TENTATIVE PARCEL MAP NO. 37151 AND PHASING MAP FOR CONDOMINIUM PURPOSES

EXHIBIT DATE: SEPTEMBER 26, 2017

OWNER / APPLICANT: OXFORD PROPERTIES, LLC
9 MAC ARTHUR PLACE, UNIT 707
SANTA ANA, CA. 92707
PH: (702) 336-0636
CONTACT: MARC LEBANOFF
e-mail:MPTCMS@SBCGLOBAL.NET

REPRESENTATIVE: CHRISTIANSEN & COMPANY
3649 NINTH STREET
RIVERSIDE, CALIFORNIA 92501
PH: (951) 323-4713 FAX: (951) 684-4497
CONTACT: KEITH CHRISTIANSEN, P.E.
e-mail: KEITH.CHRISTIANSENCO@GMAIL.COM

ADDRESS: NE CORNER OF LITTLE MORONGO ROAD AND DILLON ROAD.
DESERT HOT SPRINGS, CALIFORNIA

LEGAL DESCRIPTION: IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN

ASSESSOR PARCEL NUMBERS: 665-110-004

ACREAGE: 36.81 ACRES (gross) 35.13 ACRES (net) (PAR. 1/PHASE 3=7.63 AC., PAR. 2/PHASE 4=6.67 AC., (PAR. 3/PHASE 5=6.66 AC., PAR. 4/PHASE 1=6.66 AC., (PAR. 5/PHASE 2=7.51 AC.)
LOT A - R/W DEDICATION: 1.68 ACRES (Little Morongo Rd. & Dillon Rd.)

LAND USE: EXISTING LAND USE: LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT NO. 03-15
PROPOSED LAND USE: LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT NO. 03-15

ZONING: EXISTING ZONING: LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT NO. 03-15
PROPOSED ZONING: LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT NO. 03-15

SURROUNDING USES: NORTH: LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
SOUTH: LIGHT INDUSTRIAL (I-L) - EXISTING DEVELOPED
WEST: LIGHT INDUSTRIAL (I-L) - PARTIALLY DEVELOPED
EAST: LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND

FEMA MAP: PANEL: 06065C0895G EFF. AUG. 28, 2008
ZONE: AO (1') AND X

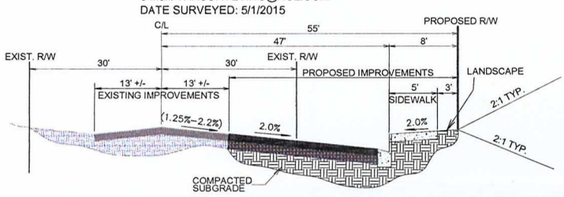
THOMAS BROS.: PG 726, GRID F1 AND F2 - 2014 ED.

UTILITY PURVEYORS:

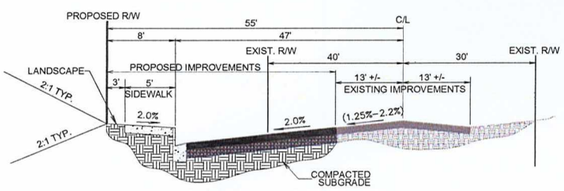
WATER -	COACHELLA VALLEY WATER DISTRICT	760-398-2651
SEWER -	SEPTIC	N/A
ELECTRIC -	SOUTHERN CALIFORNIA EDISON	800-684-8123
GAS-	THE GAS COMPANY	909-335-7625
PHONE-	VERIZON COMPANY	800-483-5000
CABLE-	TIME WARNER CABLE	760-340-1312
USA-	UNDERGROUND SERVICE ALERT	800-227-2600

SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT

TOPOGRAPHY: VAN SURVEYING
3649 NINTH STREET
RIVERSIDE, CALIFORNIA 92501
CONTACT: STEVE VAN
e-mail: VANSURVEYING@AOL.COM
DATE SURVEYED: 5/1/2015



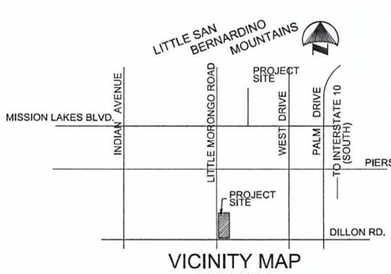
TYPICAL SECTION - LITTLE MORONGO RD. N.T.S.



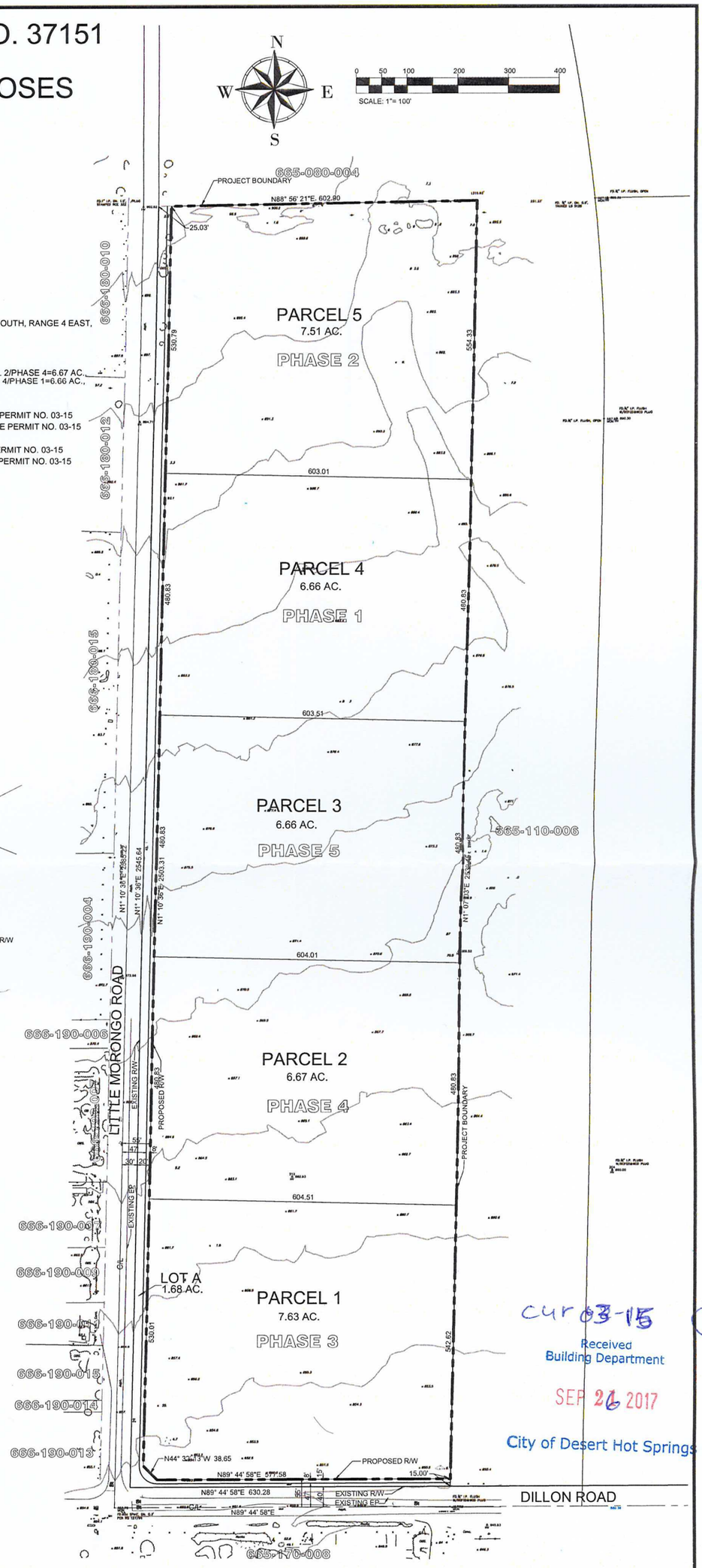
TYPICAL SECTION - DILLON RD. N.T.S.

LEGEND

BSL	INDICATES BUILDING SETBACK LINE
CONC	INDICATES CONCRETE
ELEC	INDICATES ELECTRICAL
FH	INDICATES FIRE HYDRANT
IRR.	INDICATES IRRIGATION
MH	INDICATES MANHOLE
NVA	INDICATES NON-VEHICULAR ACCESS
PL	INDICATES PROPERTY LINE
POB	INDICATES POINT OF BEGINNING
PP	INDICATES POWER POLE
SDMH	INDICATES STORM DRAIN MANHOLE
SFN	INDICATES SEARCHED FOUND NOTHING
SMH	INDICATES SEWER MANHOLE
TSB	INDICATES TRAFFIC SIGNAL BOX
WM	INDICATES WATER METER
WV	INDICATES WATER VALVE
	INDICATES WROUGHT IRON FENCE
OHP	INDICATES OVERHEAD POWER LINE
	INDICATES EDGE OF PAVEMENT
	INDICATES EASEMENTS AS SHOWN
	INDICATES PROPERTY LINE
INV	INDICATES PIPE INVERT
TC	INDICATES TOP OF CURB
FL	INDICATES FLOWLINE
TOW	INDICATES TOP OF WALL
TF	INDICATES TOP OF FOOTING
FG	INDICATES FINISHED GRADE
FS	INDICATES FINISHED SURFACE
TP	INDICATES TOP OF PAVEMENT
HP	INDICATES HIGH POINT
LP	INDICATES LOW POINT
TB	INDICATES TOP OF AC BERM
PL	INDICATES PROPERTY LINE
50	INDICATES PROPOSED CONTOUR
50	INDICATES EXISTING CONTOUR
50.0	INDICATES PROPOSED ELEVATION
(50.0)	INDICATES EXISTING ELEVATION



VICINITY MAP
NOT TO SCALE



CUP 03-15 (A)
Received
Building Department
SEP 26 2017
City of Desert Hot Springs

DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER | CITY

DESIGNED BY: KAC DRAWN BY: CAC CHECKED BY: KAC

APPROVED BY DATE
CITY OF DESERT HOT SPRINGS

PREPARED UNDER THE DIRECT SUPERVISION OF: DATE
KEITH A. CHRISTIANSEN - RCE 50083 - EXPIRES 06-30-2017

SCALE: 1" = 80'
DATE: MAY 2016

Christiansen & Company
3649 Ninth Street
Riverside, California 92501
PH: (951) 323-4713 FAX: (951) 684-4497
e-mail: keith.christiansenco@gmail.com

IN THE CITY OF DESERT HOT SPRINGS, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37151 AND PHASING MAP FOR CONDOMINIUM PURPOSES
FOR
OXFORD PROPERTIES, LLC
APN 665-110-004
IN THE NW 1/4 OF SECTION 12 , T. 3 S, R. 4 E, SBM

FOR OXFORD JOB No.

SHEET No. 1 OF 1 SHTS.
FILE No.