

TENTATIVE TRACT MAP No. 37302

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

LUDWIG ENGINEERING

MARCH 2017

OWNER

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DEVELOPER

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ASSESSORS PARCEL

638-270-002, 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) RVS-H, PRIVATE OPEN SPACE (OSP)
PROPOSED: MEDIUM DENSITY RESIDENTIAL (R-MSP), PRIVATE OPEN SPACE (OSP/PS)

LOTS

| NUMBERED LOTS SUBDIVIDED | HOA LOTS | LETTERED LOTS | TOTAL NUMBER OF LOTS | ACREAGE | UNITS PER ACRE |
|-------------------------------------|----------|---------------|----------------------|---------|----------------|
| PA-1 | 46 | 2 | 49 | 9.17 | 5.34 |
| MINIMUM LOT SIZE RES.: 4664 SQ. FT. | | | | | |

LEGAL DESCRIPTION

A PORTION OF REAL PROPERTY IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A-1: (APN: 638-270-002-2; 638-330-002-3; 638-330-002-4; 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. EXCEPTING THEREFROM THE WEST 1/4 SECTION 29.

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 60° 08' EAST 800.00 FEET; THENCE SOUTH 89° 52' EAST 204.19 FEET; THENCE NORTH 0° 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 1600.50 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST 1/4 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:

COMMENCING 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 60° 08' EAST 800.00 FEET; THENCE SOUTH 89° 52' EAST 204.19 FEET; THENCE NORTH 0° 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 400 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 400 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL NO. B: (APN: 638-340-003-5) THE SOUTHERLY 3,688.20 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 LIVING NORTH OF THE CENTER LINE OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

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 60° 08' EAST 800.00 FEET; THENCE SOUTH 89° 52' EAST 204.19 FEET; THENCE NORTH 0° 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 1600.50 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST 1/4 SECTION 29; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

PARCEL D: (APN: 638-270-002-4; 638-270-002-5; 638-270-002-6; 638-270-002-7) 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:

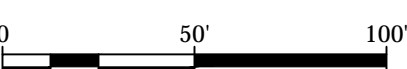
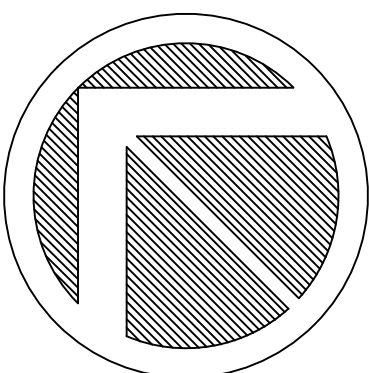
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, DISTANT THEREON SOUTH 0° 05' 50" EAST, 580.73 FEET FROM THE NORTHWEST CORNER FOR THE TRUE POINT OF BEGINNING, BEING THE BEGINNING OF THE CENTER LINE OF THAT CERTAIN EASEMENT 30 FEET WIDE, DESCRIBED AS PARCEL 2 IN DEED TO DESERT HOT SPRINGS COUNTY WATER DISTRICT RECORDED MARCH 14, 1968 AS INSTRUMENT NO. 18600 IN BOOK 1679, PAGE 228 OF OFFICIAL RECORDS; THENCE NORTH 89° 54' 10" EAST, 174.58 FEET ON SAID CENTERLINE; THENCE NORTH 38° 20' 10" EAST, 265.01 FEET ON SAID CENTERLINE; THENCE NORTH 35° 45' 55" EAST, 204.74 FEET ON SAID CENTERLINE; THENCE NORTH 0° 08' 55" EAST, 67.10 FEET ON SAID CENTERLINE TO A POINT ON THE SOUTHWEST LINE OF PARCEL 1, DESCRIBED IN SAID DEED; THENCE SOUTH 41° 42' 00" EAST, 97.30 FEET ON THE SOUTHWEST LINE OF SAID PARCEL, TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 48° 16' 50" EAST, 125.00 FEET ON THE SOUTHEAST LINE OF SAID PARCEL TO THE MOST EASTERLY CORNER THEREOF; THENCE 41° 42' 00" WEST, 96.47 FEET ON THE NORTHEAST LINE OF SAID PARCEL, TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89° 59' 40" EAST, 75.00 FEET ON SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF THE WEST 1/4 SECTION 29; THENCE SOUTH 0° 08' 50" EAST, 1649.38 FEET ON THE EAST LINE OF THE WEST 1/4 SECTION 29; THENCE NORTH 89° 52' WEST, 415.00 FEET MORE OR LESS, AND ON THE NORTH LINE OF LOT 7 OF TRACT 2135, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGE 84 OF MAPS, RIVERSIDE COUNTY RECORDS, EXTENDED EASTERLY TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00° 08' 00" EAST, 56.50 FEET ON THE EAST LINE OF LOT 31 OF SAID TRACT TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 07° 14' 15" WEST ON THE NORTHEAST LINE OF SAID LOT 31 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 NORTHWESTERLY 187.45 FEET ON THE ARC OF SAID CURVE TO THE WEST LINE OF SAID SECTION; THENCE NORTH 00° 05' 50" WEST, 601.15 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL E: (APN: 638-330-001-2) THE SOUTHERLY 3,688.20 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.

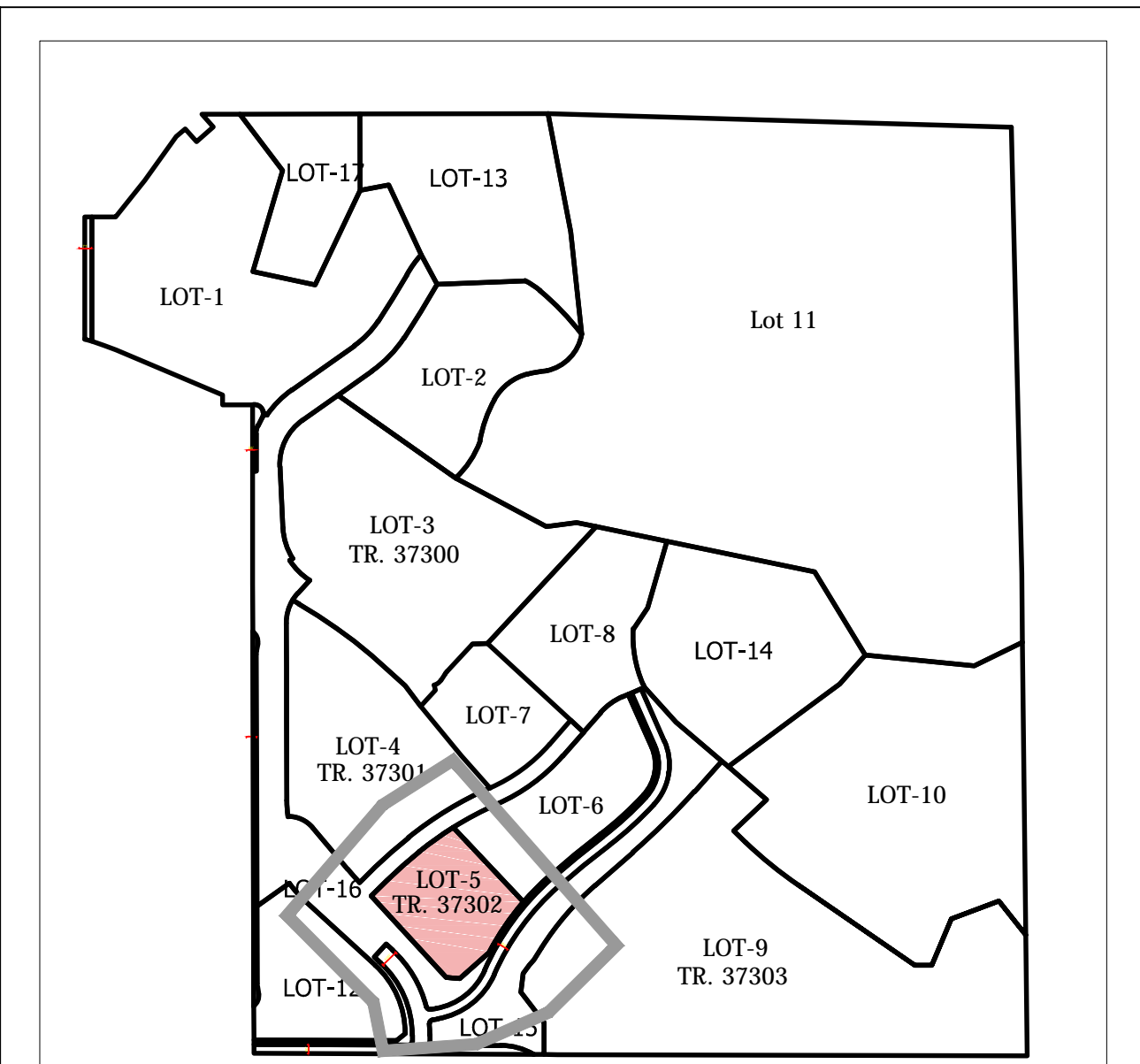
EXCEPT THAT PORTION LIVING SOUTH OF THE CENTER LINE OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

LEGEND

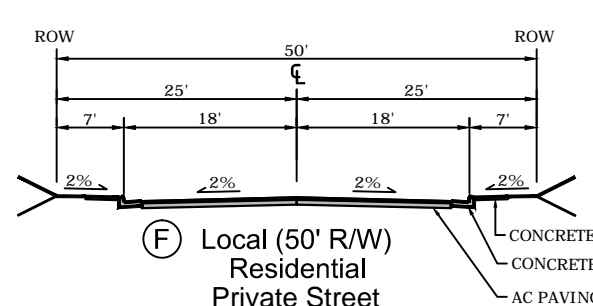
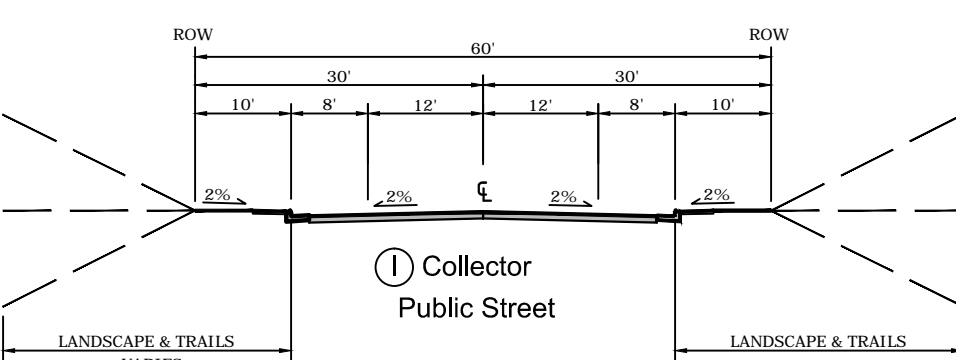
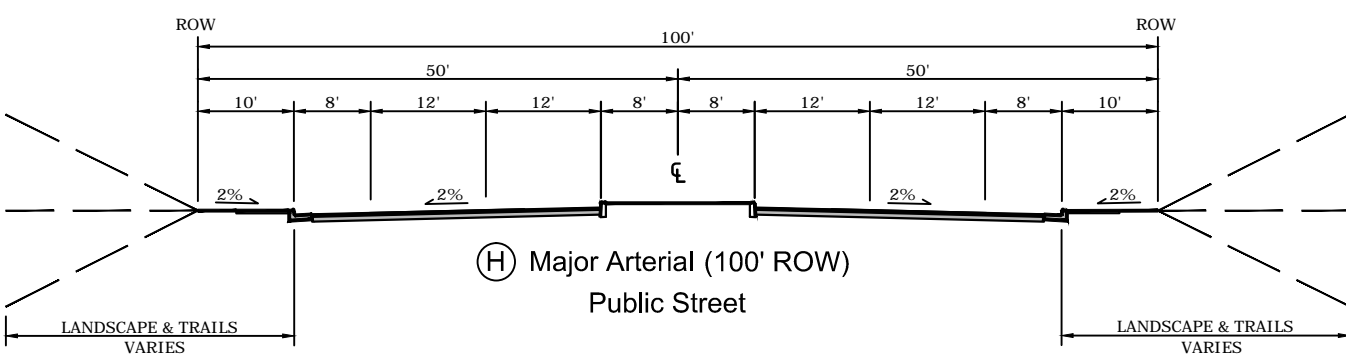
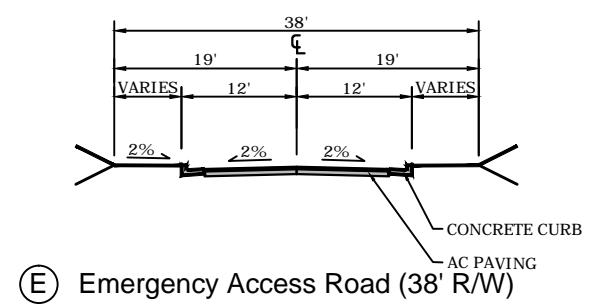
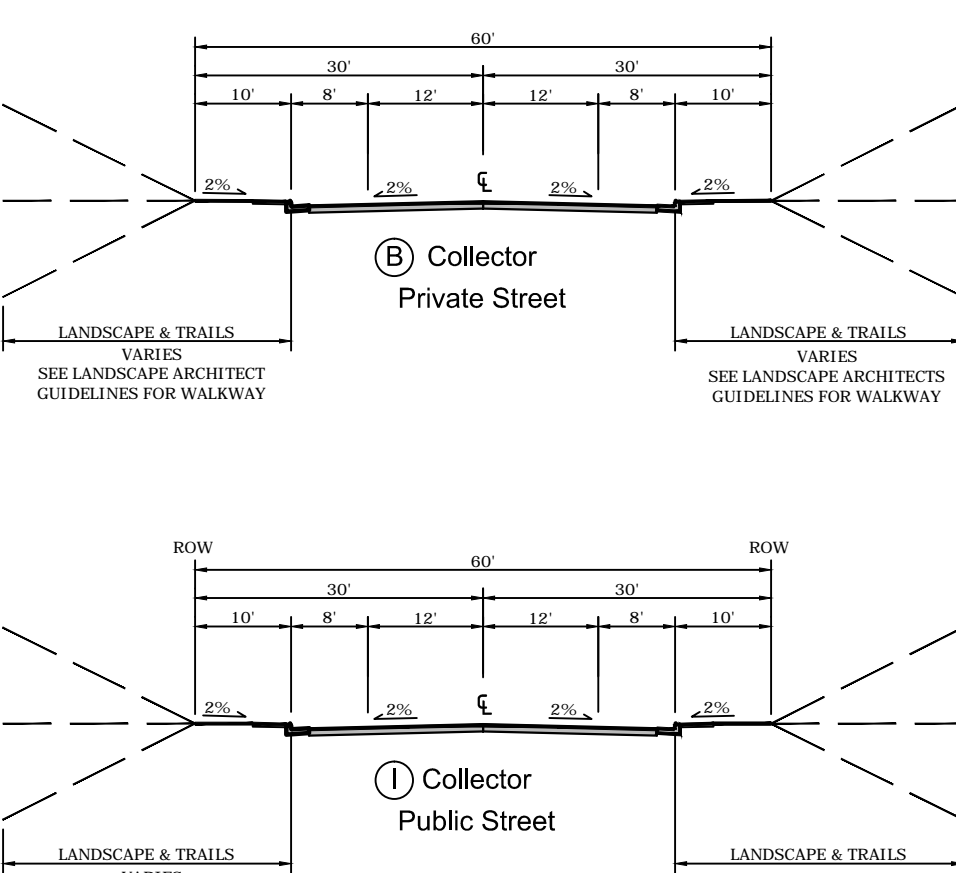
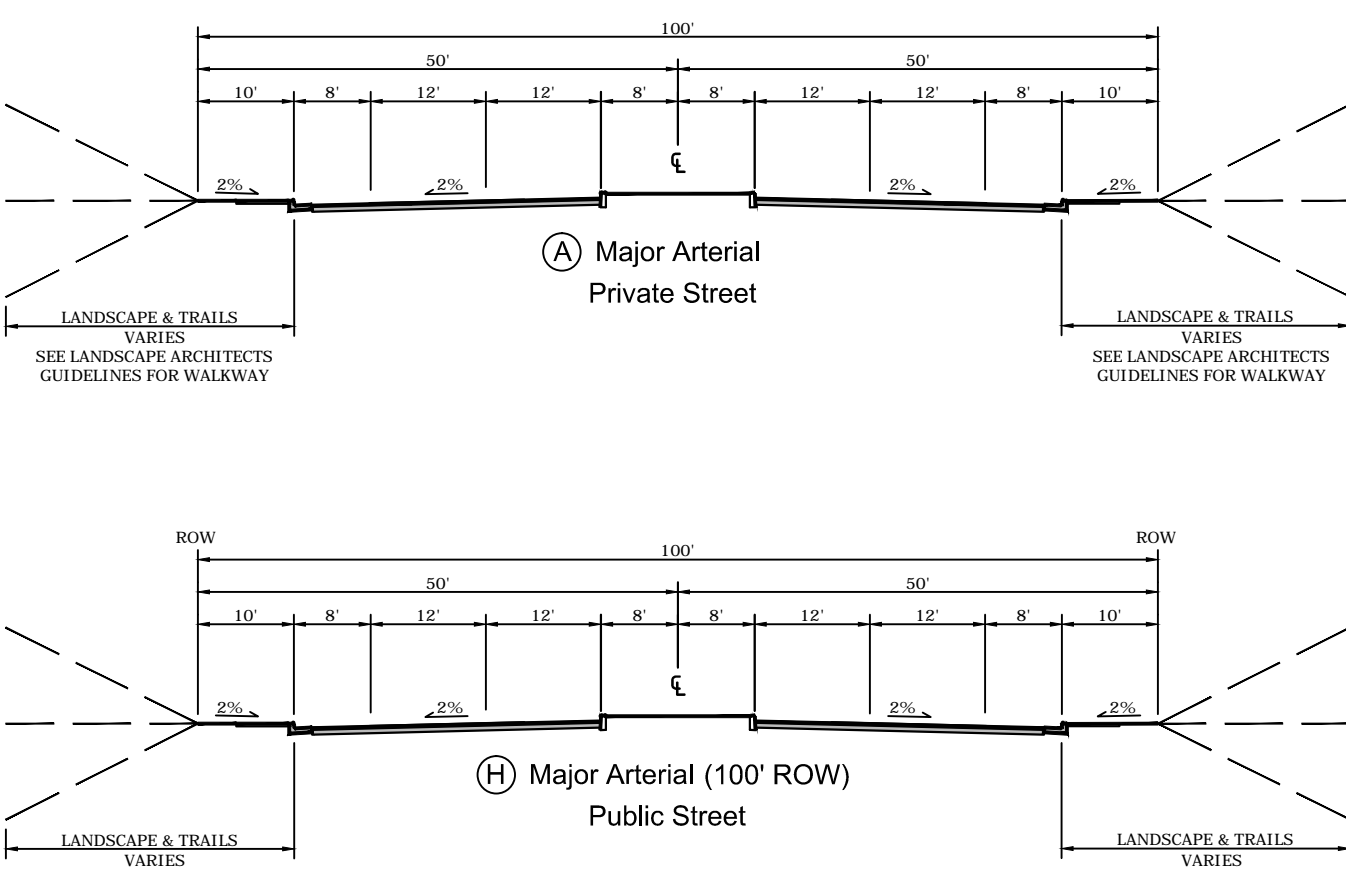
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|----------|----------------------|
| (720) | EXIST. CONTOURS |
| (723.36) | EXIST. ELEVATIONS |
| | PROPOSED ELEVATIONS |
| | PROPOSED CATCH BASIN |
| FS | FINISHED SURFACE |
| HP | HIGH POINT |
| LP | LOW POINT |



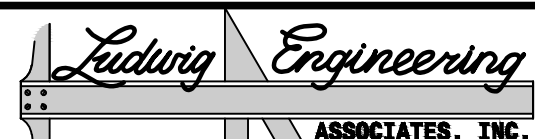
VICINITY MAP
N.T.S.



SITE INDEX
N.T.S.



Tuesday, March 14, 2017 10:59:49 AM



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| REV. | DESCRIPTION | DATE | BY |
|------|-------------|------|----|
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| | | | |

CITY OF DESERT HOT SPRINGS
TENTATIVE TRACT MAP NO. 37302

CLIENT:
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SHEET
1
OF
4
C-1