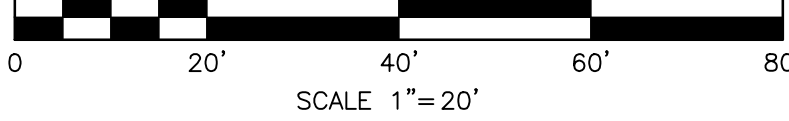
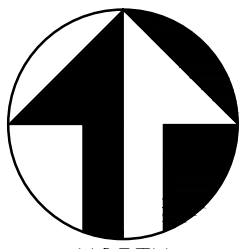


BENCHMARK

ELEVATION: 987.07 NAVD88
DESCRIPTION: 3" BRASS CAP SET IN TOP OF CURB
LOCATION: ON TOP OF THE CURB NORTHWESTERLY OF THE HANDICAP RAMP ON THE NORTHEAST CORNER OF THE INTERSECTION OF HACINDA AVE AND PALM DRIVE.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 1, ALSO KNOWN AS THE CENTERLINE OF 15TH AVE, BEING N89°06'42"E PER RS 146/88-89.



IN THE CITY OF DESERT HOT SPRINGS, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37342
FOR
MEDICAL MARIJUANA CULTIVATION FACILITY

APN: 665-070-001, 665-050-011, -012, -013



ABBREVIATIONS

EXIST
EP
TC
PROP
FL
TP
FF
TYP
FS
FG
RW
SB
RH

EXISTING
EDGE OF PAVEMENT
TOP OF CURB
PROPOSED
FLOW LINE
TOP OF PAVEMENT
FINISHED FLOOR
TYPICAL
FINISH SURFACE
FINISH GROUND
RIGHT OF WAY
GRADE BREAK
RETAIN HEIGHT

LEGEND

EXIST. WALL
EXIST. CONTOUR
EXIST. PAVER
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. CONCRETE
EXIST. SEWER MANHOLE
EXIST. POWER POLE
EXIST. TELEPHONE BOX
EXIST. GUY WIRE

EASEMENT NOTES

NUMBER AND LISTED PER FIRST AMERICAN TITLE COMPANY, ORDER NO.: 0625-5313986 DATED 12/12/2016:

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 17, 1953 AS BOOK 1500, PAGE 535 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN OR SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE §12955(P)), TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. §3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 22, 1954 AS BOOK 1611, PAGE 574 OF OFFICIAL RECORDS.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: SET BACK LINE, ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES. (AFFECTS PARCEL A)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 28, 1954 AS INSTRUMENT NO. 56106, BOOK 1646, PAGE 543 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY (UPON, OVER, ALONG, ACROSS OR BENEATH ALL DIVISION PROPERTY LINE)
- AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 08, 1956 AS INSTRUMENT NO. 55482, BOOK 1955, PAGE 265 OF OFFICIAL RECORDS. IN FAVOR OF: RANCHO RAMON WATER COMPANY AFFECTS: THE WESTERLY 7 1/2 FEET AND THE SOUTHERLY 7 1/2 FEET OF PARCEL A
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE DESERT HOT SPRINGS REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 22, 1982 AS INSTRUMENT NO. 82-125975 OF OFFICIAL RECORDS.
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE COMPANY, ORDER NO.: 0625-5313986 DATED 12/12/2016:

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 665-070-001-7)
PARCEL 47, AS SHOWN ON RECORD OF SURVEY ENTITLED, "RECORD OF SURVEY OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN" IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE L N BOOK 21, RAGE 55, RECORD OF SURVEY, RIVERSIDE COUNTY RECORDS.

PARCEL B: APNS: 665-050-011-4 (PARCEL 2); 665-050-012-5 (PARCEL 3); 665-050-013-6 (PARCEL 4)

DATE 07/13/2017

GROSS AREA

GROSS AREA = 3.38 ACRE

LAND USE

EXISTING: I-L (LIGHT INDUSTRIAL)

ASSESSOR'S PARCEL NO.

APN: 665-070-001, 665-050-011, -012, -013

ENGINEER

FOMOTOR ENGINEERING
225 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: (760) 323-1842
FAX: (760) 323-1742
EMAIL: PHILLIP@FOMOTOR.COM
PHILLIP K. FOMOTOR, R.C.E. 47284

OWNER

ROBERT E RYAN / KATHLEEN B RYAN
(PARCEL A)

JOHN VAN BEEK / CHARLENE RANAO
(PARCEL B)

UTILITIES:

WATER/SEWER	MISSION SPRINGS WATER DISTRICT	(760) 329-6448
CITY STREETS	CITY OF DESERT HOT SPRINGS	(760) 329-6411
ELECTRICITY	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS	SOUTHERN CALIFORNIA GAS	(760) 327-3343
TELEPHONE	VERIZON	(760) 778-3620
CABLE TV	TIME WARNER CABLE	(760) 329-6310
GARBAGE	DESERT VALLEY DISPOSAL, INC.	(760) 329-5030

FOMOTOR ENGINEERING

225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA. 92262
PHONE: (760) 323-1842
FAX: (760) 323-1742



PREPARED UNDER THE DIRECT SUPERVISION OF:

PRELIMINARY

PHILLIP K. FOMOTOR PE., PLS.
R.C.E. NO. 47284

CITY OF DESERT HOT SPRINGS, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 37342
FOR
MEDICAL MARIJUANA CULTIVATION FACILITY
APN: 665-070-001, 665-050-011, -012, -013
IN THE SEC 1, T.3 S., R.4 E. OF S.B.M

SHEET

1

OF 2 SHEETS