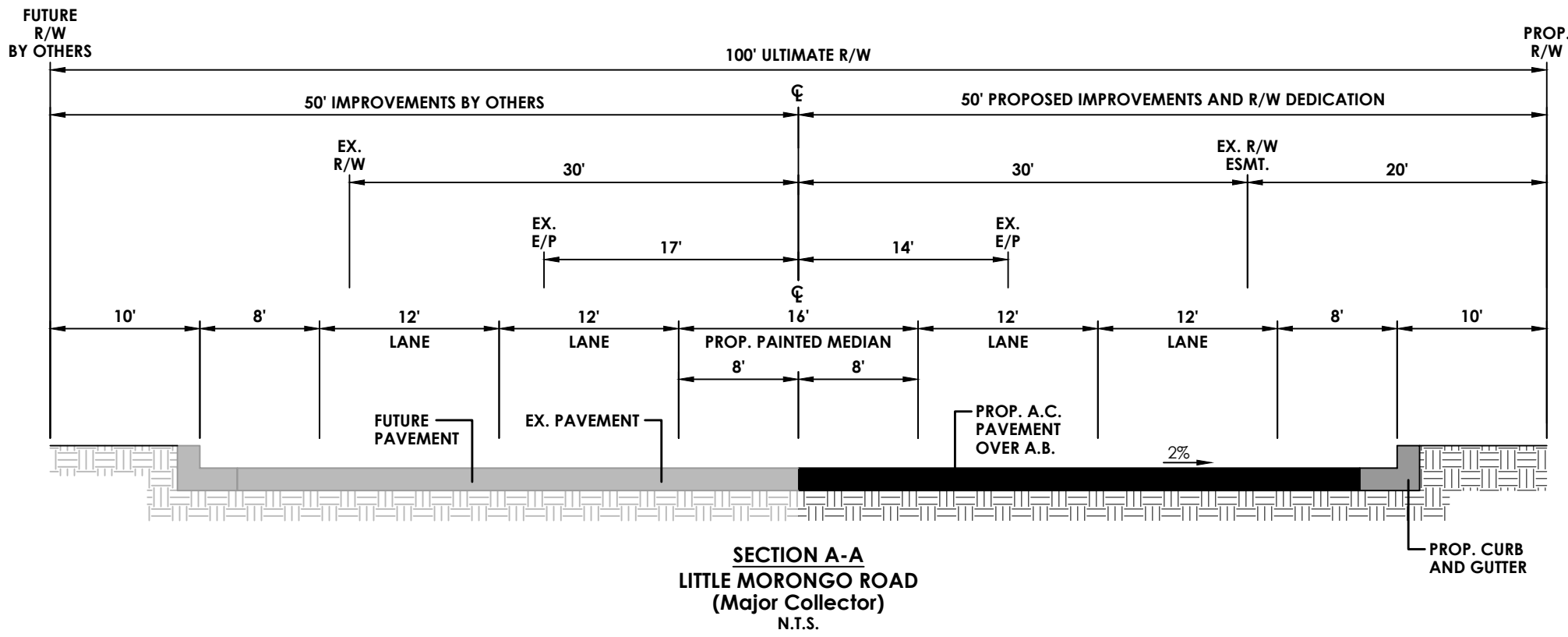
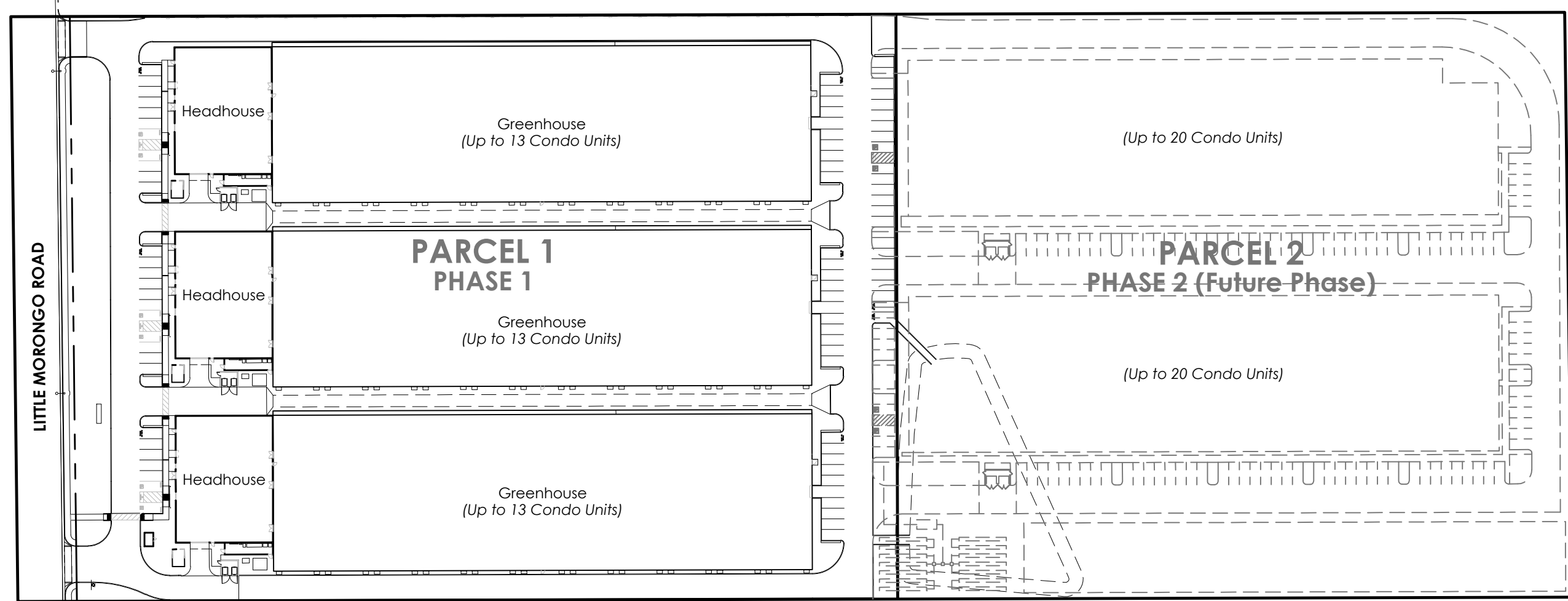
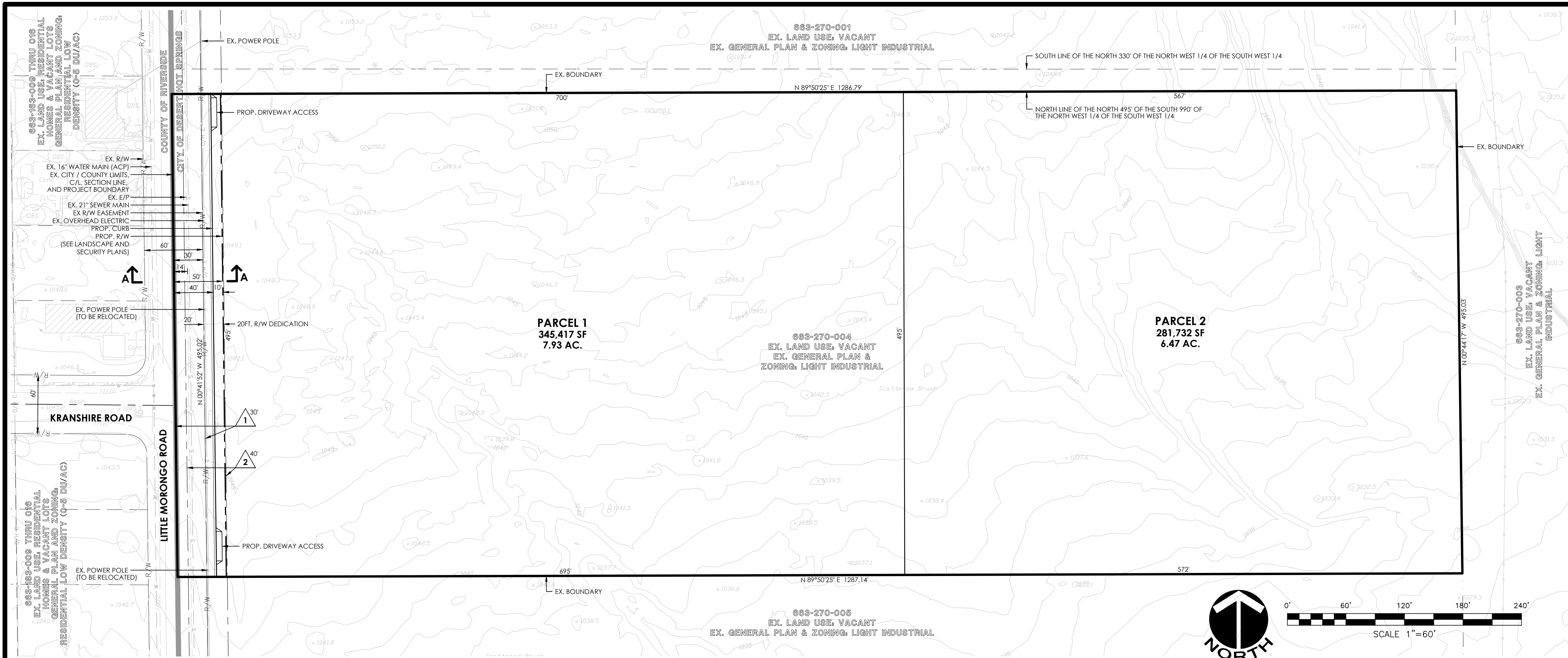


ABBREVIATIONS

(E) EAST
(N) NORTH
(W) WEST
A.C. ASPHALT CONCRETE
AC. ACREAGE
APN. ASSESSOR'S PARCEL NUMBER
BNDRY. BOUNDARY
C/L. CENTERLINE
C&G. CURB AND GUTTER
E/P. EDGE OF PAVEMENT
ESMT. EASEMENT
EX. EXISTING
MAX. MAXIMUM
M.B. MAP BOOK
MIN. MINIMUM

NO. NOT TO SCALE
N.T.S. NOT TO SCALE
O/H. OVERHEAD
OS/PP. OPEN SPACE / PARKS
PED. PEDESTRIAN
P/L. PROPERTY LINE
PROP. PROPOSED
P.U.E. PUBLIC UTILITY EASEMENT
R. RADIUS
R-L. LOW DENSITY (RESIDENTIAL)
R/W. RIGHT OF WAY
SF. SQUARE FEET
STD. STANDARD
TYP. TYPICAL
UG. UNDERGROUND

LEGEND

679.3 EXISTING SPOT ELEVATIONS
EXISTING CONTOURS
EXISTING EASEMENT DELTA
C EXISTING CITY / COUNTY LIMITS
DRN EXISTING IRRIGATION DRAIN LINE
E EXISTING EASEMENT
G EXISTING GAS
IRR EXISTING IRRIGATION
LOT LINE EXISTING LOT LINE

EXISTING EDGE OF PAVEMENT
EXISTING TELEPHONE
EXISTING OVERHEAD TELEPHONE
EXISTING RIGHT OF WAY
EXISTING SEWER
EXISTING SEWER FORCE MAIN
EXISTING WATER
PROJECT BOUNDARY
PROPOSED AND EXISTING CENTER LINE
PROPOSED CURB OR E/P
PROPOSED EASEMENT
PROPOSED RIGHT OF WAY

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 37215

FOR CONDOMINIUM PURPOSES

EXHIBIT DATE: NOVEMBER 10, 2016

DATA TABLE

LAND OWNER / APPLICANT:	SNIDER INTERESTS, LLC		
ADDRESS	730 ARCADE ROAD SANTA BARBARA, CALIFORNIA 93108		
CONTACT:	DAVID SNIDER	TELEPHONE:	(216) 785-0011

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS	TELEPHONE:	(760) 320-9811

SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	FEBRUARY 6, 2015	TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:	663-270-004
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LEGAL DESCRIPTION:	NORTH 495 FEET OF THE SOUTH 990 FEET OF THE N.W. QUARTER OF THE S.W. QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN
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LAND USE DATA:	ACREAGE:
GROSS ACREAGE:	14.97 AC.
LITTLE MORONGO ROAD R/W DEDICATION:	0.57 AC.
NET ACREAGE:	14.40 AC.
PROPOSED PARCEL LOT FOR CONDOMINIUM PURPOSES (PARCEL 1):	7.93 AC.
PROPOSED PARCEL LOT FOR CONDOMINIUM PURPOSES (PARCEL 2):	6.47 AC.
PROPOSED PARCEL LOTS FOR CONDOMINIUM PURPOSES (PARCEL 1 & 2):	14.40 AC.

EXISTING ZONING:	LIGHT INDUSTRIAL (I-L)
PROPOSED ZONING:	LIGHT INDUSTRIAL (I-L) WITH CONDITION USE PERMIT

EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L)
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L) WITH CONDITION USE PERMIT

SURROUNDING USES:	
NORTH:	LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
SOUTH:	LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
EAST:	LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
WEST:	SINGLE FAMILY RESIDENTIAL (UNINCORPORATED)

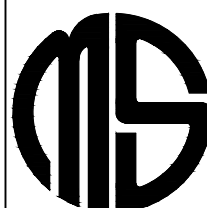
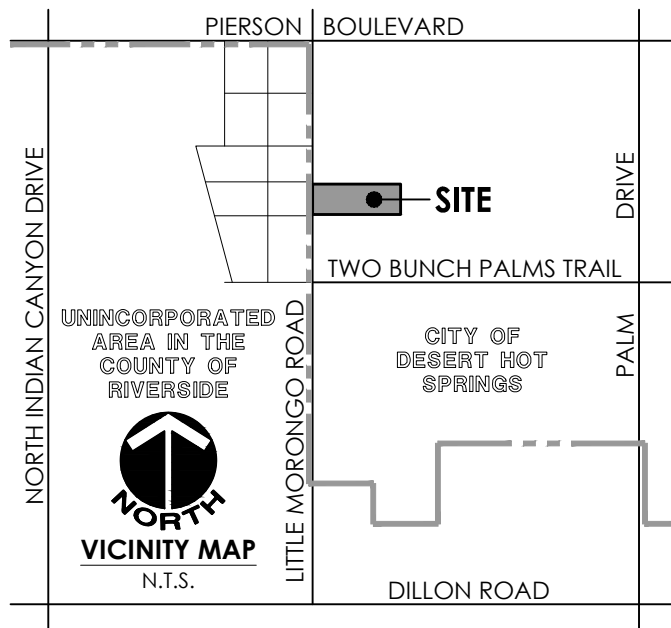
PUBLIC UTILITY PURVEYORS:		
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO.	800-684-8123
GAS	THE GAS COMPANY / SEMPRA ENERGY	909-335-7625
TELEPHONE	VERIZON COMPANY	800-483-5000
WATER	MISSION SPRINGS WATER DISTRICT	760-329-6448
CABLE	TIME WARNER CABLE	760-340-1312
SEWER	MISSION SPRINGS WATER DISTRICT	760-329-6448
USA	UNDERGROUND SERVICE ALERT	800-227-2600

EXISTING EASEMENT NOTES:	
1	30' WIDE MWD EASEMENT PER BOOK 167, PAGE 296, RECORDED 4/13/1934 O.R. QUITCLAIMED BY MWD TO COUNTY PER BOOK 362, PAGE 478, RECORDED 2/23/1938 O.R.
2	40' WIDE CAL ELEC EASEMENT PER BOOK 2283, PAGE 449, RECORDED 6/10/1958 O.R.

FEMA FLOOD ZONE DESIGNATION:
ZONE AO - FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); PANEL 885 OF 3805; FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008

RECIPROCAL EASEMENT NOTE:
BOTH PARCELS WILL PROVIDE RECIPROCAL EASEMENTS TO EACH OTHER FOR ACCESS, PRIVATE UTILITY CONNECTIONS AND PARKING.

PHASING:
THERE WILL BE TWO PHASES OF FINAL MAPS FILED FOR THE PROJECT.



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893