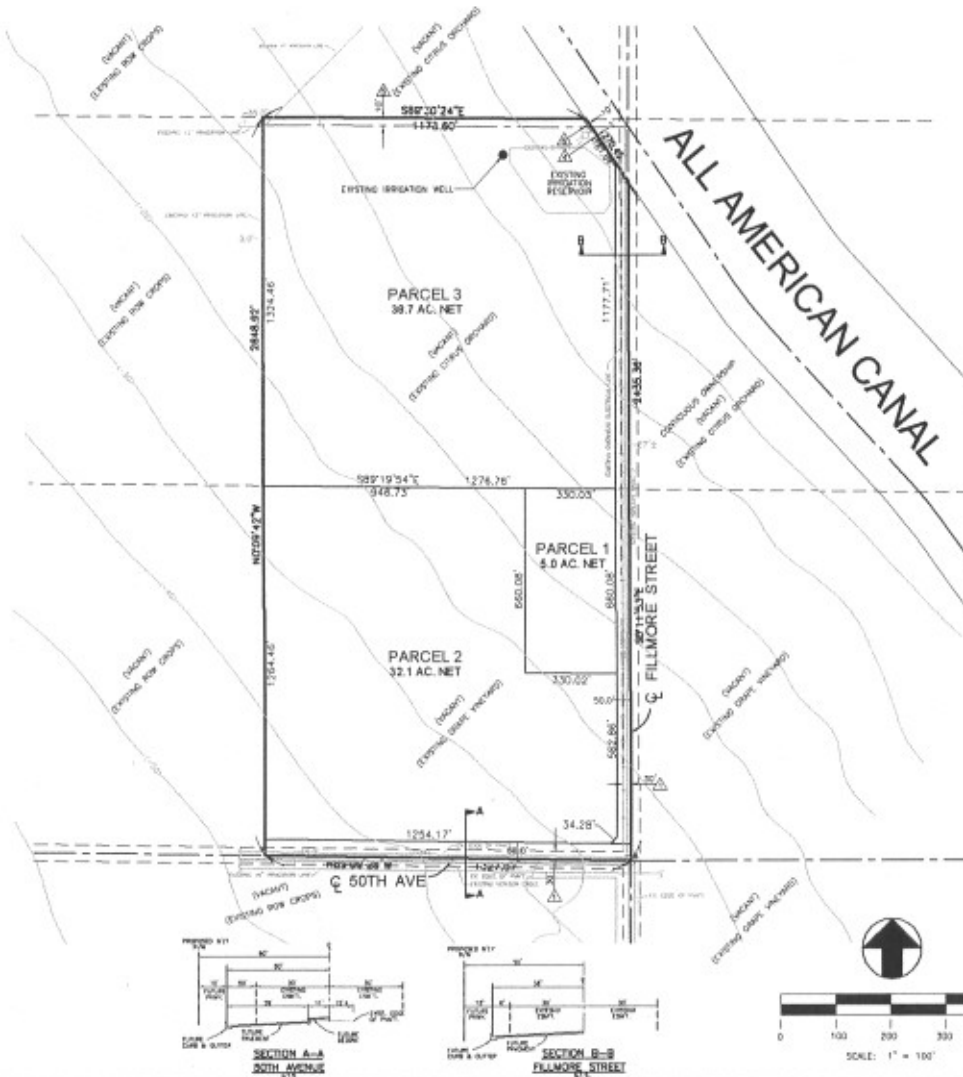


IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE PARCEL MAP NO. 31334

BEING A DIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER
 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN



OWNER/APPLICANT

RAJUL SINGH GRAWAL, TRUSTEE OF THE RAJUL SINGH GRAWAL REVOCABLE LIVING TRUST AGREEMENT
 KLAHR KALP GRAWAL, TRUSTEE OF THE KLAHR KALP GRAWAL REVOCABLE LIVING TRUST AGREEMENT
 P.O. BOX 833
 BORDO, CA 92201
 TEL: (760) 347-4218 FAX: (760) 347-4740

ASSESSORS PARCEL NUMBERS

863-300-006, 863-388-008

EXISTING AND PROPOSED ZONING/LAND USE

A-T, AGRICULTURE TRANSITION

EXISTING AND PROPOSED GENERAL PLAN DESIGNATION

COMMERCIAL, ENTERTAINMENT

EASEMENT NOTES

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND, DRIVING WITHIN ANY LANE, ESTABLISHED STREETS, ROADS, OR HIGHWAYS.
- A RESERVATION IN FAVOR OF THE PEOPLE OF THE REPUBLIC RIGHT TO FISH AND A RIGHT OF WAY IN FAVOR OF THE UNITED STATES OF AMERICA FOR DITCHES AND CANALS CONSTRUCTED BY THEIR AUTHORITY, AS PROVIDED IN THE STATUTE FROM THE STATE OF CALIFORNIA, RECORDED DECEMBER 24, 1917, IN BOOK 7 PAGE 516 OF OFFICIAL RECORDS, (SLAMNET IN NATURE).
- RIGHTS OF WAY, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS SET OUT IN DEED FROM THE COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED AUGUST 26, 1946, IN BOOK 769 PAGE 175, AND RECORDED AUGUST 3, 1948, IN BOOK 1080 PAGE 84 OF OFFICIAL RECORDS, (SLAMNET IN NATURE).
- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, AS GRANTED IN INSTRUMENT RECORDED FEBRUARY 8, 1964, IN BOOK 1963 PAGE 329 OF OFFICIAL RECORDS.
- A CERTIFICATE OF AN EASEMENT OF UNSPECIFIED WIDTH, FOR POLE LINES AND INCIDENTAL PURPOSES, AS GRANTED IN INSTRUMENT RECORDED JANUARY 22, 1962, AS INSTRUMENT NO. 6488 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CENTRAL TELEPHONE COMPANY OF CALIFORNIA, IN INSTRUMENT RECORDED SEPTEMBER 16, 1979, AS INSTRUMENT NO. 12328 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF DAVID FREDMAN & CO., INC., A CORPORATION, IN INSTRUMENT RECORDED DECEMBER 6, 1985, AS INSTRUMENT NO. 172958 OF OFFICIAL RECORDS, (NOT AVAILABLE FROM RECORDS DATA).
- AN EASEMENT FOR IRRIGATION WATER SERVICE FACILITIES, IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, CONTAINED IN AN INSTRUMENT (ENTITLED "WATER SERVICE AGREEMENT", RECORDED MAY 17, 1986 AS INSTRUMENT NO. 1081610 OF OFFICIAL RECORDS, (SURVEY IN NATURE).

AREA

NET ACREAGE = 75.84 ACRES
 GROSS ACREAGE = 83.44 ACRES

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COACHELLA VALLEY COUNTY WATER DISTRICT, BY DEED RECORDED AUGUST 3, 1946, IN BOOK 1080 PAGE 59 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTIGUOUS OWNED LAND

THIS MAP CONTAINS THE ENTIRE SEPARATELY OWNED PROPERTY OF THE LAND DIVIDER.

FEMA FLOOD PLAIN

FLOOD ZONE C, LAND IS NOT IN SPECIAL FLOOD AREA OR FLOOD ZONE

UTILITY PURVEYSORS

WATER: PRIVATE WELLS
 SEWER: PRIVATE
 ELECTRICAL: IMPERIAL IRRIGATION DISTRICT
 GAS: NONE
 TELEPHONE: VERIZON
 TELEVISION CABLE: NONE

PREPARED BY

FORNOR ENGINEERING
 329 N. GARDEN DRIVE, STE. 1-5
 FULLA SPRINGS, CA 92702
 PH: (760) 323-1842
 FAX: (760) 323-1742

DATE PREPARED

APRIL 17, 2003

#	REVISIONS	DATE	BY