ALTA/NSPS LAND TITLE SURVEY

14601 PALM DRIVE
DESERT HOT SPRINGS, CA 92240

VACANT LAND
APN: 656-020-046

FD-SPIKE AND WASHER STAMPED "LS 5411" PER CR 200468,DOC NO-2021-0063 ACCEPTED AS N 1/4 CORNER SEC.6

BK-173 PG 82-84
PARCEL 6
PM 27318

PARCEL 2

PARCEL A
LLA NO. 7-91
INSTR. NO. 43749
(NOT A PART OF THIS SURVEY)

PARCEL 2
PM 37571
BK-248 PG 16-18

PARCEL 1
PM 37571
BK-248 PG 16-18
(NOT A PART OF THIS SURVEY)

TRA 014-017

LOT A
LOT B

PALM DRIVE

ASSESSOR'S PARCEL NO. / OWNER:

APN: 656-020-046

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:
A FEE
TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
GEORGE PAUL MARINKOVICH and WINFRED SIMONA AUBREY, AS SUCCESSOR Co-Trustees of the Marinkovich Trust, date December 27, 1979

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DESERT HOT SPRINGS IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 37571, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED FOR RECORD ON NOVEMBER 22, 2019 IN BOOK 248 AT PAGES 16 TO 18, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APN: 656-020-046

EXCEPTIONS

2 Easements in favor of the public over any existing roads lying within said Land.

3 RESERVATIONS CONTAINED IN THE PATENT FROM:
THE UNITED STATES OF AMERICA
RECORDING DATE: MARCH 28, 1927
RECORDING NO: IN BOOK 9 PAGE 225 OF PATENTS

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL,MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
LOCATION CANNOT BE DETERMINED FROM THE RECORD.

4 *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED JULY 09, 1940 IN BOOK 469 PAGE 196 OF OFFICIAL RECORDS.*

5 *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO PURPOSES AS RESERVED IN A DOCUMENT BY: ROBERT H. MCDONALD AND ETNEL GRACE MCDONALD FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1953 IN BOOK 617 PAGE 482 OF OFFICIAL RECORDS.
AND IN BOOK 1488 PAGE 527 OF OFFICIAL RECORDS.
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.*

6 *CENTERLINE EASEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC LINES AND TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 1947 IN BOOK 809, PAGE 158 OF OFFICIAL RECORDS. WIDTH NOT SPECIFIED.*

7 *CENTERLINE OF EASEMENT AND RIGHTS INCIDENTAL THERETO TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC LINES AND TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES, RECORDED MAY 19, 1947 IN BOOK 835, PAGE 337 OF OFFICIAL RECORDS.
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.*

8 *CENTERLINE OF EASEMENT AND RIGHTS INCIDENTAL THERETO TO CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED MAY 19, 1947 IN BOOK 838 PAGE 22 OF OFFICIAL RECORDS.*

9 *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO TO THE COUNTY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF A DRAINAGE AREAS AND INCIDENTAL PURPOSES RECORDED DECEMBER 17, 1968 AS INSTRUMENT NO. 1968-122879 OF OFFICIAL RECORDS.*

10 *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 02, 1980 AS INSTRUMENT NO. 1980-83930 OF OFFICIAL RECORDS.*

12 *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO TO JOSEPH A. WALL AND MARILYN K. WALL HUSBAND AND WIFE FOR SEWER AND SURFACE DRAINAGE PURPOSES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 11, 1986 AS INSTRUMENT NO. 1986-32875 OF OFFICIAL RECORDS*

13 *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO THE CITY OF DESERT HOT SPRINGS FOR RIGHT OF WAY FOR STREET AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 29, 1992 AS INSTRUMENT NO. 1992-409491 OF OFFICIAL RECORDS.*

14 *MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SEWER EASEMENT AGREEMENT DATED MARCH 03, 1992 EXECUTED BY: ROBERT KAHAN, AS TRUSTEE OF THE MARINKOVICH TRUST DATED DECEMBER 28, 1979 AND J. LARRY FUGATE RECORDED MARCH 26, 1992 AS INSTRUMENT NO. 1992-107041 OF OFFICIAL RECORDS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.*

15 *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 23, 1993 AS INSTRUMENT NO. 1993-372170 OF OFFICIAL RECORDS.*

BENCHMARK

NGS BM
DESIGNATION: 603 64
MONUMENT: 2" BENCH MARK DISK, SET IN TOP CONCRETE MONUMENT
PID: DX0133
STATE/COUNTY: CA/RIVERSIDE
COUNTRY: US
USGS QUAD: DESERT HOT SPRINGS (2018)
LOCATION:
DESCRIPTION FOLLOWS. IN DESERT HOT SPRINGS, AT THE POST OFFICE, 9.1 METERS (30 FT) SOUTH OF THE CENTER OF THE EAST BOUND LANES OF PIERSON BOULEVARD, 7.9 METERS (26 FT) EASTOF THE ENTRANCE TO THE POST OFFICE AND 0.6 METER (2 FT) WEST OF A FLAGPOLE.

ELEVATION-1073.39FT (NAVD88)

SURVEYOR'S NOTES:

1 -THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
-THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
-AT THE TIME OF THE SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
-NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
-UNLESS THIS PLAN HAS HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
-FMT LAND SURVEYING ASUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON.

2 -( ) INDICATES RECORD DATA PER PARCEL MAP 37571 IN BOOK 248 AT PAGE 16 TO 18 IN OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

STATEMENT OF POSSIBLE ENCROACHMENTS:

- (A) -EAST FACE OF WALL 0.25' NORTH AND 1.39' EAST OF PL
- (B) -WALL FOOTING 1.42' EAST OF PL
- (C) -EAST FACE OF WALL 0.33' EAST OF PL
- (D) -CONCRETE 0.22' WEST OF PL
- (E) -CURB ANGLE 0.83' WEST OF PL
- (F) -CURB ANGLE 0.91' WEST OF PL

CURVE DATA:

- (1) -D=55'09'00"-L=24.06' -R=25.0'
- (2) -D=55'09'00"-L=24.06' -R=25.0'

LINE DATA:

- [A] -N 89°56'19" W 85.80'
- [B] -S 01°32'44" W 65.00'

GROSS LAND AREA

(STREET EASEMENT INCLUDED)
277,881.20 SQUARE FEET
6.38 ACRES

NET LAND AREA

265,687.04 SQUARE FEET
6.10 ACRES

LEGEND:

A.C.	- ASPHAULT
APN	- ASSESSOR'S PARCEL NUMBER
BF	- BACKFLOW
BFC	- BACKFLOW CAGE
CHNLF	- CHAINLINK FENCE
CMH	- COMMUNICATION MANHOLE
COMB	- COMMUNICATON BOX
COND	- CONDUIT
CONC.	- CONCRETE
D.G.	- DIRT
DI	- DRIAN
EB	- ELECTRIC BOX
EMH	- ELECTRIC MANHOLE
EVLT	- ELECTRIC VAULT
EP	- EDGE OF PAVEMENT
FD	- FOUND
FH	- FIRE HYDRANT
FSBF	- FIRE SERVICE BACKFLOW
FSC	- FIRE SERVICE CONNECTION
FSV	- FIRE SERVICE VALVE
GP	- GUARDPOST
GMH	- GREASE TRAP MANHOLE
GSO	- GAS SHUT-OFF
GUY	- GUIDE WIRE
IP	- IRON PIPE
IRP	- IRRIGATION PANEL
LIT	- LIGHT
LS	- LOOSE MARKOUT SIGNAL
L/A	- LANDSCAPE
LND	- LEAD & DISC
MONS	- MONUMENT SIGN
OR	- OPEN RISER
OUT	- OUTLET
PP	- POWER POLE
S	- SIGN
SL	- STREETLIGHT
SCO	- SEWER CLEANOUT
SNF	- SEARCHED FOR NOTHING FOUND
SMH	- SEWER MANHOLE
TCR	- TELCOM RISER
T.E.	- TRASH ENCLOSURE
TR	- TRANSFORMER
TW	- TOP OF WALL
WP	- WOOD POST
WM	- WATER METER
WV	- WATER VALVE
WVLT	- WATER VAULT

- BOUNDARY LINE
- LOT LINE
- EXISTING EASEMENT
- EXISTING EASEMENT
- COM -COMMUNICATION MARKOUT
- E -ELECTRIC MARKOUT
- G -GAS MARKOUT
- S -SEWER MARKOUT
- W -WATER MARKOUT
- -BLOCK WALL
- -CONCRETE

SURVEYOR'S CERTIFICATE:

TO: GEORGE PAUL MARINKOVICH and WINFRED SIMONA AUBREY, AS SUCCESSOR Co-Trustees of the Marinkovich Trust, date December 27, 1979

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE, AND INCLUDES ITEMS 2, 3, 4, 5, 10, 11(A), 11(B), 19
TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JAN 7TH, 2025

DATE OF PLAT OR MAP: JAN 16, 2025.

Fred J. Thomas

FRED J. THOMAS L.S. NO 9894
EXP: 09/30/2026

PROFESSIONAL LAND SURVEYOR FRED J. THOMAS LS 9894 STATE OF CALIFORNIA

ZONING

CITY OF DESERT HOT SPRINGS. ZONING MAP DATE: NOV 16, 2023
- C-G
- GENERAL COMMERCIAL

NO ZONING REPORT PROVIDED BY CLIENT

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FEMA MAP, PANEL NO. 06065C0855G, WHICH BEARS AN EFFECTIVE DATE OF 08-28-2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SURVEYOR'S NOTE:

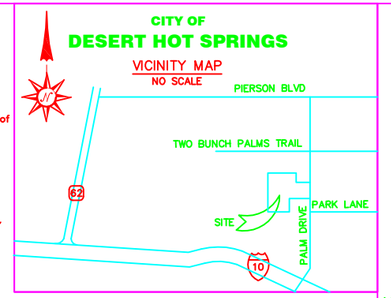
THE UNDERGROUND UTILITY MARKOUT WAS LOCATED OFF OF SURFACE UTILITIES, NO GPR WAS USED. THIS SURVEY DOES NOT GUARANTEE THE PRESENCE OF OTHER UNDERGROUND UTILITIES THAT WERE NOT LOCATABLE FROM EXISTING SURFACE UTILITIES

BASIS OF BEARINGS

BASIS OF BEARINGS HELD WAS THE CENTER LINE OF PALM DRIVE PER PARCEL MAP NO. 37571, BOOK 248 PAGES 16 TO 18, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA LYING WITHIN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SBM RECORDED NOV 22, 2019, IN THE OFFICE OF COUNTY RECORDER OF RIVERSIDE COUNTY

IE: NORTH 01°33'21" EAST

CITY OF
DESERT HOT SPRINGS
VICINITY MAP
NO SCALE



SCALE: 1" = 40'

REVISIONS
DATE:
DATE:

FMT LAND SURVEYING
P.O. BOX 1716
ALPINE, CALIFORNIA 91903
(619)992-6798

ALTA/NSPS LAND TITLE SURVEY
ADDRESS: 14601 PALM DRIVE
DESERT HOT SPRINGS, CA 92240
CLIENT: GEORGE PAUL MARINKOVICH AND WINFRED SIMONA AUBREY

SCALE: 1" = 40'
DATE: 1/16/25
DRAWN BY: FT
CHKD. BY:

SHEET 1 OF 2
FILE NO. 24-325