

NUMBER OF PARCELS: 4
ACREAGE: 37.000 ACRES GROSS
36.911 ACRES NET

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

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 38366

BEING A SUBDIVISION OF PARCEL 8 AND PARCEL 9 OF PARCEL MAP NO. 36792, RECORDED IN BOOK 239 OF PARCEL MAPS, PAGES 9 THROUGH 15, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN

KIMLEY-HORN

JANUARY 2025

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025
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
FIRST AMERICAN TITLE COMPANY

OWNERSHIP 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 AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A", LOT "B" AND LOT "C" FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

CITY OF PALM DESERT, A CALIFORNIA MUNICIPAL CORPORATION

BY: _____ DATE _____
ANTHONY MEJIA
CITY CLERK

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 } ss
COUNTY OF _____

ON _____, 2025, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, AS _____ OF MURRIETA-CATT OF CALIFORNIA, A CALIFORNIA CORPORATION, WHO PROVED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 _____

NAME OF NOTARY: _____

COUNTY IN WHICH COMMISSIONED: _____

DATE COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNER(S) OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMMITED, AS THEIR INTERESTS CANNOT RIPEN INTO FEE.

SOUTHERN PACIFIC RAILROAD COMPANY, HOLDER OF A RESERVATION OF THE RIGHT TO USE ANY WATER RISING UPON CONVEYED LAND, PER DEED RECORDED MARCH 23, 1912 ON BOOK 347, PAGE 127 O.R.

THE UNITED STATES OF AMERICA, HOLDER OF RESERVATIONS OF RIGHTS FOR DITCHES AND CANALS PER PER PATENT RECORDED OCTOBER 20, 1926 IN BOOK 9, PAGE 178 OF PATENTS.

CARL H. MEYER & CLARA H. MEYER, HOLDERS OF AN EASEMENT OR RIGHT OF WAY FOR ROAD PURPOSES PER GRANT DEED RECORDED JULY 17, 1945 IN BOOK 676, PAGE 15 O.R.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 83-132635 O.R.

COMMERCIAL DOMESTIC WATER AND/OR SANITATION INSTALLATION AGREEMENT BETWEEN THE COACHELLA VALLEY WATER DISTRICT AND AMERICAN REALTY TRUST, INC., OWNERS OF PARCELS WITHIN PARCEL MAP NO. 30042, PER AGREEMENT RECORDED JUNE 28, 2002 AS INSTRUMENT NO. 357991 O.R.

DRAINAGE CHANNEL MAINTENANCE AGREEMENT BETWEEN THE CITY OF PALM DESERT AND WILLIAM HAY, ET AL, OWNERS OF PARCELS 1 THROUGH 4, LOT B, AND DESIGNATED REMAINDER, ALL OF PARCEL MAP NO. 342112-1, PMB 230/100-103, PER AGREEMENT RECORDED AS DOCUMENT NO. 2010-0072696 O.R.

WILLIAM FERRILL HAY AND DENISE DUBARRY HAY, TRUSTEE OF THE HAY FAMILY TRUST, AND REMUS A. HASTE, TRUSTEE OF THE HAY FAMILY 2012 IRREVOCABLE TRUST, HOLDERS OF AN EASEMENT FOR DRAINAGE PURPOSES PER DRAINAGE EASEMENT AGREEMENTS RECORDED AS DOCUMENT NO. 2014-0207738 O.R. AND AS DOCUMENT NO. 2014-0207739 O.R.

THE CITY OF PALM DESERT, HOLDER OF A RIGHT OF ACCESS FOR BMP INSPECTION PURPOSES, PER WATER QUALITY MANAGEMENT PLAN AND STORMWATER BMP MAINTENANCE AND RIGHT OF ENTRY AGREEMENT RECORDED AS DOCUMENT NO. 2015-0346138 O.R.

PALM DESERT UNIVERSITY GATEWAY, LLC, AND THE CITY OF PALM DESERT, HOLDER OF EASEMENTS FOR STORM DRAIN, STORM RETENTION AND MAINTENANCE PURPOSES, BENEFITING PARCELS 5 AND 7 OF PARCEL MAP NO. 36792, AS RESERVED BY SAID MAP FILED IN BOOK 239, PAGES 9-15 INCLUSIVE, OF PARCEL MAPS.

OWNERS OF PARCELS WITHIN PARCEL MAP NO. 34211-1, HOLDERS OF AN EASEMENT FOR WATER RETENTION CHANNEL MAINTENANCE PURPOSES, RESERVED BY MAP FILED IN BOOK 230, PAGES 100-103, INCLUSIVE, OF PARCEL MAPS.

PALM DESERT UNIVERSITY GATEWAY, DECLARANT TO COVENANTS, CONDTIONS, RESTRECTIONS AND RESERVATION OF EASEMENTS FOR MILLENNIUM PD MASTER ASSOCIATION, INC., PER DOCUMENTS RECORDED AS INSTRUMENT NO. 2015-0319224 O.R. AND INSTRUMENT NO. 2016-0253856 O.R.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PALM COMMUNITIES IN JANUARY 2025. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE 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.

MICHAEL NAVARRO, LS 7848
LICENSE EXPIRES 12/31/2026
JULY 02, 2025
DATE



CITY ENGINEER'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS MAP CONSISTING OF 3 SHEETS HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON TENTATIVE PARCEL MAP NO. 38366 AS FILED, AMENDED AND APPROVED BY THE PALM DESERT PLANNING COMMISSION ON OCTOBER 13, 2022, THE EXPIRATION DATE BEING OCTOBER 13, 2025.

DATE _____

MICHAEL THORNTON
RCE 44226
CITY ENGINEER, CITY OF PALM DESERT

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE _____

MICHAEL THORNTON
PLS 6867
CITY SURVEYOR, CITY OF
PALM DESERT

CITY CLERK'S STATEMENT:

I, ANTHONY J. MEJIA, CITY CLERK OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, HEREBY STATES THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 2025, APPROVED THE WITHIN MAP OF PARCEL MAP NO. 38366, AND ACCEPTS ON BEHALF OF THE PUBLIC, THE OFFER OF DEDICATION OF LOT "A", LOT "B" AND LOT "C" FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN HEREON.

DATE _____

ANTHONY J. MEJIA
CITY CLERK
CITY OF PALM DESERT

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 \$ _____.

DATE: _____, 2025

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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 _____, 2025
CASH OR SURETY BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

PARCEL MAP NO. 38366

BEING A SUBDIVISION OF PARCEL 8 AND PARCEL 9 OF PARCEL MAP NO. 36792, RECORDED IN BOOK 239 OF PARCEL MAPS, PAGES 9 THROUGH 15, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN

KIMLEY-HORN

JANUARY 2025

LINE DATA

L1	N47°25'02"W	31.25'	(M&R R1)
L2	N89°56'46"E	300.95'	(300.84' R1)
L3	N89°13'51"W	25.84'	(M&R R1)
L4	N46°58'56"E	102.62'	(102.69' R1)
L5	N07°03'48"W	51.71'	(51.74' R1)
L6	N46°58'56"E	194.94'	(195.00' R1)
L7	N35°26'34"E	36.00'	(RAD)
L8	N45°00'00"W	18.38'	(M&R R1)
L9	N00°00'00"W	37.00'	(M&R R1)
L10	N90°00'00"E	10.00'	(M&R R1)
L11	N00°00'00"W	37.00'	(M&R R1)
L12	N40°14'11"E	17.03'	(M&R R1)
L29	N35°27'49"E	38.00'	

CURVE DATA

C1	Δ=20°36'25"	R=336.00'	L=120.85'
	(Δ=20°36'00"	L=120.80' R1)	
C2	Δ=36°39'19"	R=60.00'	L=38.39'
	(Δ=36°39'18"	R1)	
C3	Δ=52°00'09"	R=73.00'	L=66.26'
	(M&R R1)		
C4	Δ=27°09'32"	R=336.00'	L=159.27'
	(Δ=27°09'57"	L=159.31' R1)	
C5	Δ=35°57'16"	R=300.00'	L=188.26'
C6	Δ=42°30'22"	R=300.00'	L=222.56'
C7	Δ=78°27'38"	R=300.00'	L=410.82'
	(M&R R1)		
C8	Δ=42°32'13"	R=60.00'	L=44.54'
	(M&R R1)		
C9	Δ=139°36'37"	R=73.00'	L=177.88'
	(M&R R1)		

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED HEREON.
- INDICATES SFN, SET 2" IP TAGGED "LS 7848", OR SPIKE & WASHER STAMPED "LS 7848" UNLESS OTHERWISE NOTED.
- 1. SET 1" IP TAGGED "LS 7848", OR SPIKE & WASHER STAMPED "LS 7848", OR NAIL & TAG STAMPED "LS 7848" AT PARCEL CORNERS, BC'S AND EC'S.

LEGEND:

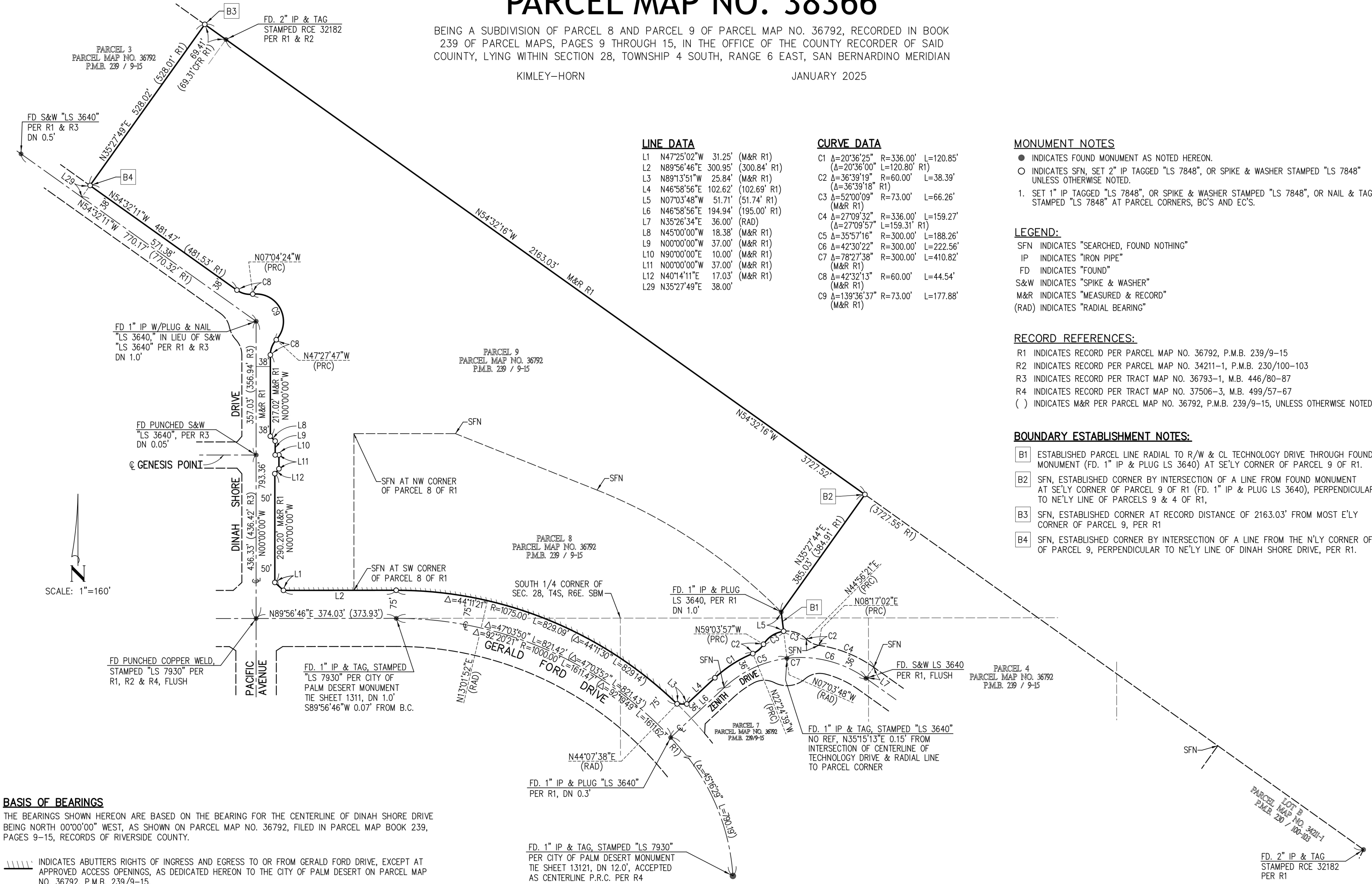
- SFN INDICATES "SEARCHED, FOUND NOTHING"
- IP INDICATES "IRON PIPE"
- FD INDICATES "FOUND"
- S&W INDICATES "SPIKE & WASHER"
- M&R INDICATES "MEASURED & RECORD"
- (RAD) INDICATES "RADIAL BEARING"

RECORD REFERENCES:

- R1 INDICATES RECORD PER PARCEL MAP NO. 36792, P.M.B. 239/9-15
- R2 INDICATES RECORD PER PARCEL MAP NO. 34211-1, P.M.B. 230/100-103
- R3 INDICATES RECORD PER TRACT MAP NO. 36793-1, M.B. 446/80-87
- R4 INDICATES RECORD PER TRACT MAP NO. 37506-3, M.B. 499/57-67
- () INDICATES M&R PER PARCEL MAP NO. 36792, P.M.B. 239/9-15, UNLESS OTHERWISE NOTED

BOUNDARY ESTABLISHMENT NOTES:

- B1 ESTABLISHED PARCEL LINE RADIAL TO R/W & CL TECHNOLOGY DRIVE THROUGH FOUND MONUMENT (FD. 1" IP & PLUG LS 3640) AT SE'LY CORNER OF PARCEL 9 OF R1.
- B2 SFN, ESTABLISHED CORNER BY INTERSECTION OF A LINE FROM FOUND MONUMENT AT SE'LY CORNER OF PARCEL 9 OF R1 (FD. 1" IP & PLUG LS 3640), PERPENDICULAR TO NE'LY LINE OF PARCELS 9 & 4 OF R1,
- B3 SFN, ESTABLISHED CORNER AT RECORD DISTANCE OF 2163.03' FROM MOST E'LY CORNER OF PARCEL 9, PER R1
- B4 SFN, ESTABLISHED CORNER BY INTERSECTION OF A LINE FROM THE N'LY CORNER OF OF PARCEL 9, PERPENDICULAR TO NE'LY LINE OF DINAH SHORE DRIVE, PER R1.



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING FOR THE CENTERLINE OF DINAH SHORE DRIVE BEING NORTH 00°00'00" WEST, AS SHOWN ON PARCEL MAP NO. 36792, FILED IN PARCEL MAP BOOK 239, PAGES 9-15, RECORDS OF RIVERSIDE COUNTY.

INDICATES ABUTTERS RIGHTS OF INGRESS AND EGRESS TO OR FROM GERALD FORD DRIVE, EXCEPT AT APPROVED ACCESS OPENINGS, AS DEDICATED HEREON TO THE CITY OF PALM DESERT ON PARCEL MAP NO. 36792, P.M.B. 239/9-15.

FD. 1" IP & TAG, STAMPED "LS 7930"
PER CITY OF PALM DESERT MONUMENT
TIE SHEET 13121, DN 12.0', ACCEPTED
AS CENTERLINE P.R.C. PER R4

PARCEL MAP NO. 38366

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KIMLEY-HORN

JANUARY 2025

CURVE DATA

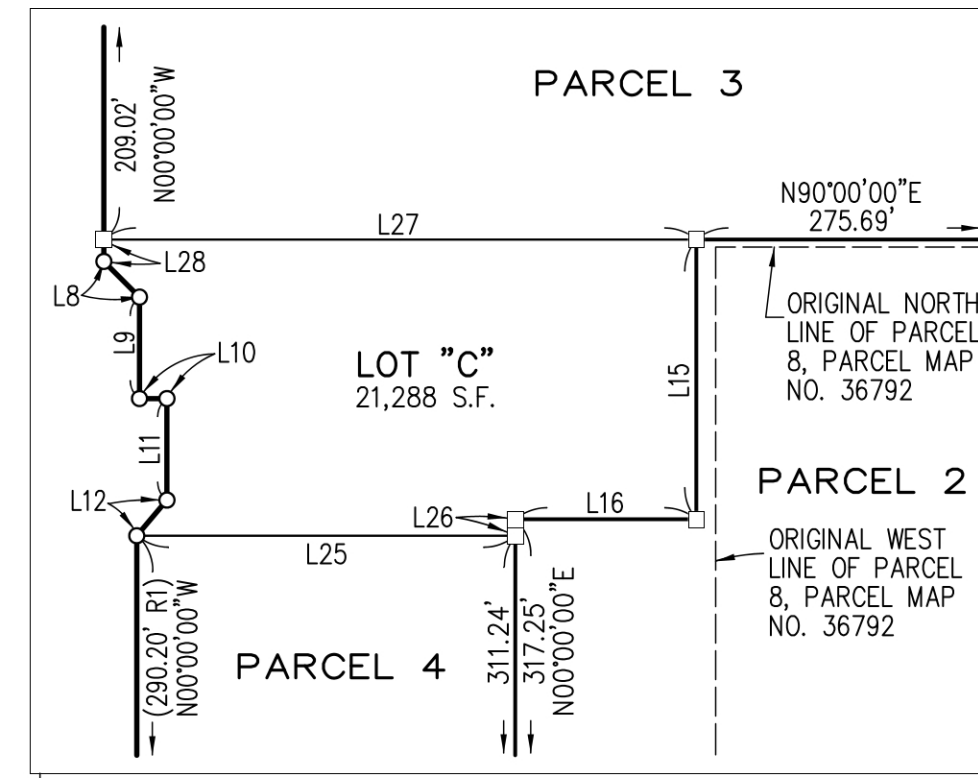
C1	Δ=20°36'25"	R=336.00'	L=120.85'
	(Δ=20°36'00"	L=120.80'	R1)
C2	Δ=36°39'19"	R=60.00'	L=38.39'
	(Δ=36°39'18"	L=38.39'	R1)
C3	Δ=52°00'09"	R=73.00'	L=66.26'
	(M&R R1)		
C8	Δ=42°32'13"	R=60.00'	L=44.54'
	(M&R R1)		
C9	Δ=139°36'37"	R=73.00'	L=177.88'
	(M&R R1)		
C10	Δ=7°19'03"	R=1184.99'	L=151.34'
C11	Δ=8°51'09"	R=1260.99'	L=194.83'
C12	Δ=15°58'01"	R=73.00'	L=20.34'
C13	Δ=36°02'08"	R=73.00'	L=45.91'
C14	Δ=2°16'25"	R=1445.00'	L=57.34'
C15	Δ=23°32'11"	R=1445.00'	L=593.59'
C16	Δ=21°15'46"	R=1445.00'	L=536.25'

LINE DATA

L1	N47°25'02"W	31.25'	(M&R R1)
L2	N89°56'46"E	300.95'	(300.84' R1)
L3	N89°13'51"W	25.84'	(M&R R1)
L4	N46°58'56"E	102.62'	(102.69' R1)
L5	N07°03'48"W	51.71'	(51.74' R1)
L8	N45°00'00"W	18.38'	(M&R R1)
L9	N00°00'00"W	37.00'	(M&R R1)
L10	N90°00'00"E	10.00'	(M&R R1)
L11	N00°00'00"W	37.00'	(M&R R1)
L12	N40°14'11"E	17.03'	(M&R R1)
L13	N13°01'52"E	110.08'	(RAD)
L14	N05°42'49"E	76.00'	(RAD)
L15	N00°00'00"W	102.00'	
L16	N90°00'00"E	66.00'	
L17	N07°03'09"W	24.02'	
L18	N55°19'29"W	10.62'	
L19	N07°16'25"W	48.85'	
L20	N37°56'51"E	21.38'	
L21	N07°03'09"W	15.32'	
L22	N82°55'31"E	46.00'	
L23	N35°27'44"E	14.90'	
L24	N07°03'00"W	33.72'	
L25	N90°00'00"W	138.00'	
L26	N00°00'00"E	6.00'	
L27	N90°00'00"W	216.00'	
L28	N00°00'00"W	8.00'	

LEGEND:

SFN INDICATES "SEARCHED, FOUND NOTHING"
IP INDICATES "IRON PIPE"
FD INDICATES "FOUND"
S&W INDICATES "SPIKE & WASHER"
M&R INDICATES "MEASURED & RECORDED"
(RAD) INDICATES "RADIAL BEARING"

DETAIL "A"
NOT TO SCALE

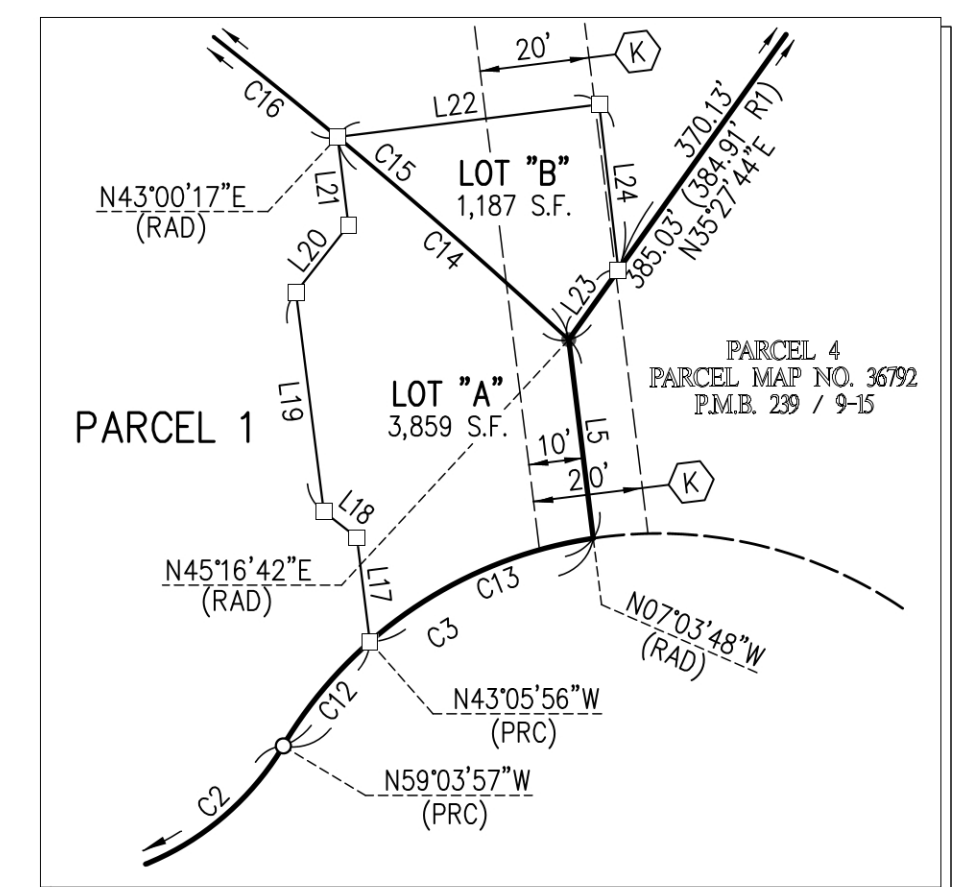
SCALE: 1"=140'

EXISTING EASEMENTS:

- (A) GRANT DEED RECORDED JULY 17, 1945 IN BOOK 676, PAGE 15 O.R., CONVEYING PROPERTY TO CARL H. MEYER & CLARA H. MEYER, SUBJECT TO AN EASEMENT OR RIGHT OF WAY FOR ROAD PURPOSES, (LOCATION OF EASEMENT NOT DEFINED, LIMITS OF CONVEYED PARCEL INDICATED.)
- (B) EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF WILLIAM FERRILL HAY AND DENISE DUBARRY HAY, TRUSTEE OF THE HAY FAMILY TRUST, AND REMUS A. HASTE, TRUSTEE OF THE HAY FAMILY 2012 IRREVOCABLE TRUST, PER DOCUMENTS RECORDED JUNE 5, 2014 AS DOC. NO. 2014-0207738 O.R. & 2014-0207739 O.R.
- (C) EASEMENTS FOR STORM RETENTION AND MAINTENANCE PURPOSES, BENEFITING PARCELS 1 AND 2 OF PARCEL MAP NO. 36792, P.M.B. 239/9-15, IN FAVOR OF PALM DESERT UNIVERSITY GATEWAY, LLC, RESERVED BY SAID PARCEL MAP NO. 36792.
- (D) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER INSTRUMENT NO. 83-132635 O.R.
- (F) EASEMENT FOR WATER RETENTION CHANNEL MAINTENANCE PURPOSES, RESERVED BY OWNERS OF PARCEL OF PARCEL MAP 34211-1, PER MAP FILED ON BOOK 230, PAGES 100-103, INCLUSIVE, OF PARCEL MAPS.
- (J) WQMP AND STORMWATER BMP MAINTENANCE AND RIGHT OF ENTRY AREA, AS DEFINED BY AGREEMENT RECORDED AS INSTR. NO. 2015-0346138 O.R.
- (K) EASEMENTS FOR STORM DRAIN, STORM RETENTION AND MAINTENANCE PURPOSES, BENEFITING PARCELS 5 AND 7 OF PARCEL MAP NO. 36792, P.M.B. 239/9-15, IN FAVOR OF PALM DESERT UNIVERSITY GATEWAY, LLC, RESERVED BY SAID PARCEL MAP NO. 36792.

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED ON SHEET 2.
- INDICATES SFN, SET 2" IP TAGGED "LS 7848", OR SPIKE & WASHER STAMPED "LS 7848" UNLESS OTHERWISE NOTED.
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1. SET 1" IP TAGGED "LS 7848", OR SPIKE & WASHER STAMPED "LS 7848", OR NAIL & TAG STAMPED "LS 7848" AT PARCEL CORNERS, BC'S AND EC'S.

DETAIL "B"
NOT TO SCALE