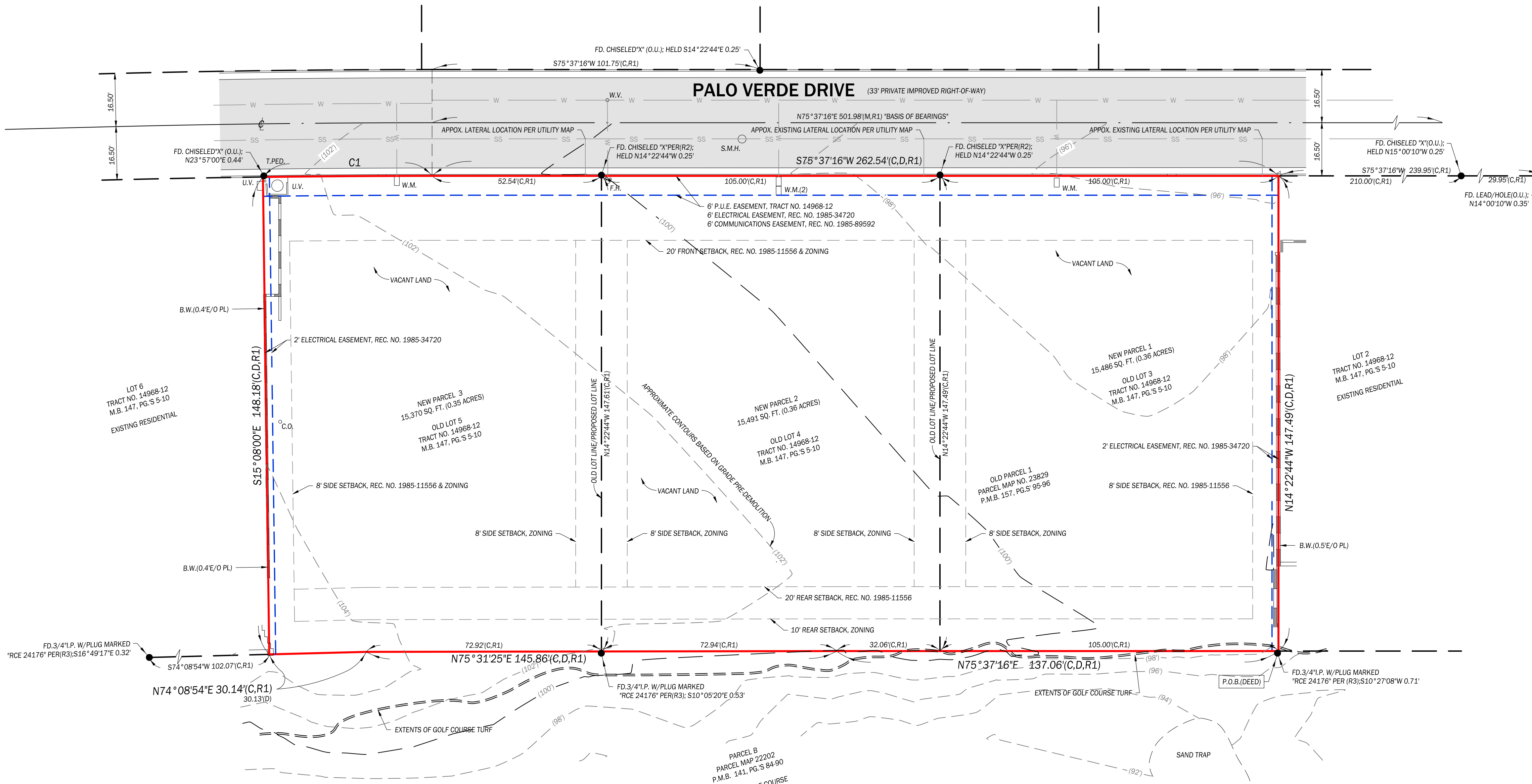
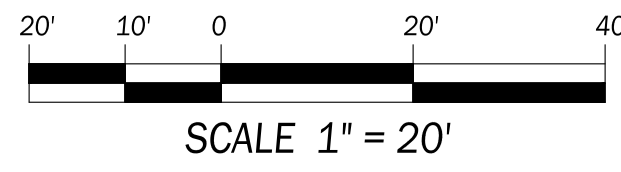
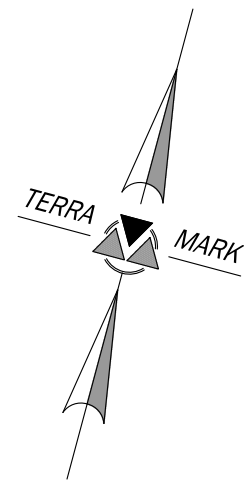


ATTACHMENT #5

IN THE CITY OF INDIAN WELLS TENTATIVE PARCEL MAP 38976

BEING A SUBDIVISION OF MERGED PARCEL 1 OF PARCEL MAP NO. 23829,
BOOK 157 OF PARCEL MAPS, PAGES 95-96
AND LOT 5 OF TRACT MAP NO. 14968-12
BOOK 147 OF MAPS, PAGES 5-10
(PARCEL 1 BEING MERGED LOTS 3 & 4 OF SAID TRACT MAP NO. 14968-12)
IN THE NORTH 1/2 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN



RECORD LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF INDIAN WELLS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1 OF PARCEL MAP NO. 23829 ON FILE IN BOOK 157, PAGE(S) 95 AND 96, OF PARCEL MAPS, AND LOT 5 OF TRACT MAP NO. 14968-12, AS SHOWN BY MAP ON FILE IN BOOK 147 OF MAPS, PAGE(S) 5 THROUGH 10, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP; THENCE, NORTH 14°22'44" WEST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 147.49 FEET TO THE SOUTHERLY LINE OF PALO VERDE DRIVE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 75°37'16" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 262.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3983.50 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°45'16", AN ARC DISTANCE OF 52.45 FEET, TO THE NORTHWEST CORNER OF LOT 5 OF SAID TRACT MAP NO. 14968-12; THENCE SOUTH 15°08'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 148.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 74°08'54" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 30.13 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 5 AND SAID PARCEL 1, NORTH 75°31'25" EAST, A DISTANCE OF 145.86 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 75°37'16" EAST, A DISTANCE OF 137.06 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
THIS LEGAL IS MADE PURSUANT TO CERTIFICATE OF PARCEL MERGER #15-992 RECORDED MAY 26, 1999 AS INSTRUMENT NO. 230386 OF OFFICIAL RECORDS.
THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "FIDELITY NATIONAL TITLE COMPANY" ORDER NUMBER 00094662-991-IE1-B52, WITH AN EFFECTIVE DATE OF OCTOBER 17, 2019.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PALO VERDE DRIVE PER TRACT MAP #14868-12, FILED IN BOOK 147 OF MAPS, PAGES 5-10, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, BEING NORTH 75°37'16" EAST.

LAND AREA
THE LAND AREA OF THE EXISTING PROPERTY IS 46,347 SQ. FT. (1.06 ACRES).
THE PROPOSED AREA FOR EACH PARCEL IS AS FOLLOWS:
PARCEL 1: 15,486 SQ. FT. (0.36 ACRES)
PARCEL 2: 15,491 SQ. FT. (0.36 ACRES)
PARCEL 3: 15,370 SQ. FT. (0.35 ACRES)

- SIGNATURE OMISSIONS**
THE FOLLOWING ITEMS WERE OBTAINED FROM A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 00094662-991-IE1-B52, WITH AN EFFECTIVE DATE OF OCTOBER 17, 2019.
- MATTERS SHOWN ON THE FACE OF TRACT NO. 14968-12 AND PARCEL MAP 23829.
 - SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY. AMONG OTHER THINGS, SAID ITEM CREATED A 5' PUBLIC UTILITY EASEMENT LYING OVER THE SUBJECT PROPERTY, SHOWN HEREON.
 - CC&RS RECORDED AUGUST 6, 1980 UNDER RECORDING NO. 141853, AND MODIFIED BY DOCUMENTS RECORDED: AUGUST 3, 1982 AS REC. NO. 132742; AND JANUARY 18, 1985 AS REC. NO. 11560. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - AN AGREEMENT RECORDED JANUARY 8, 1985 AS REC. NO. 4011. SAID ITEM IS BLANKET IN NATURE. THE SUBJECT PROPERTY BEING A PORTION OF THE LANDS DESCRIBED THEREIN.
 - CC&RS AND EASEMENTS RECORDED JANUARY 18, 1985 AS REC. NO. 11556, AND MODIFIED BY A DOCUMENT RECORDED OCTOBER 5, 1987 AS REC. NO. 287987. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY. AMONG OTHER THINGS, SAID ITEM NOTES A FRONT AND REAR SETBACK OF 20 FEET AND A SIDE SETBACK OF 8 FEET, OF WHICH EACH ARE SHOWN HEREON.
 - AN EASEMENT FOR ELECTRICAL LINE PURPOSES RECORDED FEBRUARY 20, 1985 AS REC. NO. 34720. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
 - AN AGREEMENT RECORDED MARCH 21, 1985 AS REC. NO. S 57852, 57853, AND 57854. SAID ITEM IS BLANKET IN NATURE. THE SUBJECT PROPERTY BEING A PORTION OF THE LANDS DESCRIBED THEREIN.
 - AN EASEMENT FOR TELEPHONE LINE PURPOSES RECORDED APRIL 29, 1985 AS REC. NO. 89592. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
 - AN EASEMENT FOR COMMUNITY ANTENNA PURPOSES RECORDED DECEMBER 24, 1985 AS REC. NO. 289790. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - AN EASEMENT FOR COMMUNITY ANTENNA PURPOSES RECORDED JULY 8, 1988 AS REC. NO. 189428. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - SAID LAND WITH AREA OF REDEVELOPMENT AGENCY AS RECORDED APRIL 8, 1998 AS REC. NO. 135006. SAID ITEM DOES NOT APPEAR TO LIE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - NOTICE OF PARCEL MERGER (TWO CONTIGUOUS PARCELS) RECORDED MAY 26, 1999 AS REC. NO. 230386. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

ZONING INFORMATION
ACCORDING TO THE CITY OF INDIAN WELLS ON 12/14/2023, THE SUBJECT PROPERTY IS ZONED (RVLD) "VERY LOW DENSITY RESIDENTIAL" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

USE:	PROPOSED USE: RESIDENTIAL
LOT WIDTH:	100'
LOT DEPTH:	100'
FRONT YARD SETBACK:	20'
REAR YARD SETBACK:	10'
INTERIOR SIDE SETBACK:	8'
GARAGE DOOR SETBACK:	20'
MAXIMUM DENSITY:	3 DWELLING UNITS PER ACRE
MAXIMUM BUILDING HEIGHT:	18'

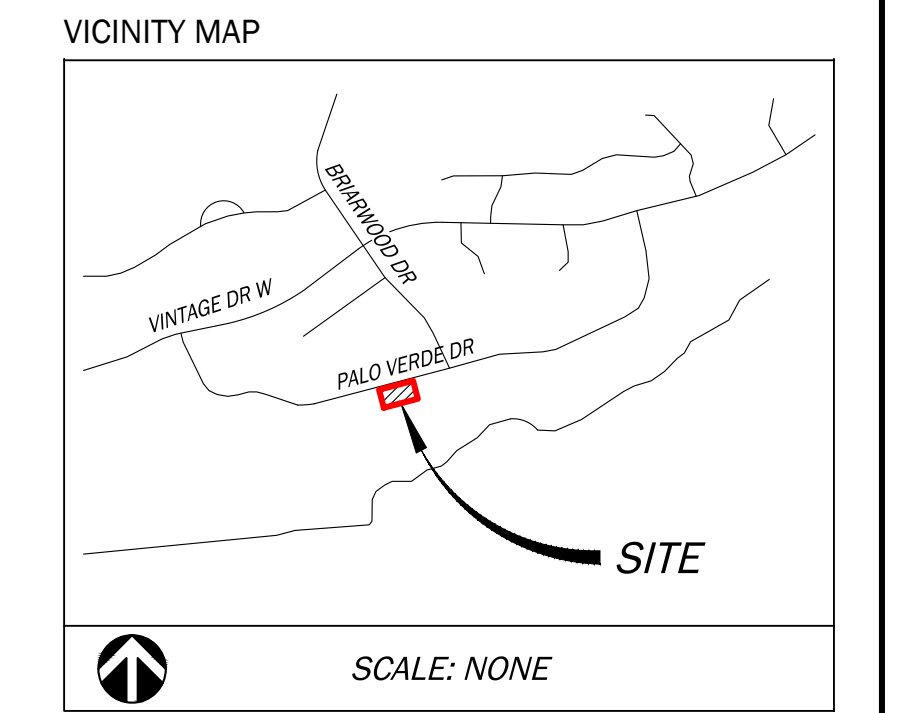
PARKING RESTRICTIONS:
RESIDENTIAL: MINIMUM OF TWO SPACES PER UNIT LOCATED WITHIN A GARAGE ATTACHED TO THE STRUCTURE

SUBDIVIDER'S INFORMATION
VLMK ENGINEERING & DESIGN
3933 S. KELLY AVENUE
PORTLAND, OR 97239

OWNERS'S INFORMATION
JORDAN D. SCHNITZER REVOCABLE LIVING TRUST

SURVEYOR'S INFORMATION
TERRAMARK INC.
8196 SW HALL BOULEVARD, SUITE 111
BEAVERTON, OR 97008
(503)860-2255

SURVEYOR:
MICHAEL A. HOFFMANN
L.S. 7631



UTILITY PROVIDERS PER CITY INFORMATION
Cable (Phone/Internet): Spectrum - (760) 340-2225
Electric: Southern Californian Edison Company - (800) 655-4555
Gas: Southern California Gas Company - (800) 427-2200
Telephone (TV/Internet): Frontier Communications - (833) 824-8685
Trash & Recycling Collection: Burrtec Waste and Recycling Services, LLC - (760) 340-2113
ABOP Center - (760) 863-8976
Water: Coachella Valley Water District - (760) 398-2651

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1(C,R1)	52.46'	3983.50'	0°45'16"	575'14'38" W 52.46'
C1(D)	52.45'	3983.50'	0°45'16"	

LEGEND

B.W.	BLOCK WALL	P.O.B.	POINT OF BEGINNING	█	BLOCK/CONCRETE WALL
(C)	CALCULATED DATA	(R1)	TR. 14868-12, M.B. 147/5-10	▨	CONCRETE
C.L.	CENTERLINE	(R2)	PM. 23829, F.M.B. 157/95-96	▩	ASPHALT
C.O.	CLEANOUT	(R3)	C.R. 01-213	—OHW—	OVERHEAD WIRE
(D)	DEED DATA	S.M.H.	SEWER MANHOLE	—SS—	SEWER LINE
F.H.	FIRE HYDRANT	U.V.	UTILITY VAULT	—W—	WATER LINE
I.P.	IRON PIPE	W.M.	WATER METER		
M.B.	MAILBOX	W.V.	WATER VALVE		
O.U.	ORIGIN UNKNOWN				

DATE	DESCRIPTION
4/10/2024	MAP NUMBER

DATE: 12/14/2023	DRAWN BY: K.L.M.
SCALE: 1" = 20'	CHECKED BY: M.A.H.
JOB NO: 20235626	SHEET: 1 OF 1

