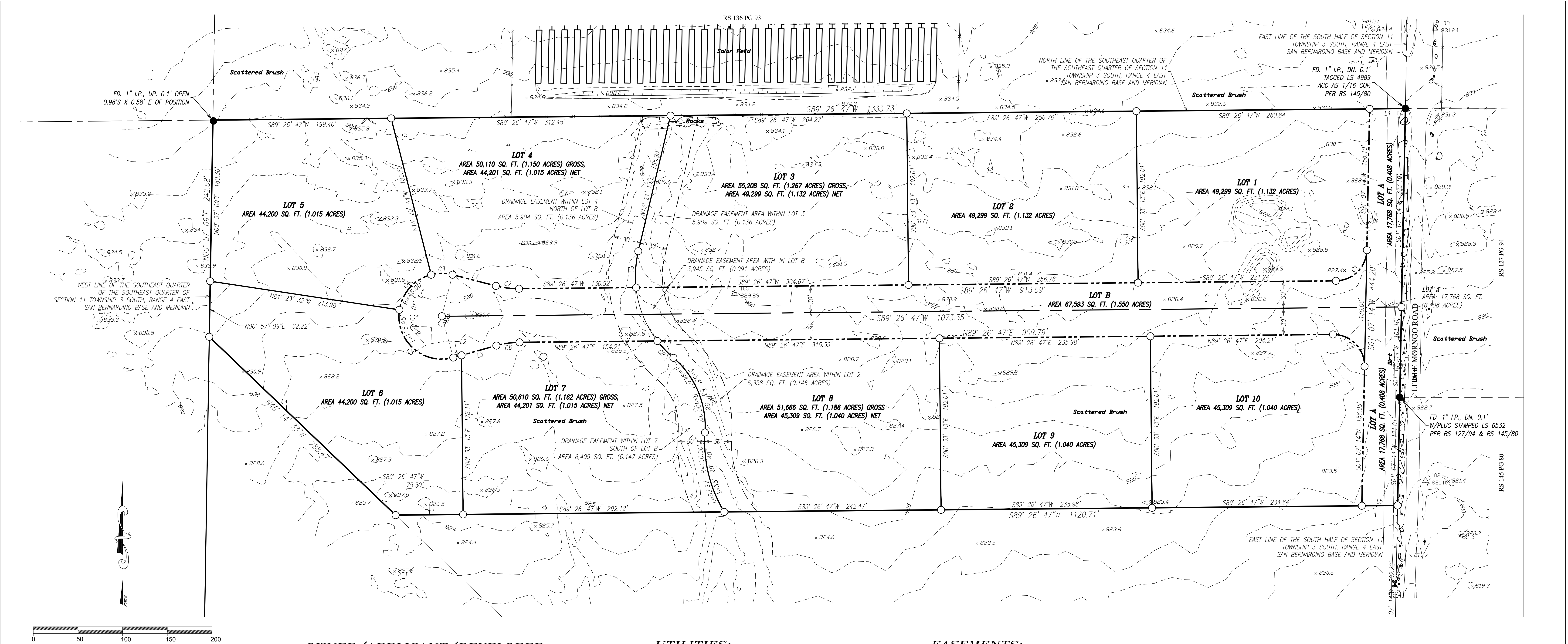




OWNER/APPLICANT/DEVELOPER:

DSH ENTERPRISES, LLC
3807 WILSHIRE BLVD, SUITE 1100
LOS ANGELES CA, 90010
TELEPHONE # 213-388-2125

UTILITIES:

TIME WARNER CABLE MEDIA
73061 FRED WARING DR.
PALM DESERT, CA 92260
(760) 834-2360

DESERT VALLEY DISPOSAL, INC.
4690 E. MESQUITE AVENUE
PALM SPRINGS, CA 92263
(760) 329-5030

EASEMENTS:

- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 1933 AS BOOK 98, PAGE 393 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE MID-COUNTY PROJECT AREA AMENDMENT NO. 2 REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED FEBRUARY 06, 2009 AS INSTRUMENT NO. 2009-057440 OF OFFICIAL RECORDS.
- THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
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- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	50.00'	S75° 32' 35"E
L2	9.54'	S74° 26' 09"W
L3	40.46'	S74° 26' 09"W
L4	40.02'	S89° 26' 47"W
L5	40.02'	S89° 26' 47"W

CURVE TABLE			
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C9	40.98'	120.00'	19° 34' 00"

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER;THENCE SOUTH 89° 38' 28" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1333.27 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE SOUTH 01° 10' 37" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 241.88 FEET TO THE NORTHERLY LINE OF THAT CERTAIN RIGHT-OF-WAY GRANTED TO SOUTHERN SURPLUS REALTY COMPANY RECORDED NOVEMBER 22, 1978 AS INSTRUMENT NO. 246649 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY; THENCE SOUTH 46° 02' 49" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 289.46 FEET; THENCE NORTH 89° 38' 28" EAST AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1119.26 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01° 21' 56" EAST ALONG SAID EAST LINE, A DISTANCE OF 444.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING.

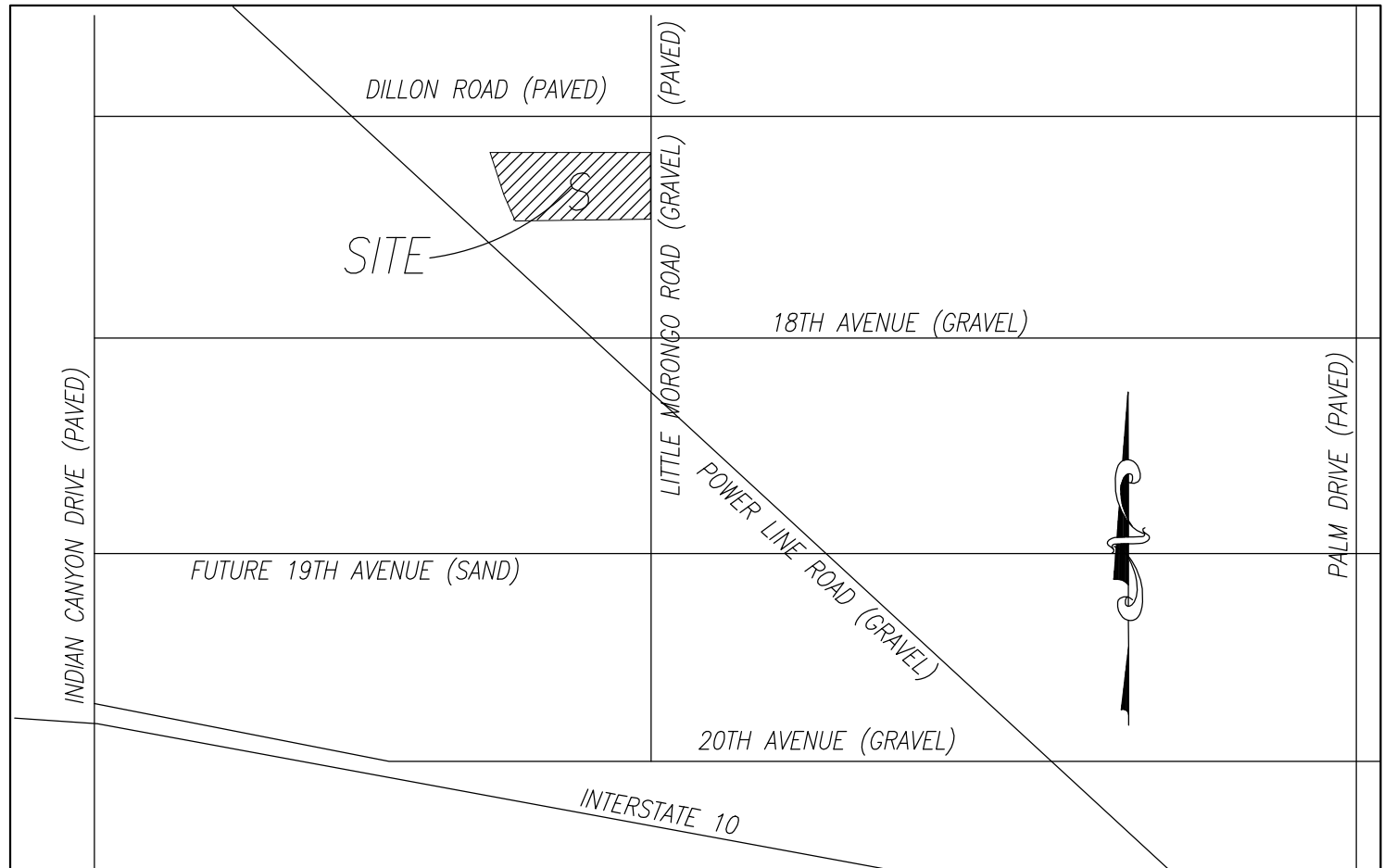
APN: 666-310-011-4

DATE OF PREPARATION:

APRIL 18, 2017

NOTE:

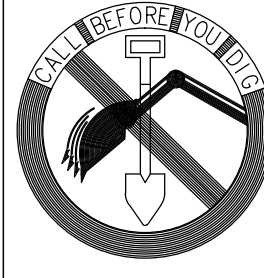
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS, ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



**VICINITY MAP
N.T.S.**

Underground Service Alert

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TWO WORKING DAYS BEFORE YOU DIG

REVISION	

AMIR ENGINEERING & SURVEYING INC.
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS

160 LURING DRIVE, SUITE A
PALM SPRINGS, CA 92262
PHONE: (760) 318-7424
FAX: (760) 318-7410

CITY OF DESERT HOT SPRINGS
EXISTING SITE PLAN
APN: 666-310-011
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

FILE NO. SHEET OF DWG. NO. SHEETS

TENTATIVE TRACT MAP No. 37360

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN

OWNER'S

DSH ENTERPRISES, LLC
3807 WILSHIRE BLVD, SUITE 1100
LOS ANGELES CA, CA 90010

LEGAL DESCRIPTION

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APN: 666-310-011-4

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L4	40.02'	S89° 26' 47"W
L5	40.02'	S89° 26' 47"W

ZONING CLASSIFICATION

EXISTING ZONING: LI (LIGHT INDUSTRIAL)

UTILITIES

TIME WARNER CABLE MEDIA
73061 FRED WARING DR.
PALM DESERT, CA 92260
(760) 834-2360

CPV SENTINEL, LLC

PO BOX 1328
DESERT HOT SPRINGS, CA 92240
(760) 288-7900

SOUTHERN CALIFORNIA GAS COMPANY

211 N. SUNRISE WAY
PALM SPRINGS, CA 92262
(760) 327-3343

MISSION SPRINGS WATER DISTRICT

66-575 SECOND STREET
DESERT HOT SPRINGS, CA 92240
(760) 329-6448

SCHOOL DISTRICT:

PALM SPRINGS UNIFIED
980 EAST TAHQUITZ CANYON WAY
PALM SPRINGS, CALIFORNIA 92262

DESERT VALLEY DISPOSAL, INC.

4690 E. MESQUITE AVENUE
PALM SPRINGS, CA 92263
(760) 329-5030

SOUTHERN CA. EDISON

36100 CATHEDRAL CANYON
CATHEDRAL CITY, CA 92234
1-800-655-4555

TIME WARNER CABLE

11855 PALM DR.
DESERT HOT SPRINGS, CA 92240

EASEMENTS

- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 1933 AS BOOK 98, PAGE 393 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY
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- RIGHTS OF PARTIES IN POSSESSION.

AREA APN 666-310-011

EXTERIOR TRACT BOUNDARY 570,570 SQ. FT. (13.098 ACRES)
LOT 1 49,299 SQ. FT. (1.132 ACRES)

LOT 2 49,299 SQ. FT. (1.132 ACRES)
DRAINAGE EASEMENT WITHIN LOT 2 6,358 SQ. FT. (0.146 ACRES)

LOT 3 55,208 SQ. FT. (1.267 ACRES) GROSS, 49,299 SQ. FT. (1.132 ACRES) NET
DRAINAGE EASEMENT WITHIN LOT 3 5,909 SQ. FT. (0.136 ACRES)

LOT 4 50,110 SQ. FT. (1.150 ACRES) GROSS, 44,201 SQ. FT. (1.015 ACRES) NET
DRAINAGE EASEMENT WITHIN LOT 4 5,904 SQ. FT. (0.136 ACRES)

LOT 5 44,200 SQ. FT. (1.015 ACRES)

LOT 6 44,200 SQ. FT. (1.015 ACRES)

LOT 7 50,610 SQ. FT. (1.162 ACRES) GROSS, 44,201 SQ. FT. (1.015 ACRES) NET
DRAINAGE EASEMENT WITHIN LOT 7 6,409 SQ. FT. (0.147 ACRES)

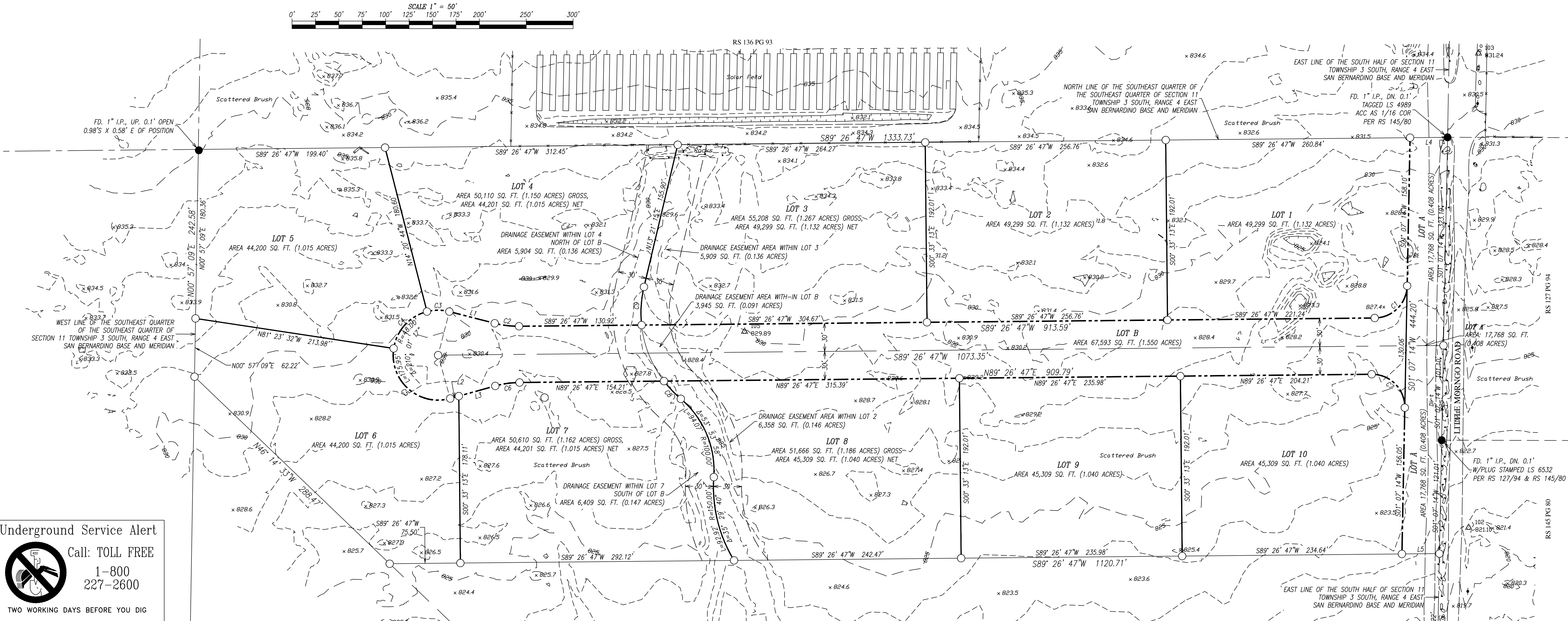
LOT 8 51,666 SQ. FT. (1.186 ACRES) GROSS, 45,309 SQ. FT. (1.040 ACRES) NET
DRAINAGE EASEMENT WITHIN LOT 7 6,409 SQ. FT. (0.147 ACRES)

LOT 9 45,309 SQ. FT. (1.040 ACRES)

LOT 10 45,309 SQ. FT. (1.040 ACRES)

LOT A 17,768 SQ. FT. (0.408 ACRES)

LOT B 67,593 SQ. FT. (1.550 ACRES)



Underground Service Alert



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227-2600

TWO WORKING DAYS BEFORE YOU DIG

#	REVISION	CORR. BY	CORR. BY
No.		APPROVED	APPROVED

BENCH MARK NO. _____

DESIGN BY:
AF

DRAWN BY:
SA

CHECKED BY:
AF

PREPARED UNDER THE DIRECT SUPERVISION OF:

AMIR FAYAZRAD, P.E.
R.C.E. 50597 EXP. 9/30/19

DATE



AMIR ENGINEERING

160 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262
PH. (760) 318-7424 FAX (760) 318-7410

CITY OF DESERT HOT SPRINGS

TENTATIVE TRACT MAP

APN: 666-310-011
DESERT HOT SPRINGS, CA.

