

Utilities

WATER/SEWER:

Mission Springs Water District  
66-575 Second Street  
Desert Hot Springs, CA 92240  
(760) 327-6448

NATURAL GAS:

Southern California Gas Company  
211 N. Sunrise Way  
Palm Springs, CA 92262  
(760) 327-3343

ELECTRIC:

Southern California Edison  
36100 Cathedral Canyon  
Cathedral City, 92234  
1-800-655-4555

REFUSE:

Desert Valley Disposal, Inc.  
4600 E. Mesquite Avenue  
Palm Springs, CA 92263  
(760) 329-5030

PUBLIC WORKS:

City of Desert Hot Springs  
65-950 Pierson Blvd  
Desert Hot Springs, CA 92240  
(760) 329-6111 x216

CABLE:

Time Warner Cable  
11850 Palm Dr.  
Desert Hot Springs, CA 92240  
(844) 757-2833

FIRE PROTECTION:

Riverside County Fire Department  
77-933 Las Montanas Rd. #201  
Palm Desert, CA 92211  
(760) 363-8866

IN THE CITY OF DESERT HOT SPRINGS

COUNTY OF RIVERSIDE CALIFORNIA

# TENTATIVE TRACT MAP No. 36774

A PORTION OF SECTION 29, T2S, R5E, SBM, IN THE CITY OF CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL

OWNER

Walton Development and Management, Southwest USA  
4800 N. Scottsdale Road, Suite 4000  
Scottsdale, AZ 85251

DEVELOPER

Walton Development and Management, Southwest USA  
4800 N. Scottsdale Road, Suite 4000  
Scottsdale, AZ 85251

ENGINEER

Ludwig Engineering Associates, Inc.  
109 East Third Street  
San Bernardino, CA 92410  
Phone (909)684-5217  
Fax (909)685-0153

SOILS ENGINEER

LJR Geotechnical  
6121 Quail Valley Court  
Riverside, CA 92507  
(951) 653-1760

ASSESSORS PARCEL

638-279-002, 003, 004, 005, and 006; 638-330-001, 002, and 003; 638-340-005, 006, and 007

ZONE

EXISTING: ESTABLISHED SPECIFIC PLAN, RURAL DESERT RESIDENTIAL  
PROPOSED: SPECIFIC PLAN

GENERAL PLAN

EXISTING: COMMERCIAL GENERAL (C-G), RESIDENTIAL HIGH DENSITY (R-H), RESIDENTIAL VISITOR SERVING (HIGH DENSITY) (R-VS-H), PRIVATE OPEN SPACE (OSP)  
PROPOSED: MEDIUM DENSITY RESIDENTIAL (R-MSP), HIGH DENSITY RESIDENTIAL (R-HSP), RESIDENTIAL-VISITOR SERVING (R-VS/SP), OPEN SPACE (OS/SP), PRIVATE OPEN SPACE (OSP/VSP), FLOODWAYS (OSF/WSP)

LOTS

TOTAL TRACT AREA: 554.85 AC  
TOTAL NUMBERED LOTS: 17 (546.44 AC)  
TOTAL LETTERED LOTS: 4 (A, B, C, D) (8.41 AC)

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL A: (APN: 638-270-002-3; 638-330-003-3; 638-340-005-7; 638-340-006-8) SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY DESCRIBED AS: EXCEPTING THEREFROM THE WEST 1425 FEET, ALSO EXCEPTING THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY DESCRIBED AS: A PARCEL BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SECTION 29 DISTANT 1425.00 FEET FROM THE SOUTHWESTERLY CORNER OF SECTION 29, THENCE SOUTH 89° 52' EAST ALONG SAID SECTION LINE 2000.00 FEET, THENCE NORTH 89° 52' EAST 800.00 FEET, THENCE SOUTH 89° 52' EAST 200.19 FEET, THENCE NORTH 10° 08' EAST 800.00 FEET, THENCE NORTH 89° 52' WEST 1127.51 FEET, THENCE SOUTH 45° 08' WEST 1131.37 FEET, THENCE NORTH 89° 52' WEST 969.50 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST 1425 FEET OF SECTION 29, THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.  
PARCEL A-2: TOGETHER WITH AN EASEMENT FOR STREET PURPOSES OVER THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SECTION 29 DISTANT 1425.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 29, THENCE SOUTH 89° 52' EAST ALONG SAID SECTION LINE 2000.00 FEET, THENCE NORTH 89° 52' EAST 800.00 FEET, THENCE SOUTH 89° 52' EAST 200.19 FEET, THENCE NORTH 10° 08' EAST 800.00 FEET, THENCE NORTH 89° 52' WEST 1127.51 FEET, THENCE SOUTH 45° 08' WEST 1131.37 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89° 52' WEST 60 FEET, THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SECTION 29 A DISTANCE OF 40 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SECTION 29, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SECTION 29 A DISTANCE OF 60 FEET, THENCE NORTHERLY TO THE TRUE POINT OF BEGINNING.  
PARCEL NO. B: (APN: 638-340-005-5) THE SOUTHERLY 3,668.20 FEET OF THE EASTERLY 475.00 FEET OF THE WESTERLY 1,425.00 FEET OF THE WEST HALF OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, EXCEPT THAT PORTION LYING NORTH OF THE CENTER LINE OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, ALSO EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED AUGUST 02, 1932 IN BOOK 86, PAGE 89 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
PARCEL NO. C: (APN: 638-340-007-9) THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SECTION 29 DISTANT 1425.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 29, THENCE SOUTH 89° 52' EAST ALONG SAID SECTION LINE 2000.00 FEET, THENCE NORTH 89° 52' EAST 800.00 FEET, THENCE SOUTH 89° 52' EAST 200.19 FEET, THENCE NORTH 10° 08' EAST 800.00 FEET, THENCE NORTH 89° 52' WEST 1127.51 FEET, THENCE SOUTH 45° 08' WEST 1131.37 FEET, THENCE NORTH 89° 52' WEST 969.50 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST 1425 FEET OF SAID SECTION 29, THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.  
PARCEL D: (APN: 638-270-002-8; 638-270-003-9; 638-270-004-6; 638-270-005-1) THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, DISTANT THEREON SOUTH 17° 55' EAST, 580.73 FEET FROM THE NORTHWEST CORNER FOR THE TRUE POINT OF BEGINNING, BEING THE BEGINNING OF THE CENTER LINE OF THAT CERTAIN EASEMENT 30 FEET WIDE, DESCRIBED AS PARCEL 2 IN DEED TO DESERT HOT SPRINGS COUNTY WATER DISTRICT RECORDED MARCH 14, 1956 AS INSTRUMENT NO. 18580 IN BOOK 187, PAGE 228 OF OFFICIAL RECORDS, THENCE NORTH 89° 52' 10' EAST 174.98 FEET ON SAID CENTER LINE, THENCE NORTH 38° 20' 10' EAST, 268.91 FEET ON SAID CENTER LINE, THENCE NORTH 38° 45' EAST, 304.14 FEET ON SAID CENTER LINE, THENCE NORTH 46° 16' 50' EAST, 47.10 FEET ON SAID CENTER LINE TO A POINT ON THE SOUTHWEST LINE OF PARCEL 1, DESCRIBED IN SAID DEED, THENCE SOUTH 41° 43' 05' EAST, 97.50 FEET ON THE SOUTHWEST LINE OF SAID PARCEL TO THE MOST SOUTHERLY CORNER THEREOF, THENCE NORTH 46° 16' 50' EAST, 126.00 FEET ON THE SOUTHEAST LINE OF SAID PARCEL TO THE MOST EASTERLY CORNER THEREOF, THENCE 41° 43' 05' WEST, 86.67 FEET ON THE NORTHEAST LINE OF SAID PARCEL TO A POINT ON THE NORTH LINE OF SAID PARCEL, THENCE SOUTH 89° 52' EAST, 793.00 FEET ON SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID SECTION, THENCE SOUTH 89° 52' EAST, 169.50 FEET, MORE OR LESS, ON THE NORTH LINE OF LOT 7 OF TRACT 2136, AS SHOWN BY MAP ON FILE IN BOOK 40, PAGE 84 OF MAPS, RIVERSIDE COUNTY RECORDS, EXTENDED EASTERLY TO THE NORTHEAST CORNER OF SAID LOT 87, THENCE NORTH 89° 52' EAST, 95.00 FEET ON THE NORTH LINE OF SAID LOT 87 TO THE NORTHEAST CORNER THEREOF, THENCE NORTH 89° 52' WEST, 139.45 FEET ON THE NORTHEAST LINE OF SAID LOT 87, AND THE SOUTHWEST LINE OF SAID FLOOD CONTROL EASEMENT TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY WITH A RADIUS OF 1450.00 FEET, THENCE NORTHEASTERLY 139.45 FEET ON THE ARC OF SAID CURVE TO THE WEST LINE OF SAID SECTION, THENCE NORTH 00° 05' WEST, 691.15 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.  
THE SOUTHERLY 3,668.20 FEET OF THE EASTERLY 475.00 FEET OF THE WESTERLY 1,425.00 FEET OF THE WEST HALF OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, EXCEPT THAT PORTION LYING SOUTH OF THE CENTER LINE OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EASEMENTS

- An easement for the purpose, of county roads, granted to Southern Pacific Land Company, recorded August 24, 1920 in book 534, pages 100 of deeds. The exact location and/or extent of said easement is not disclosed in the public records.
- An easement for the purpose of public roadway and public utility, granted to the county of riverside, recorded August 2, 1932 in book 86, page 89, of official records, affects said land more particularly described therein.
- An easement for the purpose of public utilities, granted to the Nevada California electric corporation, recorded June 12, 1941 in book 508, page 165 of official records, affects said land more particularly described therein.
- An easement for the purpose of flood control water conservation, granted to Riverside County Flood Control District and Conservation District, recorded March 20, 1932 in book 1332, page 175 as instrument no. 12983 of official records, affects said land more particularly described therein.
- An easement for the purpose of pole lines, granted to California electric power company and California Water and Telephone Company, recorded October 16, 1953 in book 1517, page 176 instrument no. 50024 of official records, affects said land more particularly described therein.
- An easement for the purpose of water pipelines, granted to Desert Hot Springs County Water District, recorded March 14, 1956 in book 1879, page 228 as instrument no. 18580 of official records, affects said land more particularly described therein.

INDICATES PLOTTED EASEMENT PER TITLE REPORT NO. NISC-4649048 (4)

ANTICIPATED GRADING PHASING

Anticipated Phase	Area (S.F.)	Anticipated Cut Volume (C.Y.) (10% Subsideance)	Anticipated Fill Volume (C.Y.) (10% Subsideance)
Phase 1	3771171 (86.26 AC)	1275732	404640
Phase 2	4539423 (104.00 AC)	545111	1115153
Phase 3	1572246 (36.09 AC)	249404	358140
Phase 4	664248 (15.25 AC)	60524	140042
Phase 5	2366611 (54.10 AC)	502449	854449
Phase 6	56653 (1.30 AC)	24791	918
TOTAL	12959073 (297.50 AC)	2788312	2785885



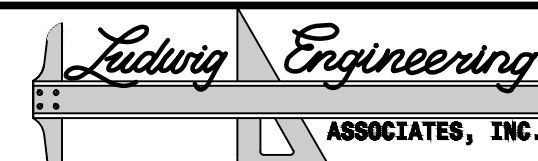
VICINITY MAP  
N.T.S.

Monday, March 6, 2017 1:01:35 PM

CITY OF DESERT HOT SPRINGS  
TENTATIVE TRACT MAP NO. 36774

CLIENT:  
**Walton Development**  
Walton Development and Management, Southwest USA  
4800 N. Scottsdale Road, Suite 4000 | Scottsdale, AZ 85251

SHEET  
1  
OF  
1  
**C-1**



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Fax: (928)464-6600

REV. DESCRIPTION. DATE. BY.

PROJECT LOCATION & NAME: Vicinity Map, 2017, Walton Development, 2017, 2:01:35 PM, LAYOUT Sheet 1

LAYOUT SHEET: 25

