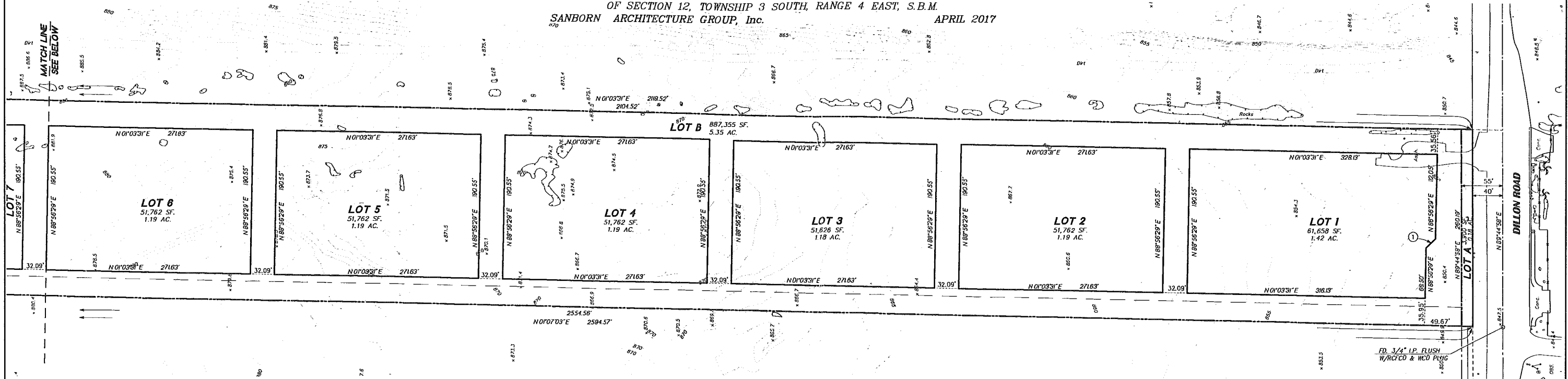


CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 37331

A PORTION OF THE NORTHWEST QUARTER
OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.B.M.
SANBORN ARCHITECTURE GROUP, Inc. APRIL 2017



LINE TABLE		
#	BEARING	LENGTH
1	N 18° 12' 21" E	168.7'

VICINITY MAP

LEGEND
INDICATES EASEMENT MAPPED PER TITLE REPORT
INDICATES FOUND MONUMENT AS NOTED
INDICATES WATER LINE
INDICATES SEWER LINE
INDICATES MANHOLE
INDICATES ASPHALT
INDICATES CONCRETE
INDICATES CENTERLINE
INDICATES ACRES
INDICATES PARCEL MAP BOOK
INDICATES GROUND NOT VISIBLE
INDICATES PROPERTY LINE
INDICATES BUILDING
INDICATES FOUND
INDICATES IRON PIPE
INDICATES CITY OF PALM SPRINGS
INDICATES LAND SURVEYOR
INDICATES PALM TREE
INDICATES STREET LIGHT
INDICATES CONCRETE MASONRY UNIT (BLOCKWALL)

NOTES
1. THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
2. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AFFECTING THE PROPERTY AS OF THIS DATE.
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
4. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SWIP OR SANITARY LANDFILL.
5. THERE IS NO WETLAND AREA WITHIN THE PROPERTY.
6. THERE IS NO OBSERVED CEMETERY ON THE PROPERTY.
7. LOT DIMENSIONS SHOWN ARE APPROXIMATE
8. HIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.

FEMA FLOOD ZONE DESIGNATION:
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FIRM NUMBER: 04045C02845C; EFFECTIVE DATE: AUGUST 28, 2008

PROJECT DIRECTORY	PROJECT UTILITIES	PROJECT INFORMATION	AREA INFORMATION	LAND USE INFORMATION
OWNER/DEVELOPER: GREEN ACRES ENTERPRISES 423 NORTH LINDEN DRIVE BEVERLY HILLS, CA 90210 CIVIL ENGINEER CHRISTIANSEN & COMPANY 3419 NINTH STREET RIVERSIDE, CA 92501 (951) 481-1441 TEL. (951) 481-1441 FAX KEITH.CHRISTIANSEN@GMAIL.COM ARCHITECT: SANBORN ARCHITECTURE GROUP INC. 71-180 SAN JACINTO DR., E-1 RANCHO MIRAGE, CA 92210 (760) 423-0400 TEL. (760) 423-0403 FAX ALLEN@SANBORN.AE.COM PLANNER: TERRA NOVA PLANNING & RESEARCH, INC. 12435 MELANIE PLACE, STE 101 PALM DESERT, CA 92211 (760) 311-1800 HCRISTE@TERRANOVAPLANNING.COM	WATER CIVID (760) 398-2451 SEWER MISSION SPRINGS WATER DISTRICT (760) 329-4418 ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY (800) 481-8123 GAS THE GAS COMPANY / SEMPRA ENERGY (909) 335-1625 TELEPHONE FRONTIER (800) 483-500 TELEVISION TIME WARNER CABLE (760) 340-1312 SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT (760) 414-1000	ASSESSOR'S PARCEL NO. 445-110-004-5 LEGAL DESCRIPTION THE EAST HALF OF THE WEST HALF OF THE NW 1/4 AND THE WEST 30 FEET OF THE E 1/2 OF THE NW 1/4 OF SECTION 12, T3S, R4E, S30N. 2008 THOMAS GUIDE LOCATION PAGE 124 / F1 (2008) TOPOGRAPHIC SOURCE INLAND AERIAL - OCTOBER 2014 BASIS OF BEARINGS THE CENTERLINE OF DILLON ROAD BEING N 89° 45' 04" E	TOTAL NO. OF LOTS TOTAL NUMBER LOTS = 8 TOTAL LETTERED LOTS = 2 TOTAL LOTS = 10 MINIMUM LOT SIZE = 50,046 S.F. = 1.15 AC. MAXIMUM LOT SIZE = 41,458 S.F. = 0.94 AC. AVERAGE LOT SIZE = 51,762 S.F. = 1.19 AC. LAND AREA TABULATION GROSS ACREAGE: 457.791 15.10 NUMBER LOT AREAS LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LETTERED LOT AREAS LOT 'A' LOT 'B'	EXISTING ZONING: LIGHT INDUSTRIAL (I-L) PROPOSED ZONING: LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT EXISTING GENERAL PLAN USE: LIGHT INDUSTRIAL (I-L) PROPOSED GENERAL PLAN USE: LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT SURROUNDING LAND USES: Received NORTH- VACANT LAND (ZONED LIGHT INDUSTRIAL) EAST- VACANT LAND (ZONED LIGHT INDUSTRIAL) WEST- VACANT LAND (ZONED LIGHT INDUSTRIAL) MAY 09 2017 City of Desert Hot Springs

SANBORN ARCHITECTURE GROUP, Inc.
STEVEN J. VAN
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RANCHO MIRAGE, CA 92210
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FAX (760) 423-0403

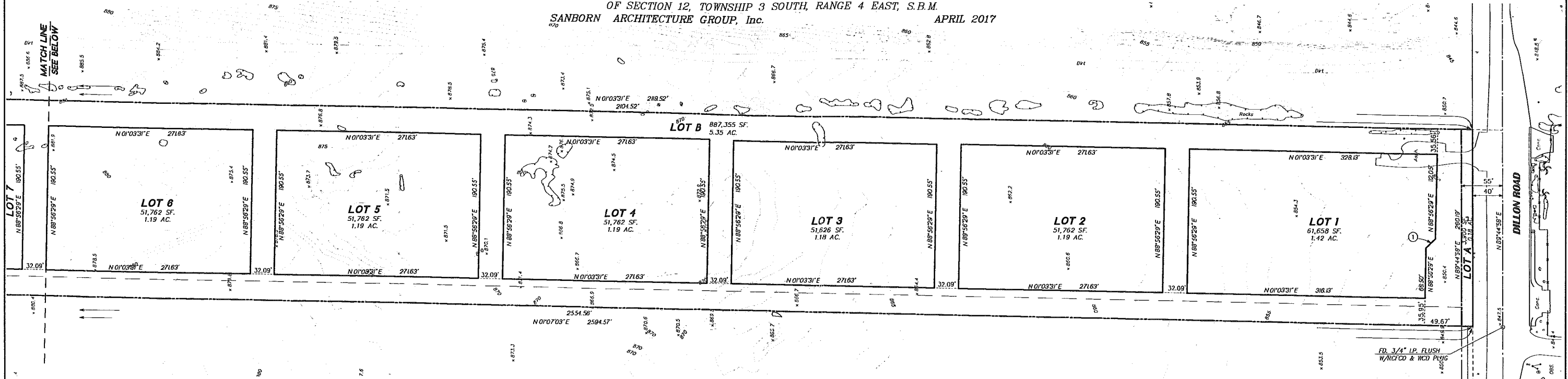
TENTATIVE TRACT MAP NO. 37331
for
GREEN ACRES ENTERPRISES

THAT PORTION OF THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST

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PLOT DATE:
4/24/2017
W.O.: 16-137
SCALE: 1"=60'

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 37331

A PORTION OF THE NORTHWEST QUARTER
OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.B.M.
SANBORN ARCHITECTURE GROUP, Inc. APRIL 2017



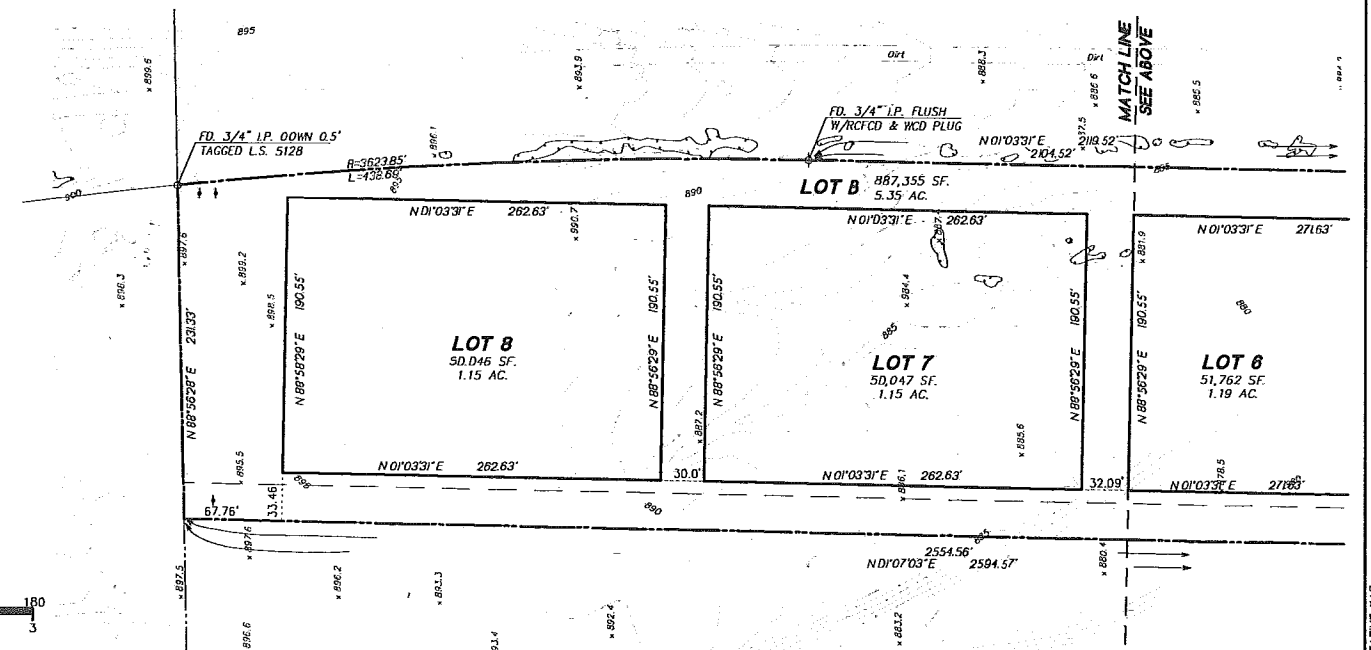
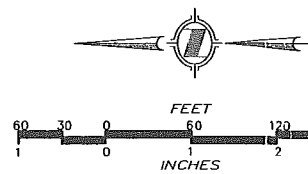
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#	BEARING	LENGTH
L1	N 18° 12' 21" E	169.7'

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