

**SITE ADDRESS:**

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

**OWNER/DEVELOPER:**

KAMI AMIRANFAR  
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 AMR 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:**

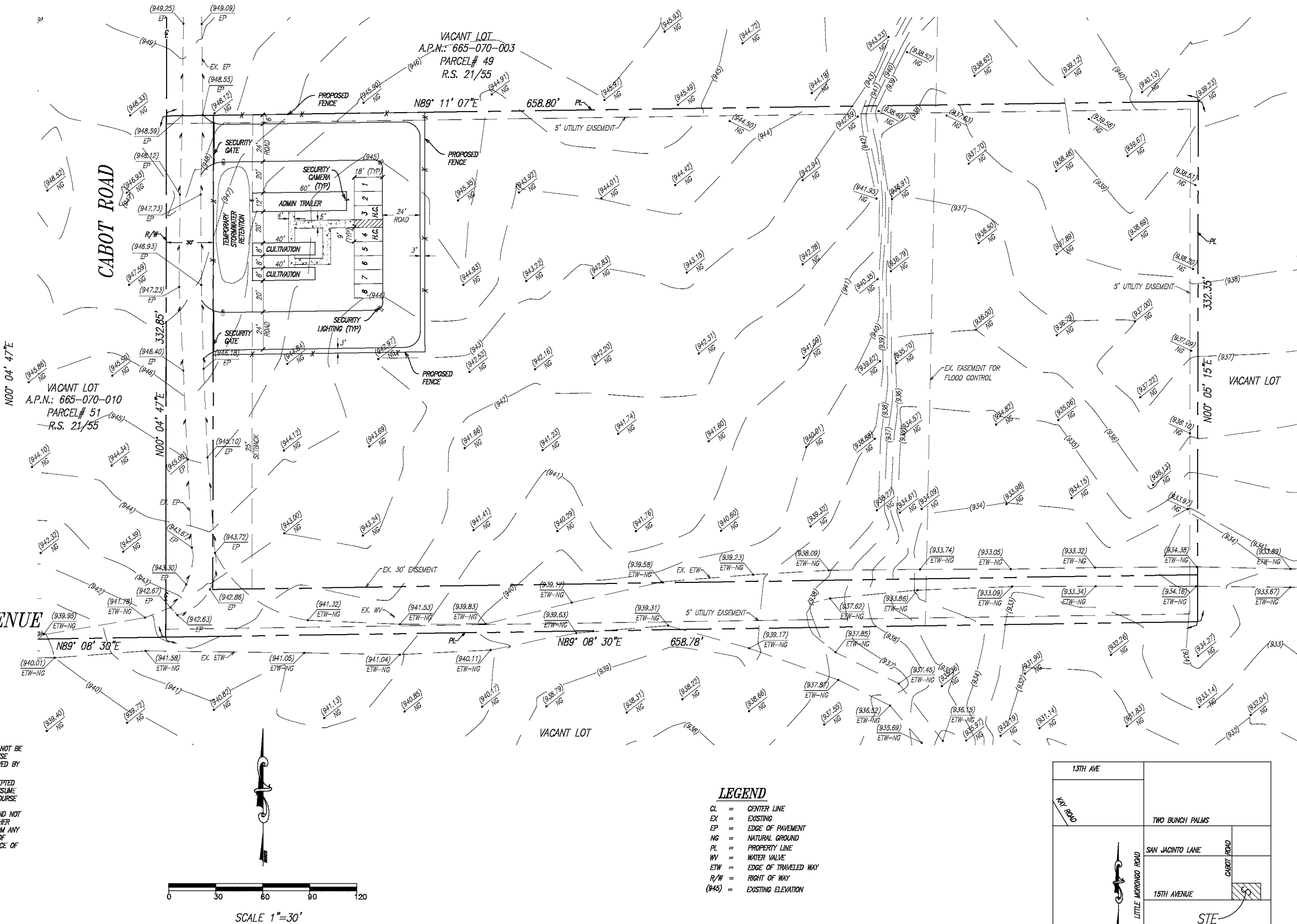
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3,  
SOUTH RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN  
THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT SURVEY, FURTHER  
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 SOON 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  
EXPLORATION PURPOSES WITHOUT THE CONSENT OF THE MAJORITY OF  
THE OWNERS AS RESERVED BY SUNNY SANDS RANCH CO. CORPORATION IN  
DEED RECORDED AUGUST 18, 1987 IN BOOK 2154 PAGE 284 OF  
OFFICIAL RECORDS OF RIVERSIDE COUNTY.

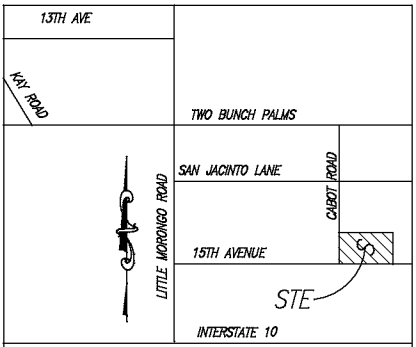
**NOTE:**

- 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.



**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

REVISION	

BENCH MARK NO. 603-58-68  
ELEV. 910.51

LOCATION: 52' N. OF DILLON ROAD, 380' E. OF  
MOUNTAIN VIEW ROAD, 9' N. OF POWER POLE 21616,  
STAMPED BRASS DISK IN CONCRETE POST

DESIGN BY: A.A.F.  
DRAWN BY: S.A.  
CHECKED BY: A.F.

SIGNATURE: AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/17  
AMIR ENGINEERING & SURVEYING INC.  
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS  
180 LURING DRIVE, SUITE A  
PALM SPRINGS, CA 92262  
PHONE: (760) 318-1424  
FAX: (760) 318-7410

CITY OF DESERT HOT SPRINGS DEPARTMENT OF PUBLIC WORKS  
Approved By: Daniel Porras, Public Works Manager  
Recommended for Approval By: Richard Copecny, Interim City Engineer  
Date: \_\_\_\_\_

**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  
DWG. NO. 1