

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	DELTA	LENGTH	TANGENT	LINE	BEARING
C1	1570.00'	15°33'42"	426.42'	214.53'	L1	N00°04'14"E
C2	1570.00'	9°57'57"	273.08'	136.89'	L2	S56°14'07"W
C3	200.00'	41°10'03"	143.70'	75.11'	L3	S56°14'07"W
C4	1633.00'	8°47'33"	250.60'	125.54'	L4	N49°19'35"W(R)
C5	232.00'	21°06'39"	85.48'	43.23'	L5	S73°42'37"W
C6	232.00'	20°03'24"	81.21'	41.03'	L6	N49°19'35"W
C7	232.00'	41°10'03"	166.69'	87.13'	L7	N70°47'07"W
C8	98.00'	19°42'31"	33.71'	17.02'	L8	N69°47'52"E
C9	58.00'	19°42'31"	19.95'	10.07'	L9	S49°19'35"E
C10	58.00'	90°00'00"	91.11'	58.00'	L10	S07°38'14"W
C11	58.00'	89°31'50"	90.63'	57.53'	L11	N51°46'26"W(R)
C12	58.00'	20°10'40"	20.43'	10.32'	L12	N46°52'44"W(R)
C13	98.00'	19°42'30"	33.71'	17.02'	L13	S56°14'07"W
C14	168.00'	41°10'03"	120.71'	63.09'	*L13*	*S56°15'24"W*
C15	1633.00'	7°27'50"	212.73'	106.51'	[[L13]]	[[S56°15'24"W]]
C16	1633.00'	4°24'11"	125.49'	62.78'	L14	N72°22'23"E
C17	1515.00'	6°14'51"	165.20'	82.68'	L15	S49°19'35"E
C18	1515.00'	4°53'42"	129.43'	64.75'	L16	N48°03'20"W
C19	1515.00'	10°36'07"	280.33'	140.57'	L17	N11°55'18"E
C20	1507.00'	6°03'12"	159.22'	79.68'	L18	S89°27'19"W
C21	1507.00'	3°43'05"	97.80'	48.92'	{L18}	{S89°28'19"W}
C22	1507.00'	1°10'36"	30.95'	15.48'	L19	N89°30'39"E
C23	1507.00'	11°33'16"	303.91'	152.47'	L20	N40°40'25"E
C24	1507.00'	9°46'18"	257.01'	128.82'	L21	N08°58'28"E
C25	1633.00'	4°34'03"	130.18'	65.13'	L22	S89°27'19"W
C26	58.00'	219°25'01"	222.11'	161.91'	L23	S89°27'19"W
C27	4030.00'	0°33'04"	38.76'	19.38'		
C28	4063.00'	0°27'30"	32.50'	16.25'		
C29	1507.00'	4°53'42"	128.75'	64.41'		
C30	4000.00'	10°40'00"	744.67'	373.42'		
C31	4000.00'	5°07'49"	358.17'	179.20'		
C32	4000.00'	5°32'11"	386.51'	193.40'		
C33	1570.00'	25°31'40"	699.50'	355.65'		
{C33}	{1570.00'}	{25°31'52"}	{699.59'}	{355.70'}		
C33	*1570.00*	*25°32'23*	*699.83*			
C34	1507.00'	10°22'40"	272.96'	136.85'		
C35	1633.00'	1°37'58"	46.54'	23.27'		

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

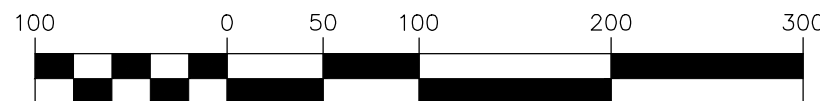
PARCEL MAP NO. 30726

BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4 SE1/4) OF SECTION 33 AND GOV'T. LOTS 65, 66 AND A PORTION OF 67 IN SECTION 34, ALL IN TOWNSHIP 3 SOUTH, RANGE 5 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
COACHELLA VALLEY ENGINEERS
SEPTEMBER, 2017

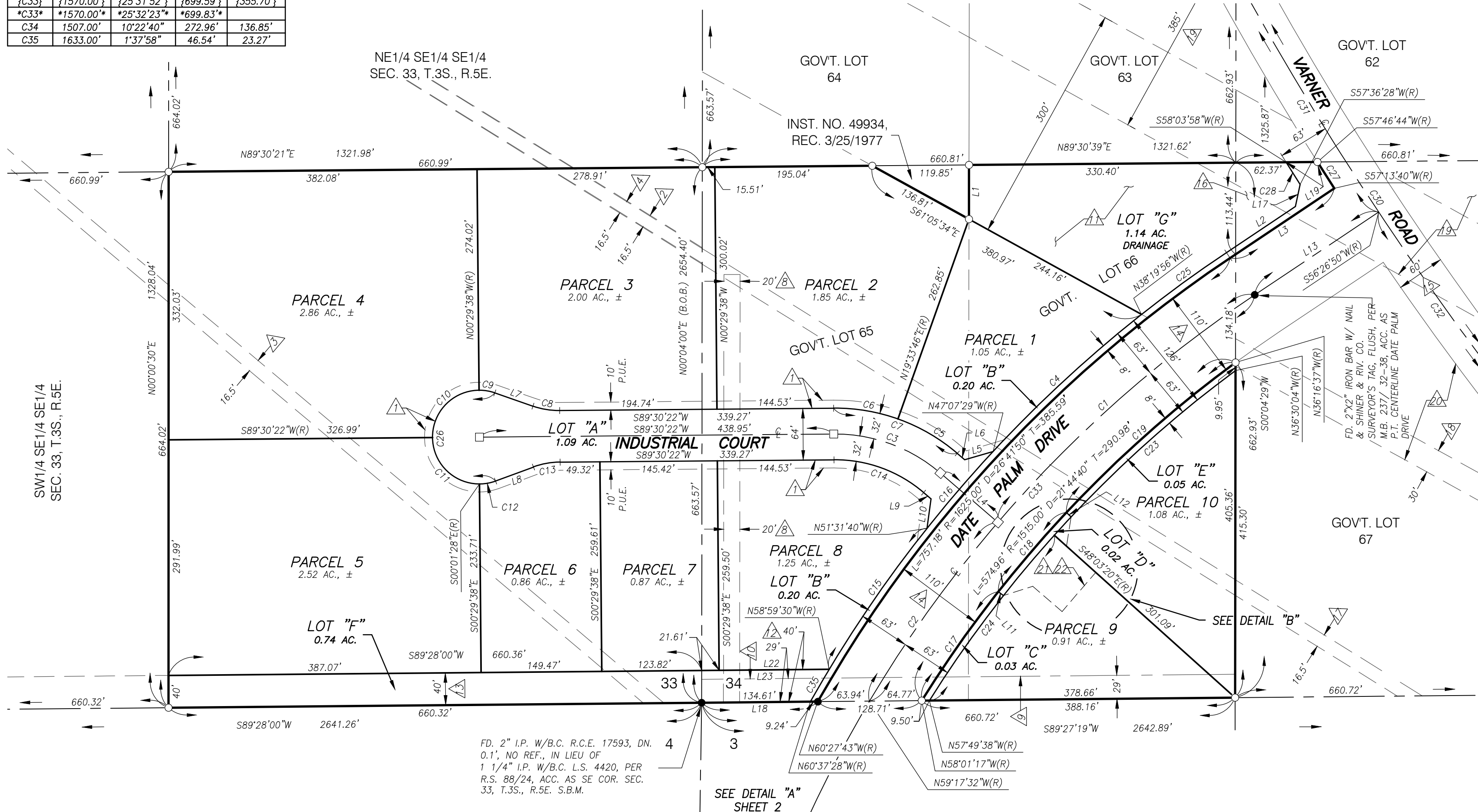
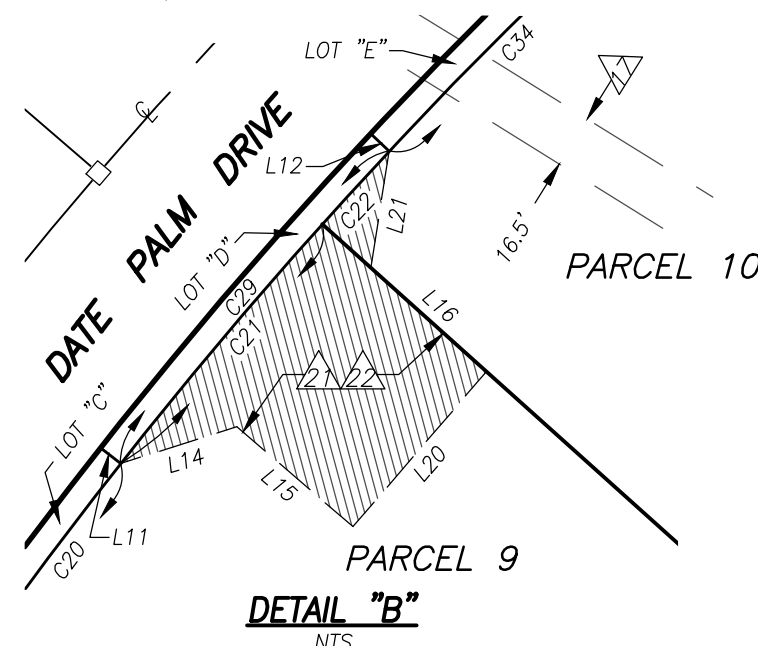
NOTE

SEE SHEET NO. 2 FOR BOUNDARY SURVEY, BASIS OF BEARINGS AND MONUMENT DESCRIPTION NOTES.

VARNER ROAD CENTERLINE ALIGNMENT IS BASED ON THE GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 23, 1921, IN BOOK 555, PAGE 208, O.R. COUNTY OF RIVERSIDE AND ON PARCEL MAP NO. 15948, FILED IN P.M.B. 90, PAGES 26 & 27, O.R. COUNTY OF RIVERSIDE. SAID ALIGNMENT APPEARS TO BE GENERALLY CONSISTENT WITH THE EXISTING PAVEMENT ON VARNER ROAD.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

**EASEMENT NOTES**

- 10' PUBLIC UTILITY EASEMENT (P.U.E.) DEDICATED TO THE CITY OF CATHEDRAL CITY AND COACHELLA VALLEY WATER DISTRICT, AS SHOWN.
- EASEMENT TO IMPERIAL IRRIGATION DISTRICT, BK. 601, PG. 181, REC. 10/16/1943 (NOT PLOTTABLE)
- 16.5' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY, BK. 865, PG. 303, REC. 9/6/1947
- 16.5' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY, BK. 1378, PG. 563, REC. 6/23/1952 (NOT PLOTTABLE)
- 16.5' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY, BK. 1531, PG. 245, REC. 12/2/1953
- 16.5' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY, BK. 1531, PG. 253, REC. 12/2/1953
- ANY RIGHT, RIGHTS OF WAY, EASEMENTS, LICENSES, PERMITS, PRIVILEGES, WARRANTS, COVENANTS OR ANY RIGHTS, WHATSOEVER, OF IMPERIAL IRRIGATION DISTRICT OR CALIFORNIA ELECTRIC POWER COMPANY, AS DISCLOSED BY A BILL OF SALE AND DEED CONVEYANCE, BK. 2357, PG. 1, REC. 10/13/1958 (NOT PLOTTABLE)
- 50' RIGHT OF WAY TO THE PUBLIC (ABANDONED AND NOT SHOWN HEREON), A 100' WIDE TRANSMISSION LINE RIGHT OF WAY FOR SOUTHERN SIERRAS POWER COMPANY, RIGHTS OF WAY OF UNSPECIFIED WIDTH FOR DITCHES AND CANALS, AND ANY RIGHTS OF SOUTHERN CALIFORNIA GAS COMPANY, AS RESERVED IN THE UNITED STATES PATENT, INST. NO. 54491, REC. 6/20/1960 (NOT PLOTTABLE)
- 50' RIGHT OF WAY TO THE PUBLIC (ABANDONED AND NOW SHOWN HEREON), RIGHTS OF WAY OF UNSPECIFIED WIDTH FOR DITCHES AND CANALS, AND ANY RIGHTS OF SOUTHERN CALIFORNIA GAS COMPANY, AS RESERVED IN THE UNITED STATES PATENT, INST. NO. 35924, REC. 3/23/1964 (NOT PLOTTABLE)
- 50' RIGHT OF WAY TO THE PUBLIC (ABANDONED AND NOT SHOWN HEREON), A 100' WIDE TRANSMISSION LINE RIGHT OF WAY FOR SOUTHERN SIERRAS POWER COMPANY, RIGHTS OF WAY OF UNSPECIFIED WIDTH FOR DITCHES AND CANALS, AND ANY RIGHTS OF SOUTHERN CALIFORNIA GAS COMPANY, AS RESERVED IN THE UNITED STATES PATENT, INST. NO. 105806, REC. 12/14/1959 (NOT PLOTTABLE)
- 20' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY, INST. NO. 76018, REC. 7/19/1963
- CENTERLINE OF AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY, INST. NO. 76091, REC. 7/19/1963 (UNSPECIFIED WIDTH)
- CENTERLINE OF AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY, INST. NO. 83972, REC. 8/9/1963 (UNSPECIFIED WIDTH)
- 300' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, INST. NO. 30802, REC. 3/24/1966 (OVER THAT PORTION WITHIN GOV'T LOT 66)
- 40' DEDICATION TO THE PUBLIC, INST. NO. 82-20499, REC. 2/3/1982
- 40' DECLARATION OF DEDICATION FOR PRIVATE ROAD, INST. NO. 82-20501, REC. 2/3/1982
- 110' GRANT DEED TO THE COUNTY OF RIVERSIDE, INST. NO. 49595, REC. 4/22/1964, INST. NO. 49596, REC. 4/22/1964, AND INST. NO. 46109, REC. 4/14/1964
- 60' GRANT DEED TO THE STATE OF CALIFORNIA, BK. 555, PG. 208, REC. 12/23/1921
- 300' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, INST. NO. 109102, REC. 11/9/1966 (OVER THAT PORTION WITHIN GOV'T LOT 67)
- THERE APPEARS TO BE PHYSICAL AS WELL AS RECORD EVIDENCE ON ADJOINING PROPERTIES WITHIN SECTION 33, T.3S., R.5E. AND SECTION 3, T.4S., R.5E. TO SUPPORT THE EXISTENCE OF A GAS LINE (EASEMENT) AS SHOWN HEREON, IN SECTION 34, T.3S., R.5E., BEING IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY. THE TITLE REPORT FOR SAID PROPERTY IN SECTION 34, T.3S., R.5E. DOES NOT REFERENCE A RECORD DOCUMENT FOR SAID GAS LINE EASEMENT.
- 80' & 30' EASEMENTS TO SOUTHERN CALIFORNIA EDISON COMPANY, INST. NO. 122135, REC. 12/23/1966
- 385' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, INST. NO. 201727, REC. 8/28/1979 (OVER THAT PORTION WITHIN GOV'T LOT 67)
- EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, INST. NO. 209116, REC. 10/11/1983 (OVER THAT PORTION WITHIN GOV'T LOT 67)
- VARIABLE WIDTH RECIPROCAL INGRESS/EGRESS EASEMENT, RESERVED AS SHOWN HEREON
- VARIABLE WIDTH DOMESTIC WATER AND SANITARY SEWER EASEMENT DEDICATED TO THE COACHELLA VALLEY WATER DISTRICT, AS SHOWN.

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT, AS NOTED
- INDICATES SET 1" I.P. W/PLASTIC PLUG MONUMENT, FLUSH, STAMPED L.S. 6532, UNLESS OTHERWISE NOTED
- INDICATES SET COPPERWELD STAMPED L.S. 6532, FLUSH
- M.B. MAP BOOK
- O.R. OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M.B. PARCEL MAP BOOK
- B.O.B. BASIS OF BEARINGS
- N.A.P. NOT A PART
- (R) RADIAL BEARING
- R.S. RECORD OF SURVEY
- FD. FOUND
- DN. DOWN
- B.C. BRASS CAP
- REF. REFERENCE
- GOV'T. GOVERNMENT
- D INDICATES DELTA FOR CURVE, NOI DEGREE OF CURVE