OF AVENUE 51 & WESTERLY LINE E 1/2, W 1/2, NW 1/4 SEC. 6.
- 4 FD. 1" IP w/ NO TAG, DN. 0.4', PER MB 481/42-48 BELOW SIDEWALK. ACCEPTED AS SW CORNER LOT "H", MB 481/42-48. SET TAG IN WALK "LS 7627"
- 5 FD. 2X2 STAKE w/ TACK, DN. 0.2' BY SWING TIES PER CR# 14-0092 & PER MB 481/42-48. ACCEPTED AS WEST COR SEC. 6.
- 6 FD. 2 1/2" BRASS DISK STAMPED "LS 5174 S 1-6-31-36", DN. 0.2' IN MON. WELL PER CR# 11-0235 & MB 481/42-48. ACCEPTED NW COR. SEC. 6.
- 7 FD. CW STAMPED "LS 4075", FLUSH PER MB 353/49-56 & MB 481/42-48. ACCEPTED AS INT-X OF AVENUE 50 & WASHINGTON AVENUE.

LEGEND

- FOUND MONUMENT AS NOTED.
- SET 1" IP WITH PLUG STAMPED "LS 7627", FLUSH UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER MB 398/47-52
- [] INDICATES RECORD DATA PER MB 481/42-48
- { } INDICATES RECORD DATA PER MB 387/39-42

EASEMENT DATA:

50' EASEMENT TO COACHELLA VALLEY WATER DISTRICT, RECORDED JULY 30, 1959 IN INSTRUMENT NO. 00-25651 OF OFFICIAL RECORDS.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.