

NUMBER PARCELS = 1  
GROSS AREA = 0.213 ACRES

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 2 SHEETS

# PARCEL MAP 38751

BEING A SUBDIVISION OF LOT 1, AS SHOWN BY MAP OF TRACT 2615 ON FILE IN BOOK 47 PAGES 41 AND 42 OF MAPS, BEING IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN

FOMOTOR ENGINEERING SEPTEMBER, 2023  
FOR CONDOMINIUM PURPOSES

### RECORDER'S STATEMENT

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

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

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

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

SUBDIVISION GUARANTEE: STEWART 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.

DERBYSHIRE, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: S. Shamloo  
SHANA SHAMLOO  
ITS: MANAGER

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 7,900.00 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: JANUARY 24, 2024

CASH AND SURETY TAX BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: [Signature]  
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 \$ 7,900.00.

DATED: JANUARY 24, 2024

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

### SIGNATURE OMISSIONS

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

CALIFORNIA ELECTRIC POWER COMPANY, HOLDER OF RIGHTS FOR EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER INST. NO. 99473 REC. 9/20/1963, O.R.

CALIFORNIA WATER AND TELEPHONE COMPANY, HOLDER OF RIGHTS FOR EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER INST. NO. 99473 REC. 9/20/1963, O.R.

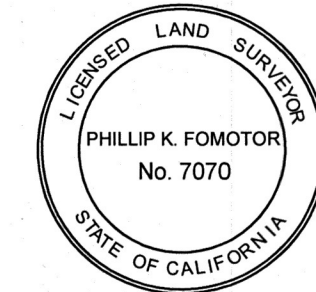
### SURVEYOR'S STATEMENT

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 TIFFANY FEREDOUNI IN SEPTEMBER 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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.

[Signature]

PHILLIP K. FOMOTOR  
LS. NO. 7070

DATED: 1/22, 2024



### NOTARY ACKNOWLEDGMENT

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 Riverside  
ON 1/23/24 BEFORE ME Jordan Gibbs-Perez A NOTARY PUBLIC, PERSONALLY APPEARED Shana Shamloo, 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 CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

[Signature]  
SIGNATURE  
Jordan Gibbs-Perez  
PRINT NAME

MY COMMISSION EXPIRES: April 13, 2026

MY PRINCIPAL PLACE OF BUSINESS IS IN: Riverside COUNTY.

MY COMMISSION NUMBER: 2400577

### CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP CONSISTING OF 2 SHEETS, HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 38751, AS FILED, AMENDED AND APPROVED BY THE PALM DESERT PLANNING COMMISSION ON SEPTEMBER 5, 2023, THE EXPIRATION DATE BEING SEPTEMBER 5, 2025, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 1/26, 2024

[Signature]  
MICHAEL D. MYERS R.C.E. 30702  
ACTING CITY SURVEYOR

[Signature]  
Michael S. Rowle PCE 56069  
CITY ENGINEER  
CITY CLERK'S STATEMENT



I, ANTHONY MEJIA, CITY CLERK OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DO HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, APPROVED THE WITHIN MAP OF PARCEL MAP NO. 38751.

ANTHONY MEJIA, CITY CLERK  
CITY OF PALM DESERT

DATE



**EASEMENT NOTES**

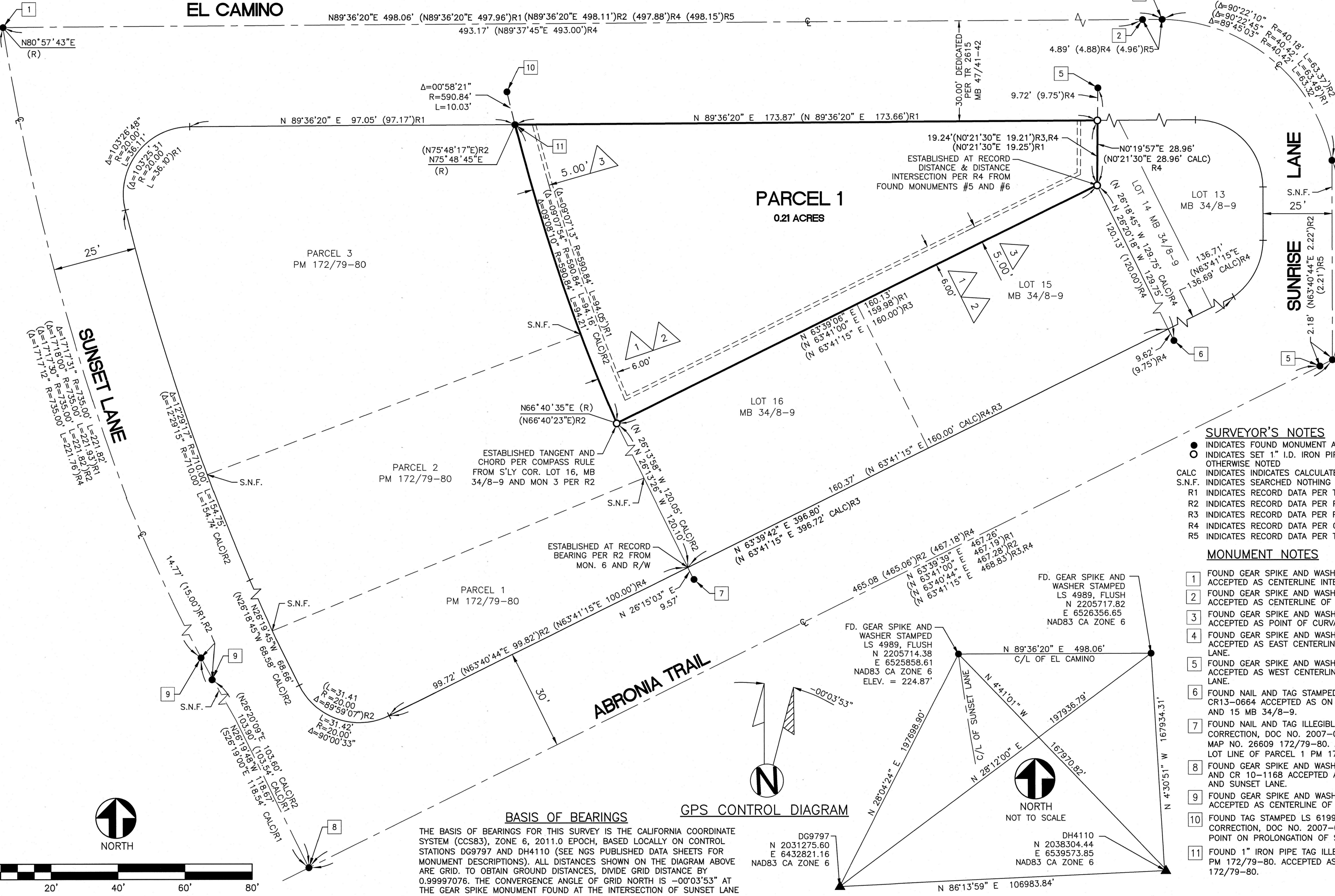
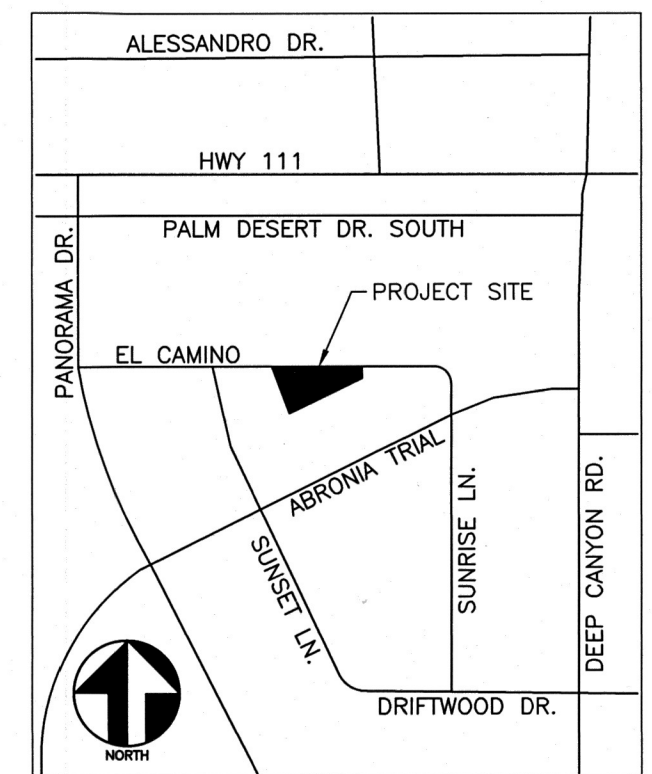
- 1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP OF TRACT 2615 MB 47/41-42.
- 2 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 25, 1963 AS INSTRUMENT NO. 78230 OF OFFICIAL RECORDS TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS.
- 3 AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 20, 1963 AS INSTRUMENT NO. 99473 OF OFFICIAL RECORDS.

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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**SURVEYOR'S NOTES**

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.D. IRON PIPE WITH PLUG STAMPED LS 7070 FLUSH. UNLESS OTHERWISE NOTED
- CALC INDICATES INDICATES CALCULATED
- S.N.F. INDICATES SEARCHED NOTHING FOUND
- R1 INDICATES RECORD DATA PER TRACT 2615, MB 47/41-42
- R2 INDICATES RECORD DATA PER PARCEL MAP NO. 26609 172/79-80
- R3 INDICATES RECORD DATA PER PALM DESERT ESTATES - UNIT NO. 2, MB 34/8-9
- R4 INDICATES RECORD DATA PER CORNER RECORD 13-0664
- R5 INDICATES RECORD DATA PER TRACT 4135, MB 67/46-47

**MONUMENT NOTES**

- 1 FOUND GEAR SPIKE AND WASHER STAMPED LS 4989, FLUSH PER CR170842 ACCEPTED AS CENTERLINE INTERSECTION OF EL CAMINO AND SUNSET LANE.
- 2 FOUND GEAR SPIKE AND WASHER STAMPED LS 4989, FLUSH PER CR170843 ACCEPTED AS CENTERLINE OF EL CAMINO.
- 3 FOUND GEAR SPIKE AND WASHER STAMPED LS 4989, FLUSH PER CR170843 ACCEPTED AS POINT OF CURVATURE OF THE CENTERLINE OF EL CAMINO.
- 4 FOUND GEAR SPIKE AND WASHER STAMPED LS 4146, FLUSH PER CR10-1167 ACCEPTED AS EAST CENTERLINE INTERSECTION OF ABRONIA TRAIL AND SUNRISE LANE.
- 5 FOUND GEAR SPIKE AND WASHER STAMPED LS 4146, FLUSH PER CR10-1167 ACCEPTED AS WEST CENTERLINE INTERSECTION OF ABRONIA TRAIL AND SUNRISE LANE.
- 6 FOUND NAIL AND TAG STAMPED LS 8756 ON TOP OF CURB, FLUSH PER CR13-0664 ACCEPTED AS ON PROLONGATION OF LOT LINE BETWEEN LOTS 14 AND 15 MB 34/8-9.
- 7 FOUND NAIL AND TAG ILLEGIBLE, ON TOP OF CURB, FLUSH PER CERTIFICATE OF CORRECTION, DOC NO. 2007-0654860 REC. 10/24/2007, O.R. AND PARCEL MAP NO. 26609 172/79-80. ACCEPTED AS POINT ON PROLONGATION OF SIDE LOT LINE OF PARCEL 1 PM 172/79-80.
- 8 FOUND GEAR SPIKE AND WASHER STAMPED LS 4146, FLUSH PER CR13-0664 AND CR 10-1168 ACCEPTED AS CENTERLINE INTERSECTION OF ABRONIA TRAIL AND SUNSET LANE.
- 9 FOUND GEAR SPIKE AND WASHER STAMPED LS 4989, FLUSH PER CR170842 ACCEPTED AS CENTERLINE OF SUNSET LANE.
- 10 FOUND TAG STAMPED LS 6199 ON TOP OF CURB, FLUSH, PER CERTIFICATE OF CORRECTION, DOC NO. 2007-0654860 REC. 10/24/2007, O.R. ACCEPTED AS POINT ON PROLONGATION OF SIDE LOT LINE OF PARCEL 3 PM 172/79-80.
- 11 FOUND 1" IRON PIPE TAG ILLEGIBLE, DOWN 0.1' PER PARCEL MAP NO. 26609 PM 172/79-80. ACCEPTED AS THE NORTHEAST CORNER OF PARCEL 3 PM 172/79-80.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 2011.0 EPOCH, BASED LOCALLY ON CONTROL STATIONS DG9797 AND DH4110 (SEE NGS PUBLISHED DATA SHEETS FOR MONUMENT DESCRIPTIONS). ALL DISTANCES SHOWN ON THE DIAGRAM ABOVE ARE GRID. TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCE BY 0.99997076. THE CONVERGENCE ANGLE OF GRID NORTH IS -0°03'53" AT THE GEAR SPIKE MONUMENT FOUND AT THE INTERSECTION OF SUNSET LANE AND EL CAMINO, USING AN ELEVATION OF 224.87'.

**GPS CONTROL DIAGRAM**

