

A PORTION OF SECTION 29, T2S, R5E, SBM, IN THE CITY OF CITY OF DESERT HOT SPRINGS, COUNTY OF

COMMERCIAL GENERAL (C-G), RESIDENTIAL HIGH DENSITY (R-H), RESIDENTIAL VISITOR

RESIDENTIAL-VISITOR SERVING (R-VS/SP), OPEN SPACE (OS/SP), PRIVATE OPEN SPACE

EXCEPTING THEREFROM THE WEST 1425 FEET. ALSO EXCEPTING THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 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

EASTERLY LINE OF THE WEST 1425 FEET OF SECTION 29: THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY DESCRIBED AS FOLLOWS:

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

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 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. THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, DISTANT THEREON SOUTH 0° 05' 50" EAST, 580.73 FEET FROM THE EASEMENT 30 FEET WIDE, DESCRIBED AS PARCEL 2 IN DEED TO DESERT HOT SPRINGS COUNTY WATER DISTRICT RECORDED 174.58 FEET ON SAID CENTER LINE; THENCE NORTH 38° 20' 10" EAST, 265.01 FEET ON SAID CENTER LINE; THENCE NORTH 35° 45' 55" EAST, 304.74 FEET ON SAID CENTER LINE; THENCE NORTH 48° 16' 55" EAST, 67.10 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 48° 16' 55" EAST, 125.00 FEET ON THE SOUTHEAST LINE OF SAID PARCEL TO THE MOST EASTERLY CORNER THEREOF; THENCE 41° 43' 05" WEST, 96.67 FEET ON THE NORTHEAST LINE OF SAID PARCEL TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89° 59' 40" EAST, 763.00 FEET ON SAID NORTH LINE TO THE NORTHEAST CORNER OF THE WEST 1425.00 FEET OF SAID SECTION; THENCE SOUTH 0° 05' 50" EAST, 1649.38 FEET ON THE EAST LINE OF THE WEST 1425.00 FEET OF SAID SECTION; THENCE NORTH 89° 52' WEST, 615.00 FEET, MORE OR LESS, AND ON THE NORTH LINE OF LOT 7 OF TRACT 2135, AS SHOWN BY MAP ON FILE IN BOOK 40, PAGE 94 OF MAPS, EAST, 56.50 FEET ON THE EAST LINE OF LOT 31 OF SAID TRACT TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 67° 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, 691.15 FEET ON SAID WEST

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

ANTICIPATED GRADING PHASING				
	Anticipated Phase	Area (S.F.)	Anticipated Cut Volume (C.Y.) (10% Shrinkage)	Anticipated Fill Volume (C.Y.) (10% Subsidence)
	Phase 1	3771171 (86.58 AC)	1275732	460460
	Phase 2	4530423 (104.00 AC)	645111	1110153
	Phase 3	1572246 (36.09 AC)	249404	358140
	Phase 4	664248 (15.25 AC)	60584	140042
	Phase 5	2356611 (54.10 AC)	502449	684649
	Phase 6	56653 (1.30 AC)	24791	918

2126 McCulloch Blvd., Ste.

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DESCRIPTION

DATE



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

SHEET  $\mathbf{OF}$ 

Walton Development and Management, Southwest USA

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