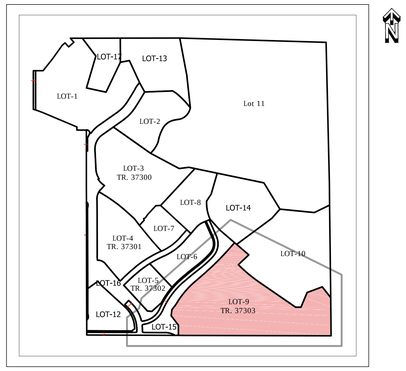
IN THE CITY OF DESERT HOT SPRINGS
COUNTY OF RIVERSIDE CALIFORNIA

TENTATIVE TRACT MAP
No. 37303

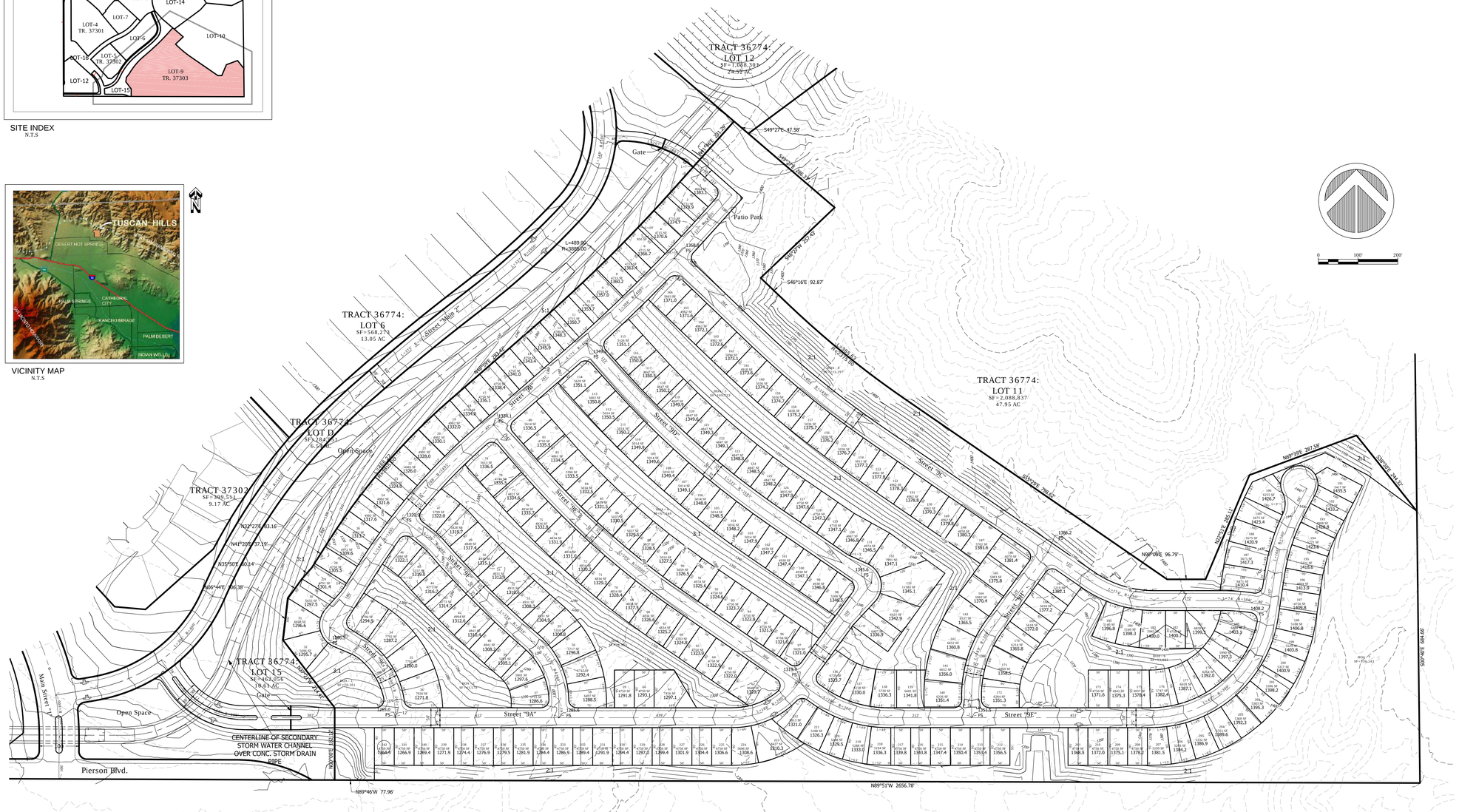
A PORTION OF SECTION 29, T2S, R5E, SBM, IN THE CITY OF CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL

LUDWIG ENGINEERING — MARCH 2017



SITE INDEX
N.T.S

VICINITY MAP
N.T.S



0 100' 200'

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 Associate, Inc.
109 East Third Street
San Bernardino, Ca 92410
Phone:(909)884-8217
Fax :(909)889-0153

SOILS ENGINEER
LUR Geotechnical
6121 Quail Valley Court
Riverside, CA 92507
(951) 653-1760

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) R/VS-H, PRIVATE OPEN SPACE (OSPV)
PROPOSED: MEDIUM DENSITY-RESIDENTIAL (R-M/SP), PRIVATE OPEN SPACE (OS/PV/SP)

LOTS

	NUMBERED LOTS SUBDIVIDED	HOA LOTS	LETTERED LOTS	TOTAL NUMBER OF LOTS	ACREAGE	UNITS PER ACRE
PA-1	242	7	1	250	61.68	4.05

MINIMUM LOT SIZE RES.: 4664 SQ. FT.

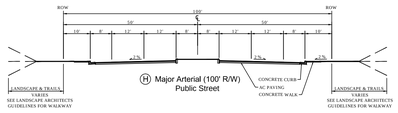
LEGAL DESCRIPTION
A PORTION OF REAL PROPERTY IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A-1: (APN: 638-270-006-2; 638-330-002-3; 638-330-003-4; 638-340-005-7; 638-340-006-8)
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY,
EXCEPTING THEREFROM THE WEST 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 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 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. 8 : (APN: 638-340-003-5)
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 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.
PARCEL D: (APN: 638-270-002-8; 638-270-003-9; 638-270-004-0; 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 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, 1956 AS INSTRUMENT NO. 18580 IN BOOK 1879, PAGE 228 OF OFFICIAL RECORDS; THENCE NORTH 89° 54' 10" EAST 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, RIVERSIDE COUNTY RECORDS, EXTENDED EASTERLY TO THE NORTHWEST CORNER OF SAID LOT 87; 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 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 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.

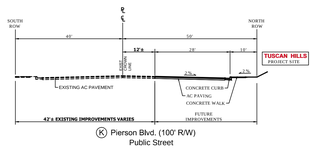
LEGEND

(720)	EXIST. CONTOURS
(222.36)	EXIST. ELEVATIONS
720.00	PROPOSED ELEVATIONS
	PROPOSED CATCH BASIN
FS	FINISHED SURFACE
HP	HIGH POINT
LP	LOW POINT

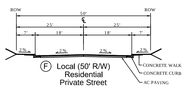
(E) Emergency Access Road (38' R/W)



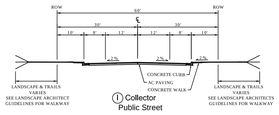
(H) Major Arterial (100' R/W)
Public Street



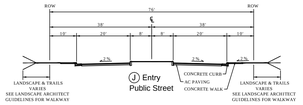
(K) Pierson Blvd. (100' R/W)
Public Street



(F) Local (50' R/W)
Residential
Private Street



(I) Collector
Public Street



(J) Entry
Public Street

REGISTERED PROFESSIONAL ENGINEER — MAY J. FRY — NO. C040692 — Exp. 3-31-17 — CIVIL — STATE OF CALIFORNIA

Tuesday, March 14, 2017 11:10:05 AM

Ludwig Engineering ASSOCIATES, INC.
Civil Engineering • Surveying • Planning
109 East Third Street, San Bernardino, CA 92410, Phone: 909-884-8217, Fax: 909-889-0153
15262 Seneca Rd, Victorville, CA 92392, Phone: 760-951-7676, Fax: 760-241-0573
38900 Hwy. 95, Ste. B, Fort Mohave, AZ 86426, Phone: 928-768-1857, Fax: 928-768-7086
2139 McCulloch Blvd., Ste. B, Lake Havasu City, AZ 86403, Phone: 928-680-8060, Fax: 928-854-6530

REV.	DESCRIPTION	DATE	BY

CITY OF DESERT HOT SPRINGS
TENTATIVE TRACT MAP NO. 37303

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

SHEET 1 OF 1

C-1

PROJECT LOCATION & NAME: Y:\plans\TR 36774 Walton Tuscan Hills TT 36774.4.dwg PLOT TIME: Tuesday, March 14, 2017 11:10:05 AM LAYOUT: Sheet 4
PLOT STYLE: PS