

TRACT NO. 38200

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT LLA 21-01 RECORDED OCTOBER 27, 2021 AS INSTRUMENT NO. 2021-0636911 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND SITUATED IN THE S 1/2 OF THE SE 1/4 OF SEC. 6, T.3 S., R 5 E., S.B.M.

RECORDER'S STATEMENT

FILED THIS ___ DAY OF ___ 2023, AT ___ M. IN BOOK ___ OF MAPS, AT PAGES ___, AT THE REQUEST OF THE CITY OF DESERT HOT SPRINGS.

NO. ___ FEE: ___

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER

BY: ___, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY



FEBRUARY 2022

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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF DESERT HOT SPRINGS FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" (CAMINO CAMPESINO) AND LOT "B" (AVENIDA DESCANSO).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT TO THE CITY OF DESERT HOT SPRINGS FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, WITHIN LOTS "C" THROUGH "H", INCLUSIVE, SHOWN AS PRIVATE STREETS HEREON. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF DESERT HOT SPRINGS, FOR PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES THOSE EASEMENTS SHOWN AS "P.U.E." THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO MISSION SPRINGS WATER DISTRICT EASEMENTS FOR DOMESTIC WATER AND SANITARY SEWER FACILITIES PURPOSES WITHIN LOTS "C" THROUGH "H", INCLUSIVE, SHOWN AS PRIVATE STREETS HEREON. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO MISSION SPRINGS WATER DISTRICT AND THE CITY OF DESERT HOT SPRINGS, A 32 FOOT WIDE EASEMENT FOR DOMESTIC WATER AND SANITARY SEWER FACILITIES PURPOSES AND EMERGENCY VEHICLE INGRESS AND EGRESS AND A PUBLIC UTILITY EASEMENT ACROSS LOT "K" AS SHOWN HEREON.

WE HEREBY RETAIN LOTS "C" THROUGH "H", INCLUSIVE, INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND RESIDENTIAL LOT OWNERS WITHIN THIS FINAL MAP. WE HEREBY RETAIN LOT "J", AS SHOWN HEREON FOR RECREATION PURPOSES, OPEN SPACE, LANDSCAPING AND PUBLIC UTILITY PURPOSES, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND RESIDENTIAL LOT OWNERS WITHIN THIS FINAL MAP. WE HEREBY RETAIN LOT "K", INDICATED AS "RETENTION BASIN", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND RESIDENTIAL LOT OWNERS WITHIN THIS FINAL MAP. WE HEREBY RETAIN LOTS "L" THROUGH "O", INCLUSIVE, INDICATED AS "LANDSCAPE AREA", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND RESIDENTIAL LOT OWNERS WITHIN THIS FINAL MAP. WE HEREBY RETAIN LOT "I" AS OPEN SPACE AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND RESIDENTIAL LOT OWNERS WITHIN THE TRACT.

GHA RANCHO DESCANSO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DOES HEREBY RETAIN LOT "R" AS ITS SOLE OWNER FOR ITS PERSONAL USE.

GHA RANCHO DESCANSO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] (MAR. 16.23)

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 CALIFORNIA) S.S. COUNTY OF RIVERSIDE)

ON August 10, 2023, BEFORE ME, Karen Hansen, A

NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED Mariat Gonzales 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:

SIGNATURE: [Signature] PRINT NAME: Karen Hansen NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES January 16, 2026 MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

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, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL THE 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: ___, 2023

CASH OR SURETY BOND MATTHEW JENNINGS 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 \$ ___

DATED: ___, 2023

MATTHEW JENNINGS COUNTY TAX COLLECTOR

BY: ___, DEPUTY

SIGNATURE OMISSION(S)

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

AN EASEMENT FOR ROADWAY PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF DESERT HOT SPRINGS UNIT G DEVELOPMENT, RECORDED OCTOBER 5, 1960 AS INSTRUMENT NO. 86411, O.R.

AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED NOVEMBER 29, 1983 AS INSTRUMENT NO. 83-247651, O.R.

CITY CLERK'S STATEMENT

I, JERRYL SORIANO, CITY CLERK OF THE CITY OF DESERT HOT SPRINGS, CALIFORNIA, DO HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 3rd DAY OF OCTOBER, 2023, DULY APPROVED THE FINAL MAP OF TRACT NO. 38200 AND ACCEPTED, ON BEHALF OF THE PUBLIC, THE EASEMENT DEDICATION OF LOTS "A" AND "B" FOR PUBLIC PURPOSES SUBJECT TO THEIR IMPROVEMENT AND ALSO ACCEPT THE 32 FOOT WIDE EMERGENCY INGRESS AND EGRESS EASEMENT, THE PUBLIC UTILITY EASEMENT ACROSS LOT "K" AND THE PUBLIC UTILITY EASEMENTS DESIGNATED AS "10' P.U.E.". THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE PRIVATE STREETS IS HEREBY ACCEPTED.

THE TENTATIVE MAP FOR SAID TRACT MAP WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 1ST DAY OF FEBRUARY, 2022.

DATED: OCTOBER 10, 2023 BY: [Signature]

CITY CLERK, CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GHA RANCHO DESCANSO, LLC IN FEBRUARY, 2022.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 1, 2025 AND THAT THE 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.

DATED: August 9, 2023

[Signature] DAVID HACKER, PLS NO. 5128



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP OF TRACT NO. 38200, CONSISTING OF FOUR (4) SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: October 18, 2023

[Signature] JILLEEN L. FERRIS, P.E. 86193 CITY ENGINEER



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP OF TRACT NO. 38200, CONSISTING OF FOUR (4) SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 10/14, 2023

[Signature] JAY S. FAHRION, P.L.S. 8207 ACTING CITY SURVEYOR



CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY THAT UNDER AUTHORITY GRANTED TO ME BY MINUTE MOTION NO. ___ DATED ___, I ACCEPT ON BEHALF OF MISSION SPRINGS WATER DISTRICT THE DEDICATION OF EASEMENTS FOR DOMESTIC WATER AND SANITARY SEWER FACILITIES PURPOSES AS OFFERED HEREON.

[Signature] DISTRICT MANAGER MISSION SPRINGS WATER DISTRICT

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OCTOBER 27, 2021 AS INSTRUMENT NO. 2021-0636911 OF OFFICIAL RECORDS OF RIVERSIDE
COUNTY, AND SITUATED IN THE
S 1/2 OF THE SE 1/4 OF SEC. 6, T.3 S., R 5 E., S.B.M.

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	38.48'	24.50'	90°00'00"
C2	22.97'	24.50'	53°42'45"
C3	15.52'	24.50'	36°17'15"
C4	38.48'	24.50'	90°00'00"
C5	15.52'	24.50'	36°17'15"
C6	22.97'	24.50'	53°42'45"
C7	37.45'	24.50'	87°35'26"

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C8	39.51'	24.50'	92°24'34"
C9	22.97'	24.50'	53°42'45"
C10	16.55'	24.50'	38°41'49"
C11	38.05'	24.50'	88°58'32"
C12	15.08'	24.50'	35°15'47"
C13	22.97'	24.50'	53°42'45"
C14	38.92'	24.50'	91°01'28"

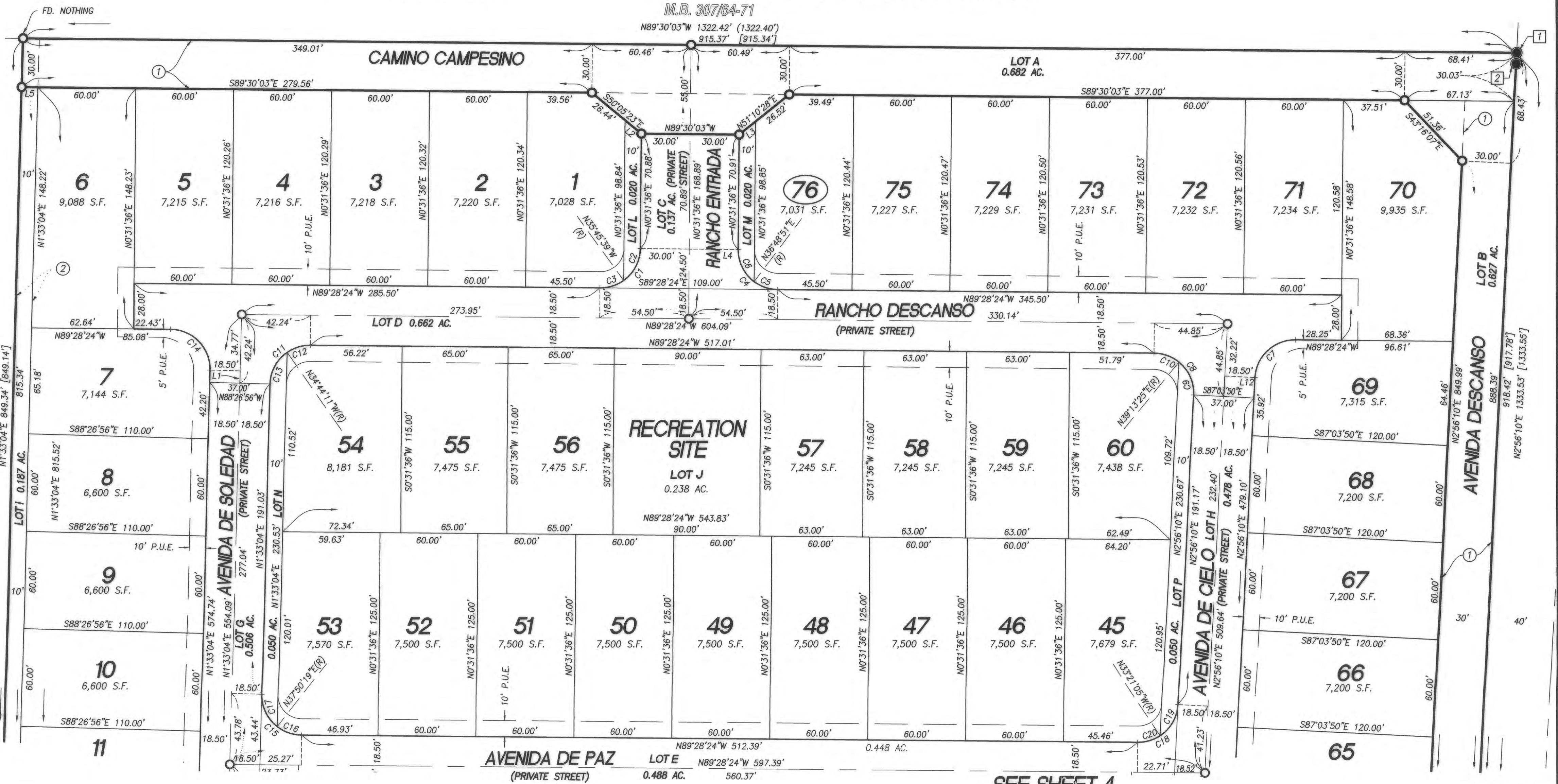
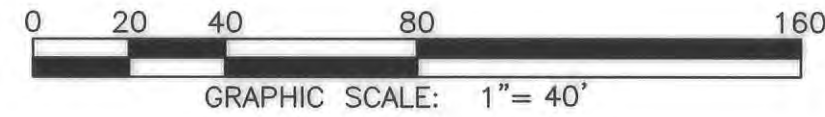
CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C15	38.92'	24.50'	91°01'28"
C16	15.95'	24.50'	37°18'43"
C17	22.97'	24.50'	53°42'45"
C18	37.45'	24.50'	87°35'26"
C19	22.97'	24.50'	53°42'45"
C20	14.49'	24.50'	33°52'41"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.46'	N01°33'04"E
L2	12.94'	S50°05'23"E
L3	12.93'	S51°10'28"W
L4	30.00'	N89°28'24"W
L5	10.00'	N89°30'03"W
L12	12.63'	N02°56'10"E

NOTE:
SEE SHEET 2 FOR SURVEYOR'S AND EASEMENT NOTES.



FEBRUARY 2022



SEE SHEET 4

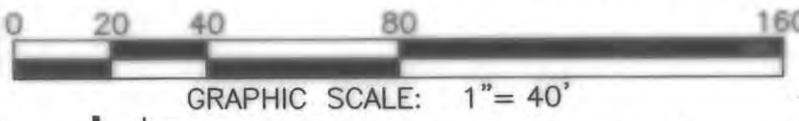
IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38200

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT LLA 21-01 RECORDED OCTOBER 27, 2021 AS INSTRUMENT NO. 2021-0636911 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND SITUATED IN THE S 1/2 OF THE SE 1/4 OF

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FEBRUARY 2022



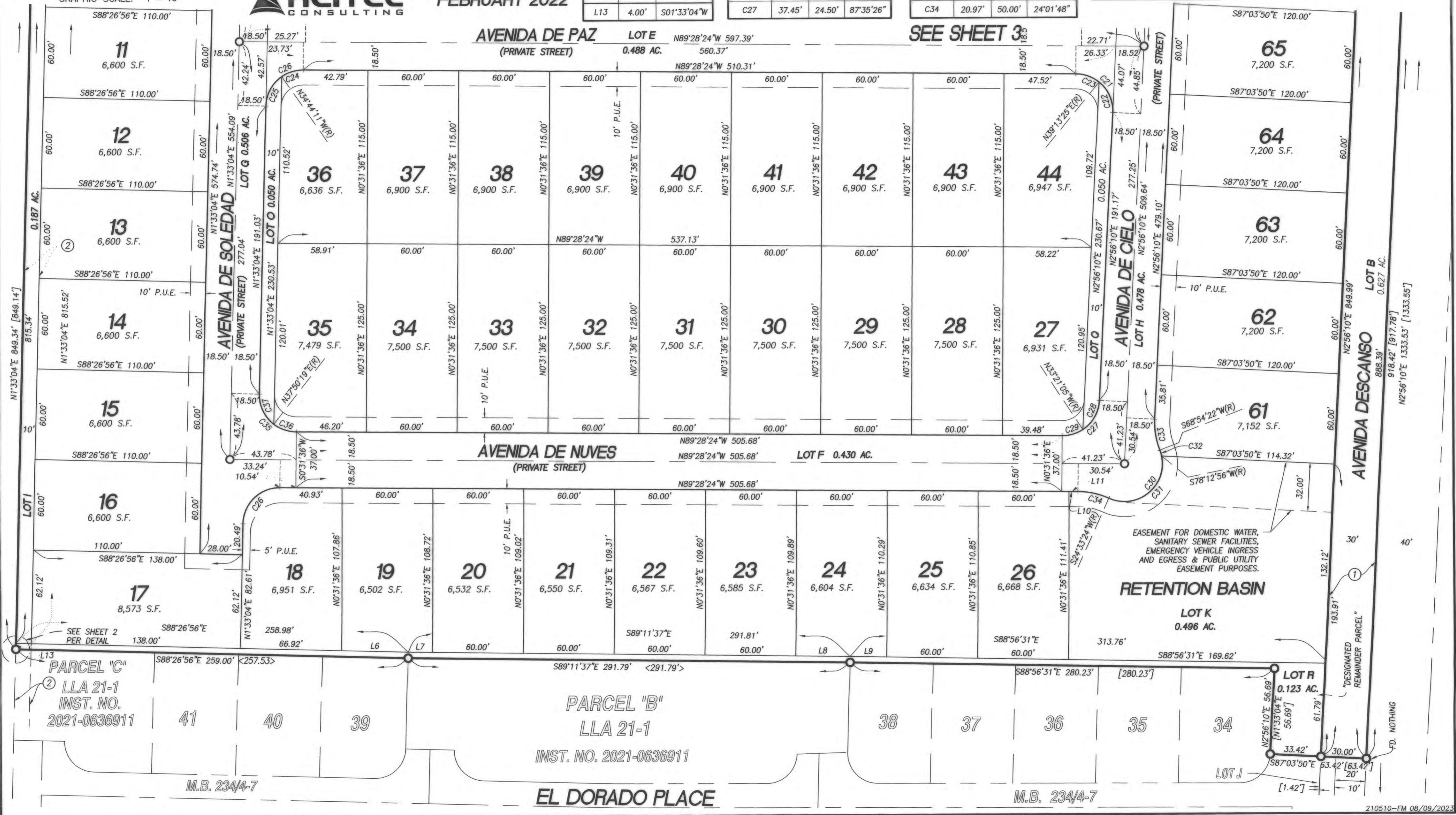
CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C21	39.51'	24.50'	92°24'34"
C22	22.97'	24.50'	53°42'45"
C23	16.55'	24.50'	38°41'49"
C24	15.08'	24.50'	35°15'47"
C25	22.97'	24.50'	53°42'45"
C26	38.05'	24.50'	88°58'32"
C27	37.45'	24.50'	87°35'26"

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C28	22.97'	24.50'	53°42'45"
C29	14.49'	24.50'	33°52'41"
C30	59.19'	25.00'	135°39'01"
C31	55.13'	25.00'	126°20'28"
C32	4.06'	25.00'	9°18'33"
C33	20.97'	50.00'	24°01'48"
C34	20.97'	50.00'	24°01'48"

LINE TABLE		
LINE #	LENGTH	BEARING
L6	44.06'	S88°26'56"E
L7	15.95'	N89°11'37"W
L8	35.86'	S89°11'36"E
L9	24.14'	N88°56'31"W
L10	5.98'	S89°28'24"E
L11	10.69'	S89°28'24"E

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C35	38.92'	24.50'	91°01'29"
C36	15.95'	24.50'	37°18'43"
C37	22.97'	24.50'	53°42'45"

NOTE: SEE SHEET 2 FOR SURVEYOR'S AND EASEMENT NOTES.



PARCEL "C"
 LLA 21-1
 INST. NO.
 2021-0636911

PARCEL "B"
 LLA 21-1
 INST. NO. 2021-0636911

M.B. 234/4-7

EL DORADO PLACE

M.B. 234/4-7