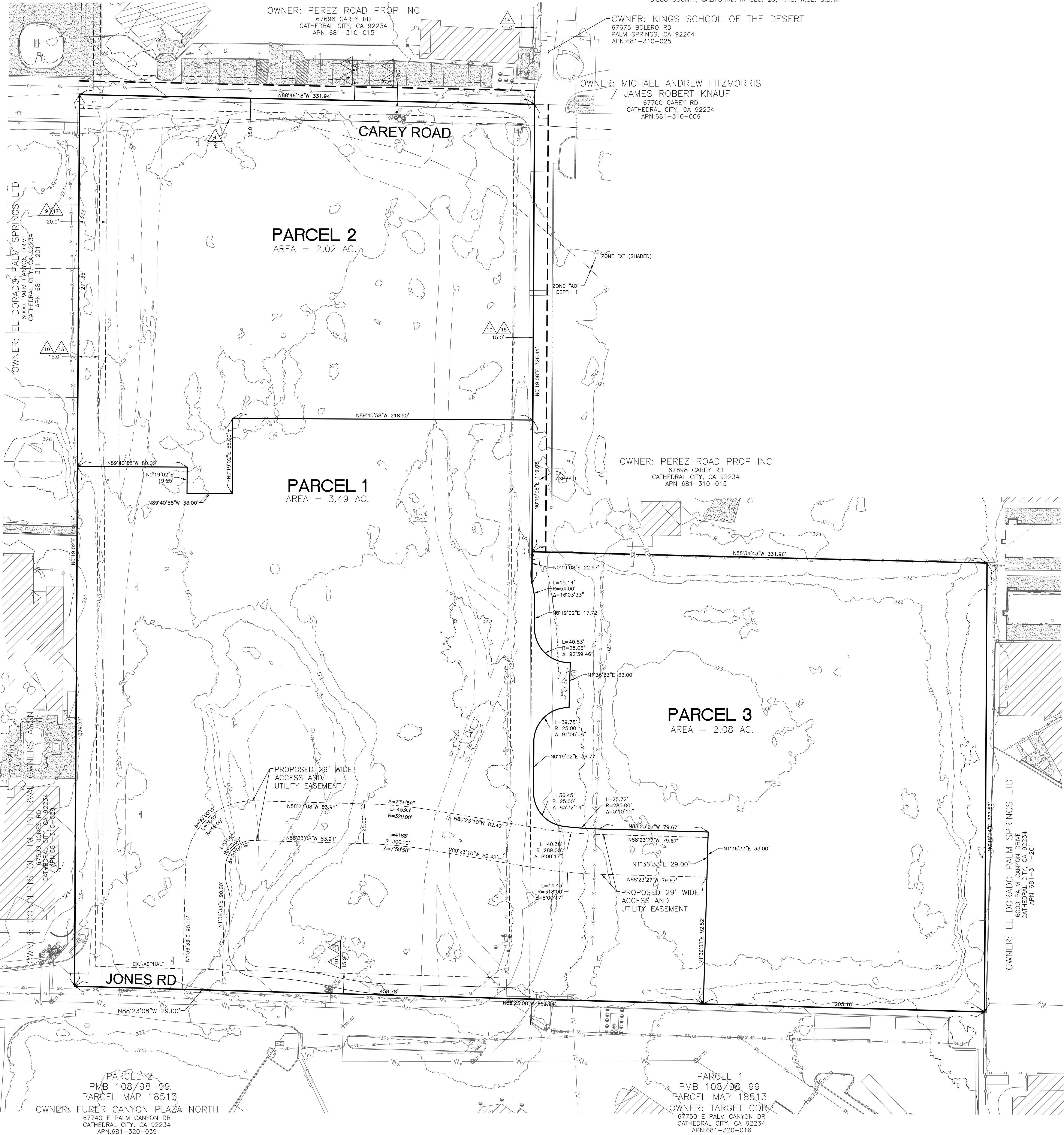


TENTATIVE PARCEL MAP NO. 37454

PORTION OF LOT 19 AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SEC. 29, T.4S, R.5E, S.B.M.



ACREAGE:

GROSS 7.46 AC. (324,816 SF)

EXISTING ZONING

RR: RESORT RESIDENTIAL (3-6.5 DU/AC)

LAND USE

EXISTING: VACANT
PROPOSED: RESIDENTIAL

ASSESSOR PARCEL NUMBERS

681-310-014 AND 681-310-016

FEMA FLOOD ZONE

FLOOD ZONE: AE
PER LOWR CASE NO. 16-09-1151P EFFECTIVE DATE
OCTOBER 20, 2017

PARCEL DENSITY

TOTAL 3 PARCEL
0.40 PARCELS PER GROSS ACRE

UTILITY PURVEYORS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
(760) 202-4248

TV CABLE: SPECTRUM
(800) 892-4357

TELEPHONE: FRONTIER
(800) 921-8101

GAS: SO. CALIFORNIA GAS COMPANY
(909) 335-7851

WATER/SEWER: DESERT WATER AGENCY
(760) 323-4971

SOURCE OF WATER SUPPLY

D.W.A. PUBLIC WATER SYSTEM

METHOD OF SEWAGE DISPOSAL

D.W.A. PUBLIC SEWER SYSTEM

SCHOOL DISTRICT

PALM SPRINGS UNIFIED

PARCEL SIZE:

MAXIMUM PARCEL SIZE: 3.49 AC
MINIMUM PARCEL SIZE: 2.02 AC

ABBREVIATIONS

A.C. ASPHALT CONCRETE
APN ASSESSOR'S PARCEL NUMBER
BOT BOTTOM
CB CATCH BASIN
CL CENTERLINE
EP EDGE OF PAVEMENT
EXIST EXISTING
GB GRADE BREAK
HP HIGH POINT
HR HOUR
LP LOW POINT
PL PROPERTY LINE
PS PALM SPRINGS
R RADIUS
RW RIGHT OF WAY
SD STORM DRAIN
SF SQUARE FEET
SS SANITARY SEWER
TC TOP OF CURB
TP TOP OF PAVEMENT
WM WATER MAIN
WSE WATER SURFACE ELEVATION
YR YEAR

LEGEND

BOUNDARY
LOT LINE / RIGHT OF WAY
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED STORM DRAIN
CENTERLINE
EXISTING BLOCK/SCREEN WALL
X X EXISTING CHAIN LINK FENCE
X X EXISTING BLOCK/SCREEN WALL
SS-SS EXISTING SEWER LINE
W-W EXISTING WATER LINE
UE-UE EXISTING UNDERGROUND UTILITY
TEL-TEL EXISTING TELEPHONE LINE
TV-TV EXISTING CABLE LINE
GX-GX EXISTING GAS LINE
ON SITE STORM RUNOFF FLOW DIRECTION
PROPOSED GATE VALVE
PROPOSED FIRE HYDRANT
PROPOSED CONTOUR
PROPOSED STREET LIGHT
EXISTING CONTOUR
PROPOSED CONCRETE
EXISTING LIGHT
EXISTING GATE VALVE
EXISTING SEWER MANHOLE
EXISTING WATER METER
EXISTING ELECTRIC STRUCTURE
EXISTING POWER POLE
EXISTING TREE
EXISTING PALM TREE

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTHWEST QUARTER OF LOT 19 IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL 2:
THE SOUTHEAST QUARTER OF LOT 19 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS, RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, EXCEPT THEREFROM THE NORTH HALF.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES FOR PUBLIC USE OVER AND ACROSS THE SOUTH 10.00 FEET OF THE NORTH HALF OF THE WEST HALF OF LOT 19 IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL 4:
AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT TO GRANT SAME TO THE COUNTY OF RIVERSIDE OR ANY PUBLIC UTILITY OVER AND ACROSS THE WEST 10.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF LOT 19, SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP ON PALM VALLEY COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 681-310-014-8 (AFFECTS PARCEL 1) AND 681-310-016-0 (AFFECTS PARCEL 2)

EASEMENT NOTES

PER FIRST AMERICAN TITLE ORDER NO. NCS-829169-0NT1 DATED 12/27/2016:

2. AN EASEMENT IN FAVOR OF PEARL M. MC MANUS AND A G. MC MANUS FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1915 IN BOOK 404 OF DEEDS, PAGE 319.
3. AN EASEMENT FOR ROAD AND PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF LAURA CAREY, RECORDED MARCH 11, 1933 IN BOOK 116 PAGE 131 OF OFFICIAL RECORDS. (THE LOCATION OF THE 4' PIPELINE EASEMENT AND 15' ROAD EASEMENT CANNOT BE DETERMINED FROM RECORD PER TITLE)
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 21, 1935 AS BOOK 263, PAGE 257 OF OFFICIAL RECORDS.
5. AN EASEMENT IN FAVOR OF JACOB JOHN KOCHER FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1936 AS BOOK 275 PAGE 99 OF OFFICIAL RECORDS. (APPARENT SECOND PAGE OF DEED NOT PROVIDED)
6. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 10, 1947 AS BOOK 876 PAGE 416 OF OFFICIAL RECORDS. (CENTERLINE OF UNDISCLOSED WIDTH)
7. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 1948 AS BOOK 1010 PAGE 518 OF OFFICIAL RECORDS.
8. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 6, 1953 AS BOOK 1469 PAGE 114 OF OFFICIAL RECORDS.
9. AN EASEMENT IN FAVOR OF LA RENA, A PARTNERSHIP FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 21, 1961 AS INSTRUMENT NO. 34141 OF OFFICIAL RECORDS. (DOCUMENT MAKES REFERENCE TO A RIGHT OF WAY PER DOCUMENT RECORDED 11/3/1953. DOCUMENT NOT PROVIDED.)
10. AN EASEMENT IN FAVOR OF PALM SPRINGS WATER COMPANY FOR UNDERGROUND PIPE LINE, CONDUITS AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1961 AS INSTRUMENT NO. 47585 OF OFFICIAL RECORDS.
11. AN EASEMENT IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1961 AS INSTRUMENT NO. 68630 OF OFFICIAL RECORDS.
12. A LICENSE TO MAINTAIN A WOOD FENCE ON THE WESTERLY BOUNDARY OF THAT 15.00 FOOT EASEMENT AND A LICENSE TO MAINTAIN THE EXISTING WESTERLY MOST LOCATED BUILDING TOGETHER WITH ITS FIXTURES AND APPURTENANCES AS SAID BUILDING NOW EXISTS, IN ITS PRESENT LOCATION OF SAID LAND FOR THE LIFE OF SAID BUILDING AS STIPULATED AMONG OTHER THINGS IN A JUDGMENT ENTERED JUNE 27, 1962 IN RIVERSIDE COUNTY SUPERIOR COURT, CASE NO. 4178, INDO, A CERTIFIED COPY THERE OF BEING RECORDED AUGUST 10, 1962 AS INSTRUMENT NO. 75580 AND RE-RECORDED AUGUST 29, 1962 AS INSTRUMENT NO. 81592 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID JUDGMENTS ALSO PROVIDES FOR TRANSFER OF OWNERSHIP OF THE WOOD FENCE ABOVE MENTIONED.
13. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 7, 1965 AS INSTRUMENT NO. 40027 OF OFFICIAL RECORDS. (THE WESTERLY 20.00' OF PARCEL PER DOC. NO. 154223 IN BK 3889, PG 24 O.R. DOCUMENT NOT PROVIDED.)
14. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 7, 1965 AS INSTRUMENT NO. 53490 OF OFFICIAL RECORDS.
15. AN EASEMENT IN FAVOR OF DESERT WATER AGENCY FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1968 AS INSTRUMENT NO. 19088 AND 19089, BOTH OF OFFICIAL RECORDS. (PARCEL 77 AND 78 THEREIN)
16. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CATHEDRAL CITY REDEVELOPMENT PROJECT AREA NO. 1, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 2, 1982 AS INSTRUMENT NO. 82-20831 OF OFFICIAL RECORDS.
17. A NON-EXCLUSIVE EASEMENT SUBJECT TO CERTAIN RESERVATIONS AND CONDITIONS CONTAINED THEREIN AS CONVEYED BY QUITCLAIM DEED TO DONALD J. O'LEARY RECORDED MARCH 28, 1985 AS INSTRUMENT NO. 85-64175 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
18. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CATHEDRAL CITY MERGED REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED APRIL 28, 1988 AS INSTRUMENT NO. 88-16269 OF OFFICIAL RECORDS.
19. THE EFFECT OF DEED EXECUTED BY LINCOLN TRUST COMPANY CUSTOMER FBO ALLAN SINGER TO PENSCO TRUST COMPANY FBO ALLAN SINGER IRA, RECORDED JULY 10, 2014 AS INSTRUMENT NO. 2014-0257254 OF OFFICIAL RECORDS.
20. THE COMPANY WILL REQUIRE SATISFACTORY EVIDENCE THAT THE DEED WAS AN ABSOLUTE CONVEYANCE FOR VALUE AND THAT THERE ARE NO OTHER AGREEMENTS, ORAL OR WRITTEN, REGARDING THE OWNERSHIP OR OCCUPANCY OF THE LAND DESCRIBED IN THE DEED.
20. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY.
21. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
22. ADDITIONAL MATTERS, IF ANY, FOLLOWING REVIEW BY THE COMPANY'S WATERWAYS AND BOUNDARIES UNDERWRITERS.
23. RIGHTS OF PARTIES IN POSSESSION.

OWNER/APPLICANT

CREE JONES VENTURES, LLC
225 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA 92262
PHONE: (760) 323-1842
FAX: (760) 969-1498
EMAIL: MARIO@GHACOMPANIES.COM

PREPARED BY:

FOMOTOR ENGINEERING
225 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA 92262
PHONE: (760) 323-1842
FAX: (760) 969-1498
FOR REVIEW PURPOSES ONLY
PHILLIP K. FOMOTOR, RCE 47284



JN 17032

IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 37454

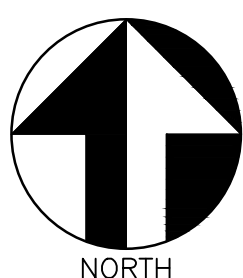
REVISION DATE 02/12/2018

PORTION OF LOT 19 AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SEC. 29, T.4S, R.5E, S.B.M.

SHEET 1

OF

SHEET 1



0 30' 60' 90' 120'
SCALE 1"=30'