


PARCEL MAP NO. 37209-1

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SBM

THE ALTUM GROUP 

JULY, 2020

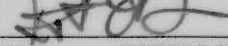
OWNER'S STATEMENT

I 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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS HEREBY DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A" (HARRISON STREET) AND LOT "B" (KHADRAWI WAY), AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN AN EASEMENT LYING WITHIN PARCELS 1 AND 2 FOR LANDSCAPE AND PUBLIC UTILITIES PURPOSES AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS PARCEL MAP.

DATE PALM BUSINESS PARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY:  DATE: 7-8-20
 NAME: ROBERT BIANCO
 TITLE: MANAGING MEMBER

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.

NOTARY ACKNOWLEDGMENT

STATE OF California SSCOUNTY OF RiversideON July 8, 2020 BEFORE ME, Sylvia Alsubaie, Notary PublicA NOTARY PUBLIC, PERSONALLY APPEARED Robert D. Bianco

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 AND OFFICIAL SEAL

SIGNATURE: PRINT: Sylvia AlsubaieCOMMISSION NO.: 2202814COMMISSION EXPIRES: June 26, 2021

PRINCIPAL PLACE OF BUSINESS: _____

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 22,000.00 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 THE 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.

DATE: July 14, 2020

CASH OR SURETY BOND
 JON CHRISTENSEN
 COUNTY TAX COLLECTOR

BY:  DEPUTY

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 \$ 22,000.00.

DATED: July 14, 2020

JON CHRISTENSEN,
 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 INTERESTS HAVE BEEN OMITTED:

UNITED STATES OF AMERICA, HOLDER OF A RESERVATION FOR RIGHT OF WAY FOR DITCHES OR CANALS, PER PATENT RECORDED JULY 28, 1952, IN BOOK 1388, PAGE 215 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020,
 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, COUNTY ASSESSOR/CLERK/RECORDER

BY: _____, DEPUTY

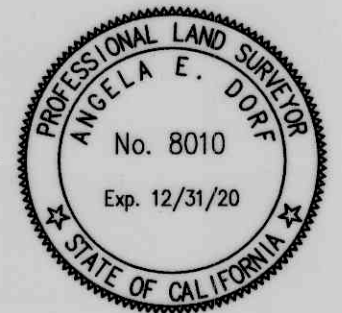
SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE INSURANCE COMPANY

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 DATE PALM BUSINESS PARK, LLC ON AUGUST 1, 2016. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT IMPROVEMENTS; 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 MAP, IF ANY.

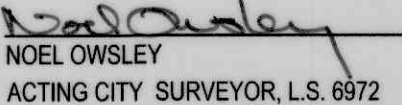

 ANGELA E. DORF, PLS 8010
 EXPIRATION DATE: 12/31/2020

7/6/2020
 DATED

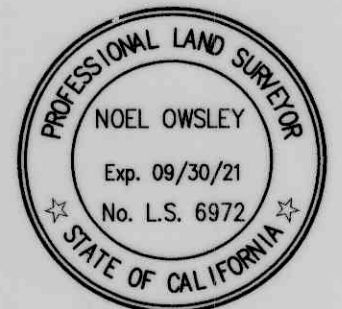


CITY SURVEYOR'S STATEMENT

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 THIS MAP IS TECHNICALLY CORRECT.


 NOEL OWSLEY
 ACTING CITY SURVEYOR, L.S. 6972
 EXPIRATION DATE: SEPTEMBER 30, 2021

7-23-20
 DATED

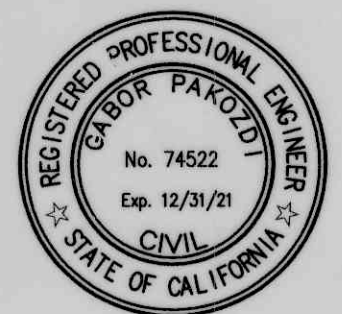


CITY ENGINEER'S STATEMENT

I, GABOR PAKOZDI, CITY ENGINEER OF THE CITY OF COACHELLA, STATE OF CALIFORNIA, STATE THAT I HAVE EXAMINED THIS MAP AND HAVE 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 REGULATIONS HAVE BEEN COMPLIED WITH.

GABOR PAKOZDI
 RCE 74522
 EXPIRATION DATE: DECEMBER 31, 2021

DATED _____



CITY CLERK'S STATEMENT

I, ANDREA J. CARRANZA, DEPUTY CITY CLERK OF THE CITY OF COACHELLA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF SAID CITY AT A REGULAR MEETING THEREOF HELD ON THE DAY OF _____, 2020 AND THAT THERE UPON SAID COUNCIL DID BY AN ORDER DULY PASSED AND ENTERED APPROVED SAID MAP AND ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT.

WE HEREBY ACCEPT THE OFFERS OF DEDICATION OF LOT "A" AND LOT "B" FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OFFERED HEREON.

DATED THIS _____ DAY OF _____, 2020

ANDREA J. CARRANZA
 DEPUTY CITY CLERK OF THE CITY OF COACHELLA

PARCEL MAP NO. 37209-1

MONUMENT NOTES:

- 1 FOUND ALUMINUM DISK STAMPED "LS 5573"; NO REFERENCE, ACCEPTED AS SW CORNER OF SECTION 32.
- 2 SEARCHED FOUND NOTHING; ESTABLISHED AT PRORATED POSITION AS W1/16 CORNER.
- 3 FOUND 3" BRASS DISK CAP PER PMB 130/80-81 AND PMB 219/73-74; ACCEPTED AS 1/4 CORNER.
- 4 FOUND 2"x2" REDWOOD HUB AND TAG "RCE 6284" PER PMB 5/61; ACCEPTED AS NORTH LINE OF S1/2 OF SW1/4 OF SECTION 32.
- 5 FOUND CONCRETE NAIL AND TAG ILLEGIBLE; NO REFERENCE, HELD FOR RIGHT OF WAY OF OATES LANE.
- 6 FOUND 1-1/4" IRON PIPE NO TAG PER CORNER RECORD 15/914 IN LIEU OF 1" IRON PIPE TAGGED "LS 3638" PER PMB 55/64. ACCEPTED AS SOUTHERN PACIFIC RAILROAD RIGHT OF WAY AND THE NORTH LINE OF S1/2 OF SW1/4 OF SECTION 32.
- 7 FOUND 1-1/4" IRON PIPE TAGGED "RCE 8630" PER PMB 15/35; ACCEPTED AS ON SECTION LINE.
- 8 FOUND 1" IRON PIPE, NO TAG IN LIEU OF BLM 3-1/2" BRASS DISK PER PMB 148/92-93; ACCEPTED AS CW1/16 COR OF SECTION 32, SET TAG "L.S. 8788".
- 9 FOUND BLM 3-1/2" BRASS DISK DOWN 0.9' PER PMB 148/92-93; ACCEPTED AS W1/4 CORNER OF SECTION 32.
- 10 FOUND 1" IRON PIPE BENT EASTERLY IN LIEU OF 1" IRON PIPE TAGGED "RCE 30846" PER PMB 148/92-93; ESTABLISHED AT PRORATED POSITION AS SE CORNER OF NW1/4 OF NW1/4 OF SECTION 32.
- 11 FOUND 1" IRON PIPE NO TAG DN. 0.7' IN LIEU OF 1" IRON PIPE TAGGED "RCE 30846" PER PMB 148/92-93; 0.04' EAST OF SEC. LINE, SET TAG "L.S. 8788".
- 12 FOUND 1" IRON PIPE TAGGED "RCE 30846" PER PMB 148/92-93 BENT EASTERLY; ACCEPTED AS ON W1/16 SECTION LINE.
- 13 FOUND 1" IRON PIPE TAGGED "RCE 30846" PER PMB 148/92-93; ACCEPTED AS ON W1/16 SECTION LINE AND COACHELLA VALLEY STORMWATER CHANNEL RIGHT OF WAY.
- 14 FOUND BLM 3-1/2" BRASS DISK DOWN 1.3' PER PMB 148/92-93; ACCEPTED AS NW CORNER OF SECTION 32.
- 15 SEARCHED FOUND NOTHING; ESTABLISHED AS W1/16 CORNER OF SEC. 32 AT PRORATED POSITION.
- 16 SEARCHED FOUND NOTHING; ESTABLISHED AS N1/4 CORNER OF SEC. 32 AT PRORATED POSITION AND HOLDING RECORD ANGLE PER PMB 148/92-93.
- 17 FOUND COPPERWELD MONUMENT STAMPED "LS 6298" PER CR 5/586; ACCEPTED AS NE CORNER OF SECTION 32.

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SBM

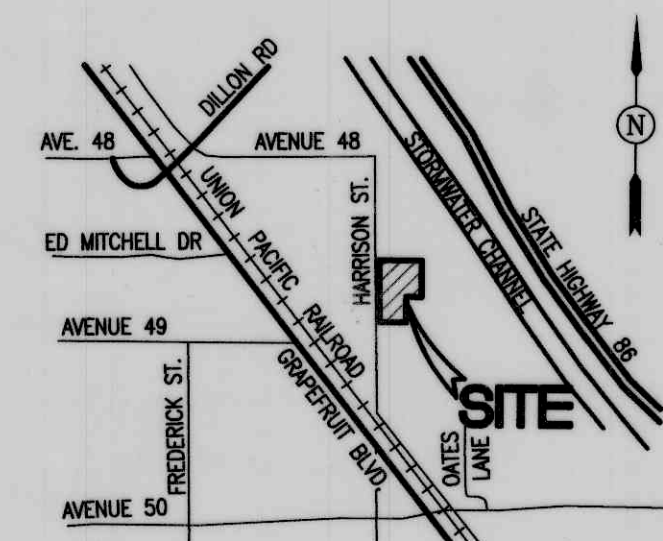


THE ALTUM GROUP

JULY, 2020

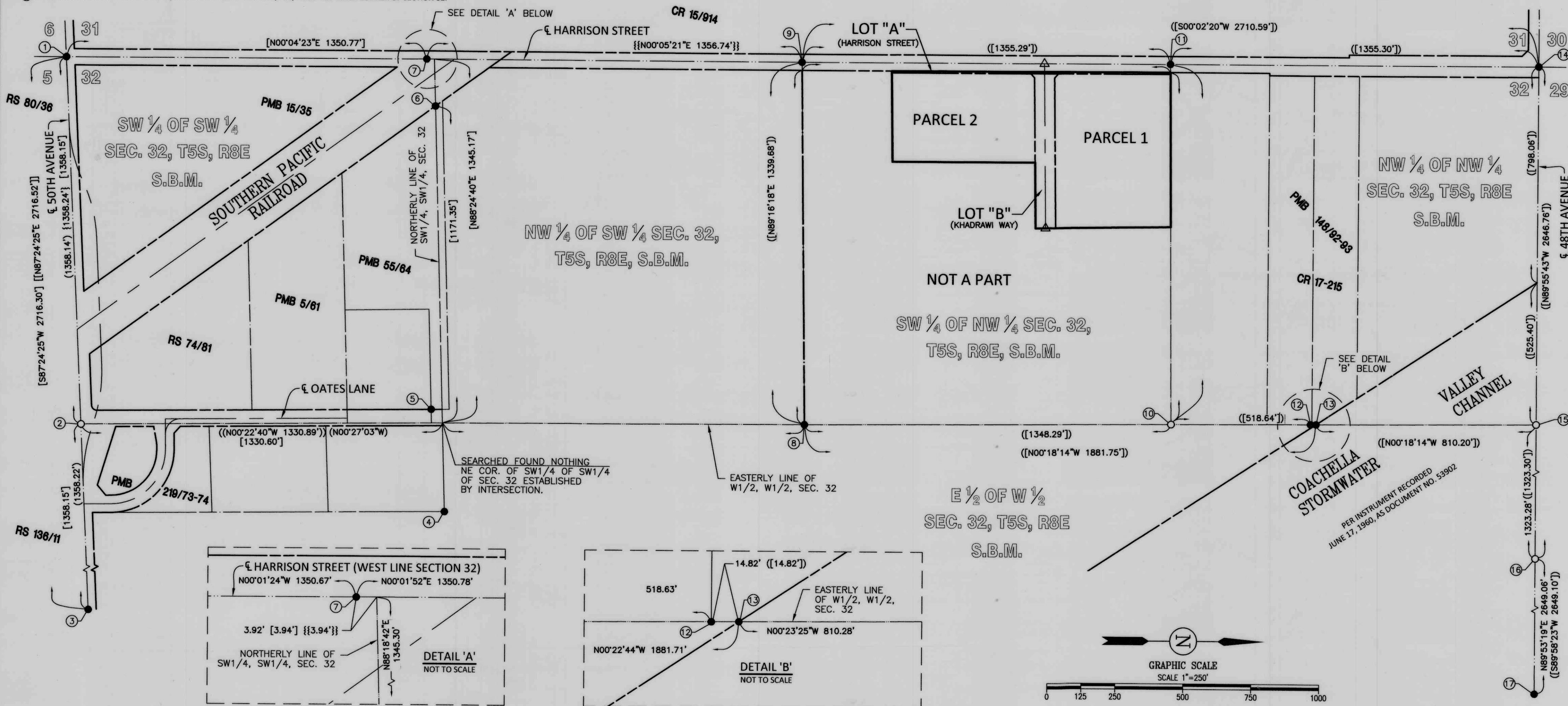
SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 2" I.P. WITH TAG STAMPED "L.S. 8010", FLUSH, IN DIRT AREAS, OR SET LEAD, TACK AND TAG STAMPED "L.S. 8010" IN CONCRETE AREAS AND TOP OF WALLS, OR SET SPIKE AND WASHER STAMPED "L.S. 8010" FOR PARCEL CORNERS UNLESS OTHERWISE NOTED.
- △ INDICATES SET CITY OF COACHELLA TYPE "B" MONUMENT, 1-1/2" DIA. COPPERWELD, STAMPED "L.S. 8788" FLUSH, IN ASPHALT FOR STREET CENTERLINES.
- [] INDICATES RECORD DATA PER PARCEL MAP NO. 33, P.M.B. 55/64, O.R. COUNTY OF RIVERSIDE.
- () INDICATES RECORD DATA PER PARCEL MAP NO. 30841, P.M.B. 219/73-74, O.R. COUNTY OF RIVERSIDE.
- { } INDICATES RECORD DATA PER RECORD OF SURVEY 80/36, O.R. COUNTY OF RIVERSIDE.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY 136/11, O.R. COUNTY OF RIVERSIDE.
- () INDICATES RECORD DATA PER PARCEL MAP NO. 3, P.M.B. 5/61, O.R. COUNTY OF RIVERSIDE.
- { } INDICATES RECORD DATA PER CORNER RECORD 15-914.
- [] INDICATES RECORD DATA PER PARCEL MAP NO. 22656, P.M.B. 148/92-93, O.R. COUNTY OF RIVERSIDE.



VICINITY MAP
NOT TO SCALE

THIS MAP CONSISTS OF TWO (2) NUMBERED LOTS AND TWO (2) LETTERED LOTS AND CONTAINS 10.61 ACRES.

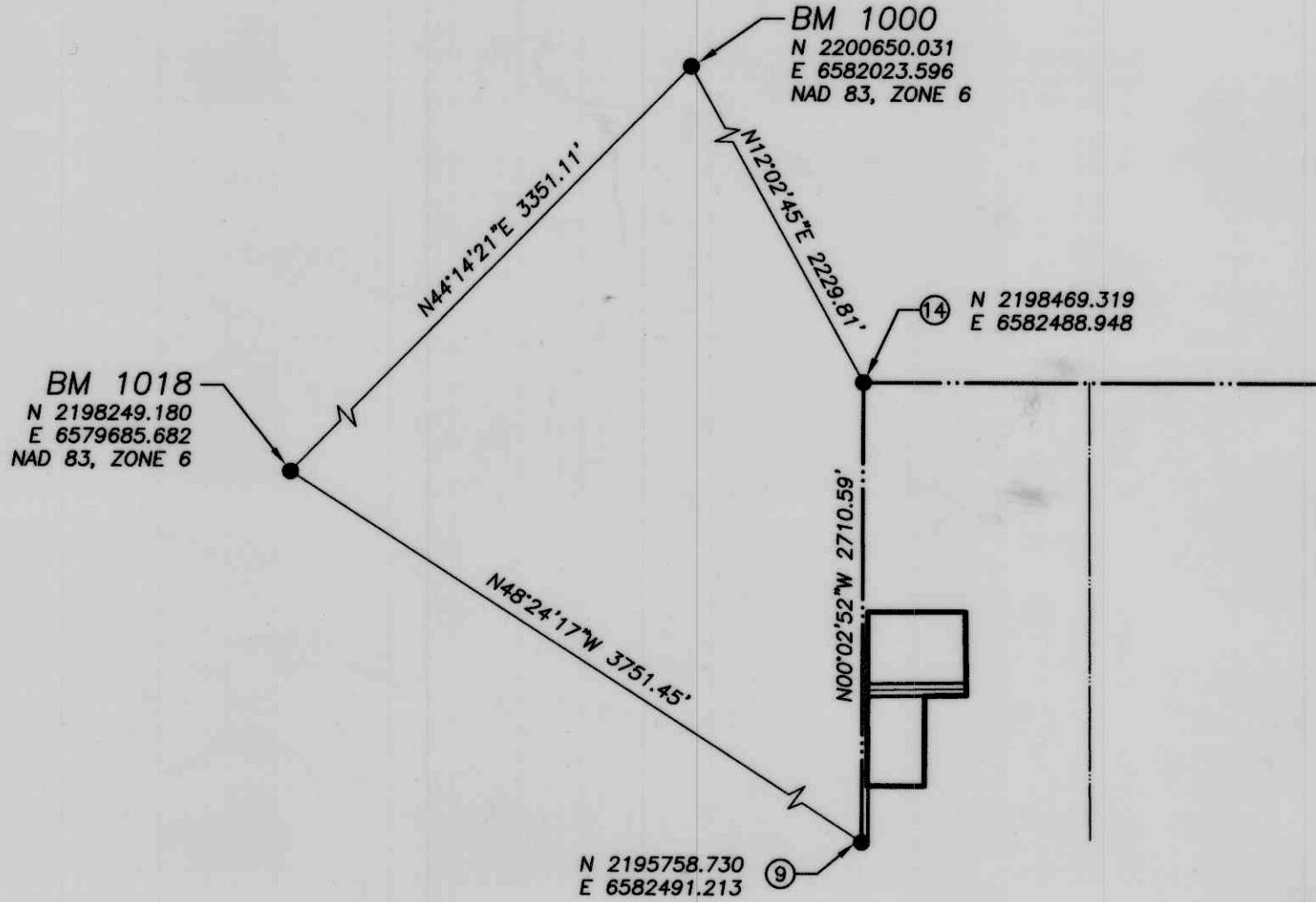


PARCEL MAP NO. 37209-1

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SEC. 32, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SBM



THE ALTUM GROUP
JULY, 2020
HORIZONTAL CONTROL DIAGRAM
NOT TO SCALE

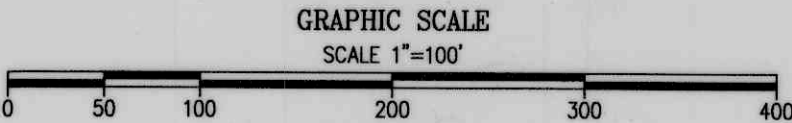


EASEMENT NOTES:

- 1 INDICATES AN EASEMENT FOR LANDSCAPE AND PUBLIC UTILITIES PURPOSES, RESERVED HEREON.
- 2 INDICATES EASEMENT(S) FOR THE PURPOSE(S) SHOWN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, RECORDED APRIL 17, 1959 IN INSTRUMENT NO. 32692, OFFICIAL RECORDS.

NON-PLOTTABLE EASEMENT
RIGHT OF WAY EASEMENT FOR DITCHES AND CANALS OVER THE SW1/4, NW1/4, SEC. 32, T.5S., R.8E., S.B.M. AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT REC. 07/28/1952 AS BK. 1388, PG. 215 OF O.R.

SEE SHEET 2 FOR MONUMENT NOTES, SURVEYOR'S NOTES AND BASIS OF BEARING



LINE TABLE		
#	BEARING	LENGTH
L1	N47°23'08"W	20.71'
L2	N00°02'52"W	102.00'
L3	N46°34'21"E	20.32'

