

**PARCEL MAP NO. 37606**  
**FOR FINANCE AND CONVEYANCE PURPOSES ONLY**

A SUBDIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 02-17, RECORDED 9/15/2017 AS DOCUMENT NO. 2017-0384012,  
OFFICIAL RECORDS, COUNTY OF RIVERSIDE, IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST  
OF THE SAN BERNARDINO MERIDIAN, CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
COACHELLA VALLEY ENGINEERS  
AUGUST, 2019

DATE OF SURVEY: AUGUST 24, 2017

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PARCEL MAPS,  
AT PAGES \_\_\_\_\_, AT THE REQUEST OF THE  
CLERK OF THE BOARD.

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

FEE: \_\_\_\_\_

PETER ALDANA, COUNTY ASSESSOR-CLERK-RECORDER

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

SUBDIVISION GUARANTEE: ORANGE COAST 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 PERSON(S) 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 AS AN EASEMENT FOR PUBLIC PURPOSES:  
THOSE AREAS SHOWN AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LYING WITHIN  
PARCELS 1, 2 AND 3, AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC STREET AND PUBLIC UTILITY  
PURPOSES, IN FAVOR OF THE CITY OF DESERT HOT SPRINGS.

MORELAND CALIFORNIA PROPERTIES, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
KENNETH DICKERSON, MANAGING MEMBER

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNER'S  
OF EASEMENTS AND/OR OTHERS INTERESTS HAVE BEEN OMITTED.

RESERVATIONS RECITED IN THE PATENT FROM THE UNITED STATES, AS FOLLOWS: "SUBJECT TO ANY VESTED AND  
ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO  
DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND  
ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND A RIGHT OF WAY FOR  
DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES", RECORDED IN BOOK 8 PAGE 386,  
OF PATENTS.

**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 MORELAND CALIFORNIA PROPERTIES, LLC, ON JULY 27, 2018. I HEREBY STATE THAT ALL  
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE IN ACCORDANCE WITH  
THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT SAID MONUMENTS ARE, OR 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.

Mark A. Turner  
MARK A. TURNER  
L.S. 6532  
EXP. 06/30/21

DATED: 8/26, 2019



**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 \_\_\_\_\_ )

ON \_\_\_\_\_ 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(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 NAME \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

**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.

DATED: \_\_\_\_\_, 20\_\_\_\_

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 \$ \_\_\_\_\_.

DATED: \_\_\_\_\_, 20\_\_\_\_

JON CHRISTENSEN  
COUNTY TAX COLLECTOR

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

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 37606 CONSISTING OF THREE (3)  
SHEETS AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR  
APPROVED ALTERATIONS THEREOF. THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP  
ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND I AM  
SATISFIED SAID MAP IS TECHNICALLY CORRECT.

Daniel Porras  
DANIEL PORRAS  
CITY ENGINEER  
R.C.E. 83200  
EXP. 3/31/21

DATED: \_\_\_\_\_, 20\_\_\_\_



**CITY CLERK STATEMENT**

I, JERRYL SORIANO, CITY CLERK OF THE CITY OF DESERT HOT SPRINGS, CALIFORNIA, DO HEREBY STATE THAT THIS  
MAP CONSISTING OF THREE (3) SHEETS WAS PRESENTED TO THE COUNCIL OF SAID CITY OF DESERT HOT SPRINGS  
AT A MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AND THAT THERE  
UPON SAID CITY COUNCIL DID BY AN ORDER DULY PASSED, ENTERED AND APPROVED SAID MAP AND HEREBY  
ACCEPTS ON BEHALF OF THE CITY OF DESERT HOT SPRINGS, THE EASEMENTS FOR PUBLIC STREET AND PUBLIC  
UTILITY PURPOSES.

Jerry Soriano  
JERRYL SORIANO  
CITY CLERK, CITY OF DESERT HOT SPRINGS

DATED: \_\_\_\_\_, 20\_\_\_\_



SURVEYOR'S NOTES

DATE OF SURVEY: AUGUST 24, 2017

IN ACCORDANCE WITH SECTION 16.20.050 OF THE CITY OF DESERT HOT SPRINGS MUNICIPAL CODE, ALL LOT CORNERS WILL BE SET AS FOLLOWS:  
SET NAIL & TAG STAMPED L.S. 6532 IN TOP OF CURB AT THE PROLONGATION OF FRONT LOT CORNERS AND IN TOP OF WALL AT REAR LOT CORNERS, EXCEPT WHERE A WALL DOES NOT EXIST, SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 6532, FLUSH.

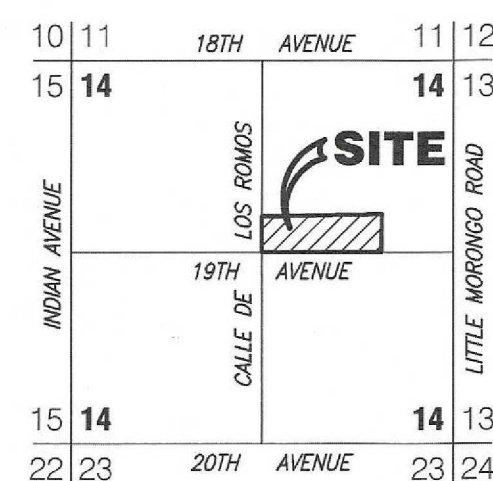
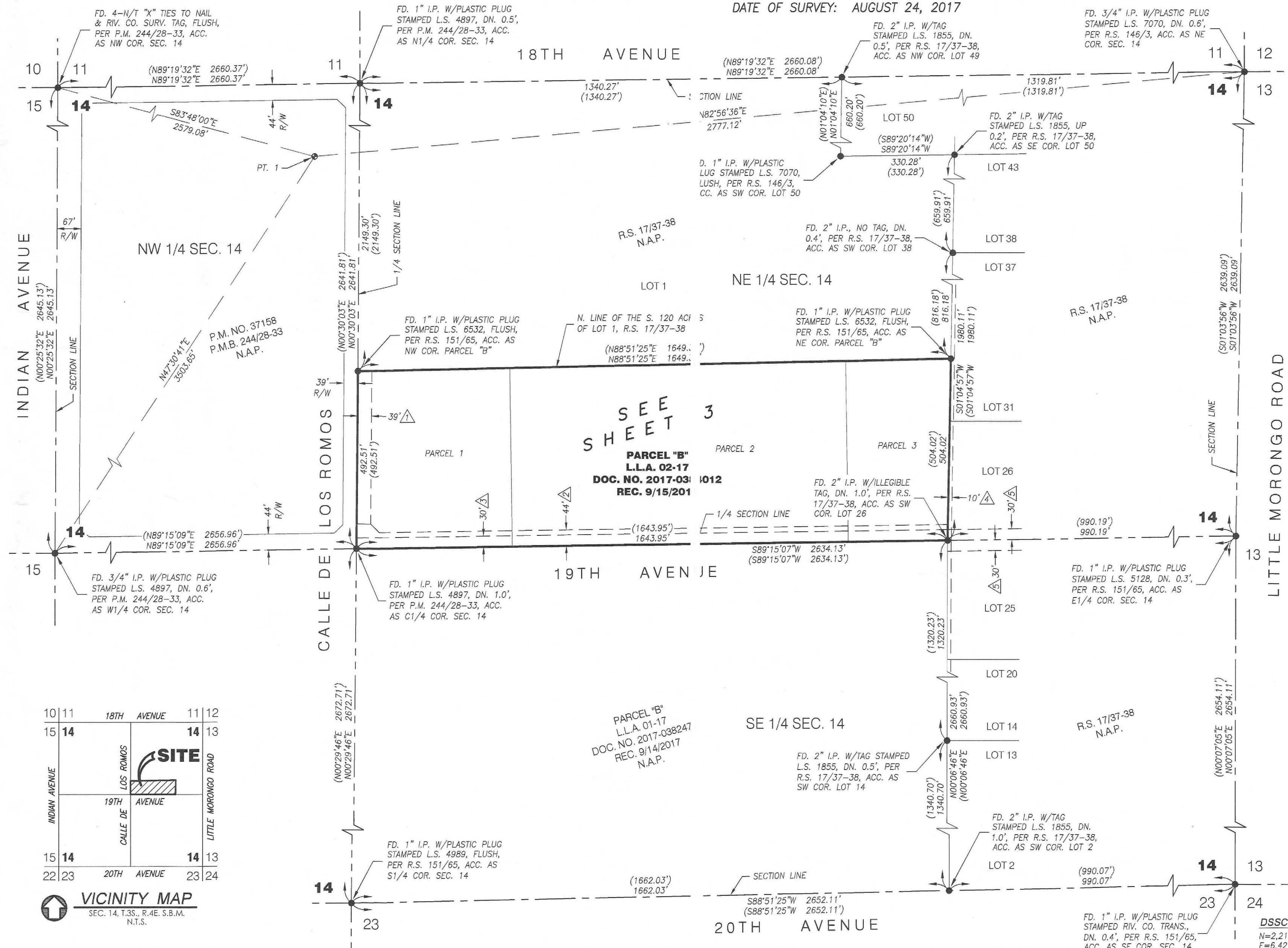
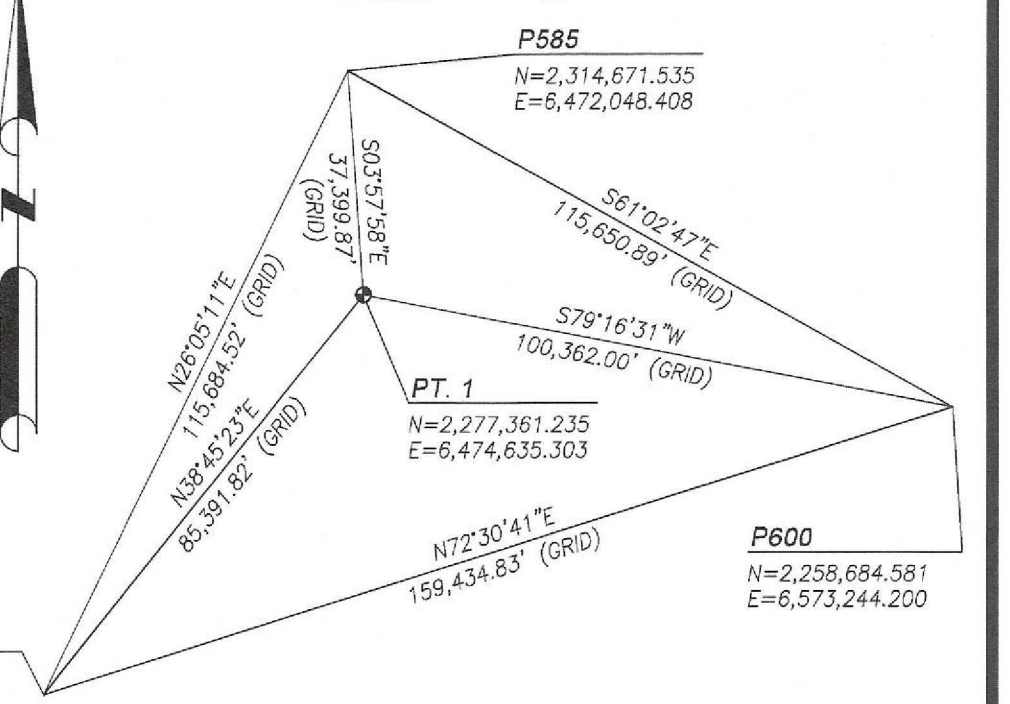
THIS TRACT CONTAINS 18.83 ACRES GROSS AND 3 NUMBERED PARCELS.

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD 83 (EPOCH 2010.0), BASED LOCALLY ON CONTINUOUS OPERATING REFERENCE STATIONS (CORS) DSSC, P600 AND P585, AS SHOWN HEREON. BEARINGS AND DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.999971964. THE CONVERGENCE ANGLE OF GRID NORTH IS  $-0^{\circ}09'27''$  AT PT. 1.

FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.

1. 39' WIDE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF DESERT HOT SPRINGS, AS SHOWN HEREON.
2. 44' WIDE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF DESERT HOT SPRINGS, AS SHOWN HEREON.
3. 30' WIDE EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN FAVOR OF MISSION SPRINGS WATER DISTRICT, RECORDED 4/3/2018, AS DOC. NO. 2018-0126178, O.R. AND RECORDED 6/1/2018, AS DOC. NO. 2018-0223211, O.R.
4. 10' PUBLIC UTILITY EASEMENT AS SHOWN ON A RECORD OF SURVEY, R.S. 17/37-38, O.R.
5. 30' ROAD EASEMENT AS SHOWN ON A RECORD OF SURVEY, R.S. 17/37-38, O.R.
6. AN EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR ANY AND ALL PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED 6/21/1950, IN BK. 1183, PAGE 13, O.R. (NOT PLOTTABLE - LOCATION UNDETERMINED)

( IN FEET )  
1 inch = 200 ft.



**VICINITY MAP**  
SEC. 14, T.3S., R.4E. S.B.M.  
N.T.S.



A SUBDIVISION OF PARCEL "B" OF LOT LII ± ADJUSTMENT NO. 02-17, RECORDED 9/15/2017 AS DOCUMENT NO. 2017-0384012, OFFICIAL RECORDS, COUNTY OF RIVERSIDE, IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE SAN BERNARDINO MERIDIAN, CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
COACHELLA VALLEY ENGINEERS  
DATE OF SURVEY: AUGUST 24, 2017  
AUGUST, 2019



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

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