

Original
2025-0135721

165
97

IN THE CITY OF INDIAN WELLS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RECORD OF SURVEY

OF PARCEL B OF L.L.A. NO. 07-04-01 RECORDED 03/23/2005 AS DOC. NO. 2005-0229328
LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M.



MSA CONSULTING, INC.

FEBRUARY - 2023

SHEET 1 OF 1 SHEET

RECORDER'S STATEMENT

FILED THIS 6 DAY OF May, 20 25
AT 11:32 A.M., IN BOOK 165 OF
RECORDS OF SURVEY, AT PAGE 97, AT THE
REQUEST OF THE COUNTY SURVEYOR.

NO. 2025-0135721

FEE \$9.00

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: Jamie Ott DEPUTY

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE
PROFESSIONAL LAND SURVEYORS' ACT, AT THE
REQUEST OF LOWE ENTERPRISES REAL ESTATE
GROUP, IN NOVEMBER, 2022.

Luke R. Beverly 4/15/2025
LUKE R. BEVERLY P.L.S. 8223

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE
WITH SECTION 8766 OF THE PROFESSIONAL
LAND SURVEYORS' ACT, THIS 2nd DAY
OF MAY, 20 25.

DAVID L. McMILLAN P.L.S. 8488
COUNTY SURVEYOR



SURVEYOR'S NOTES

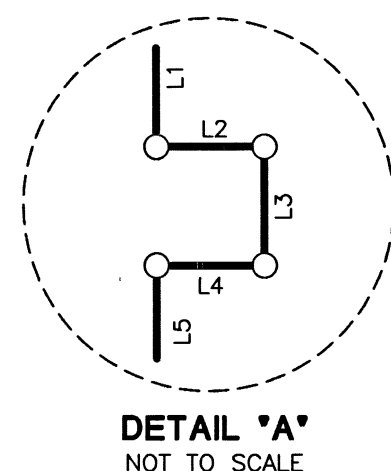
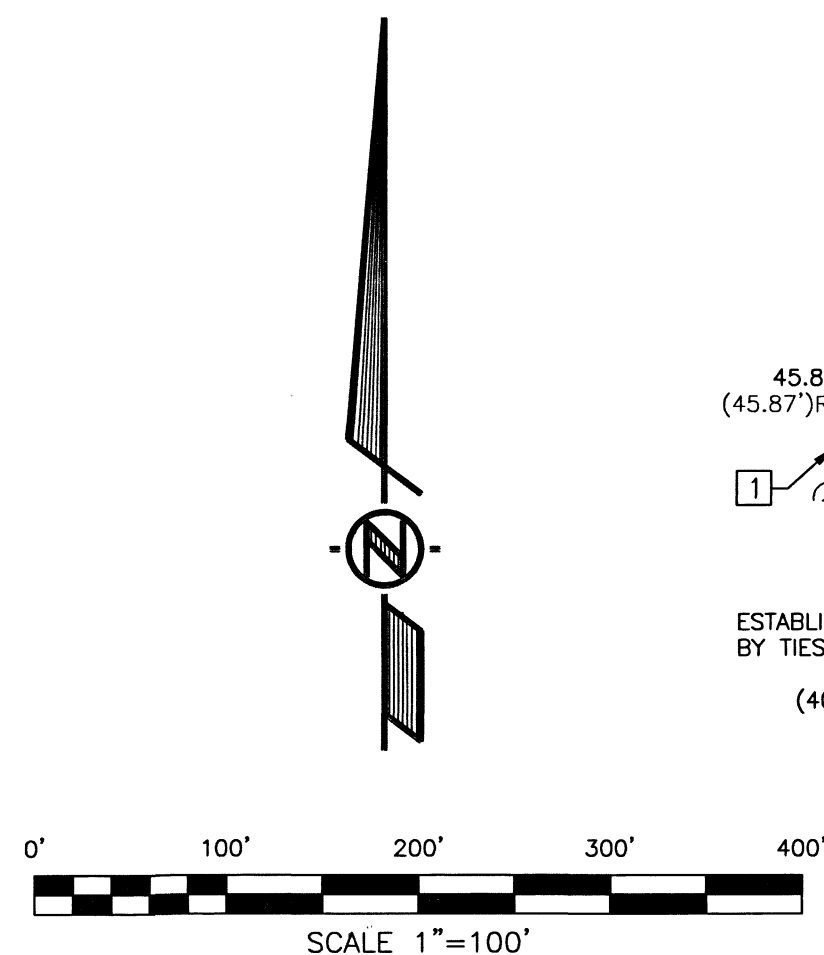
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CLUB
DRIVE, AS SHOWN ON PARCEL MAP NO. 22847, ON FILE IN BOOK 148, AT
PAGES 31-32, OF PARCEL MAPS, O.R.
TAKEN AS: N 00°10'45" E

GROUND SURVEY WORK WAS CONDUCTED ON 01/13/2023.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.P. W/TAG "P.L.S. 8223", FLUSH.
- △ INDICATES SET SPIKE & WASHER "P.L.S. 8223", FLUSH IN ASPHALT
- INDICATES SET NAIL & TAG, "P.L.S. 8223", FLUSH IN CONCRETE
UNLESS OTHERWISE NOTED.
- (-) INDICATES RECORD DATA
- R1 INDICATES RECORD DATA PER P.M.B. 148/31-32.
- R2 INDICATES RECORD & MEASURED DATA PER LLA 07-04-01.
RECORDED 03/23/2005 AS DOCUMENT #2005-0229328.
- R3 INDICATES RECORD DATA PER CORNER RECORD 2013-0132.
- R4 INDICATES RECORD DATA PER CORNER RECORD 1998-0139.
- CL INDICATES CENTERLINE
- SFN INDICATES SEARCHED FOUND NOTHING

PURPOSE STATEMENT

THE PURPOSE OF THIS SURVEY IS TO MONUMENT PARCEL B DESCRIBED IN CITY
OF INDIAN WELLS LOT LINE ADJUSTMENT NO. 07-04-01 RECORDED 03/23/2005 AS
DOC. NO. 2005-0229328, O.R.



SURVEYOR'S NOTE

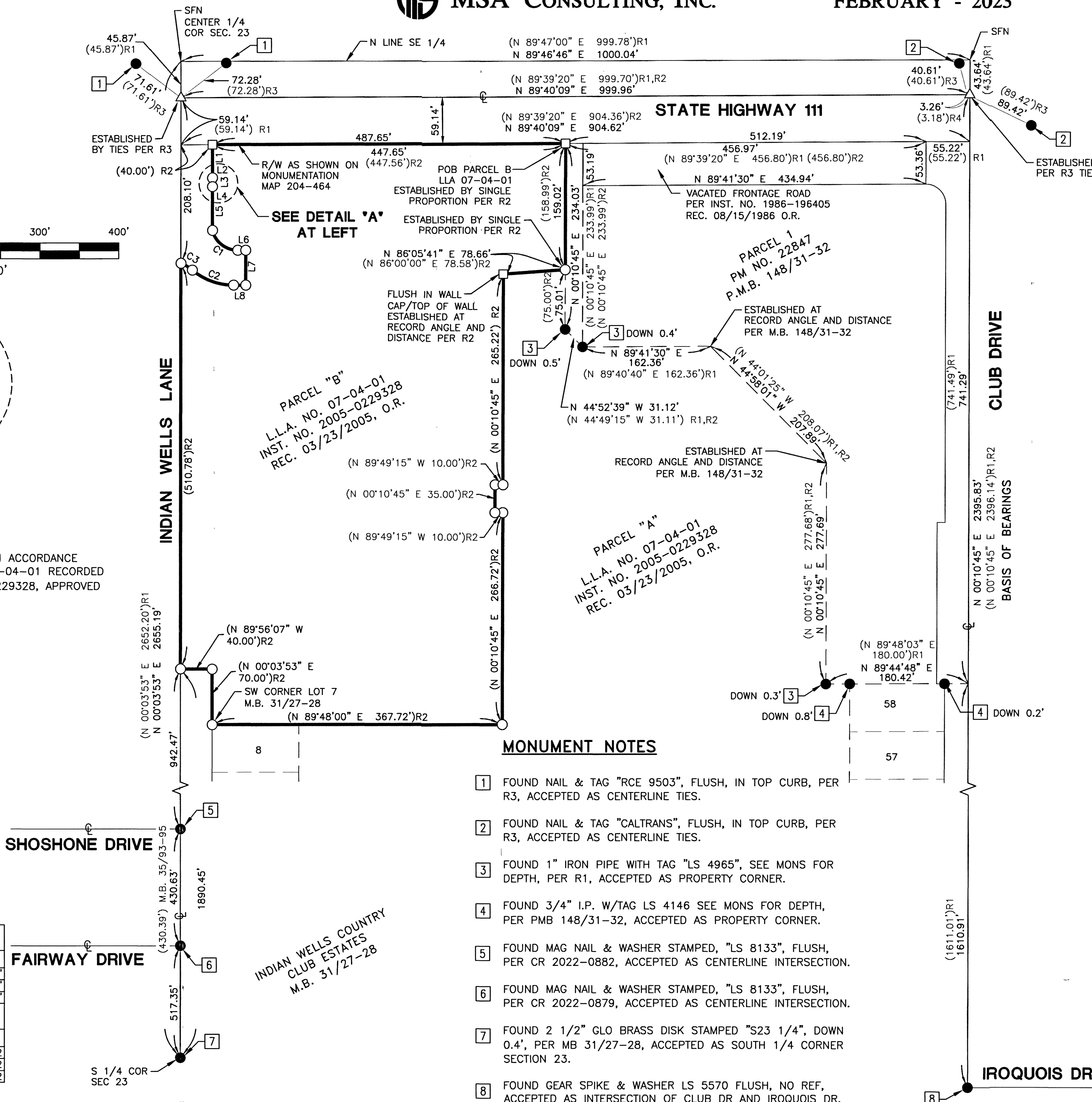
THE PROPERTY SHOWN HEREON IS IN ACCORDANCE
WITH LOT LINE ADJUSTMENT NO. 07-04-01 RECORDED
03/23/2005 AS DOC. NO. 2005-0229328, APPROVED
BY THE CITY OF INDIAN WELLS.

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°03'53" E	41.64'
L2	N 89°56'07" W	3.07'
L3	N 00°03'53" E	11.00'
L4	N 89°56'07" W	3.07'
L5	N 00°03'53" E	55.19'
L6	N 89°56'07" W	10.25'
L7	N 00°03'53" E	44.00'
L8	N 89°56'07" W	15.25'

RECORD LINE DATA		
NO.	BEARING	LENGTH
L1	(N 00°03'53" E 41.64')R2	
L2	(N 89°56'07" W 3.07')R2	
L3	(N 00°03'53" E 11.00')R2	
L4	(N 89°56'07" W 3.07')R2	
L5	(N 00°03'53" E 55.19')R2	
L6	(N 89°56'07" W 10.25')R2	
L7	(N 00°03'53" E 44.00')R2	
L8	(N 89°56'07" W 15.25')R2	

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	75°51'40"	33.00'	43.69'
C2	39°43'28"	82.00'	56.85'
C3	18°24'08"	53.00'	17.02'

RECORD CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	(75°51'40"	33.00'	43.69')R2
C2	(39°43'28"	82.00'	56.85')R2
C3	(18°24'08"	53.00'	17.02')R2



MONUMENT NOTES

- 1 FOUND NAIL & TAG "RCE 9503", FLUSH, IN TOP CURB, PER R3, ACCEPTED AS CENTERLINE TIES.
- 2 FOUND NAIL & TAG "CALTRANS", FLUSH, IN TOP CURB, PER R3, ACCEPTED AS CENTERLINE TIES.
- 3 FOUND 1" IRON PIPE WITH TAG "LS 4965", SEE MONS FOR DEPTH, PER R1, ACCEPTED AS PROPERTY CORNER.
- 4 FOUND 3/4" I.P. W/TAG LS 4146 SEE MONS FOR DEPTH, PER PMB 148/31-32, ACCEPTED AS PROPERTY CORNER.
- 5 FOUND MAG NAIL & WASHER STAMPED, "LS 8133", FLUSH, PER CR 2022-0882, ACCEPTED AS CENTERLINE INTERSECTION.
- 6 FOUND MAG NAIL & WASHER STAMPED, "LS 8133", FLUSH, PER CR 2022-0879, ACCEPTED AS CENTERLINE INTERSECTION.
- 7 FOUND 2 1/2" GLO BRASS DISK STAMPED "S23 1/4", DOWN 0.4', PER MB 31/27-28, ACCEPTED AS SOUTH 1/4 CORNER SECTION 23.
- 8 FOUND GEAR SPIKE & WASHER LS 5570 FLUSH, NO REF, ACCEPTED AS INTERSECTION OF CLUB DR AND IROQUOIS DR.

RIV. CO. 23-061

J.N. 2795