

TRACT NO. 32858

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2007-443, PER DOCUMENT RECORDED  
FEBRUARY 6, 2008 AS INSTRUMENT NO. 2008-060641 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

EGAN AND EGAN, INC. - PALM DESERT, CA  
BENJAMIN DANIEL EGAN, L.S. 8756 JULY 2016

RECORDER'S STATEMENT

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_ .M. IN BOOK \_\_\_\_\_ OF MAPS, AT

PAGES \_\_\_\_\_, AT THE REQUEST OF THE CITY

CLERK, CITY OF CATHEDRAL CITY.

NO. \_\_\_\_\_

FEE \_\_\_\_\_

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE BY:  
FIRST AMERICAN TITLE COMPANY

OWNER'S 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 BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:  
WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH  
"D", INCLUSIVE AS SHOWN ON THE MAP; WE ALSO HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC ALLEY AND  
PUBLIC UTILITY PURPOSES, LOTS "E" THROUGH "G" INCLUSIVE, SHOWN ON THE MAP; WE ALSO HEREBY  
DEDICATE TO THE CITY OF CATHEDRAL CITY, LOT "H" IN FEE SIMPLE, FOR PARK AND OPEN SPACE PURPOSES  
AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:  
WE HEREBY DEDICATE TO THE CITY OF CATHEDRAL CITY FOR PEDESTRIAN AND PUBLIC UTILITY PURPOSES  
THOSE EASEMENTS NOTED AS "9' P.U.E." AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:  
WE HEREBY DEDICATE TO THE COACHELLA VALLEY WATER DISTRICT, EASEMENTS SHOWN AS "9' PUE" ON  
WITHIN MAP, FOR DOMESTIC WATER AND SANITATION PURPOSES. THE EASEMENTS SO DEDICATED INCLUDE  
THE RIGHT TO ENTER UPON SAID LANDS, TO SURVEY, CONSTRUCT, RECONSTRUCT, LAY, RELAY, MAINTAIN,  
OPERATE, CONTROL, USE AND REMOVE PIPELINES, FIXTURES AND APPURTENANCES AND TO REMOVE OBJECTS  
INTERFERING WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE THEREOF, AS SHOWN HEREON.

SOL RECOVERY, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: INLAND COMMUNITIES CORP.,  
A CALIFORNIA CORPORATION  
ITS: GENERAL MANAGER

DATE: \_\_\_\_\_, 20\_\_\_\_

NAME: JAMAL A. AHMAD  
ITS: PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA ) S.S  
COUNTY OF RIVERSIDE )

ON \_\_\_\_\_, 20\_\_\_\_, 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 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 SEAL:

SIGNATURE

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES \_\_\_\_\_

MY COMMISSION NUMBER \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

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.

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: \_\_\_\_\_, 20\_\_\_\_  
DEPUTY

BY: \_\_\_\_\_,  
DON KENT - COUNTY TAX COLLECTOR

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.

DATE: \_\_\_\_\_, 20\_\_\_\_  
CASH TAX BOND

DON KENT  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

KECIA HARPER-IHEM  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_, DEPUTY

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY THAT UNDER AUTHORITY GRANTED TO ME BY RESOLUTION NO. 2015-23, DATED  
FEBRUARY 10, 2015, I ACCEPT ON BEHALF OF COACHELLA VALLEY WATER DISTRICT THE DEDICATION OF  
EASEMENTS FOR PUBLIC SERVICE PURPOSES AS OFFERED HEREON.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
J.M. BARRETT, GENERAL MANAGER  
COACHELLA VALLEY WATER DISTRICT

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT  
HOLDERS HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES  
RECORDED AUGUST 22, 2001 AS INSTRUMENT NO. 2001-405559 AND HOLDER OF AN EASEMENT FOR UTILITIES  
AND INCIDENTAL PURPOSES RECORDED NOVEMBER 30, 2005 AS INSTRUMENT NO. 2005-0988937, BOTH OF  
OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP CONSISTING OF 5 SHEETS 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 SOL RECOVERY,  
LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON JULY 1, 2016; THAT ALL  
MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY  
SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT  
FOR THE MAP; THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACED; THE SURVEY IS TRUE AND COMPLETE AS SHOWN; I HEREBY STATE THAT  
THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED  
TENTATIVE MAP.

DATE: \_\_\_\_\_, 20\_\_\_\_

BENJAMIN DANIEL EGAN, LS 8756

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND  
LOCAL ORDINANCES. I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND  
IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF  
TRACT 32858, AS APPROVED BY THE CITY COUNCIL ON FEBRUARY 9, 2005, AND  
THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES  
APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN  
COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_ JOHN A. CORELLA, RCE 64585  
CITY ENGINEER, CITY OF CATHEDRAL CITY

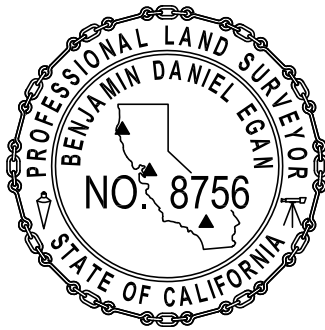
BY: \_\_\_\_\_  
DAVID R. FAESSEL, RCE 18731  
AS DELEGATED BY THE CITY ENGINEER PER  
GOVERNMENT CODE SEC. 66416.5 (C)

CITY CLERK'S STATEMENT

I, GARY F. HOWELL, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY,  
STATE OF CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL, AT ITS REGULAR MEETING HELD ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, DULY APPROVED THE MAP OF TRACT 32858, AND  
ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF LOTS "A" THROUGH "D", INCLUSIVE, IN FEE SIMPLE,  
FOR STREET AND PUBLIC UTILITY PURPOSES, AND THE DEDICATION OF LOTS "E" THROUGH "G", INCLUSIVE, IN FEE  
SIMPLE, FOR PUBLIC ALLEY AND PUBLIC UTILITY PURPOSES, AND THE DEDICATION OF LOT "H", IN FEE SIMPLE, FOR  
PARK AND OPEN SPACE PURPOSES, AND THOSE EASEMENTS NOTED HEREON AS "9' P.U.E." FOR PEDESTRIAN AND  
PUBLIC UTILITY PURPOSES, ALL AS SHOWN HEREON AND SUBJECT TO THEIR IMPROVEMENT.

THE TENTATIVE MAP FOR SAID FINAL MAP WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD  
ON FEBRUARY 9, 2005.

DATE: \_\_\_\_\_  
GARY F. HOWELL, CITY CLERK AND EX-OFFICIO CLERK OF THE  
CITY COUNCIL OF THE CITY OF CATHEDRAL CITY



# TRACT NO. 32858

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2007-443, PER DOCUMENT RECORDED  
FEBRUARY 6, 2008 AS INSTRUMENT NO. 2008-060641 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

EGAN AND EGAN, INC. - PALM DESERT, CA  
BENJAMIN DANIEL EGAN, L.S. 8756 JULY 2016

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N89°51'50"W		90.00'	
②	(N0°08'10"E)		(109.00')	
③	N45°08'10"E		26.87'	
④	S3°04'38"	60.00'	55.58'	29.97'
⑤	S44°51'50"E		26.87'	
⑥	S0°08'10"W		5.00'	
⑦	S89°51'50"E		32.00'	
⑧	N0°08'10"E		5.00'	
⑨	N51°46'07"E		30.61'	
⑩	S46°19'58"E		27.59'	
⑪	S0°08'10"W		5.00'	
⑫	S89°51'50"E		38.00'	

## SURVEYOR'S NOTES:

● INDICATES FOUND MONUMENT AS NOTED.

○ INDICATES SET 1" I.P. AND TAG, "L.S. 8756", FLUSH.

SET 1" I.P. AND TAG "L.S. 8756", AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.

SET LEAD AND TAG "L.S. 8756", IN TOP OF CURB IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR E.C.'S AND B.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, UNLESS OTHERWISE NOTED.

TRACT NO. 32858 CONTAINS 9.033 ACRES, GROSS.

TRACT NO. 32858 CONTAINS 52 LOTS, LETTERED STREET LOTS "A" THROUGH "D", INCLUSIVE, LETTERED ALLEY LOTS "E" THROUGH "G" INCLUSIVE, AND PARK SITE LOT "H".

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

( ) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28639-1, MB 300/ 53-66.

[ ] INDICATES RECORD DATA PER TRACT NO. 28639-1, MB 300/ 53-66.

P.U.E. PEDESTRIAN AND PUBLIC UTILITY EASEMENT DEDICATED HEREON.

## BASIS OF BEARINGS:

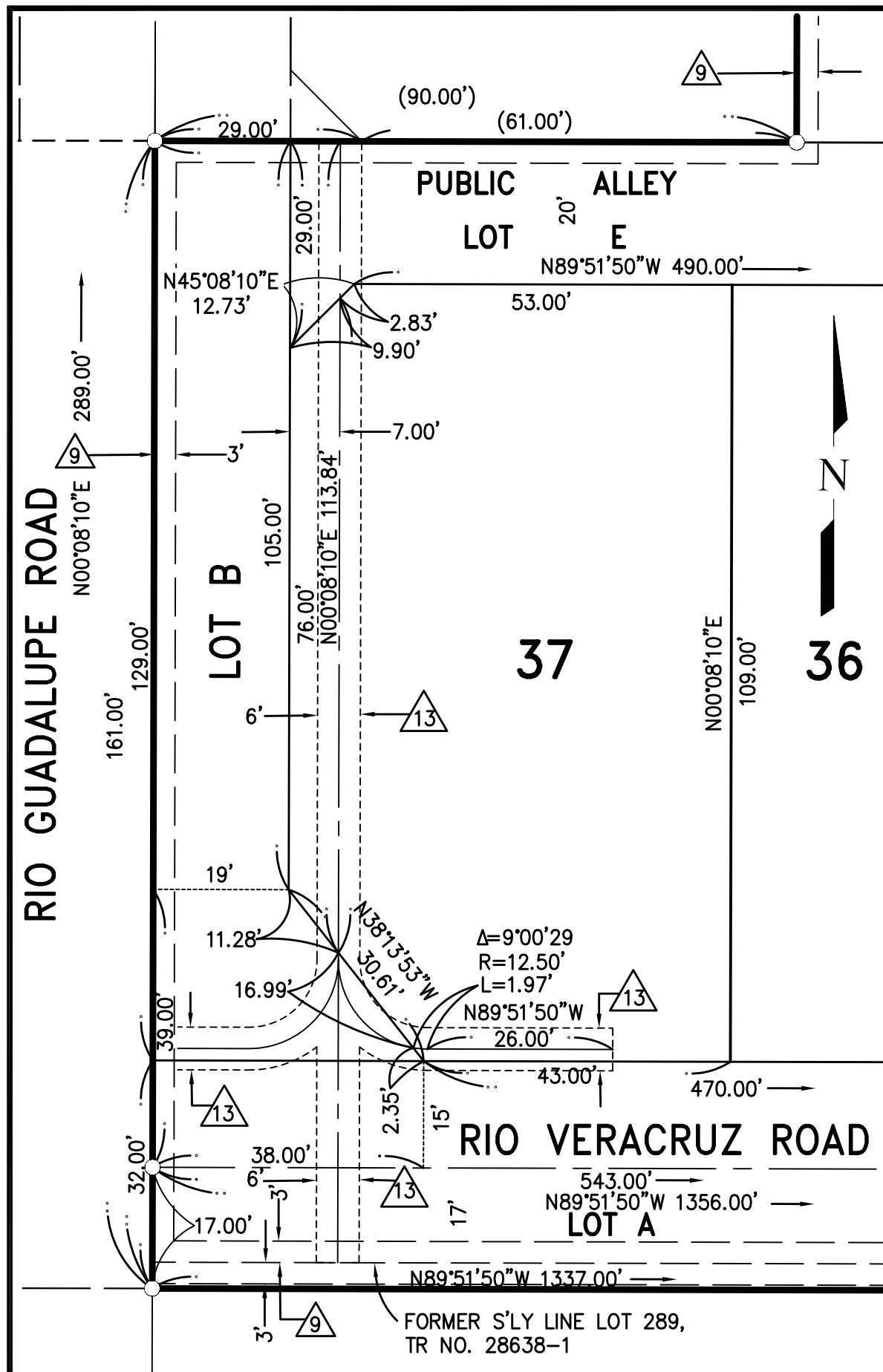
THE CENTERLINE OF VERONA ROAD BEING N89°51'50"W, AS SHOWN ON TRACT NO. 28639-1, FILED IN BOOK 300 PAGES 53-66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

## EASEMENT NOTES:

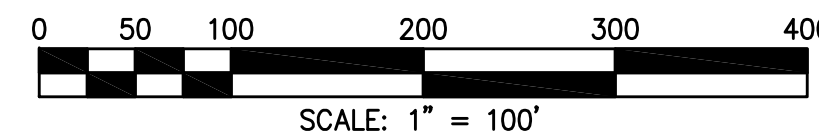
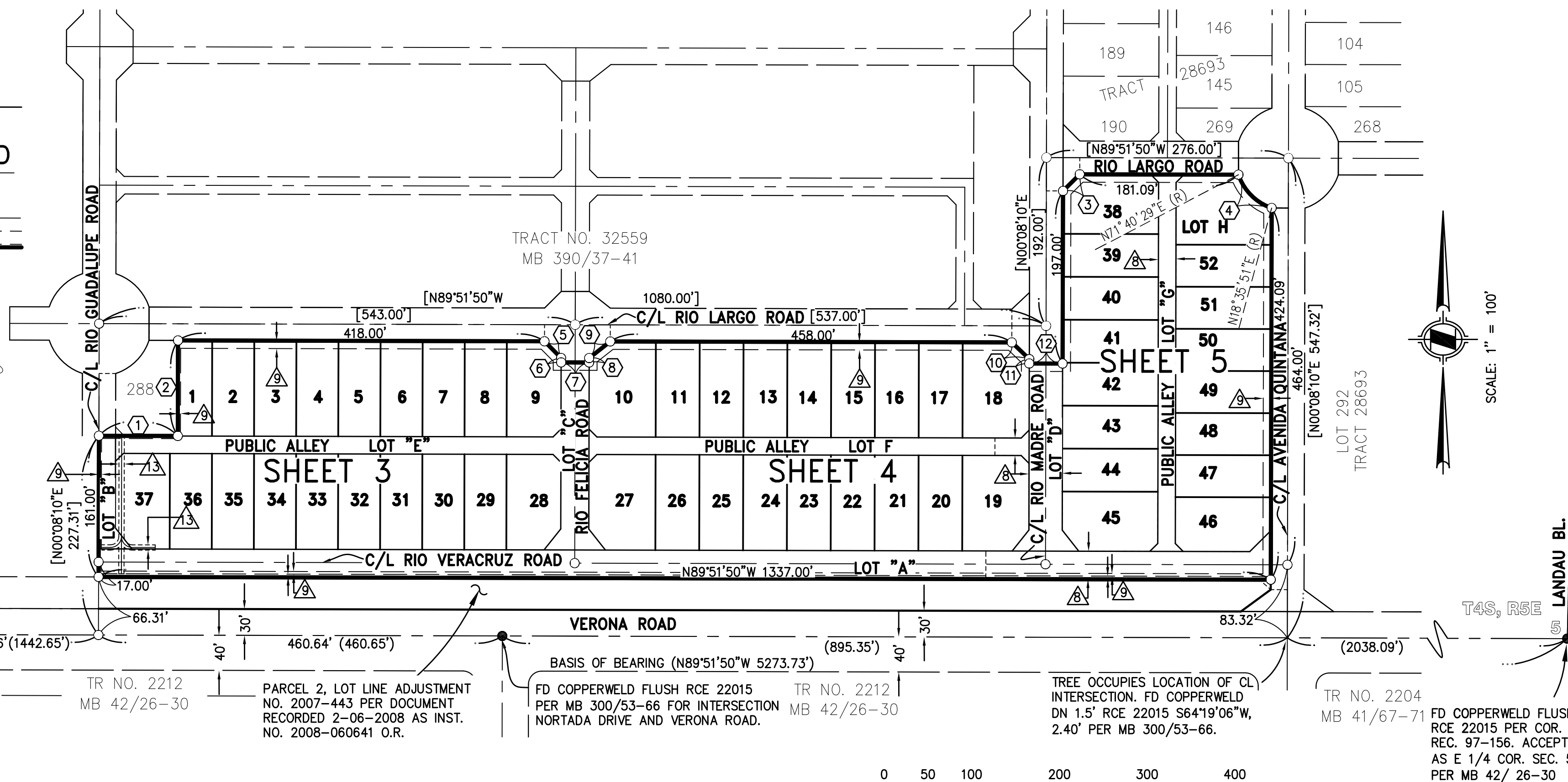
⑧ AN EASEMENT IN FAVOR COACHELLA VALLEY WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES PER GRANT OF EASEMENT RECORDED JULY 6, 2001 AS INSTRUMENT NO. 2001-310792 OF OFFICIAL RECORDS.

⑨ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 22, 2001 AS INSTRUMENT NO. 2001-405559 OF OFFICIAL RECORDS.

⑬ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 30, 2015 AS INSTRUMENT NO. 2005-0988937 OF OFFICIAL RECORDS.



DETAIL "A"  
NOT TO SCALE



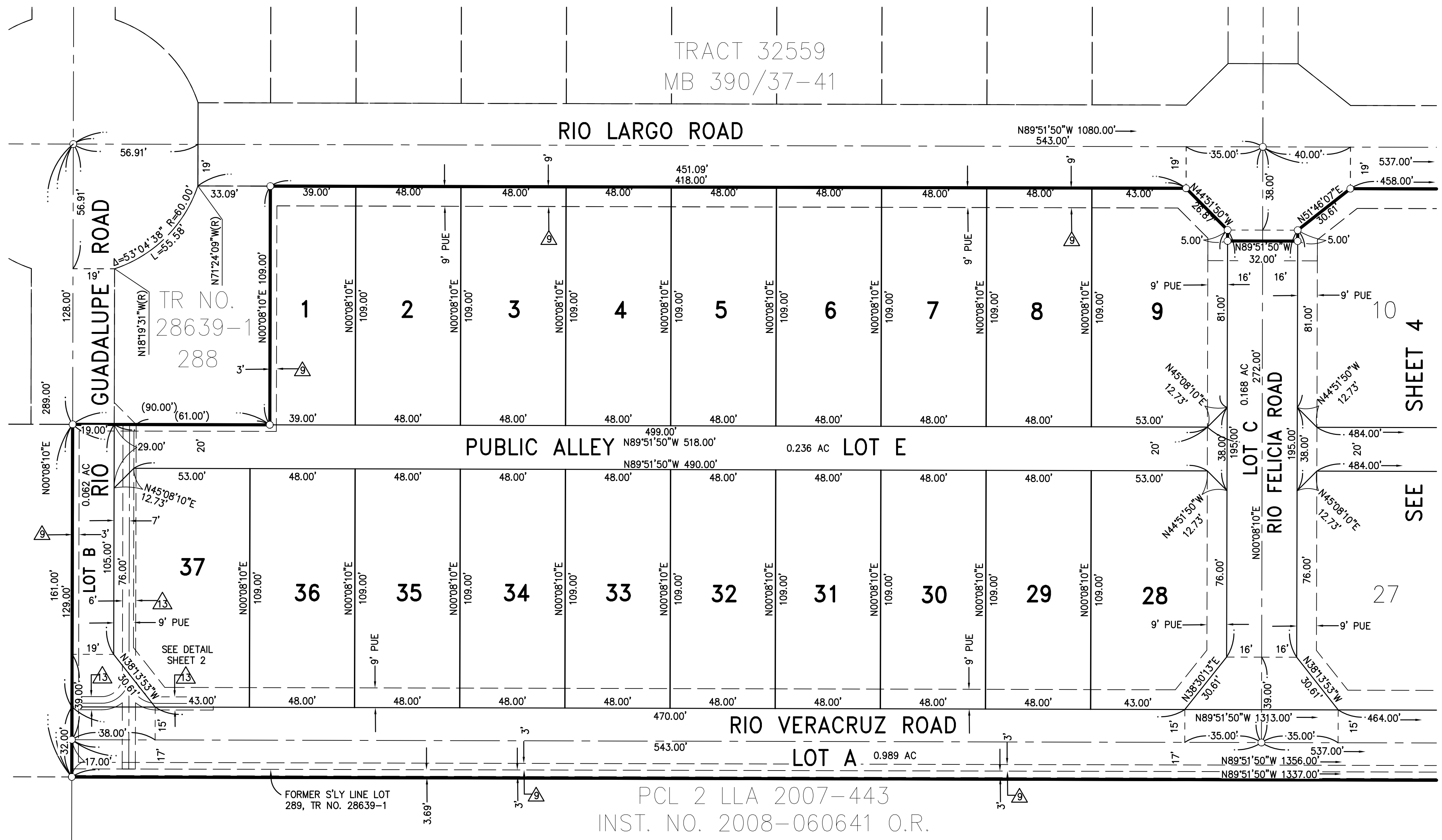
SCALE: 1" = 100'

# TRACT NO. 32858

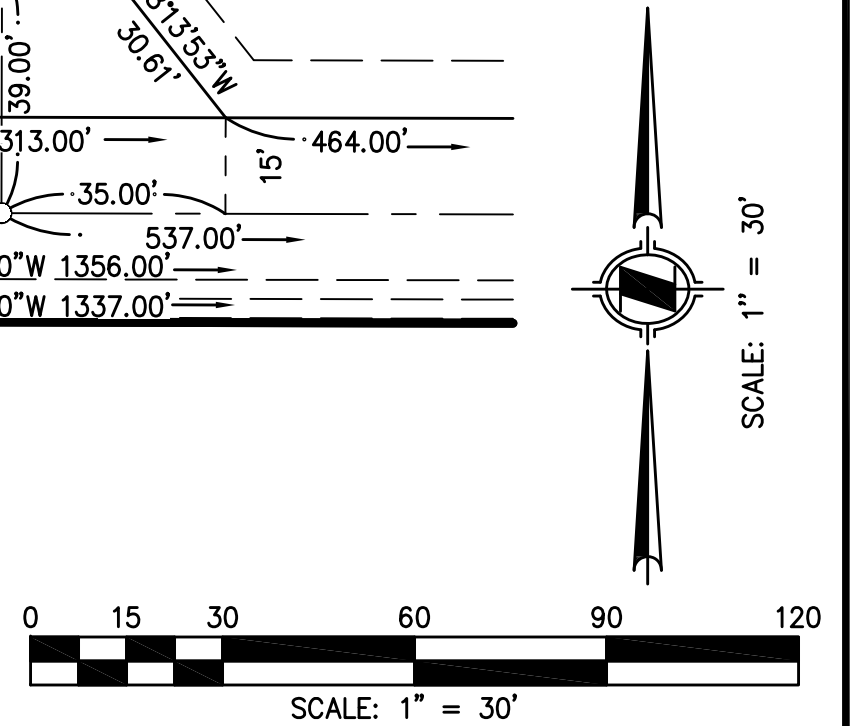
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EGAN AND EGAN, INC. - PALM DESERT, CA  
BENJAMIN DANIEL EGAN, L.S. 8756 JULY 2016

TRACT 32559  
MB 390/37-41



**NOTE:**  
SEE SHEET 2 FOR SURVEYOR'S NOTES, EASEMENT NOTES AND  
BASIS OF BEARING.

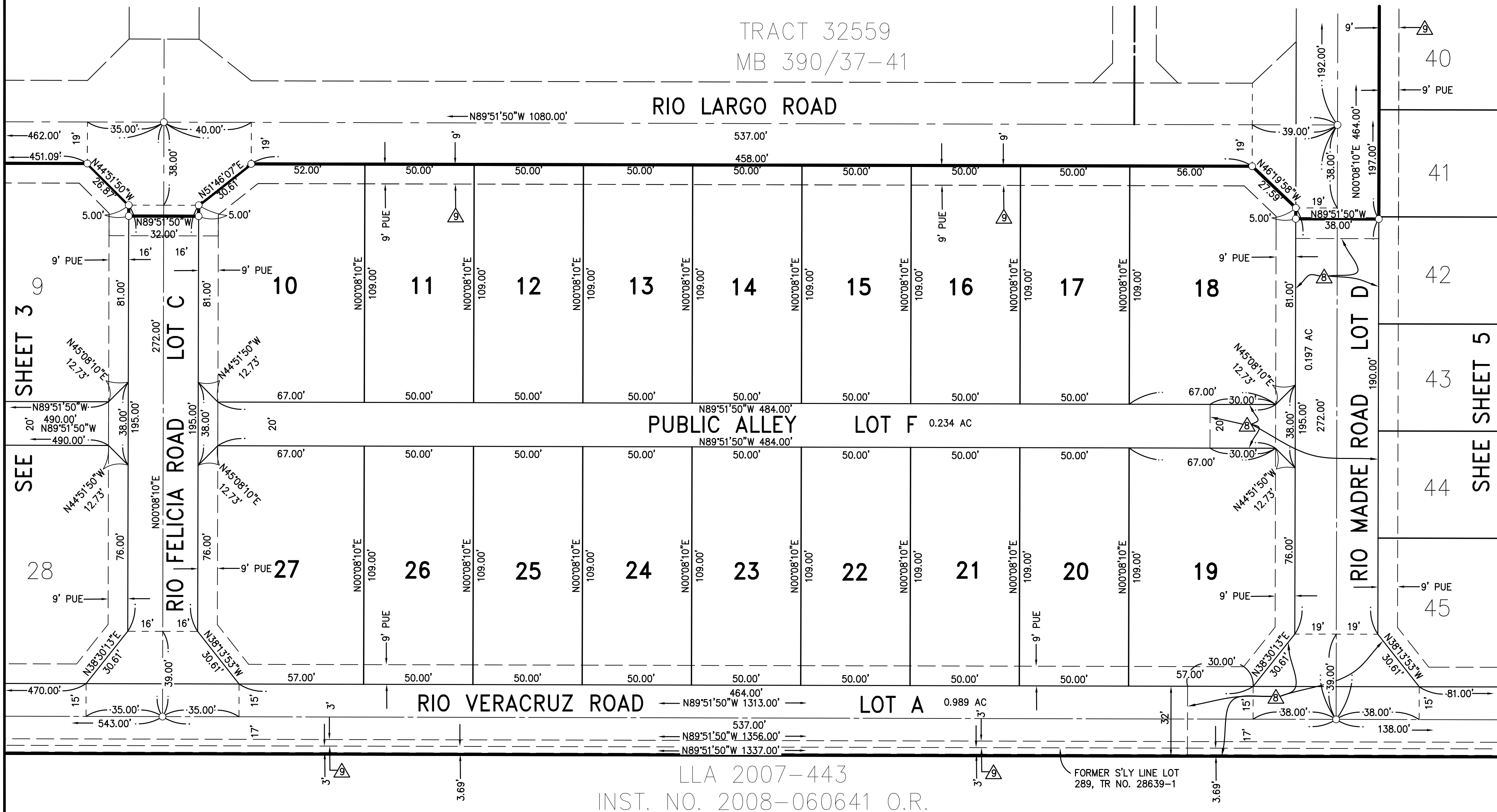


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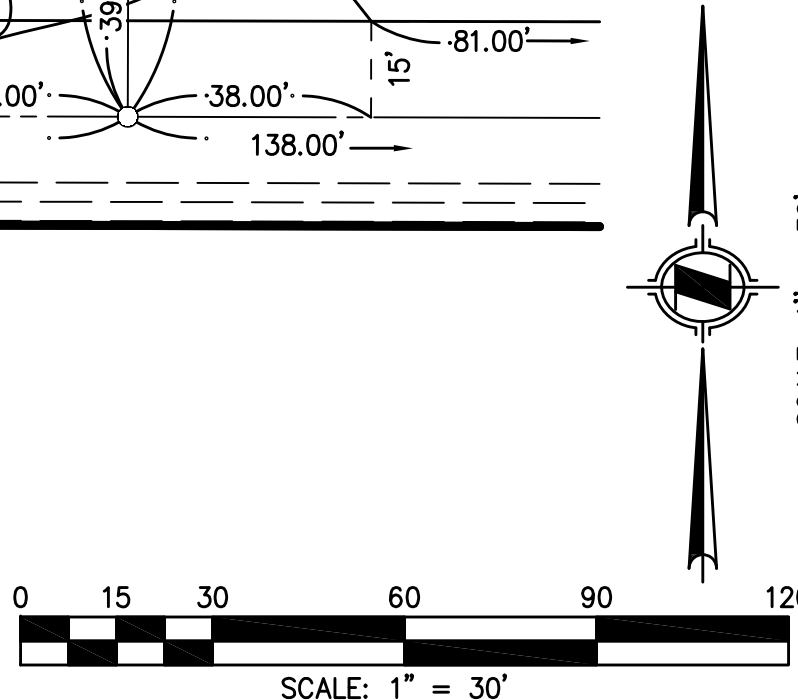
EGAN AND EGAN, INC. - PALM DESERT, CA  
BENJAMIN DANIEL EGAN, L.S. 8756 JULY 2016

TRACT 32559  
MB 390/37-41



**NOTE:**

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

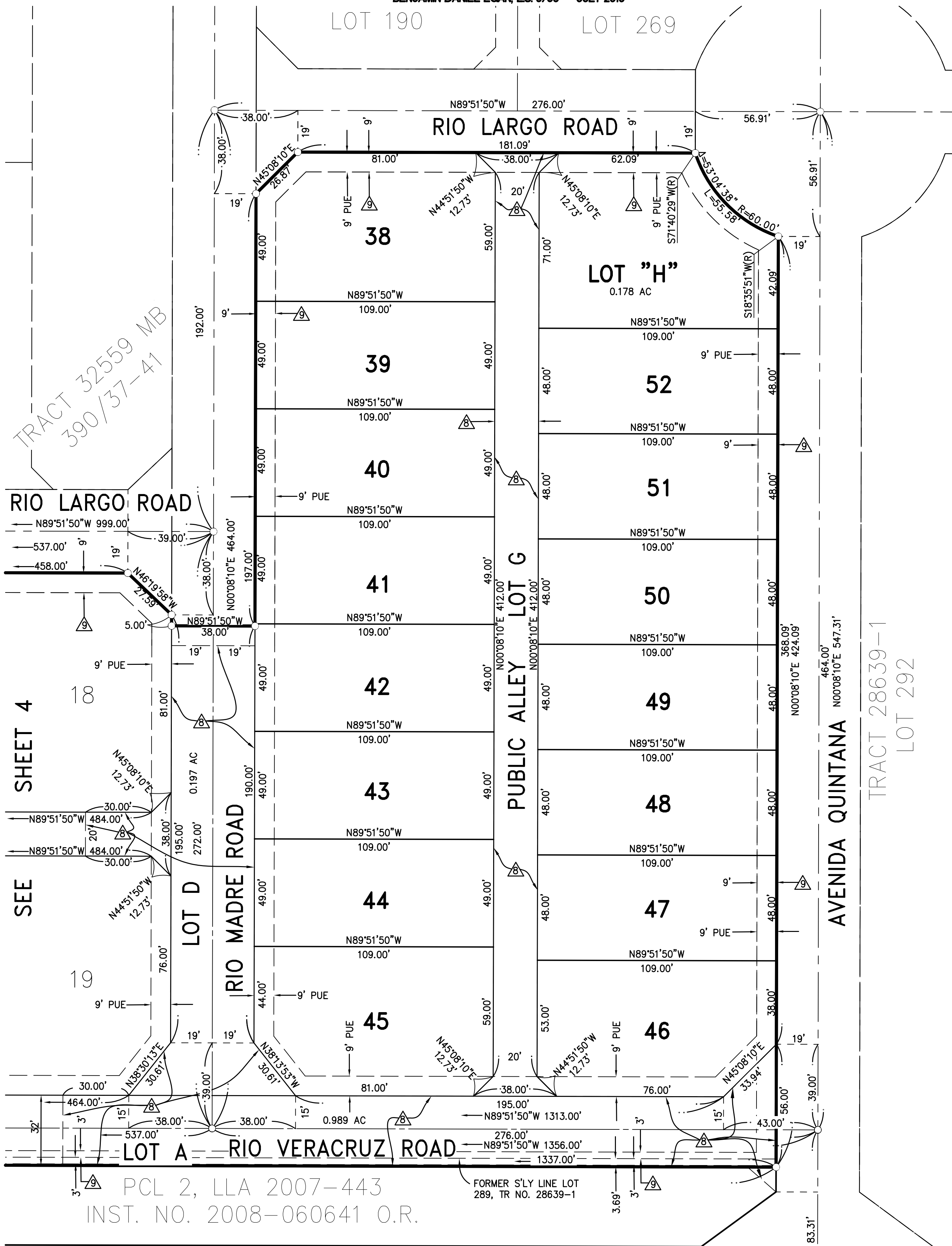




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**NOTE:**

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BASIS OF BEARING.

