

SITE ADDRESS:

PARCEL 50
R.S. 21/55
DESERT HOT SPRINGS, CA.

OWNER/DEVELOPER:

KAMI AMIRIANFAR
737 CROCKER STREET
LOS ANGELES, CA. 90021
PHONE #: 213-590-4545

ASSESSOR'S PARCEL NO'S:

665-070-011

NOTE:

A TOPOGRAPHY SURVEY WAS PERFORMED ON
JUNE 5, 2017 BY AMIR ENGINEERING

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE CENTER LINE OF SAN JACINTO LANE
PER R/S 21/55 BEING N89° 24' 15"E

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER 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, ACCORDING TO OFFICIAL GOVERNMENT SURVEY, FURTHER
DESCRIBED AS:

PARCEL 50 OF SUNNY SANDS RANCHOS, UNIT NO. 2, IN THE CITY OF
DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, A
RECORD OF SURVEY OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, AS RECORDED IN RECORD OF
SURVEY BOOK 21 PAGE 55, OF RECORDS OF SURVEY, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

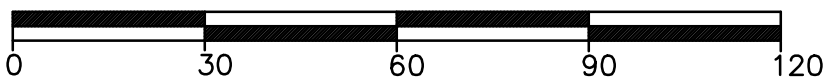
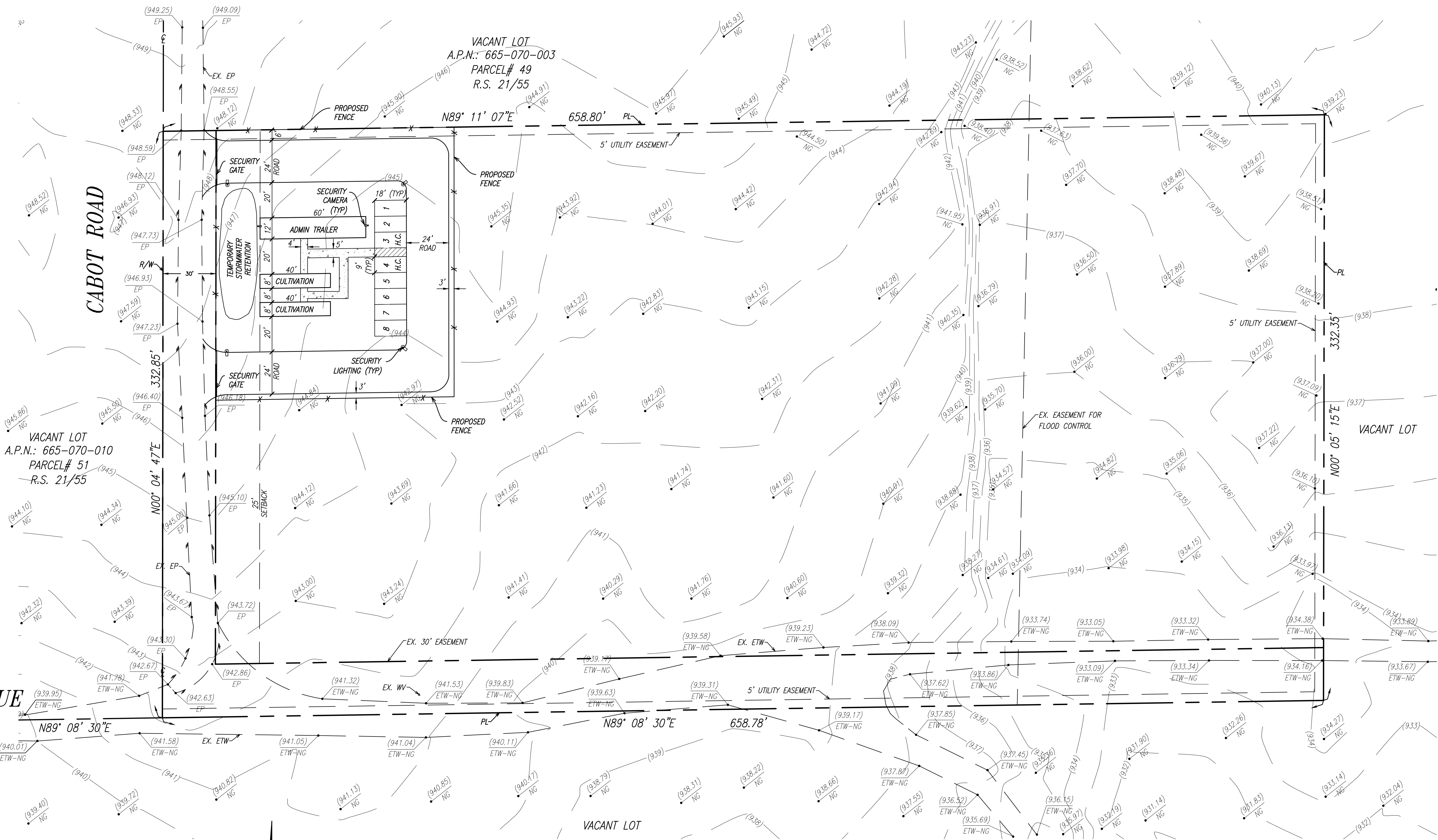
EXCEPTING THEREFROM 50% OF ALL RIGHTS TO ALL MINERALS, OIL AND
GAS, THE SAID RIGHTS ARE LIMITED TO THE MINERALS, OIL AND GAS
WHICH LIE MORE THAN 100 FEET BELOW THE SURFACE OF THE LAND;
THE SELLER AGREES NOT TO ENTER THE SURFACE OF THE LAND FOR
EXPLOITATION PURPOSES WITHOUT THE CONSENT OF THE MAJORITY OF
THE OWNERS AS RESERVED BY SUNNY SANDS RANCHO CORPORATION IN
DEED RECORDED AUGUST 15, 1957 IN BOOK 2134 PAGE 264 OF
OFFICIAL RECORDS OF RIVERSIDE COUNTY.

NOTE:

- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS, ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

15TH AVENUE

CABOT ROAD

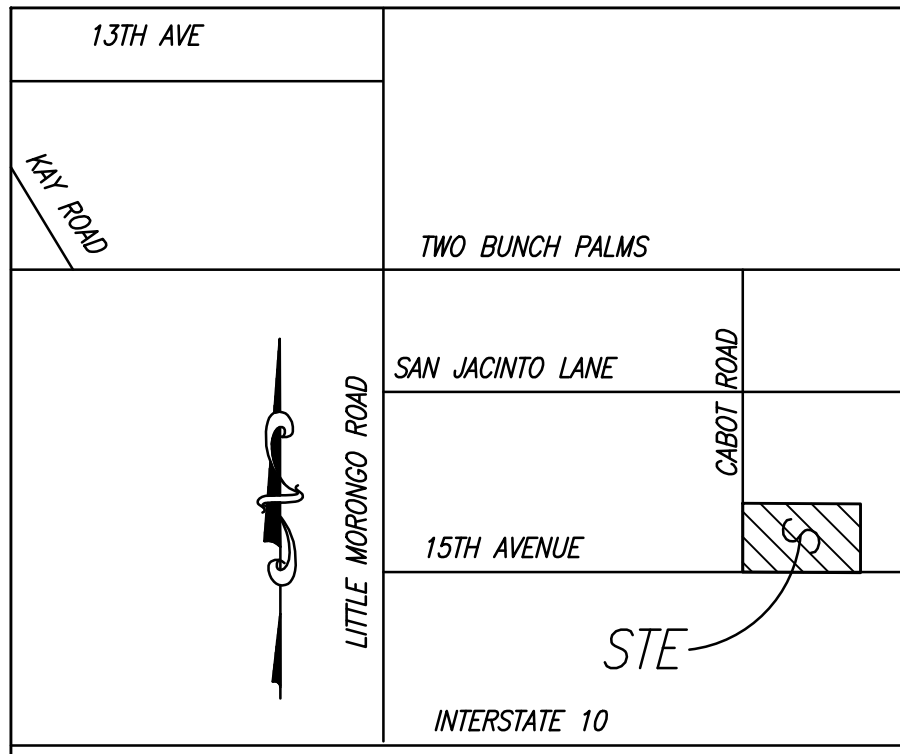


SCALE 1"=30'

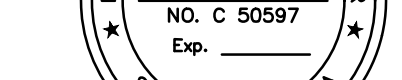


LEGEND

- CL = CENTER LINE
- EX = EXISTING
- EP = EDGE OF PAVEMENT
- NG = NATURAL GROUND
- PL = PROPERTY LINE
- WV = WATER VALVE
- ETW = EDGE OF TRAVELED WAY
- R/W = RIGHT OF WAY
- (945) = EXISTING ELEVATION



VICINITY MAP
N.T.S.

 Underground Service Alert Call: TOLL FREE 800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	"RECORD DRAWING"				CITY OF DESERT HOT SPRINGS DEPARTMENT OF PUBLIC WORKS Approved By: _____ Date: _____ Daniel Porras, Public Works Manager Recommended for Approval By: _____ Date: _____ Richard Copecky, Interim City Engineer		CITY OF DESERT HOT SPRINGS PROPOSED TEMPORARY SITE PLAN 5 AC 15TH & CABOT DESERT HOT SPRINGS, CA. SEC. 1, T. 3 S., R. 4 E., S.B.B.M.		FILE NO.	SHEET 1 OF 1 SHEETS	
	REVISION										BENCH MARK NO. 603-58-68 ELEV. 910.51 LOCATION: 52' N. OF DILLON ROAD, 360' E. OF MOUNTAIN VIEW ROAD, 9' N. OF POWER POLE 21616, STAMPED BRASS DISK IN CONCRETE POST