

IN THE CITY OF DESERT HOT SPRINGS  
COUNTY OF RIVERSIDE CALIFORNIA

# TENTATIVE TRACT MAP No. 37301

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

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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

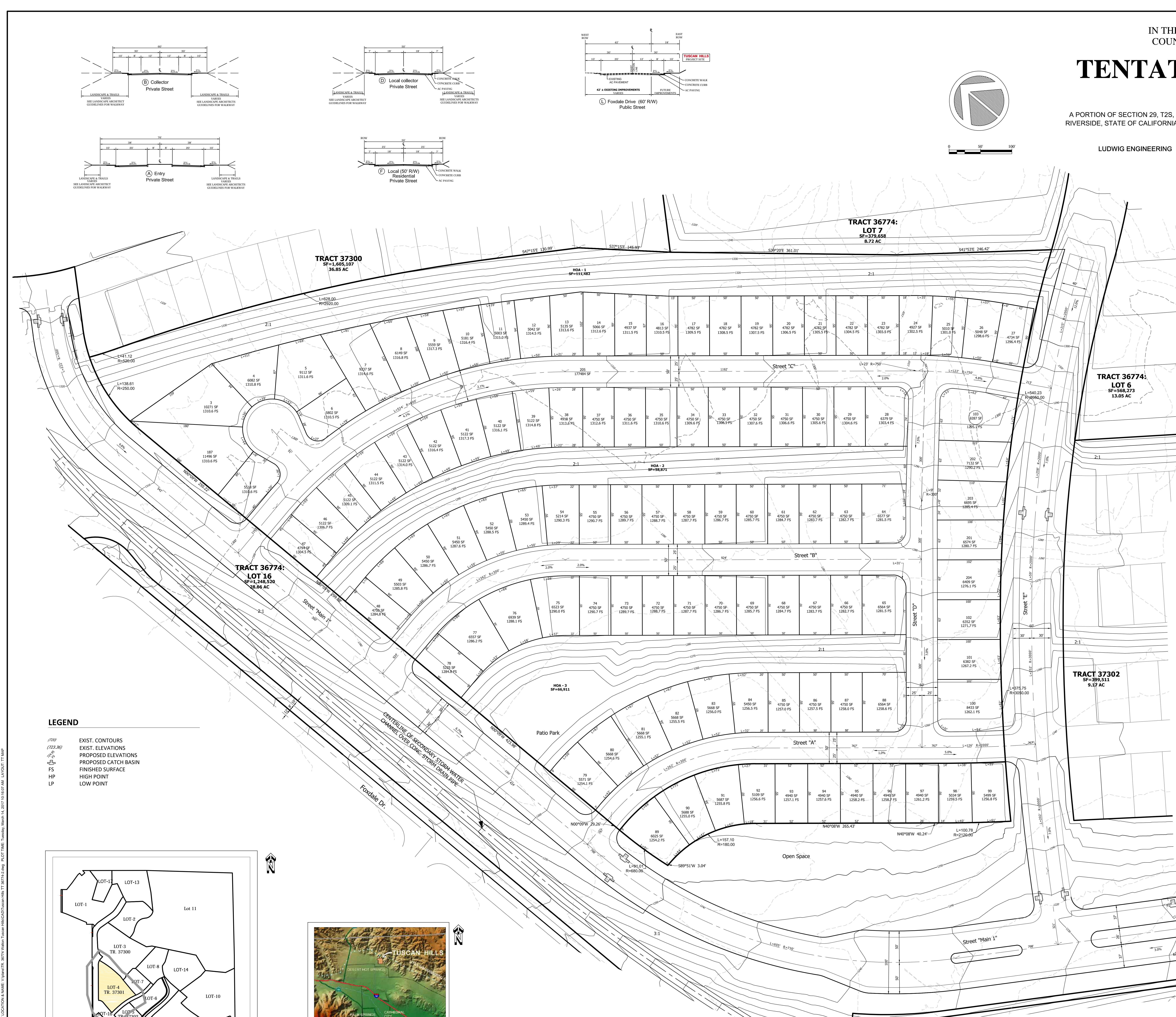
**ZONE**  
EXISTING: ESTABLISHED SPECIFIC PLAN, RURAL DESERT RESIDENTIAL  
PROPOSED: SPECIFIC PLAN

**GENERAL PLAN**  
EXISTING: CUMMERCIAL GENERAL (C-G), RESIDENTIAL HIGH DENSITY (R-H), RESIDENTIAL VISITOR SERVING (HIGH DENSITY) R/V-S/H, PRIVATE OPEN SPACE (OSP/V)  
PROPOSED: MEDIUM DENSITY-RESIDENTIAL (R-M/SP), PRIVATE OPEN SPACE (OSP/V/SP)

**LOTS**

EXISTING:	ESTABLISHED SPECIFIC PLAN, RURAL DESERT RESIDENTIAL SPECIFIC PLAN					
PROPOSED:						
<b>GENERAL PLAN</b>						
EXISTING:	COMMERCIAL GENERAL (C-G), RESIDENTIAL HIGH DENSITY (R-H), RESIDENTIAL VISITOR SERVING HIGH DENSITY (RV+H), PRIVATE OPEN SPACE (OSP+V)					
PROPOSED:	MEDIUM DENSITY RESIDENTIAL (R-MD), PRIVATE OPEN SPACE (OSP+VP)					
<b>LOTS</b>						
	NUMBERED LOTS SUBDIVIDED	HOA LOTS	LETTERED LOTS	TOTAL NUMBER OF LOTS	ACREAGE	UNITS PER ACRE
PA-1	103	3	1	107	23.02	4.65
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; 638-330-003-2; 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 1/425 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 SOUTHERLY 89° 52' EAST ALONG SAID SECTION LINE 2000.00 FEET; THENCE NORTH 89° 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 127.51 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 1/425 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 SOUTHERLY 89° 52' EAST ALONG SAID SECTION LINE 2000.00 FEET; THENCE NORTH 89° 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 127.51 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 1/425 FEET OF SECTION 29, THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. PARCEL A-3:  
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, 1992 IN BOOK 86, PAGE 89 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
PARCEL NO. C (APN: 638-340-007-8)  
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 SOUTHERLY 89° 52' EAST ALONG SAID SECTION LINE 2000.00 FEET; THENCE NORTH 89° 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 127.51 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 1/425 FEET OF SECTION 29, THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. PARCEL D (APN: 638-270-002-8; 638-270-003-2; 638-270-004-5; 638-270-005-1)  
THAT PORTION OF THE NORTHEAST 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° 08' 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, 1986 AS INSTRUMENT NO. 1698 IN BOOK 105, PAGE 28 OF OFFICIAL RECORDS; THENCE NORTH 89° 54' 10" EAST 174.58 FEET ON SAID CENTER LINE; THENCE NORTH 89° 20' 10" EAST, 265.51 FEET ON SAID CENTER LINE; THENCE NORTH 57° 45' 55" EAST, 304.74 FEET ON SAID CENTER LINE; THENCE NORTH 48° 16' 55" EAST, 87.10 FEET ON SAID CENTER LINE TO A POINT ON THE SOUTHWEST LINE OF PARCEL 1, DESCRIBED IN SAID DEED, THENCE SOUTH 41° 43' 02" 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' 02" WEST, 96.61 FEET ON THE NORTHEAST LINE OF SAID PARCEL TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 89° 50' 40' EAST, 763.00 FEET ON SAID NORTH LINE TO THE NORTHEAST CORNER OF THE WEST 1/425.00 FEET OF SAID SECTION; THENCE SOUTH 0° 08' 50' EAST, 38.38 FEET ON THE WEST LINE OF THE WEST 1/425.00 FEET OF SAID SECTION; THENCE NORTH 89° 52' WEST, 615.90 FEET, MORE OR LESS, AND ON THE NORTH LINE OF LOT 7 OF TRACT 2136, AS SHOWN BY MAP ON FILE IN BOOK 49, PAGE 4 OF MAPS, RIVERSIDE COUNTY RECORDS, EXTENDED EASTERLY TO THE EAST LINE OF LOT 7 OF SAID TRACT TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 16° 14' 10" 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 SOUTHWESTERLY 107° 45' FEET TO THE 460' OF SAID CURVE TO THE WEST LINE OF SAID SECTION; THENCE NORTH 0° 08' 50' WEST, 691.15 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING. PARCEL E (APN: 638-330-001-2)  
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.



**LEGEND**

7/20' (22.36') EXIST. CONTOURS  
EXIST. ELEVATIONS  
PROPOSED ELEVATIONS  
PROPOSED CATCH BASIN  
FS FINISHED SURFACE  
HP HIGH POINT  
LP LOW POINT

