

AREA  
PARCEL MAP 23,816.84 Sq. Ft. (0.547 AC.)  
PARCEL 1 7,914.11 SQ. FT. (0.182 AC.)  
PARCEL 2 7,956.07 SQ. FT. (0.183 AC.)  
PARCEL 3 7,946.66 SQ. FT. (0.182 AC.)

#### OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

NENITA TUGADE Feb 5, 2016  
A MARRIED WOMAN AS HER SOLE AND SEPERATE PROPERTY  
DATE

#### 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

COUNTY OF Los Angeles

ON 2-5-16 2016, BEFORE ME LINA REYES  
A NOTARY PUBLIC

PERSONALLY APPEARED NENITA TUGADE  
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

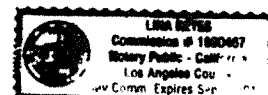
SIGNATURE: LINA REYES

PRINTED NAME: LINA REYES

MY PRINCIPAL PLACE OF BUSINESS IS IN ALHAMBRA, CA COUNTY

MY COMMISSION EXPIRES: 9-7-16

MY COMMISSION NUMBER: 1990467



#### 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: \_\_\_\_\_ CASH OR SURETY BOND

KECIA HARPER-IHEM DON KENT

CLERK OF THE BOARD OF SUPERVISORS COUNTY TREASURER-TAX COLLECTOR

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

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

#### PARCEL MAP No. 36584

BEING A SUBDIVISION OF LOT 13 OF THE PALM SPRINGS COUNTRY CLUB ESTATES TRACT, AS FILED IN BOOK 22 PAGES 40 THROUGH 44 INCLUSIVE, OF MAPS OFFICIAL RECORDS OF RIVERSIDE COUNTY IN THE NORTH HALF OF THE SOUTHWEST QUARTER, OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN

AMIR ENGINEERING INC. JANUARY 2016

#### 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, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE

\$ \_\_\_\_\_

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

DON KENT

COUNTY TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY TAX COLLECTOR

#### CITY CLERK'S STATEMENT

I GARY F. HOWELL, CITY CLERK OF THE CITY OF CATHEDRAL CITY, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS MAP WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY OF CATHEDRAL CITY AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_, AND THAT SAID CITY COUNCIL BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP

GARY F. HOWELL, CITY CLERK OF THE CITY OF CATHEDRAL CITY DATE

#### SOILS REPORT

THE REQUIREMENT FOR A PRELIMINARY SOIL REPORT ON THIS MAP WAS WAIVED BY THE CITY ENGINEER PER SECTION 17953 OF THE STATE HEALTH AND SAFETY CODE.

SHEET 1 OF 2 SHEETS

#### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016

AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF PARCEL

MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF THE CITY CLERK OF THE CITY OF CATHEDRAL CITY.

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

FEE \_\_\_\_\_

PETER ALDANA. COUNTY ASSESSOR-CLERK-RECORDER

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

SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE COMPANY

#### SURVEYOR'S STATEMENT

THIS MAP CONSISTING OF TWO (2) SHEETS 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 NENITA TUGADE IN OCTOBER 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

STEVEN JAY VAN  
STEVEN JAY VAN, LS 6500  
EXP. 6/30/2017

2/29/16  
DATE



#### CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP NO. 36584 CONSISTING OF TWO SHEETS, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY PLANNING COMMISSION ON AUGUST 20, 2014; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN A. CORELLA, RCE 64585  
CITY ENGINEER, CITY OF CATHEDRAL CITY

DAVID R. FAESSEL RCE 18731  
AS DELEGATED BY CITY ENGINEER  
PER GOVERNMENT CODE SECTION 66416.5 (C)

DATE



#### SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE PARTIES LISTED BELOW, OWNER(S) OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a)(3)(A)(i) OF THE MAP ACT, THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, IN INSTRUMENT RECORDED AUGUST 26, 1947, IN BOOK 847, PAGE 298, OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID EASEMENT UPON OR BENEATH ALL DIVISION PROPERTY LINES, AS SHOWN ON THE PALM SPRINGS COUNTRY CLUB ESTATES TRACT MAP FILED IN MAP BOOK 22, PAGES 40-44 INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY. (EXCEPT SUCH LINES AS COINCIDE WITH BOUNDARY LINES OF STREETS)

## PARCEL MAP No. 36584

BEING A SUBDIVISION OF LOT 13 OF THE PALM SPRINGS COUNTRY CLUB ESTATES TRACT, AS FILED IN BOOK 22  
PAGES 40 THROUGH 44 INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY IN THE NORTH HALF OF THE  
SOUTHWEST QUARTER, OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN

AMIR ENGINEERING JANUARY 2016

## MISSION DRIVE

N89° 40' 30"E 776.04'  
(BASIS OF BEARING N89° 40' 30"E 776.12')

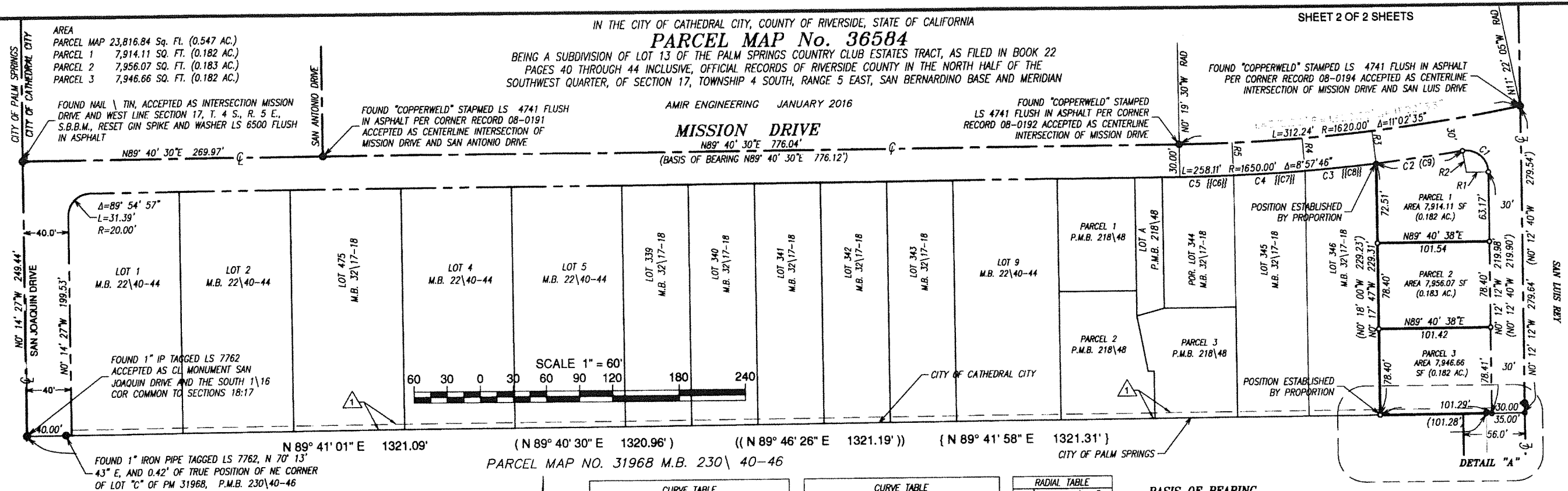
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FOUND NAIL \ TIN, ACCEPTED AS INTERSECTION MISSION  
DRIVE AND WEST LINE SECTION 17, T. 4 S., R. 5 E.,  
S.B.B.M., RESET GIN SPIKE AND WASHER LS 6500 FLUSH  
IN ASPHALT

FOUND "COPPERWELD" STAMPED LS 4741 FLUSH  
IN ASPHALT PER CORNER RECORD 08-0191  
ACCEPTED AS CENTERLINE INTERSECTION OF  
MISSION DRIVE AND SAN ANTONIO DRIVE

FOUND "COPPERWELD" STAMPED  
LS 4741 FLUSH IN ASPHALT PER CORNER  
RECORD 08-0192 ACCEPTED AS CENTERLINE  
INTERSECTION OF MISSION DRIVE

FOUND "COPPERWELD" STAMPED LS 4741 FLUSH IN ASPHALT  
PER CORNER RECORD 08-0194 ACCEPTED AS CENTERLINE  
INTERSECTION OF MISSION DRIVE AND SAN LUIS DRIVE



## SURVEYOR'S NOTES

- INDICATES MONUMENT FOUND AS NOTED ON MAP
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 6500 FLUSH IN EARTH OR A GIN SPIKE WITH WASHER STAMPED LS 6500, FLUSH IN ASPHALT OR A LEAD, WITH BRASS TACK, AND BRASS TAG STAMPED LS 6500 FLUSH IN CONCRETE
- ⊗ INDICATES SEARCHED FOUND NOTHING SET NOTHING PER CORNER RECORD 08-0195
- ( ) INDICATES RECORD DATA PER THE PALM SPRINGS COUNTRY CLUB ESTATES TRACT MAP AS FILED IN MAP BOOK 22 PAGES 40 THROUGH 44 INCLUSIVE OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- (( )) INDICATES RECORD DATA PER PARCEL MAP NO. 31968 AS FILED IN PARCEL MAP BOOK 230, PAGES 40 THROUGH 46 INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- { } INDICATES RECORD DATA PER PARCEL MAP NO. 18787 AS FILED IN PARCEL MAP BOOK 135, PAGES 53 THROUGH 54 INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- {{ }} INDICATES RECORD DATA PER THE PALM SPRINGS COUNTRY CLUB ESTATES UNITS NO. 2 TRACT MAP AS FILED IN MAP BOOK 32 PAGES 17 THROUGH 18 INCLUSIVE OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- PUE - PUBLIC UTILITY EASEMENT
- ROW - RIGHT OF WAY

## EASEMENTS

- 1 EXISTING 5' PUE PER THE PALM SPRINGS COUNTRY CLUB ESTATES TRACT MAP RECORDED IN BOOK 22 PAGES 40-44 INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 2 PROPERTY IS SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS, AS STATED IN THE DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS, BOOK 843, PAGES 173-175 RECORDED JUNE 26, 1947 OFFICIAL RECORDS OF RIVERSIDE COUNTY. A PUBLIC UTILITY EASEMENT (BLANKET IN NATURE)
- 3 AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRIC COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY, UPON, OVER, ALONG, ACROSS OR BENEATH ALL OF THE STREETS, ALLEYS, HIGHWAYS, AND PUBLIC PLACES, AND ALONG AND UPON OR BENEATH ALL DIVISION PROPERTY LINES AS SHOWN ON THE PLAT ENTITLED PALM SPRINGS COUNTRY CLUB ESTATES TRACT MAP RECORDED IN BOOK 22 PAGES 40-44 IN THE DOCUMENT RECORDED AUGUST 26, 1947 AS BOOK 847, PAGE 298 OF OFFICIAL RECORDS. (NO DEFINED WIDTH)

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	34.59'	20.00'	99° 05' 05"
C2	79.23'	1650.00'	2° 45' 04"
C3	64.94'	1650.00'	2° 15' 18"
C4	65.08'	1650.00'	2° 15' 35"
C5	48.87'	1650.00'	1° 41' 49"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C6	48.87'	1650.00'	1° 41' 49"
C7	65.08'	1650.00'	2° 15' 36"
C8	64.94'	1650.00'	2° 15' 18"
C9	80.08'	1650.00'	2° 46' 51"

RADIAL TABLE	
R1	S89° 47' 48"W
R2	S09° 17' 17"E
R3	N06° 32' 13"W
R4	N04° 16' 55"W
R5	N02° 01' 19"W

## BASIS OF BEARING

THE BASIS OF BEARINGS IS THE CENTERLINE OF MISSION DRIVE BETWEEN THE FOUND CENTERLINE MONUMENT AT THE CENTERLINE INTERSECTION OF MISSION DRIVE AND SAN ANTONIO DRIVE AND THE CENTERLINE MONUMENT APPROXIMATELY 776 FEET EAST, BEING THE WESTERLY TERMINUS OF THE CENTERLINE CURVE WITH A RADIUS OF 1620 FEET, THE BEARING IS TAKEN AS N 89° 40' 30" E AND SHOWN ON THE PALM SPRINGS COUNTRY CLUB ESTATES TRACT MAP AS FILED IN MAP BOOK 22, PAGES 40 THROUGH 44 INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

