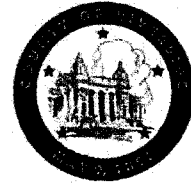


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
2.9
(ID # 8112)

MEETING DATE:

Tuesday, October 30, 2018

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Parcel Map 37228, a Schedule "E" Subdivision in the Mecca
area. 4th District; [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:


1. Approve the Improvement Agreements and Securities for the Final Parcel Map 37228 as approved by County Counsel; and
2. Approve the Final Parcel Map; and
3. Authorize the Chairman of the Board to sign the Improvement Agreements and Final Parcel Map 37228.

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: October 30, 2018
xc: Transp.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

2.9

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant fees 100%.			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Parcel Map 37228 was approved by the Board of Supervisors on August 29, 2017 as Agenda Item 1.22. Final Parcel Map 37228 is a 37.16 acre subdivision that is creating Six (6) commercial lots in the Mecca area. This Final Map complies in all respects with the provisions of Division 3 of Title 15 of the Government Code and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the final map.

Government Code Section 66458 directs the Board of Supervisors to approve a final map, without any discretion, if the map conforms to all the requirements of the Subdivision Map Act and local ordinances applicable at the time of approval or conditional approval of the tentative map.

Nachhattar Singh Chandi and Susana Chandi desire to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements and Securities which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer. The securities posted by SureTec Insurance Company are as follows:

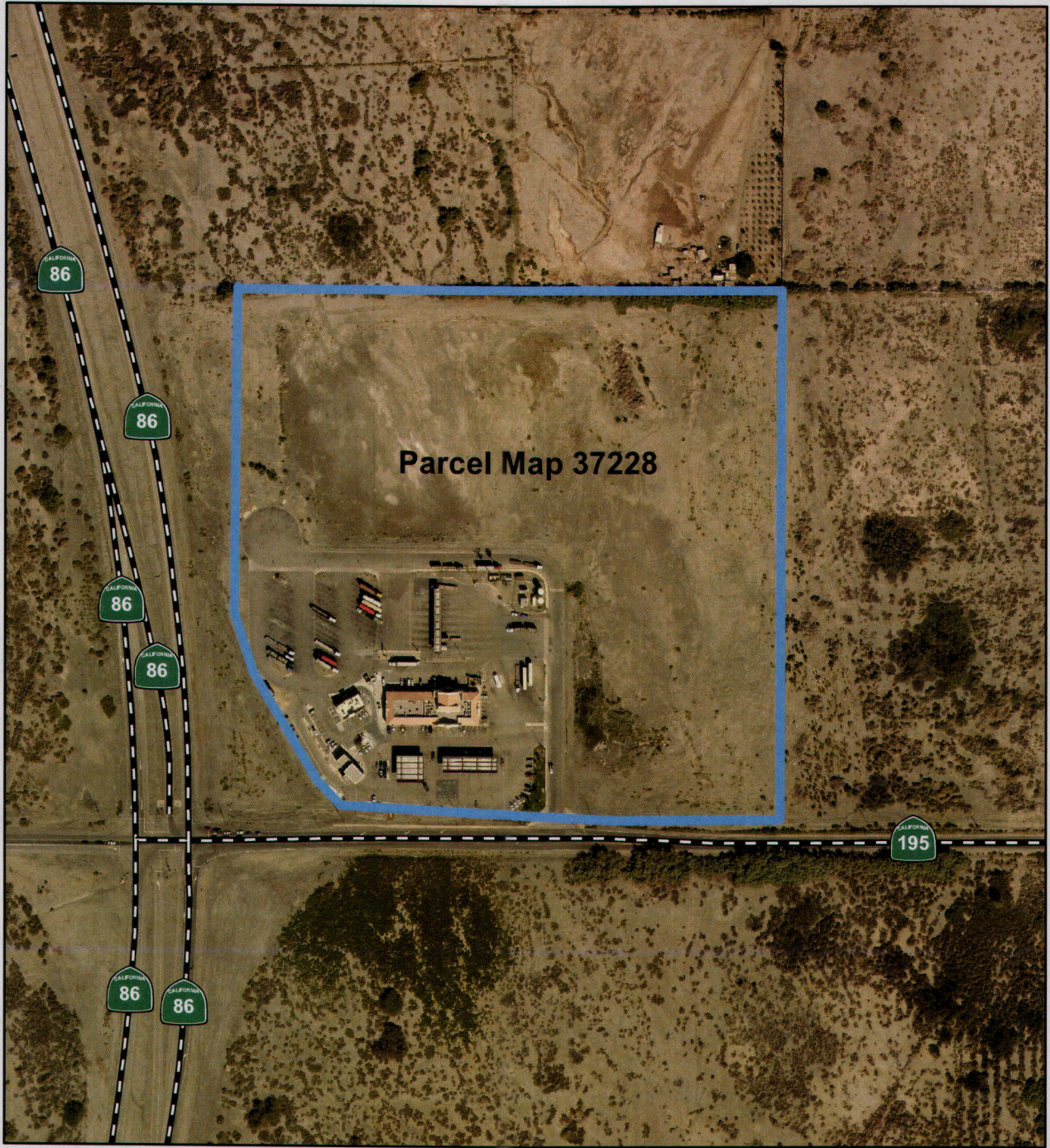
\$199,500.00 - Bond # 4423612 for the completion of street improvements.

Additional Fiscal Information:

All fees paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

- 37228 Vicinity Map
- 37228 Improvement Agreements
- 37228 Mylars



NOT TO SCALE

VICINITY MAP

Parcel Map 37228

TWP. 7S., RNG. 9E., SEC. 7

Supervisory District: 4

IN THE UNINCORPORATED

PARCE

A SUBDIVISION OF A
(S1/2 SW1/4) OF
SAN BERNARDINO
COACHELLA V/

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: LOT "A". THE DEDICATION IS FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOT "B", DESIGNATED AS A "PRIVATE STREET", AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "B", DESIGNATED AS A "PRIVATE STREET". THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "B".

WE HEREBY RETAIN A PRIVATE DRAINAGE EASEMENT OVER LOT "B", DESIGNATED AS A "PRIVATE STREET", AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN PARCEL 5 FOR WELL AND COMMUNICATION PURPOSES, AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN A RECIPROCAL INGRESS/EGRESS, PARKING AND DRAINAGE EASEMENT OVER PARCELS 1 THROUGH 4, INCLUSIVE, AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

NACHHATTAR SINGH CHANDI AND SUSANA CHANDI,
HUSBAND AND WIFE AS JOINT TENANTS

NOTARY ACKNOW

A NOTARY PUBLIC OR OTHER
THE INDIVIDUAL WHO SIGNED
TRUTHFULNESS, ACCURACY, C

STATE OF CALIFORNIA
COUNTY OF Riverside

ON September 25, 201

PERSONALLY APPEARED Nach
WHO PROVED TO ME ON THE
I IS/ARE SUBSCRIBED TO THE W
THE SAME IN his/HER/THEIR
THE INSTRUMENT THE PERSON
EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF
FOREGOING PARAGRAPH IS TRU
WITNESS MY HAND AND OFFICI

SIGNATURE Marylin Red
COMMISSION NO. 21922

PRINCIPAL PLACE OF BUSINESS:

NOTARY ACKNOW

IN THE UNINCORPORATED

PARCE

A SUBDIVISION OF
(S1/2 SW1/4)

SAN BERNARDINO

COACHELLA

2303.58'

1322.01' ±

ESTABLISHED AS THE WEST LINE OF THE EAST 80 ACRES OF THE NW1/4 OF SEC. 7, T.7S, R.9E. S.B.M., PER P.M. 1111/7-9, O.R.

FD. 2" I.P. W/CADT BRASS DISK, DN. 1.0', PER R.S. 104/81-92, ACC. AS W1/4 COR. SEC. 7

1/4 SECTION LINE

S89°47'06"E 2303.57'

981.56' {981.56'}

(S89°47'40"E 2303.57') {S89°42'18"E 2303.58'}

C/L 65TH AVENUE

1326.47'

ESTABLISHED AS THE WEST LINE OF THE EAST 80 ACRES OF THE SW1/4 OF SEC. 7, T.7S, R.9E. S.B.M., BEING ALSO THE COMMON LINE BETWEEN GOVT. LOTS 1 & 2 OF THE SW1/4 OF SEC. 7, T.7S, R.9E. S.B.M., AND AS SHOWN ON R.S. 17/34 AND P.M. 1111/7-9, O.R.

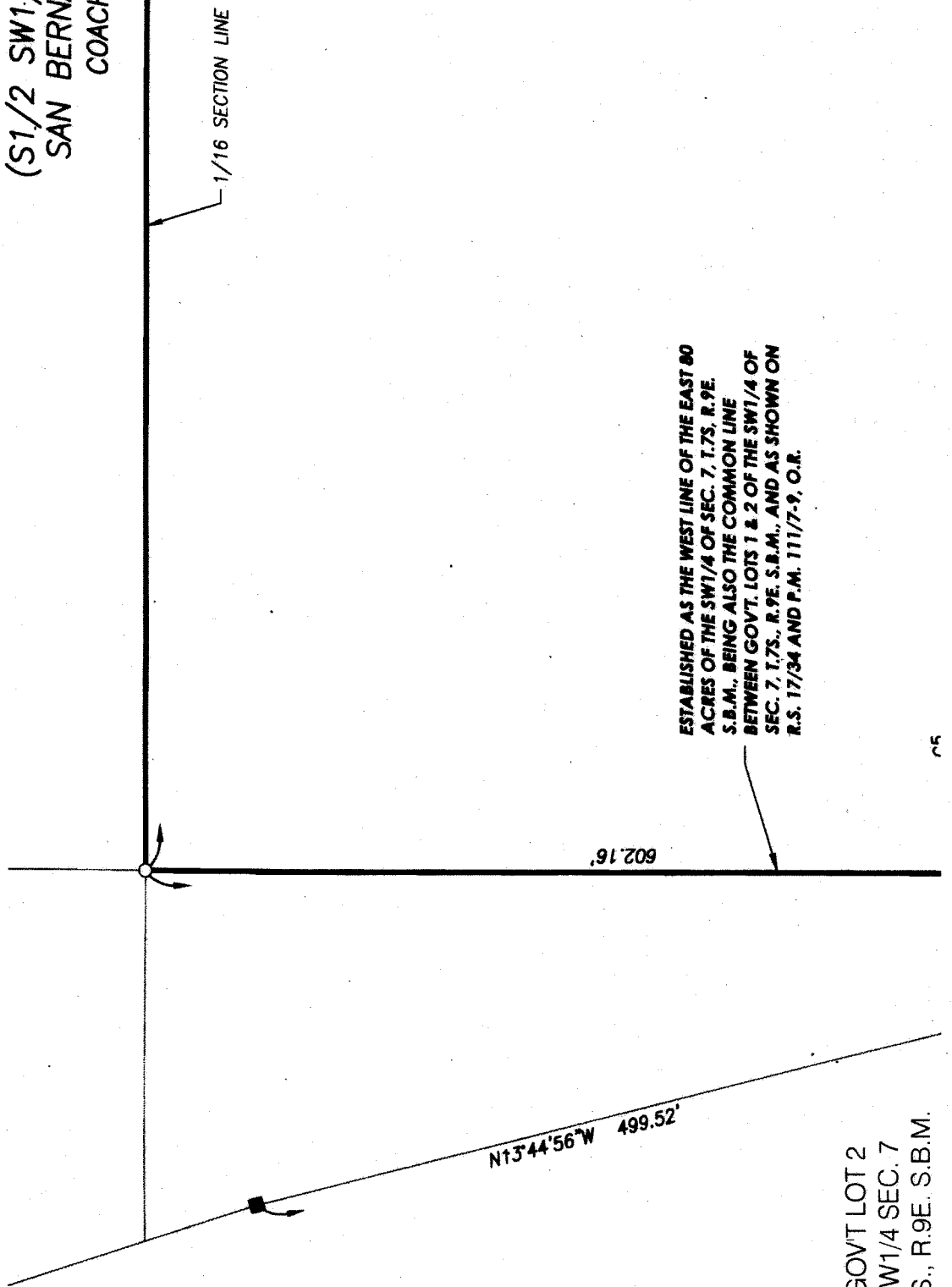
ET
N LINE
{N00°13'02"E 2656.85'}
1328.63'

R.S. 17/34
P.M. 1111

IN THE UNINCORPORATED

PARCEL

A SUBDIVISION OF
(S1/2 SW1/4)
SAN BERNARDINO
COACHELLA



ESTABLISHED AS THE WEST LINE OF THE EAST 80
ACRES OF THE SW1/4 OF SEC. 7, T.7S., R.9E.
S.B.M., BEING ALSO THE COMMON LINE
BETWEEN GOVT. LOTS 1 & 2 OF THE SW1/4 OF
SEC. 7, T.7S., R.9E. S.B.M., AND AS SHOWN ON
R.S. 17/34 AND P.M. 111/7-9, O.R.

GOVT LOT 2
SW1/4 SEC. 7
T.7S., R.9E. S.B.M.

**AGREEMENT
FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Nachhattar Singh Chandi and Susana Chandi, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Parcel Map 37228**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **One Hundred Ninety-Nine Thousand Five Hundred and no/100 Dollars (\$199,500.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

OCT 30 2018 2.9

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County

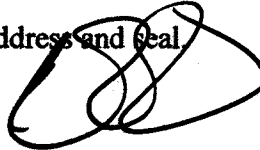
Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

Contractor

Nachhatar Singh Chandi & Susana Chandi
c/o Chandi Group USA
42270 Spectrum Street
Indio, CA 92203

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal

Signed:

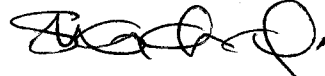


Print Name: Nachhatar Singh Chandi

Title N/A

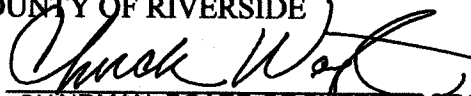
Print Name: Susana Chandi

Signed:




Title N/A

COUNTY OF RIVERSIDE

By 
CHAIRMAN, BOARD OF SUPERVISORS
CHUCK WASHINGTON


ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

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.

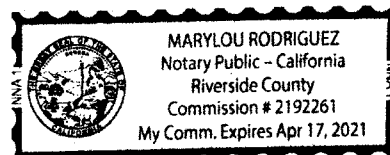
State of California
County of RIVERSIDE)

On OCTOBER 15, 2018 before me, MARYLOU RODRIGUEZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared NACHHATTAR SINGH CHANDI AND SUSANA CHANDI
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 Marylou Rodriguez (Seal)

**ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY
RECORDS MANAGEMENT PROGRAM
RECORDS TRANSFER LIST, part 1**

1. Work Order #

1. Page of

INSTRUCTIONS: Fax completed form to (909) 3586961 and submit original form to the Records Center wth the records being transferred.

DEPARTMENTAL INFORMATION					
3. DEPARTMENT Clerk of the Board of Supervisors		8. ORG.#		10. DATE 11/6/2018	
4. ORGANIZATION County of Riverside-CA.		9. ACCOUNT #		11. MEDIA CODE	
5. ADDRESS 4080 Lemon St., Room 127		12. NO. OF BOXES TRANSFERRED			
CITY Riverside, CA. 92501		13. RECORDS TRANSFERRED BY:			
6. MAIL STOP 1010	7. Name PHONE # FAX# Lorraine Williams 951-955-8092 951-955-1071		14. RECORDS COORDINATOR (must be Authorized):		
15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Final Parcel Map No 37228 Item 2.9 Date: 10/30/2018				
	Schedule "E" in the Mecca area 4 th District				
	Corrections Made				
21. RECORDS RECEIVED BY:			30. REMARKS		
22. TITLE 		23. RECEIVED VIA:			
24. DATE RECEIVED: 11/6/18		25. TIME RECEIVED: 10:03			
26. BOXES VERIFIED BY:		27. DATE BOXES VERIFIED:			
28. NAME/DATE SCANNED TO HOLDING AREA:			29. NAME/DATE SCANNED TO LOCATION:		

2018 NOV -6 AM 10:03
 RECEIVED BY: [Signature]
 COUNTY OF RIVERSIDE

2018-11-14 1278

ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY
RECORDS MANAGEMENT PROGRAM
RECORDS TRANSFER LIST, part 1

1. Work Order # _____

1. Page _____ of _____

INSTRUCTIONS: Fax completed form to (909) 3586961 and submit original form to the Records Center with the records being transferred.

DEPARTMENTAL INFORMATION

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	Final Parcel Map No 37228 Item 2.9 Date: 10/30/2018 Schedule "E" in the Mecca area 4 th District				

2018 OCT 31 AM 10:13

21. RECORDS RECEIVED BY:		30. REMARKS	
22. TITLE ACR Fees	23. RECEIVED VIA:		
24. DATE RECEIVED: 10/31/2018	25. TIME RECEIVED: 10:13		
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:		
28. NAME/DATE SCANNED TO HOLDING AREA:		29. NAME/DATE SCANNED TO LOCATION:	

2018-11-14/278

Williams, Lorraine D

From: Odenbaugh, Dennis
Sent: Wednesday, October 31, 2018 1:29 PM
To: Verba, Teresa
Cc: Toni Merrihew; 'Delpolito, Kimberly L'; Oriero, Jeff; Williams, Lorraine D
Subject: RE: Final Parcel Map 37228

Teresa,

I originally erased the CC&R statement but the sheets were slip sheeted at the last minute because they were the wrong size. Please go ahead and reject and send it back to the COB. I will then erase the CC&R's statement and send it back.

Thank you,

Dennis Odenbaugh
Principal Engineering Tech.
Riverside County Transportation,
Survey Division
4080 Lemon Street
Riverside, Ca. 92501 8th floor
951-955-1843
dodenbau@rivco.org

To help us better serve you please
click the link to tell us [How are we doing?](#)

From: Verba, Teresa <tverba@asrckrec.com>
Sent: Wednesday, October 31, 2018 12:58:43 PM
To: Odenbaugh, Dennis
Subject: RE: Final Parcel Map 37228

There's a fill in on the map for the CC&R.
Thank you.
Teresa

From: Odenbaugh, Dennis <DODENBAU@RIVCO.ORG>
Sent: Wednesday, October 31, 2018 11:57 AM
To: Verba, Teresa <tverba@asrckrec.com>
Subject: RE: Final Parcel Map 37228

Correct. No CC&R's on this one.

Thank you,

Dennis Odenbaugh

Principal Engineering Tech.
Riverside County Transportation,
Survey Division
4080 Lemon Street
Riverside, Ca. 92501 8th floor
951-955-1843
dodenbau@rivco.org

To help us better serve you please
click the link to tell us How are we doing?

From: Verba, Teresa [<mailto:tverba@asrclkrec.com>]
Sent: Wednesday, October 31, 2018 11:37 AM
To: Odenbaugh, Dennis <DODENBAU@RIVCO.ORG>
Subject: RE: Final Parcel Map 37228

Good morning Dennis,
Our office received Parcel Map 37228 with no CC&R enclosed for fill in on map.
Thank you.
Teresa

From: Odenbaugh, Dennis <DODENBAU@RIVCO.ORG>
Sent: Monday, October 29, 2018 11:53 AM
To: Abrera, Maria <MAbrera@asrclkrec.com>; Barton, Karen <KLBARTON@RIVCO.ORG>; Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Antionette <agarrett@asrclkrec.com>; Gomez, Sophia <sopgomez@asrclkrec.com>; Gregston, Mary <mgregsto@asrclkrec.com>; Maxwell, Sue <smaxwell@RIVCO.ORG>; McAlexander, Cheryl <ChMcalex@asrclkrec.com>; Moore, Kiyomi <kiymoore@asrclkrec.com>; Ness, Gina <GinaNess@rivco.org>; Porter, Yvonne <YPORTER@RIVCO.ORG>; Ramirez, Elvia <elramire@asrclkrec.com>; Rayburn, Tim <TRAYBURN@RIVCO.ORG>; Verba, Teresa <tverba@asrclkrec.com>; Williams, Lorraine D <LDWilliams@rivco.org>
Cc: Delpolito, Kimberly L <kdelpolito@firstam.com>
Subject: Final Parcel Map 37228

Please Note:

Final Parcel Map 37228 is scheduled for the October 30, 2018 Board agenda. The title company issuing the guarantee is First American Title Insurance Company.
The order number is NCS-785941-ONT1 and the title officer is Kim Delpolito, kdelpolito@firstam.com (909)510-6202.

Thank you,

Dennis Odenbaugh
Principal Engineering Tech.
Riverside County Transportation,
Survey Division
4080 Lemon Street
Riverside, Ca. 92501 8th floor



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

BOARD APPROVAL REQUIRED: Yes No

COUNTY COUNSEL APPROVAL: Yes No

AGREEMENT/CONTRACT NO.:

REQUESTED BOARD DATE: 10-30-2018

CAN IT GO AT A LATER DATE: YES NO

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:		SUPERVISORIAL DISTRICT: 3	

PROJECT/SUBJECT:

FINAL PARCEL MAP NO: 37228 (Schedule "E")

DESCRIPTION: APPROVAL OF FINAL PARCEL MAP AND AGREEMENTS

CONTRACTING PARTY: DENNIS ODENBAUGH	W.O. NO.: Fpm37228 (TC-SU21)(DBF)
PROJECT MANAGER: DENNIS ODENBAUGH	EXTENSION: 5-1843
FORM 11 AUTHOR/CONTACT: DENNIS ODENBAUGH	EXTENSION:

FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

ROUTING

SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):

THE FINAL PARCEL MAP AND IMPROVEMENT AGREEMENTS ARE TO BE EXECUTED BY THE

CHAIRMAN OF THE BOARD. DELIVER THE FINAL PARCEL MAP

TO THE COUNTY RECORDER. ONE SET OF THE IMPROVEMENT AGREEMENTS ARE RETAINED BY THE COB

AND THE REMAINING 2 SETS DELIVERED BACK TO TRANSPORTATION.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
8112			

BOARD AGENDA DATE: 10/30/18

BOS ITEM NUMBER: 2.9

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

PARCEL MAP NO. 37228

A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. COACHELLA VALLEY ENGINEERS

DATE OF SURVEY: FEBRUARY 16, 2016 SEPTEMBER, 2018

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP AND WE ARE THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE STRIKE NUMBER LINE.

THE PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: X. THE DEDICATION IS FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOT "B", DESIGNATED AS A "PRIVATE STREET", AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL.

THE PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: X. DESIGNATED AS A "PRIVATE STREET". THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "B".

WE HEREBY OBTAIN A PRIVATE DRAINAGE EASEMENT OVER LOT "B", DESIGNATED AS A "PRIVATE STREET", AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN PARCEL 5 FOR WELL AND COMMUNICATION PURPOSES, AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY OBTAIN A RECORDING, INTEREST, PARKING AND DRAINAGE EASEMENT OVER PARCELS 1 THROUGH 5, INCLUDING, AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

BY: [Signature] MARYLOU RODRIGUEZ AND JOHANNA W. GLASS
AS JOINT TENANTS

BY: [Signature] JOHANNA W. GLASS
SIGNATURE

NOTARY STATEMENT

I, JOHANNA W. GLASS, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A MEMBER OF THE CALIFORNIA NOTARY PUBLIC ASSOCIATION AND AM CURRENTLY LICENSED AS A NOTARY PUBLIC IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. MY COMMISSION NO. IS 0122099 AND IT EXPIRES ON SEPTEMBER 30, 2018. I HAVE REVIEWED THE INSTRUMENT AND AM SURE THAT THE SIGNATURES OF THE PARTIES ARE TRUE AND CORRECT AND THAT THE INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED FOR RECORD.

NOTARY STATEMENT

I, JOHANNA W. GLASS, A CALIFORNIA NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A MEMBER OF THE CALIFORNIA NOTARY PUBLIC ASSOCIATION AND AM CURRENTLY LICENSED AS A NOTARY PUBLIC IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. MY COMMISSION NO. IS 0122099 AND IT EXPIRES ON SEPTEMBER 30, 2018. I HAVE REVIEWED THE INSTRUMENT AND AM SURE THAT THE SIGNATURES OF THE PARTIES ARE TRUE AND CORRECT AND THAT THE INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED FOR RECORD.

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 Riverside

ON September 25, 2018 BEFORE ME, Marylou Rodriguez, A NOTARY PUBLIC,

PERSONALLY APPEARED Nachhattar Singh Chandi and Jessica Chandi 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 CAPACITIES, 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 Marylou Rodriguez PRINT NAME Marylou Rodriguez

COMMISSION NO. 21922461 COMMISSION EXPIRES Apr 17, 2021

PRINCIPAL PLACE OF BUSINESS Riverside County, California

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 Texas
COUNTY OF Rockwall

ON October 3, 2018 BEFORE ME, Johanna W. Glass, A NOTARY PUBLIC,

PERSONALLY APPEARED John L. Zaidler 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 CAPACITIES, 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.

TAX COLLECTOR
HENRY GIBNEY THAT
ADVISE THE PROPERTY
OR SPECIAL ASSESSMENT
NOW - 1-800-333-1000

JOHN CHANDLER
COUNTY CLERK
BY: [Signature]

SURVEYORS
THIS MAP WAS PREPARED
BY ME OR UNDER MY
SUPERVISION AND I AM
A LICENSED SURVEYOR
IN THE STATE OF CALIFORNIA
AND I AM NOT PROVIDING
ANY GUARANTEE OR
WARRANTY WITH THE
EXCEPT AS MAY BE
STATED OTHERWISE IN
WRITING.

[Signature]
MARK A. TURNER
L.S. 6038

COUNTY CLERK
THIS MAP CONFORMS TO
STATE THAT THIS MAP HAS
SUBSTANTIALLY THE SAME
DIMENSIONS AS THE
ORIGINAL, AND APPROVED
BEING AUGUST 29, 2000.

PRINT NAME Mary Julia Rodriguez
COMMISSION EXPIRES Apr 17, 2021
2 County, California

LETTER THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF
TO WHOM THIS CERTIFICATE IS ATTACHED, AND NOT THE
PART DOCUMENT.

6. Johanna W. Glass A NOTARY PUBLIC.

Notary
I HEREBY CERTIFY TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXERCISED
SUFFICIENT AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON
BY UPON BEHALF OF WHICH THE PERSON(S) ACTED.

7. THE LAWS OF THE STATE OF CALIFORNIA THAT THE

PRINT NAME Johanna W. Glass
COMMISSION EXPIRES Dec 05, 2019
Sanaba, Texas

8. I, THE NOTARY PUBLIC, HAVE REVIEWED THE FOLLOWING OWNER'S
AND HAVE DETERMINED THAT THE SIGNATURE(S) OF THE FOLLOWING OWNER(S)
IS/ARE THE SAME AS IT APPEARED ON THE INSTRUMENT NO. 92-48273, OF OFFICIAL RECORDS
IN INSTRUMENT NO. 92-48273, OF OFFICIAL RECORDS.

9. I, THE NOTARY PUBLIC, HAVE REVIEWED THE FOLLOWING SECOND PARTY
AND HAVE DETERMINED THAT THE SIGNATURE(S) OF THE SECOND PARTY
IS/ARE THE SAME AS IT APPEARED ON THE INSTRUMENT NO. 92-48273, OF OFFICIAL RECORDS
IN INSTRUMENT NO. 92-48273, OF OFFICIAL RECORDS.

10. I, THE NOTARY PUBLIC, HAVE REVIEWED THE FOLLOWING PUBLIC OFFICER
AND HAVE DETERMINED THAT THE SIGNATURE(S) OF THE PUBLIC OFFICER
IS/ARE THE SAME AS IT APPEARED ON THE INSTRUMENT NO. 92-48273, OF OFFICIAL RECORDS
IN INSTRUMENT NO. 92-48273, OF OFFICIAL RECORDS.

11. I, THE NOTARY PUBLIC, HAVE REVIEWED THE FOLLOWING PUBLIC OFFICER
AND HAVE DETERMINED THAT THE SIGNATURE(S) OF THE PUBLIC OFFICER
IS/ARE THE SAME AS IT APPEARED ON THE INSTRUMENT NO. 92-48273, OF OFFICIAL RECORDS
IN INSTRUMENT NO. 92-48273, OF OFFICIAL RECORDS.

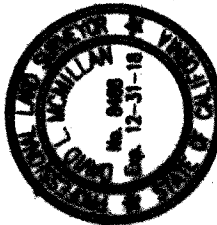
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF MARIANNA SANCHEZ CHANG AND SUSANA CHANG, ON DECEMBER 16, 2018. I HEREBY STATE
THAT ALL MEASUREMENTS ARE OF THE CHARACTER AND OCCUPY THE PORTIONS INDICATED OR WILL BE IN
ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT SAID MEASUREMENTS ARE
OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED. I HEREBY STATE THAT THIS PARCEL MAP
SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONGRESSIONALLY APPROVED TENTATIVE MAP, IF ANY.



Mark A. Turner DATED: 9/20, 2018
MARK A. TURNER EXP. 09/30/19
L.S. 6828

COUNTY SUPERVISOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY
STATE THAT THIS MAP 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. 37228, AS FILED,
APPROVED AND APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 29, 2017. THE EXPIRATION DATE
BEING AUGUST 29, 2020, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



David L. McMillan DATED: 10-24, 2018
DAVID L. McMILLAN EXP. 12/31/18
COUNTY SUPERVISOR
L.S. 8488

BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF INDIANWELLS, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE
PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION MAKE HEREON PURSUANT TO THE SUBDIVISION MAP ACT
AND LOCAL ORDINANCE OF LOT 2, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE
COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO AMENDMENTS IN ACCORDANCE WITH COUNTY STANDARDS, AND
LOT 3, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE STATE HIGHWAY MAINTAINED
ROAD SYSTEM. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF EGRESS
AND EASES FOR EMERGENCY VEHICLES WITHIN LOT 3, DESIGNATED AS A "PRIVATE STREET", AS SHOWN HEREON,
IS HEREBY ACCEPTED.

COUNTY OF INDIANWELLS, STATE OF CALIFORNIA

Chuck White DATED: 10/30, 2018
BY: CHUCK WHITE
CHAIRMAN OF THE BOARD OF SUPERVISORS

Johanna Willis, Dwyer
BY: JOHANNA WILLIS, DWYER
CLERK OF THE BOARD OF SUPERVISORS