

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

 MSA CONSULTING, INC.

JULY - 2023

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF TRACT MAPS AT PAGES \_\_\_\_\_ AT THE REQUEST OF THE CITY CLERK OF THE CITY OF PALM DESERT.

NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER  
BY: \_\_\_\_\_ DEPUTY  
SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE COMPANY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" (PACIFIC AVENUE), LOT "B" (CLINE PARKWAY), LOT "C" (CAMERON PLACE), LOT "D" (CROMWELL LANE), LOT "E" (TROUSDALE DRIVE), LOT "F" (CROMWELL LANE) AND LOT "G" (DOHENY PARKWAY), INCLUSIVE, AND LOT "S" (CAMERON PLACE) AND LOT "T" (CAMERON PLACE), SHOWN AS "PUBLIC STREET"(S).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THOSE EASEMENTS SHOWN AS "5' PUE", ALONG THE FRONTAGE OF LOTS 1 THROUGH 146, INCLUSIVE, SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENTS FOR PUBLIC UTILITY PURPOSES OVER LOTS "H" THROUGH "Q" INCLUSIVE, SHOWN AS "OPEN SPACE" WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE 42.00 FOOT WIDE SANITATION EASEMENT LYING WITHIN LOT "O", SHOWN HEREON AS "A", AND THOSE EASEMENTS SHOWN AS "5' PUE", THE DEDICATION IS FOR DOMESTIC WATER AND SANITATION PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT. THE EASEMENTS SO DEDICATED INCLUDE THE RIGHT TO ENTER UPON SAID LANDS, TO SURVEY, CONSTRUCT, RECONSTRUCT, LAY, RELAY, MAINTAIN, OPERATE, CONTROL, USE AND REMOVE PIPELINES, FIXTURES AND APPURTENANCES, AND TO REMOVE OBJECTS INTERFERING WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE THEREOF. COACHELLA VALLEY WATER DISTRICT WILL NOT BE RESPONSIBLE FOR ANY IMPROVEMENTS WITHIN SAID EASEMENT(S) IN THE EVENT THAT OPERATION AND MAINTENANCE ACTIVITIES RESULT IN DAMAGE OR REMOVAL OF SAID IMPROVEMENTS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: LOT "R", DESIGNATED (WELL SITE), IN FAVOR OF COACHELLA VALLEY WATER DISTRICT FOR WELL SITE PURPOSES.

WE HEREBY RETAIN FOR STORM DRAIN PURPOSES, AN EASEMENT OVER THOSE EASEMENTS SHOWN AS "5' PUE", OVER LOTS "H" THROUGH "Q" INCLUSIVE, AS SHOWN WITHIN THIS MAP, FOR THE SOLE USE OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS MAP. SAID RIGHTS ARE SUBSERVIENT TO AFOREMENTIONED PUBLIC UTILITY EASEMENT DEDICATION TO THE CITY OF PALM DESERT AND COACHELLA VALLEY WATER DISTRICT.

WE HEREBY RETAIN FOR OPEN SPACE, LANDSCAPE AND STORM DRAIN PURPOSES, LOTS "H" THROUGH "Q", INCLUSIVE, FOR THE SOLE USE OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES. SAID RIGHTS ARE SUBSERVIENT TO AFOREMENTIONED DOMESTIC WATER, AND SANITATION EASEMENT DEDICATIONS TO COACHELLA VALLEY WATER DISTRICT.

**MERITAGE HOMES OF CALIFORNIA, INC.,**  
A CALIFORNIA CORPORATION

BY: \_\_\_\_\_  
NAME: NICHOLAS EMSIEK  
TITLE: PRESIDENT

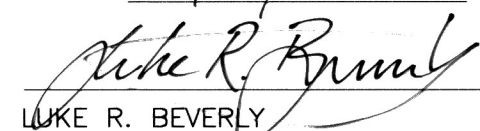
**SIGNATURE OMISSIONS**  
SEE SHEET 2

**NOTARY'S ACKNOWLEDGMENT & C.V.W.D. ACCEPTANCE**  
SEE SHEET 2

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MERITAGE HOMES OF CALIFORNIA, INC., IN AUGUST OF 2024.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 10/31/2024  
  
LUKE R. BEVERLY P.L.S. 8223



### CITY ENGINEER'S STATEMENT

I, TIMOTHY R. JONASSON, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL CITY OF PALM DESERT ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

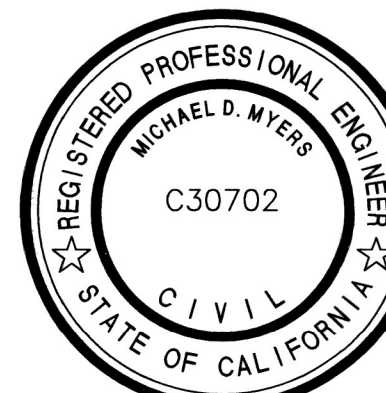
DATE: \_\_\_\_\_, 20\_\_\_\_  
TIMOTHY R. JONASSON, ACTING CITY ENGINEER, R.C.E. 45843



### CITY SURVEYOR'S STATEMENT

I, MICHAEL D. MYERS, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_, 20\_\_\_\_  
MICHAEL D. MYERS, ACTING CITY SURVEYOR, R.C.E. 30702




### CITY CLERK'S STATEMENT

I, ANTHONY J. MEJIA, CITY CLERK OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, APPROVED THE WITHIN MAP OF TRACT MAP NO. 37506-3, AND ACCEPTS ON BEHALF OF THE PUBLIC, LOT "A" (PACIFIC AVENUE), LOT "B" (CLINE PARKWAY), LOT "C" (CAMERON PLACE), LOT "D" (CROMWELL LANE), LOT "E" (TROUSDALE DRIVE), LOT "F" (CROMWELL LANE) AND LOT "G" (DOHENY PARKWAY), INCLUSIVE, AND LOT "S" (CAMERON PLACE) AND LOT "T" (CAMERON PLACE), OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES; THE EASEMENTS SHOWN AS "5' PUE", ALONG THE FRONTAGE OF LOTS 1 THROUGH 146, INCLUSIVE; THE EASEMENTS OVER LOTS "H" THROUGH "Q", INCLUSIVE, OFFERED FOR PUBLIC UTILITY PURPOSES; ALL AS DEDICATED AND SHOWN WITHIN THIS MAP.

DATED: \_\_\_\_\_  
BY: \_\_\_\_\_  
ANTHONY J MEJIA, CITY CLERK OF THE CITY OF PALM DESERT

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATED: ~~NOVEMBER 4, 2024~~  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR  
BY: , DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: \_\_\_\_\_, 20\_\_\_\_  
CASH OR SURETY TAX BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_, DEPUTY

### SOILS REPORT

PURSUANT TO SECTION 66490 OF THE SUBDIVISION MAP ACT, A PRELIMINARY SOILS REPORT, PROJECT NO. 544-5576, FILE NO. 05-08-793, WAS PREPARED BY SLADDEN ENGINEERING, DATED AUGUST 10, 2005, AND UPDATED AS PROJECT NO. 544-17113, FILE NO. 19-04-148, DATED APRIL 11, 2019, AND ARE ON FILE WITH THE CITY OF PALM DESERT, ENGINEERING DEPARTMENT.

### ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR ACCESS PURPOSES AS SHOWN ON R.S. 27/56, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY WITHIN THE BOUNDARY OF THIS TRACT MAP.

AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED DECEMBER 29, 2006, AS DOCUMENT NO. 2006-0951884, RECORDS OF RIVERSIDE COUNTY WITHIN THE BOUNDARY OF THIS TRACT MAP.

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

 MSA CONSULTING, INC.

JULY - 2023

### NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California )  
 ) SS  
COUNTY OF Orange )

ON November 6, 2024, BEFORE ME Amy Lynn Ferguson A NOTARY PUBLIC,

PERSONALLY APPEARED Nicholas Emšiek, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

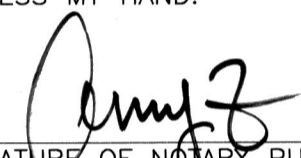
MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY.

2354418

NOTARY COMMISSION NO.

April 14, 2025

MY COMMISSION EXPIRES

  
SIGNATURE OF NOTARY PUBLIC  
Amy Lynn Ferguson  
(PRINT NAME)

### NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY.

NOTARY COMMISSION NO.

MY COMMISSION EXPIRES

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC  
(PRINT NAME)

### NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY.

NOTARY COMMISSION NO.

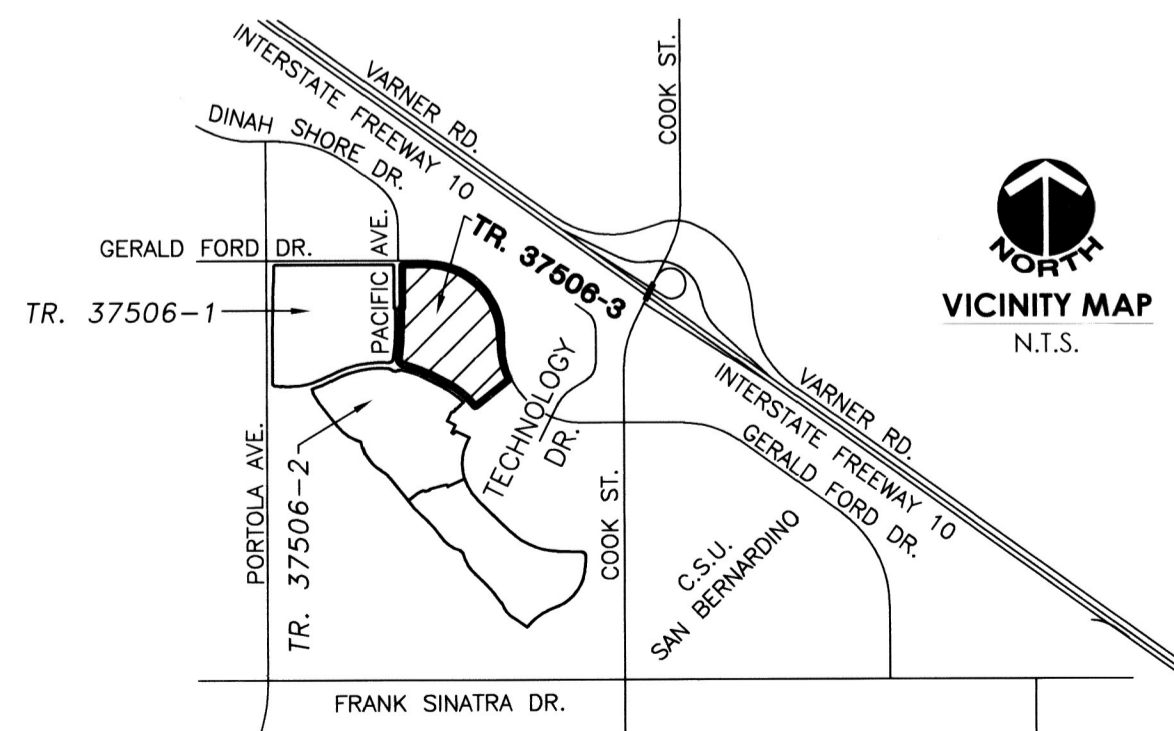
MY COMMISSION EXPIRES

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC  
(PRINT NAME)

### CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY THAT UNDER AUTHORITY GRANTED TO ME BY RESOLUTION NO. 2015-23, DATED FEBRUARY 10, 2015, I ACCEPT ON BEHALF OF COACHELLA VALLEY WATER DISTRICT THE DEDICATION OF EASEMENTS FOR DOMESTIC WATER AND SANITATION PURPOSES AND WELL SITE IN FEE TITLE, AS OFFERED HEREON.

DATED: \_\_\_\_\_ BY: J. M. BARRETT, GENERAL MANAGER  
COACHELLA VALLEY WATER DISTRICT



### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE(S) OF THE FOLLOWING OWNER(S) OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, AS THEIR INTERESTS CANNOT RIPEN INTO FEE.

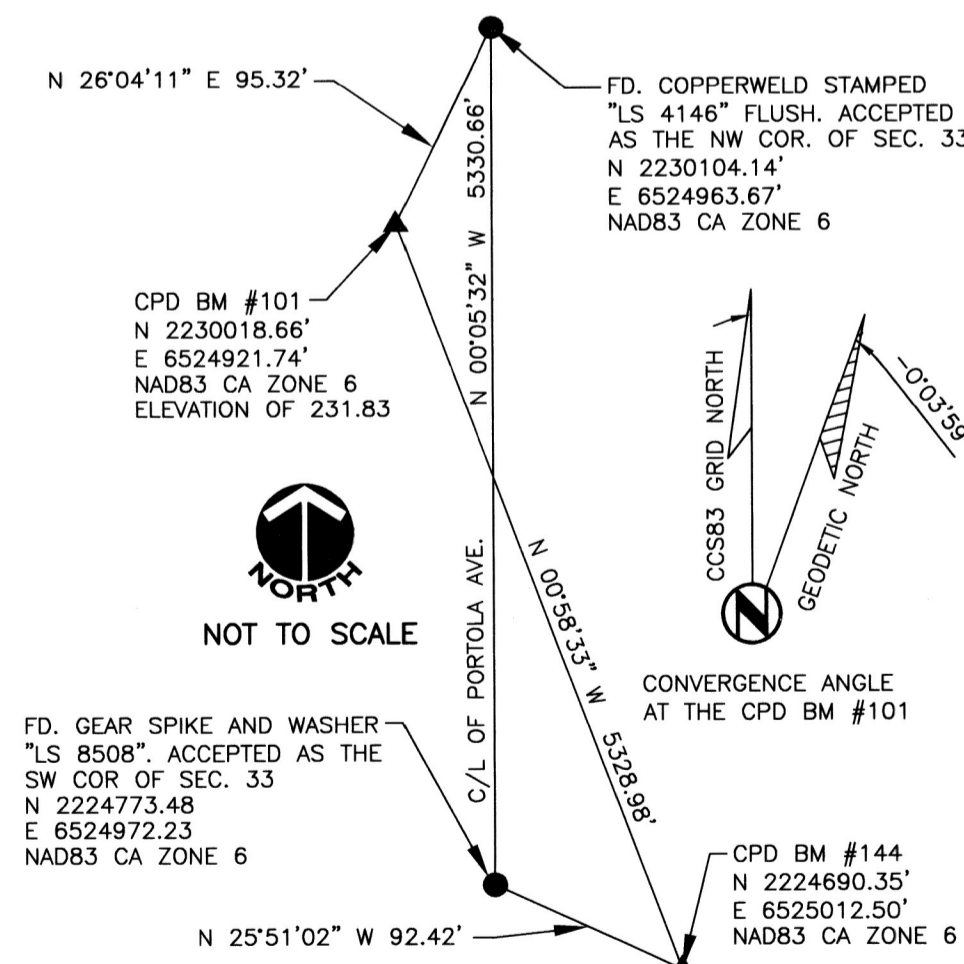
MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN THE TITLE REPORT. (LOCATION CANNOT BE DETERMINED FROM RECORD)

FRONTIER COMMUNICATIONS, SUCCESSOR TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR TELEPHONE LINES AND RIGHTS INCIDENTAL PURPOSES, PER BOOK 344 PAGE 227 AS INST. NO. 10 OF DEEDS, REC. 01/23/1912, O.R.

UNION PACIFIC RAILROAD, SUCCESSOR TO PACIFIC RAILROAD COMPANY HOLDER OF AN EASEMENT FOR TELEPHONE, PIPELINES, AND DRILLING OPERATIONS AND RIGHTS INCIDENTAL THERETO PER BOOK 344, PAGE 227, AS INST. NO. 10 OF DEEDS, REC. 01/23/1912, O.R. (LOCATION CANNOT BE DETERMINED FROM RECORD)

### EASEMENT NOTES

- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN THE TITLE REPORT. (LOCATION CANNOT BE DETERMINED FROM RECORD)
  - AN EASEMENT FOR TELEPHONE LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF FRONTIER COMMUNICATIONS, SUCCESSOR TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED JANUARY 23, 1912, IN BOOK 344 PAGE 227 AS INSTRUMENT NO. 10, OF DEEDS OF OFFICIAL RECORDS, AFFECTS SAID LAND. (LOCATION CANNOT BE DETERMINED FROM THE RECORD)
  - AN EASEMENT FOR TELEPHONE, PIPELINES, AND DRILLING OPERATIONS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF UNION PACIFIC RAILROAD, SUCCESSOR TO PACIFIC RAILROAD COMPANY PER BOOK 344, PAGE 227, AS INST. NO. 10 OF DEEDS, REC. 01/23/1912, O.R. (LOCATION CANNOT BE DETERMINED FROM RECORD)
- 4 AN EASEMENT FOR ROAD PURPOSES AS SHOWN ON A RECORD OF SURVEY FILE IN BOOK 27, PAGE 56, OF RECORDS OF SURVEY. AREA WITHIN THE BOUNDARY OF THIS MAP ABANDONED HEREON.
- 5 AN EASEMENT IN FAVOR OF THE CITY OF PALM DESERT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2006, PER INST. NO. 06-951884, OF OFFICIAL RECORDS. AREA WITHIN THE BOUNDARY OF THIS MAP ABANDONED HEREON.
- A INDICATES DEDICATED SANITATION EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, AS SHOWN HEREON.



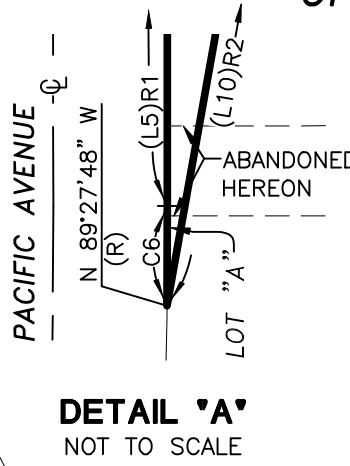
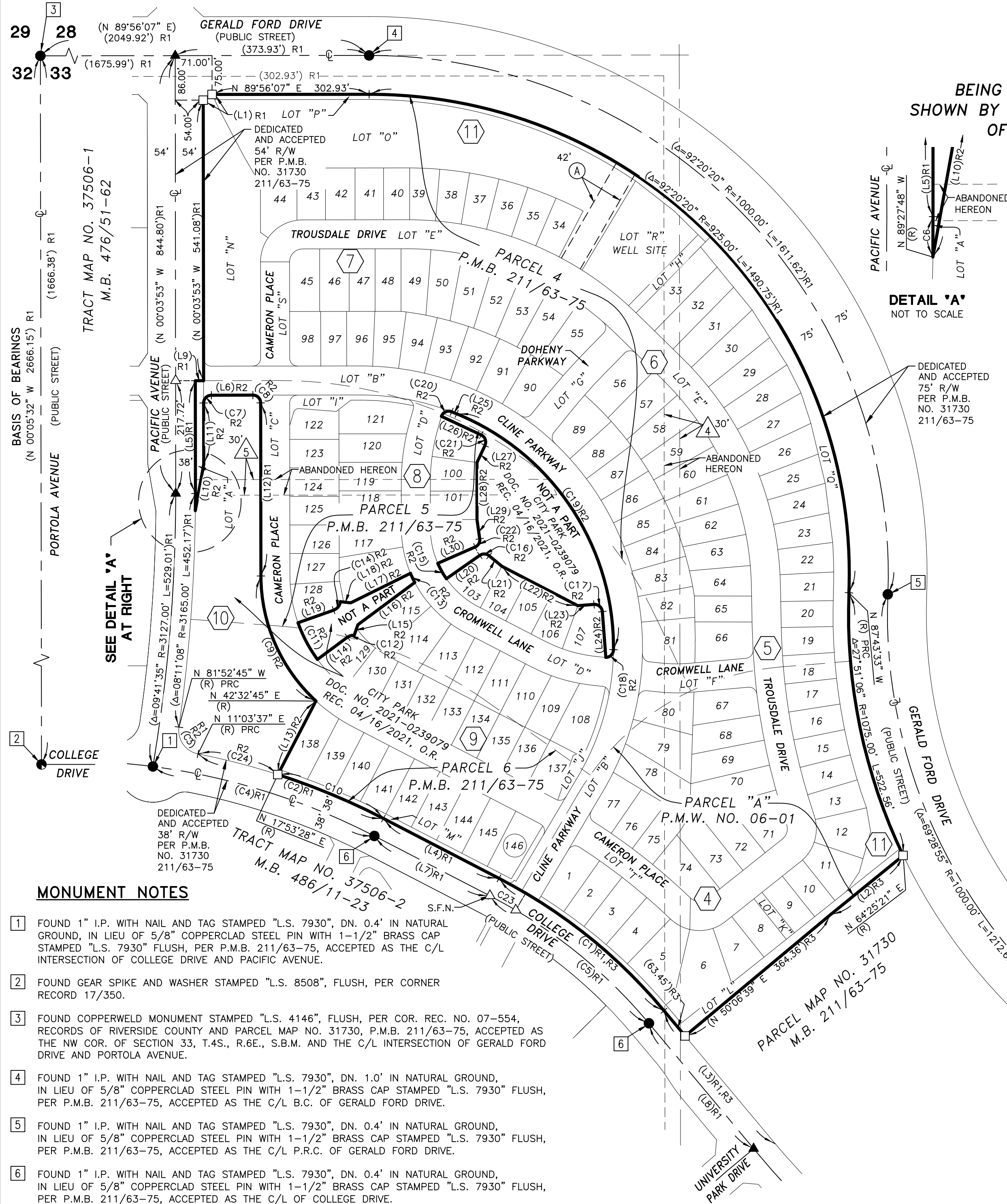
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

**MSA CONSULTING, INC.**

JULY - 2023



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
(C1)	22°44'33"	1035.00'	410.82'
(C2)	16°18'29"	1335.00'	379.98'
(C3)	87°03'37"	46.00'	69.90'
(C4)	19°52'39"	1297.00'	449.97'
(C5)	22°44'33"	997.00'	395.74'
(C6)	00°36'05"	3165.00'	33.23'
(C7)	90°00'00"	15.00'	23.56'
(C8)	90°00'00"	15.00'	23.56'
(C9)	47°23'22"	328.00'	271.29'
(C10)	09°28'38"	1335.00'	220.82'
(C11)	16°54'18"	272.00'	80.25'
(C12)	39°45'34"	20.00'	13.88'
(C13)	04°55'16"	228.00'	19.58'
(C14)	63°39'55"	20.00'	22.22'
(C15)	11°22'18"	172.00'	34.14'
(C16)	74°40'44"	15.00'	19.55'
(C17)	90°00'00"	15.00'	23.56'
(C18)	88°28'16"	15.00'	23.16'
(C19)	68°14'14"	487.00'	580.00'
(C20)	92°39'51"	15.00'	24.26'
(C21)	90°00'00"	15.00'	23.56'
(C22)	74°29'38"	15.00'	19.50'
(C23)	03°16'07"	997.00'	56.88'
(C24)	06°49'51"	1335.00'	159.16'

LINE DATA		
NO.	BEARING	LENGTH
(L1)	N 57°01'48" E	20.25'
(L2)	N 50°53'34" E	181.44'
(L3)	N 39°53'21" W	334.28'
(L4)	N 62°37'54" W	251.00'
(L5)	N 00°03'53" W	217.72'
(L6)	N 89°56'07" E	80.00'
(L7)	N 62°37'54" W	251.00'
(L8)	N 39°53'21" W	314.95'
(L9)	N 89°56'07" E	16.00'
(L10)	N 10°08'11" E	91.33'
(L11)	N 00°03'53" W	118.06'
(L12)	N 00°03'53" W	333.86'
(L13)	N 27°22'06" E	159.66'
(L14)	N 53°36'47" E	72.10'
(L15)	N 19°05'40" E	21.41'
(L16)	N 53°23'17" E	136.77'
(L17)	N 63°38'12" E	128.67'
(L18)	N 83°08'50" W	20.00'
(L19)	N 70°31'05" E	72.84'
(L20)	N 55°03'44" E	78.40'
(L21)	N 50°15'32" W	31.76'
(L22)	N 62°37'54" W	165.00'
(L23)	N 85°34'35" E	31.23'
(L24)	N 04°25'25" W	88.70'
(L25)	N 67°43'24" W	10.47'
(L26)	N 64°52'37" W	84.82'
(L27)	N 25°07'23" E	36.52'
(L28)	N 00°03'53" W	110.00'
(L29)	N 08°03'36" W	37.50'
(L30)	N 66°26'02" E	78.60'

### SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY LINE OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M., AS SHOWN ON TRACT MAP NO. 37506-2, ON FILE IN BOOK 486, AT PAGES 11 THROUGH 23, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY.
- TAKEN AS: N 00°05'32" W
- INDICATES FOUND MONUMENT AS NOTED.
  - ▲ INDICATES FOUND COPPERWELD STAMPED "LS 7930", FLUSH, PER PARCEL MAP NO. 31730, P.M.B. 211/63-75.
  - INDICATES SET 2" I.P. "PLS 8223", FLUSH, UNLESS NOTED OTHERWISE.
  - △ INDICATES SET 5" GEAR SPIKE WITH ALUMINUM WASHER STAMPED "PLS 8223", FLUSH, IN A.C. PAV'T, UNLESS NOTED OTHERWISE.
  - (-) INDICATES RECORD DATA.
  - R1 INDICATES RECORD DATA PER PARCEL MAP NO. 31730, P.M.B. 211/63-75, AND MEASURED, UNLESS NOTED OTHERWISE.
  - R2 INDICATES RECORD DATA PER DOC. NO. 2021-0239079, REC. 04/16/2021, O.R.
  - R3 INDICATES RECORD DATA PER DOC. NO. 2006-0668994, REC. 09/08/2006, O.R.
  - ⊕ INDICATES CENTERLINE
  - R/W INDICATES RIGHT-OF-WAY
  - (R) INDICATES RADIAL BEARING
  - PUE INDICATES PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITY PURPOSES
  - S.F.N. INDICATES SEARCHED FOUND NOTHING

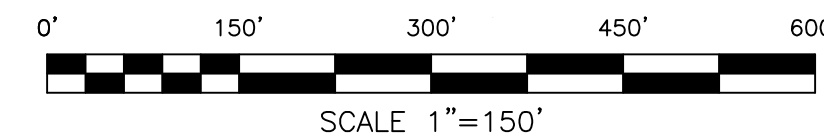
SET NAIL AND TAG IN CURB ON THE PROLONGATION OF ALL SIDE LINES, STAMPED "PLS 8223", IN LIEU OF SETTING MONUMENTS AT THE ACTUAL FRONT LOT CORNERS.

SET 1" I.P. WITH METAL TAG STAMPED "PLS 8223", SET NAIL AND TAG IN CONC. FOOTING STAMPED "PLS 8223" OR NAIL AND TAG IN FENCING MATERIAL, TAGGED "PLS 8223", AS APPROPRIATE, AT REAR LOT CORNERS, B.C.'S E.C.'S AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

TOTAL GROSS AREA = 36.396 ACRES  
 RESIDENTIAL/NUMBERED LOTS = 146 LOTS  
 LETTERED PUBLIC STREET LOTS = 9 LOTS  
 OPEN SPACE LOTS = 10 LOTS  
 WELL SITE LOT = 1 LOT

VEHICULAR ACCESS FOR EACH LOT SHALL BE DETERMINED PRIOR TO DEVELOPMENT OF EACH LOT, AS APPROVED BY THE CITY ENGINEER.

- # INDICATES SHEET NUMBER
- # INDICATES LAST RESIDENTIAL NUMBER



### MONUMENT NOTES

- 1 FOUND 1" I.P. WITH NAIL AND TAG STAMPED "L.S. 7930", DN. 0.4' IN NATURAL GROUND, IN LIEU OF 5/8" COPPERCLAD STEEL PIN WITH 1-1/2" BRASS CAP STAMPED "L.S. 7930" FLUSH, PER P.M.B. 211/63-75, ACCEPTED AS THE C/L INTERSECTION OF COLLEGE DRIVE AND PACIFIC AVENUE.
- 2 FOUND GEAR SPIKE AND WASHER STAMPED "L.S. 8508", FLUSH, PER CORNER RECORD 17/350.
- 3 FOUND COPPERWELD MONUMENT STAMPED "L.S. 4146", FLUSH, PER COR. REC. NO. 07-554, RECORDS OF RIVERSIDE COUNTY AND PARCEL MAP NO. 31730, P.M.B. 211/63-75, ACCEPTED AS THE NW COR. OF SECTION 33, T.4S., R.6E., S.B.M. AND THE C/L INTERSECTION OF GERALD FORD DRIVE AND PORTOLA AVENUE.
- 4 FOUND 1" I.P. WITH NAIL AND TAG STAMPED "L.S. 7930", DN. 1.0' IN NATURAL GROUND, IN LIEU OF 5/8" COPPERCLAD STEEL PIN WITH 1-1/2" BRASS CAP STAMPED "L.S. 7930" FLUSH, PER P.M.B. 211/63-75, ACCEPTED AS THE C/L B.C. OF GERALD FORD DRIVE.
- 5 FOUND 1" I.P. WITH NAIL AND TAG STAMPED "L.S. 7930", DN. 0.4' IN NATURAL GROUND, IN LIEU OF 5/8" COPPERCLAD STEEL PIN WITH 1-1/2" BRASS CAP STAMPED "L.S. 7930" FLUSH, PER P.M.B. 211/63-75, ACCEPTED AS THE C/L P.R.C. OF GERALD FORD DRIVE.
- 6 FOUND 1" I.P. WITH NAIL AND TAG STAMPED "L.S. 7930", DN. 0.4' IN NATURAL GROUND, IN LIEU OF 5/8" COPPERCLAD STEEL PIN WITH 1-1/2" BRASS CAP STAMPED "L.S. 7930" FLUSH, PER P.M.B. 211/63-75, ACCEPTED AS THE C/L OF COLLEGE DRIVE.

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

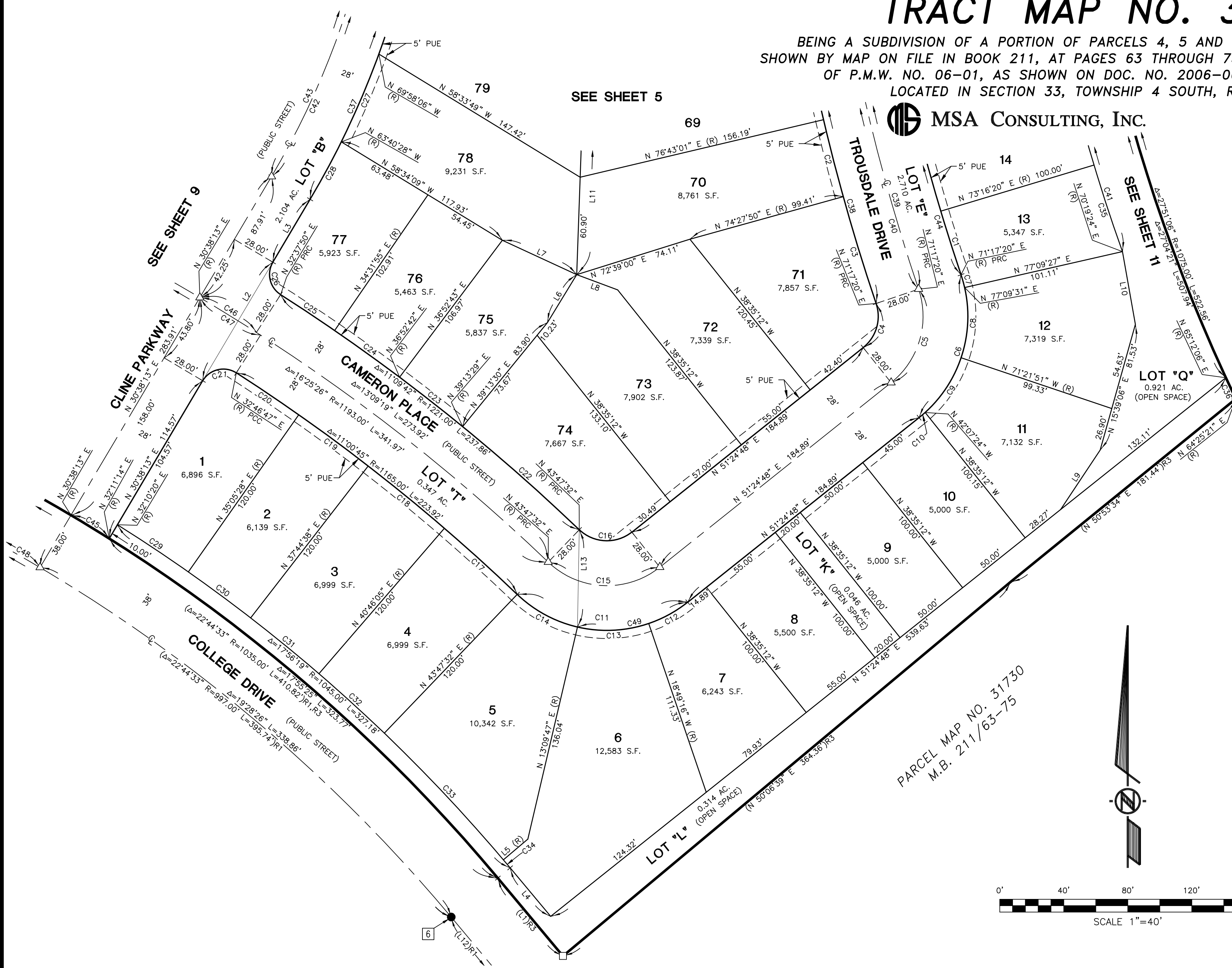
 MSA CONSULTING, INC.

JULY - 2023

SEE SHEET 5

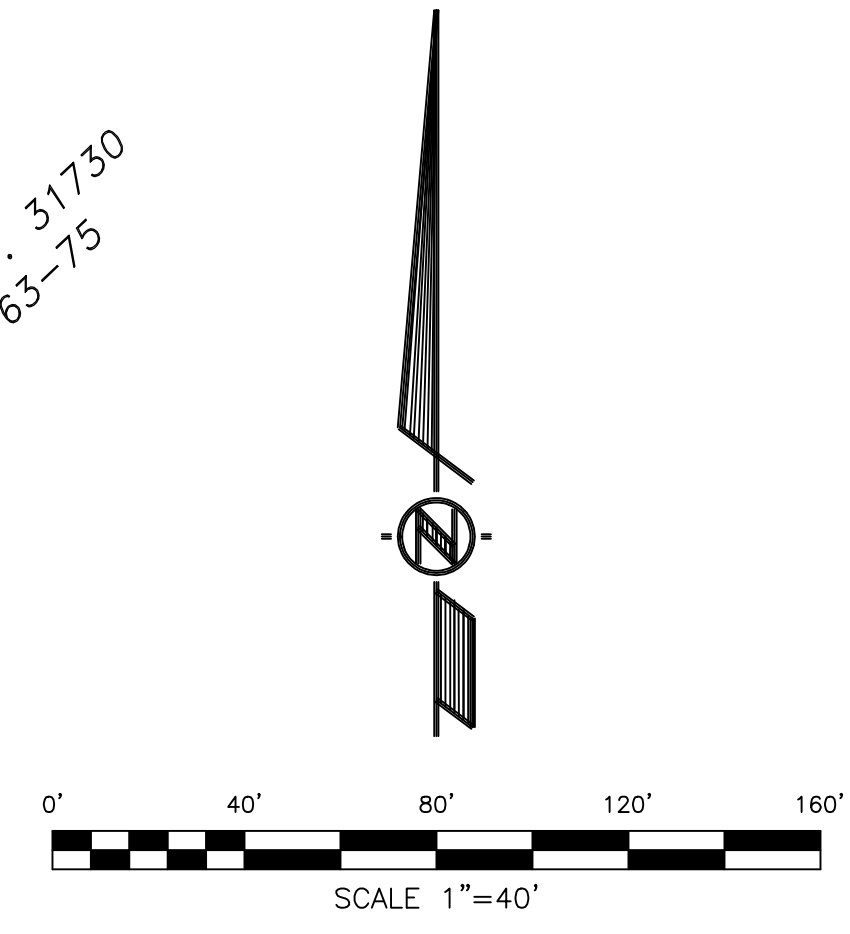
SEE SHEET 9

SEE SHEET 11



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	01°59'00"	1205.00'	41.71'
C2	02°15'11"	1261.00'	49.59'
C3	03°10'30"	1261.00'	69.88'
C4	70°07'28"	25.00'	30.60'
C5	70°07'28"	53.00'	64.87'
C6	70°07'28"	81.00'	99.14'
C7	05°52'11"	81.00'	8.30'
C8	31°28'38"	81.00'	44.50'
C9	29°14'27"	81.00'	41.34'
C10	03°32'12"	81.00'	5.00'
C11	82°22'44"	81.00'	116.46'
C12	19°45'56"	81.00'	27.94'
C13	31°59'03"	81.00'	45.22'
C14	30°37'45"	81.00'	43.30'
C15	82°22'44"	53.00'	76.20'
C16	82°22'44"	25.00'	35.94'
C17	03°01'27"	1165.00'	61.49'
C18	03°01'27"	1165.00'	61.49'
C19	02°39'10"	1165.00'	53.94'
C20	02°18'41"	1165.00'	47.00'
C21	92°08'34"	15.00'	24.12'
C22	04°34'03"	1221.00'	97.34'
C23	02°20'47"	1221.00'	50.00'
C24	02°20'47"	1221.00'	50.00'
C25	01°54'05"	1221.00'	40.52'
C26	88°00'23"	15.00'	23.04'
C27	06°17'38"	543.00'	59.65'
C28	04°18'41"	543.00'	40.86'
C29	02°55'08"	1045.00'	53.24'
C30	02°39'10"	1045.00'	48.38'
C31	03°01'27"	1045.00'	55.16'
C32	03°01'27"	1045.00'	55.16'
C33	05°57'35"	1045.00'	108.70'
C34	00°21'32"	1045.00'	6.55'
C35	02°56'56"	1105.00'	56.87'
C36	00°46'45"	1075.00'	14.62'
C37	20°28'35"	543.00'	194.06'
C38	11°45'34"	1261.00'	258.81'
C39	17°37'41"	1233.00'	379.35'
C40	13°41'27"	1233.00'	294.63'
C41	21°57'03"	1105.00'	423.34'
C42	120°42'06"	515.00'	1084.92'
C43	24°53'46"	515.00'	223.78'
C44	17°37'41"	1205.00'	370.74'
C45	01°33'01"	1035.00'	28.00'
C46	01°59'37"	1193.00'	41.51'
C47	02°08'34"	1193.00'	44.62'
C48	03°16'07"	997.00'	56.88'
C49	51°44'59"	81.00'	73.16'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 39°53'21" W	63.45'
L2	N 30°38'13" E	86.06'
L3	N 30°38'13" E	45.66'
L4	N 39°53'21" W	39.52'
L5	N 49°45'07" E	20.00'
L6	N 31°19'49" E	35.06'
L7	N 65°13'07" W	51.17'
L8	N 69°35'13" W	27.33'
L9	N 33°36'13" E	44.67'
L10	N 10°02'10" W	46.21'
L11	N 02°02'25" E	237.91'
L12	N 39°53'21" W	334.28'
L13	N 01°04'40" E	60.84'



SEE SHEET 2 FOR EASEMENT NOTES  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
AND BOUNDARY DIMENSIONS

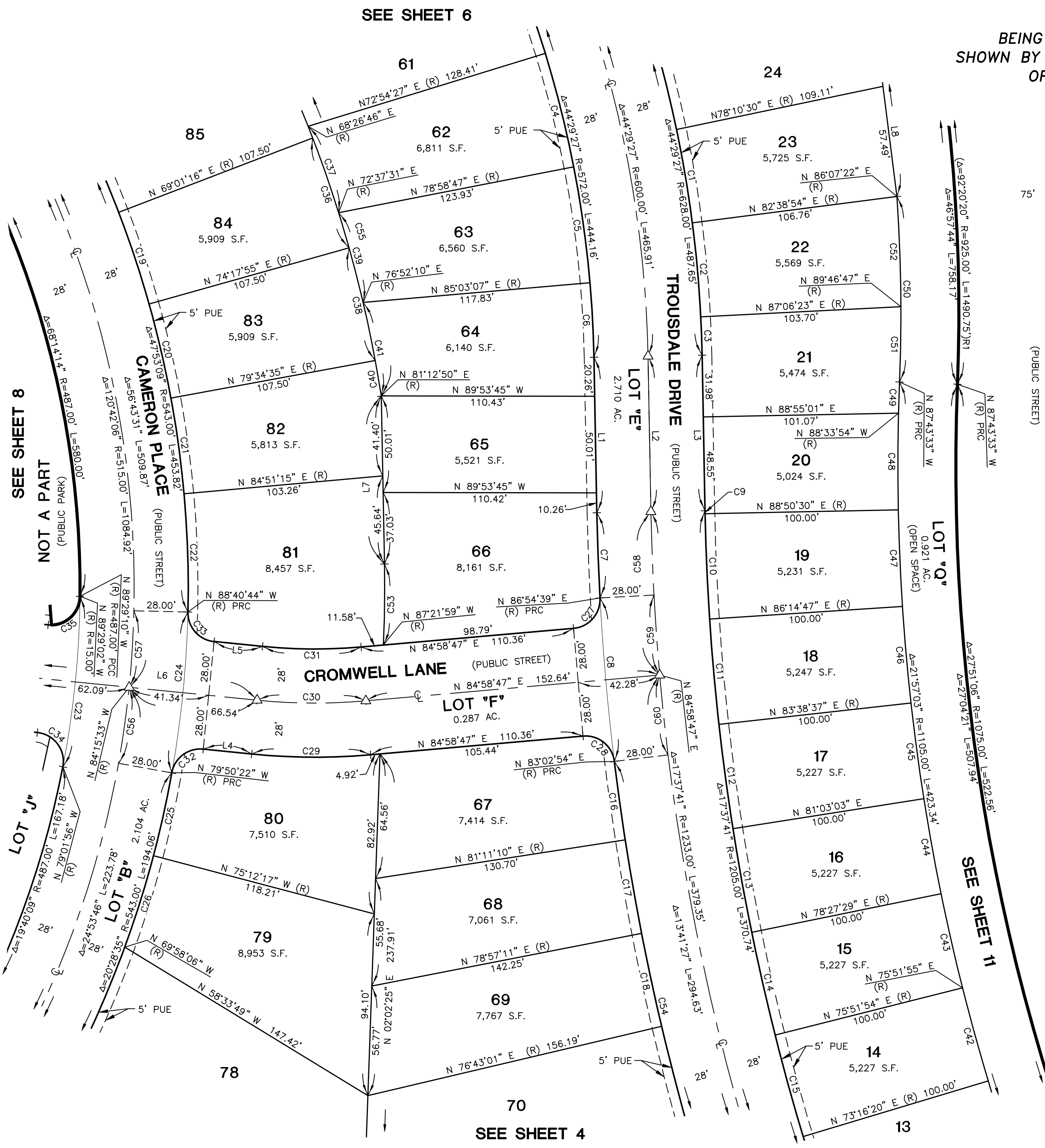
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

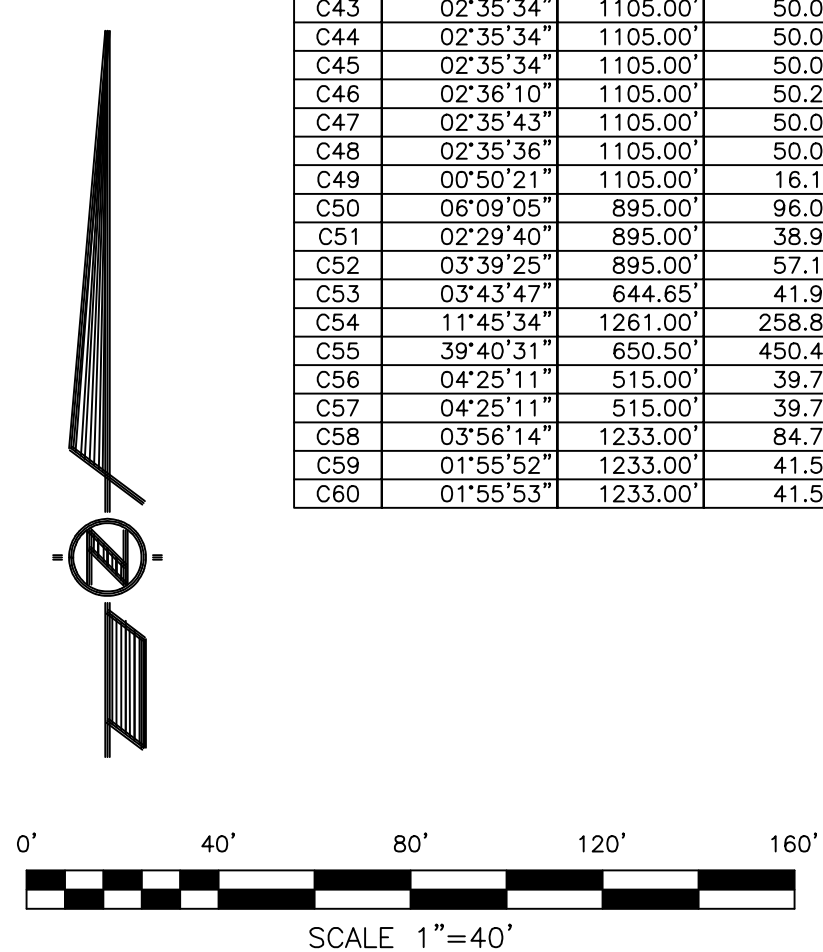
 MSA CONSULTING, INC.

JULY - 2023



LINE DATA		
NO.	BEARING	LENGTH
L1	N 01°04'59" W	80.53'
L2	N 01°04'59" W	80.53'
L3	N 01°04'59" W	80.53'
L4	N 84°15'33" W	25.20'
L5	N 84°15'33" W	25.20'
L6	N 84°15'33" W	128.64'
L7	N 01°05'46" W	87.04'
L8	N 07°14'55" W	115.06'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	04°28'24"	628.00'	49.03'
C2	04°27'29"	628.00'	48.86'
C3	01°48'38"	628.00'	19.84'
C4	06°04'20"	572.00'	60.62'
C5	06°04'20"	572.00'	60.62'
C6	03°51'54"	572.00'	38.59'
C7	02°00'22"	1261.00'	44.15'
C8	03°51'45"	1261.00'	85.01'
C9	00°04'31"	1205.00'	1.58'
C10	02°35'43"	1205.00'	54.58'
C11	02°36'10"	1205.00'	54.74'
C12	02°35'34"	1205.00'	54.53'
C13	02°35'34"	1205.00'	54.53'
C14	02°35'35"	1205.00'	54.54'
C15	02°35'34"	1205.00'	54.53'
C16	01°51'44"	1261.00'	40.98'
C17	02°13'59"	1261.00'	49.15'
C18	02°14'10"	1261.00'	49.21'
C19	05°16'39"	543.00'	50.02'
C20	05°16'40"	543.00'	50.02'
C21	05°16'40"	543.00'	50.02'
C22	06°28'01"	543.00'	61.29'
C23	10°27'14"	487.00'	88.86'
C24	08°50'22"	543.00'	83.77'
C25	04°38'05"	543.00'	43.92'
C26	05°14'11"	543.00'	49.63'
C27	88°04'08"	15.00'	23.06'
C28	88°04'07"	15.00'	23.06'
C29	10°45'40"	328.00'	61.60'
C30	10°45'40"	300.00'	56.35'
C31	10°45'40"	272.00'	51.09'
C32	85°34'49"	15.00'	22.40'
C33	85°34'49"	15.00'	22.40'
C34	95°13'37"	15.00'	24.93'
C35	95°13'37"	15.00'	24.93'
C36	05°16'39"	650.50'	59.92'
C37	04°10'45"	650.50'	47.45'
C38	05°16'40"	650.50'	59.92'
C39	04°14'39"	650.50'	48.19'
C40	01°38'15"	650.50'	18.59'
C41	04°20'40"	650.50'	49.32'
C42	02°35'35"	1105.00'	50.01'
C43	02°35'34"	1105.00'	50.00'
C44	02°35'34"	1105.00'	50.00'
C45	02°35'34"	1105.00'	50.00'
C46	02°36'10"	1105.00'	50.20'
C47	02°35'43"	1105.00'	50.05'
C48	02°35'36"	1105.00'	50.01'
C49	00°50'21"	1105.00'	16.19'
C50	06°09'05"	895.00'	96.09'
C51	02°29'40"	895.00'	38.96'
C52	03°39'25"	895.00'	57.12'
C53	03°43'47"	644.65'	41.96'
C54	11°45'34"	1261.00'	258.81'
C55	39°40'31"	650.50'	450.45'
C56	04°25'11"	515.00'	39.73'
C57	04°25'11"	515.00'	39.73'
C58	03°56'14"	1233.00'	84.73'
C59	01°55'52"	1233.00'	41.56'
C60	01°55'53"	1233.00'	41.56'



SEE SHEET 2 FOR EASEMENT NOTES  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
AND BOUNDARY DIMENSIONS

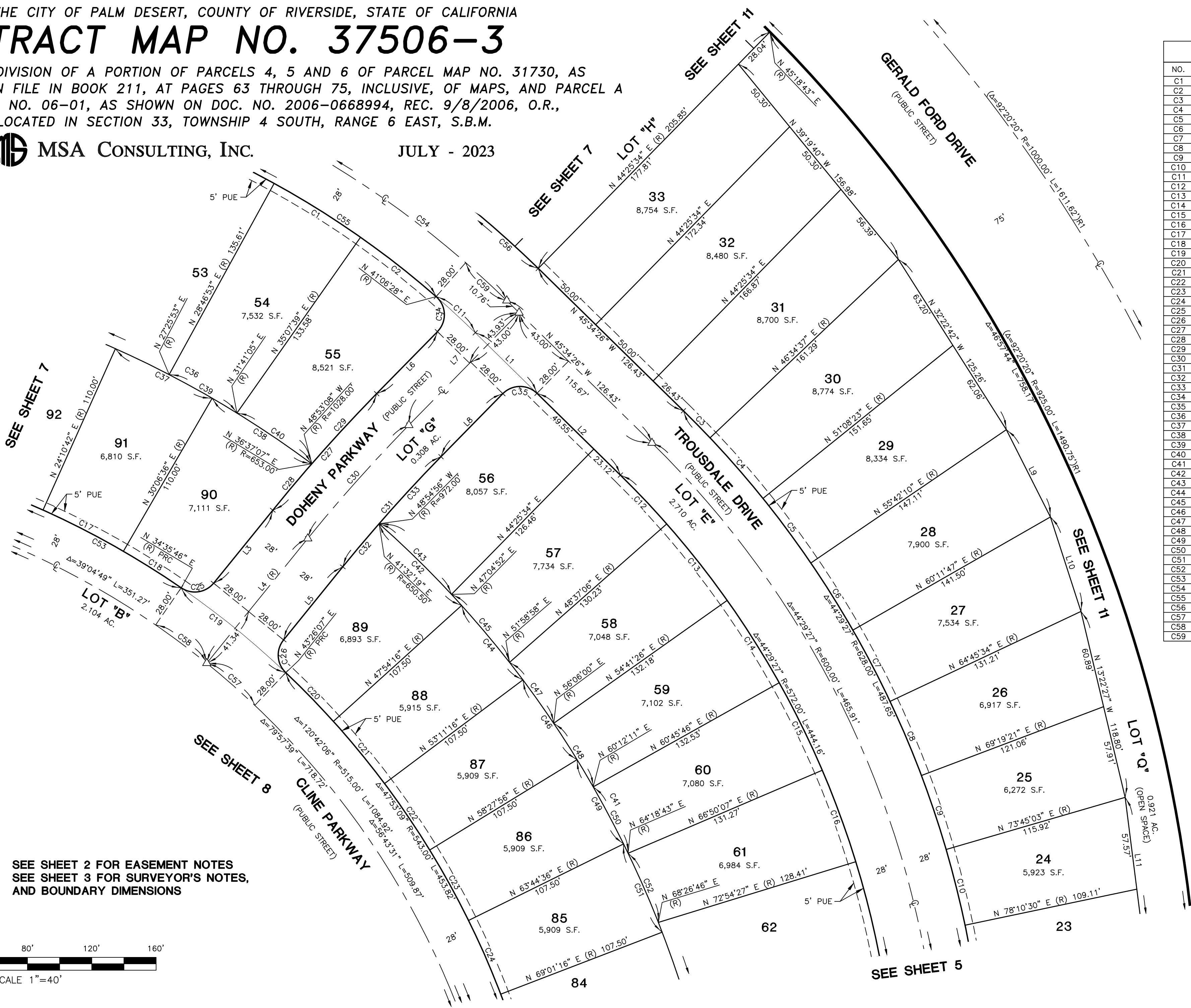
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

 MSA CONSULTING, INC.

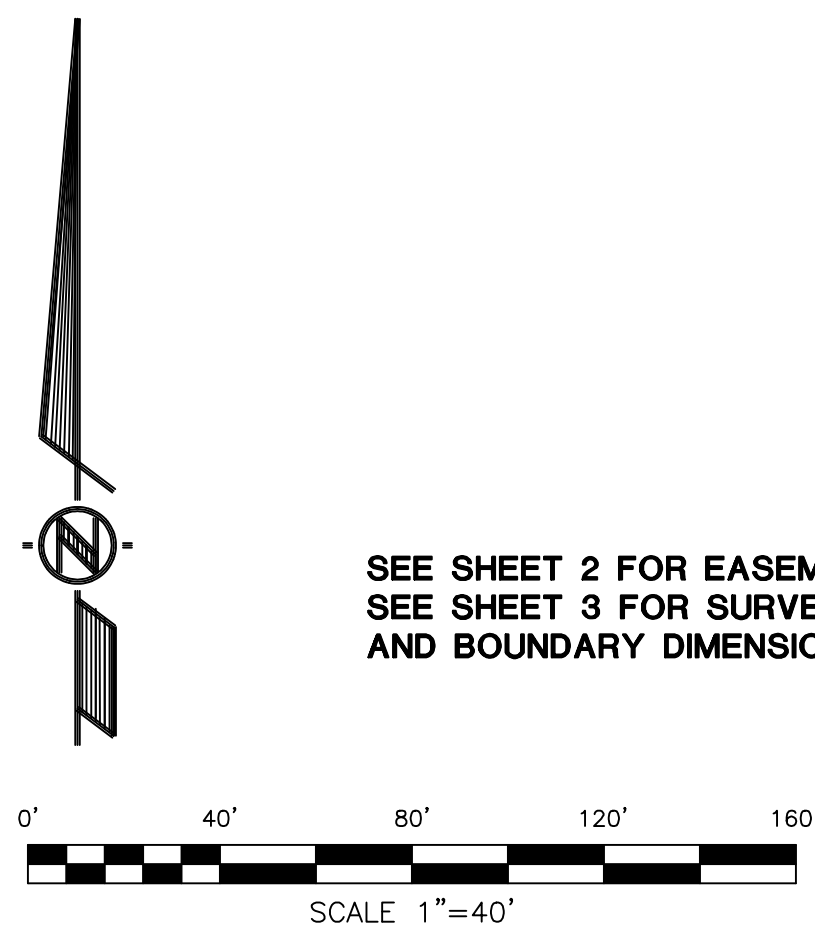
JULY - 2023



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	06°20'46"	572.00'	63.36'
C2	05°58'49"	572.00'	59.70'
C3	02°09'03"	628.00'	23.57'
C4	04°33'47"	628.00'	50.01'
C5	04°33'47"	628.00'	50.01'
C6	04°29'37"	628.00'	49.25'
C7	04°33'47"	628.00'	50.01'
C8	04°33'47"	628.00'	50.01'
C9	04°25'42"	628.00'	48.54'
C10	04°25'27"	628.00'	48.49'
C11	03°19'06"	572.00'	33.13'
C12	04°11'32"	572.00'	41.85'
C13	06°04'20"	572.00'	60.62'
C14	06°04'20"	572.00'	60.62'
C15	06°04'21"	572.00'	60.62'
C16	06°04'20"	572.00'	60.62'
C17	05°55'54"	543.00'	56.22'
C18	04°29'10"	543.00'	42.52'
C19	08°50'21"	543.00'	83.77'
C20	04°28'09"	543.00'	42.35'
C21	05°17'00"	543.00'	50.07'
C22	05°16'40"	543.00'	50.02'
C23	05°16'40"	543.00'	50.02'
C24	05°16'40"	543.00'	50.02'
C25	85°34'50"	15.00'	22.40'
C26	85°34'49"	15.00'	22.40'
C27	05°24'38"	1028.00'	97.08'
C28	02°05'56"	1028.00'	37.66'
C29	03°18'42"	1028.00'	59.42'
C30	05°24'38"	1000.00'	94.43'
C31	05°24'38"	972.00'	91.79'
C32	02°04'08"	972.00'	35.10'
C33	03°20'30"	972.00'	56.69'
C34	93°19'06"	15.00'	24.43'
C35	90°00'00"	15.00'	23.56'
C36	25°34'00"	653.00'	291.38'
C37	05°55'54"	653.00'	67.60'
C38	06°30'31"	653.00'	74.18'
C39	04°15'12"	653.00'	48.48'
C40	04°56'02"	653.00'	56.23'
C41	39°40'31"	650.50'	450.45'
C42	06°21'57"	650.50'	72.27'
C43	05°32'33"	650.50'	62.93'
C44	05°17'00"	650.50'	59.98'
C45	04°54'06"	650.50'	55.65'
C46	05°16'40"	650.50'	59.92'
C47	04°07'02"	650.50'	46.74'
C48	04°06'11"	650.50'	46.58'
C49	05°16'40"	650.50'	59.92'
C50	04°06'32"	650.50'	46.65'
C51	05°16'40"	650.50'	59.92'
C52	04°08'03"	650.50'	46.94'
C53	34°39'39"	543.00'	328.49'
C54	44°29'27"	600.00'	465.91'
C55	41°10'21"	572.00'	411.04'
C56	44°29'27"	628.00'	487.65'
C57	04°25'11"	515.00'	39.73'
C58	04°25'10"	515.00'	39.72'
C59	03°19'06"	600.00'	34.75'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 45°34'26" W	53.76'
L2	N 45°34'26" W	72.67'
L3	N 39°00'56" E	58.44'
L4	N 39°00'56" E	99.78'
L5	N 39°00'56" E	58.44'
L6	N 44°25'34" E	54.00'
L7	N 44°25'34" E	97.93'
L8	N 44°25'34" E	54.93'
L9	N 26°46'11" W	60.81'
L10	N 17°55'41" W	61.72'
L11	N 07°14'55" W	115.06'

SEE SHEET 2 FOR EASEMENT NOTES  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
AND BOUNDARY DIMENSIONS



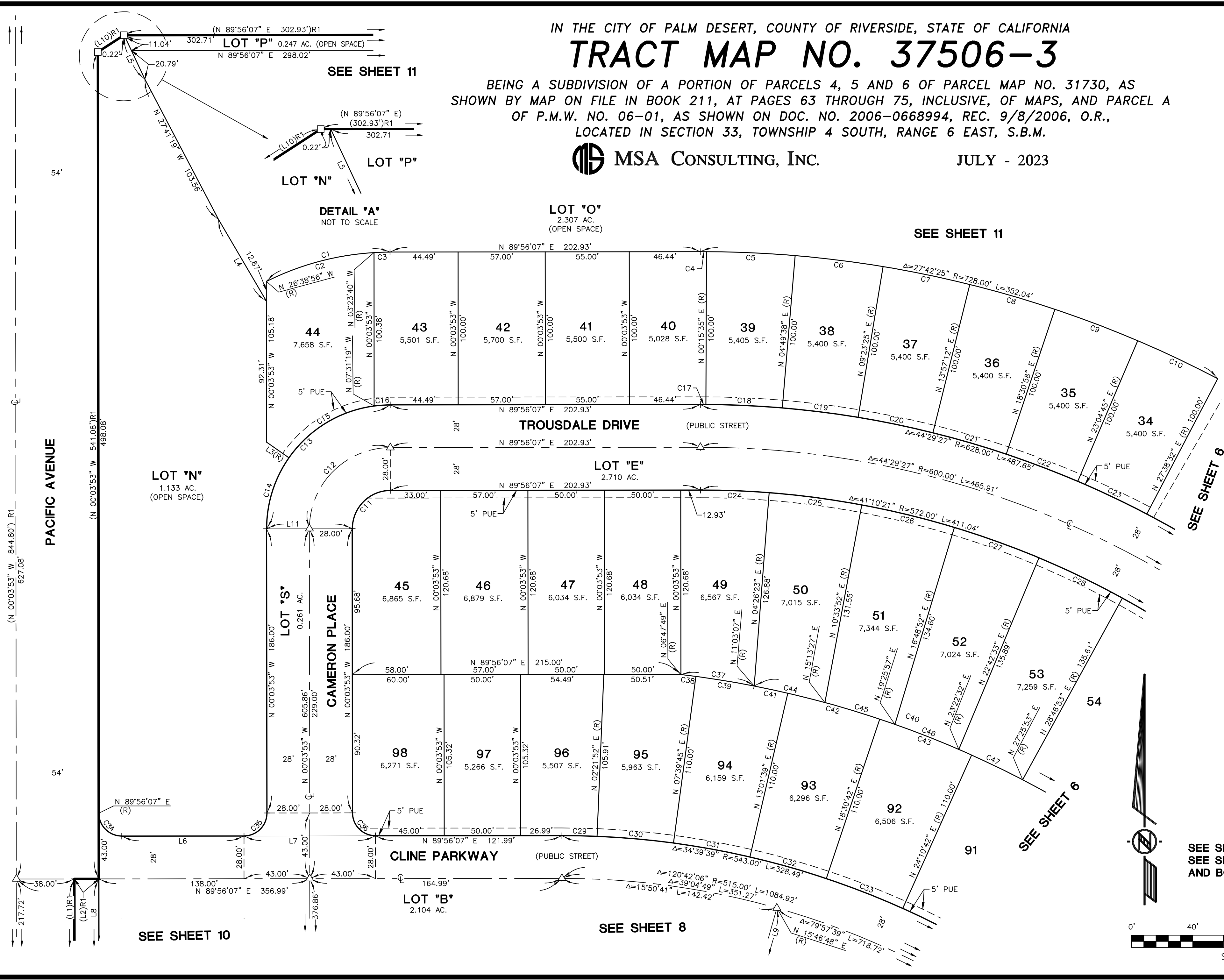
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

 MSA CONSULTING, INC.

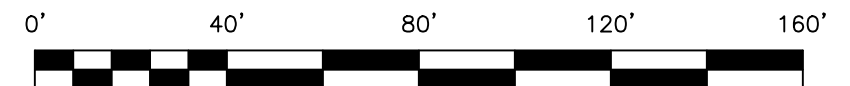
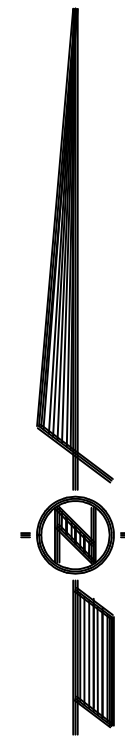
JULY - 2023



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	26°35'03"	181.00'	83.98'
C2	23°15'16"	181.00'	73.46'
C3	03°19'47"	181.00'	10.52'
C4	00°19'28"	728.00'	4.12'
C5	04°34'03"	728.00'	58.03'
C6	04°33'47"	728.00'	57.98'
C7	04°33'47"	728.00'	57.98'
C8	04°33'46"	728.00'	57.97'
C9	04°33'47"	728.00'	57.98'
C10	04°33'47"	728.00'	57.98'
C11	90°00'00"	25.00'	39.27'
C12	90°00'00"	53.00'	83.25'
C13	90°00'00"	81.00'	127.23'
C14	34°59'01"	81.00'	49.46'
C15	47°33'33"	81.00'	67.24'
C16	07°27'26"	81.00'	10.54'
C17	00°19'28"	628.00'	3.56'
C18	04°34'03"	628.00'	50.06'
C19	04°33'47"	628.00'	50.01'
C20	04°33'47"	628.00'	50.01'
C21	04°33'46"	628.00'	50.01'
C22	04°33'47"	628.00'	50.01'
C23	04°33'47"	628.00'	50.01'
C24	04°30'16"	572.00'	44.97'
C25	06°07'29"	572.00'	61.14'
C26	06°15'00"	572.00'	62.40'
C27	05°53'41"	572.00'	58.85'
C28	06°04'20"	572.00'	60.62'
C29	02°25'45"	543.00'	23.02'
C30	05°17'53"	543.00'	50.21'
C31	05°21'54"	543.00'	50.84'
C32	05°29'03"	543.00'	51.97'
C33	05°40'00"	543.00'	53.70'
C34	90°00'00"	15.00'	23.56'
C35	90°00'00"	15.00'	23.56'
C36	90°00'00"	15.00'	23.56'
C37	04°15'18"	653.00'	48.49'
C38	00°51'56"	653.00'	9.87'
C39	03°23'22"	653.00'	38.63'
C40	25°34'00"	653.00'	291.38'
C41	01°58'32"	653.00'	22.52'
C42	05°29'03"	653.00'	62.50'
C43	05°40'00"	653.00'	64.58'
C44	04°10'20"	653.00'	47.55'
C45	04°12'30"	653.00'	47.96'
C46	03°56'35"	653.00'	44.94'
C47	04°03'21"	653.00'	46.22'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°03'53" W	217.72'
L2	N 89°56'07" E	16.00'
L3	N 55°04'52" W	17.86'
L4	N 30°21'37" W	61.97'
L5	N 25°09'32" W	31.83'
L6	N 89°56'07" E	80.00'
L7	N 89°56'07" E	86.00'
L8	N 00°03'53" W	161.06'
L9	N 15°46'48" E	71.05'
L10	N 57°01'48" E	20.25'
L11	N 89°56'07" E	56.00'

SEE SHEET 2 FOR EASEMENT NOTES  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
AND BOUNDARY DIMENSIONS



SCALE 1"=40'

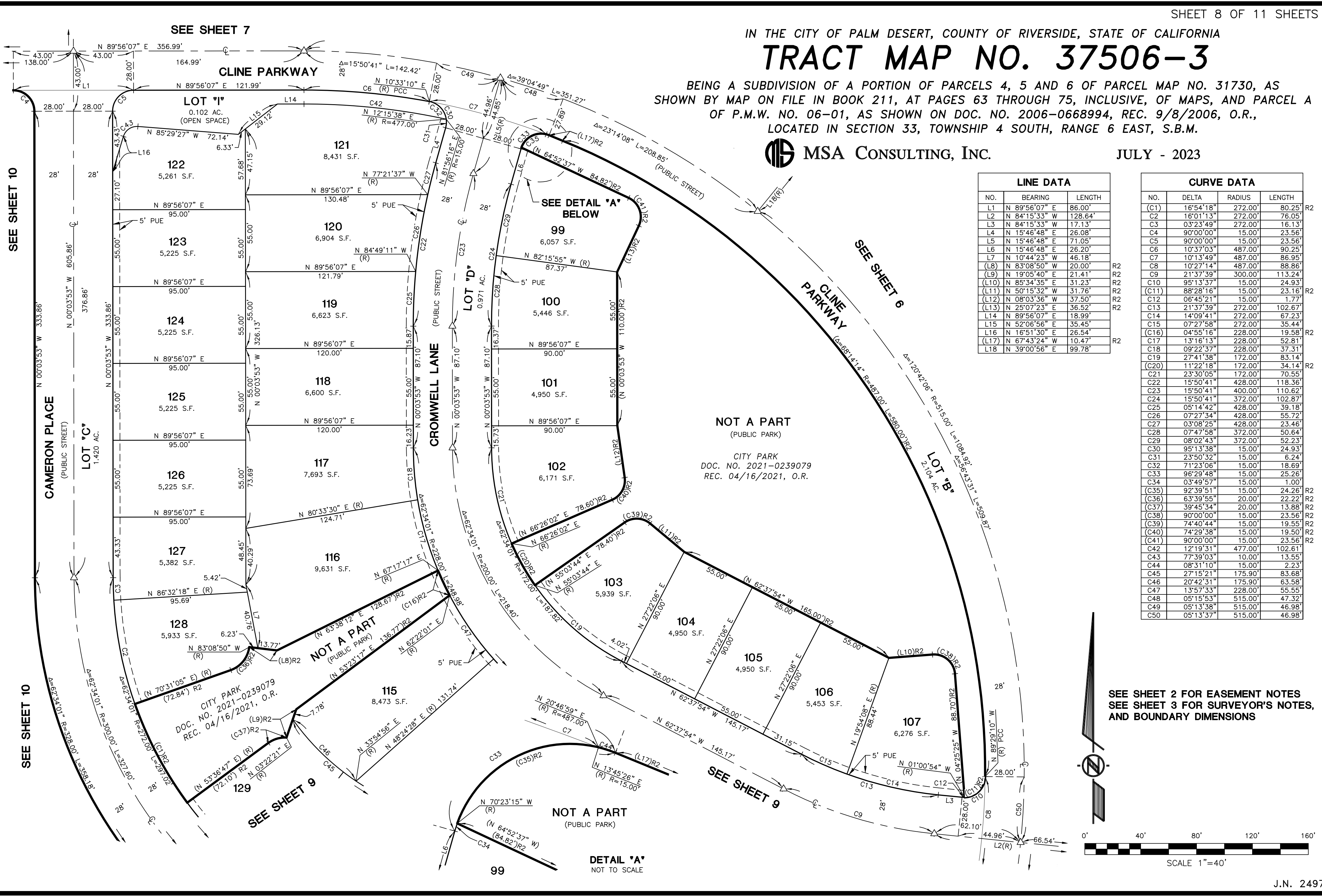
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

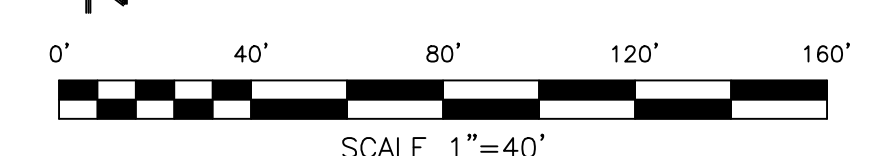
 MSA CONSULTING, INC.

JULY - 2023



LINE DATA		
NO.	BEARING	LENGTH
L1	N 89°56'07" E	86.00'
L2	N 84°15'33" W	128.64'
L3	N 84°15'33" W	17.13'
L4	N 15°46'48" E	26.08'
L5	N 15°46'48" E	71.05'
L6	N 15°46'48" E	26.20'
L7	N 10°44'23" W	46.18'
(L8)	N 83°08'50" W	20.00'
(L9)	N 19°05'40" E	21.41'
(L10)	N 85°34'35" E	31.23'
(L11)	N 50°15'32" W	31.76'
(L12)	N 08°03'36" W	37.50'
(L13)	N 25°07'23" E	36.52'
L14	N 89°56'07" E	18.99'
L15	N 52°06'56" E	35.45'
L16	N 16°51'30" E	26.54'
(L17)	N 67°43'24" W	10.47'
L18	N 39°00'56" E	99.78'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
(C1)	16°54'18"	272.00'	80.25'
C2	16°01'13"	272.00'	76.05'
C3	03°23'49"	272.00'	16.13'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	15.00'	23.56'
C6	10°37'03"	487.00'	90.25'
C7	10°13'49"	487.00'	86.95'
C8	10°27'14"	487.00'	88.86'
C9	21°37'39"	300.00'	113.24'
C10	95°13'37"	15.00'	24.93'
(C11)	88°28'16"	15.00'	23.16'
C12	06°45'21"	15.00'	1.77'
C13	21°37'39"	272.00'	102.67'
C14	14°09'41"	272.00'	67.23'
C15	07°27'58"	272.00'	35.44'
(C16)	04°55'16"	228.00'	19.58'
C17	13°16'13"	228.00'	52.81'
C18	09°22'37"	228.00'	37.31'
C19	27°41'38"	172.00'	83.14'
(C20)	11°22'18"	172.00'	34.14'
C21	23°30'05"	172.00'	70.55'
C22	15°50'41"	428.00'	118.36'
C23	15°50'41"	400.00'	110.62'
C24	15°50'41"	372.00'	102.87'
C25	05°14'42"	428.00'	39.18'
C26	07°27'34"	428.00'	55.72'
C27	03°08'25"	428.00'	23.46'
C28	07°47'58"	372.00'	50.64'
C29	08°02'43"	372.00'	52.23'
C30	95°13'38"	15.00'	24.93'
C31	23°50'32"	15.00'	6.24'
C32	71°23'06"	15.00'	18.69'
C33	96°29'48"	15.00'	25.26'
C34	03°49'57"	15.00'	1.00'
(C35)	92°39'51"	15.00'	24.26'
(C36)	63°39'55"	20.00'	22.22'
(C37)	39°45'34"	20.00'	13.88'
(C38)	90°00'00"	15.00'	23.56'
(C39)	74°40'44"	15.00'	19.55'
(C40)	74°29'38"	15.00'	19.50'
(C41)	90°00'00"	15.00'	23.56'
C42	12°19'31"	477.00'	102.61'
C43	77°39'03"	10.00'	13.55'
C44	08°31'10"	15.00'	2.23'
C45	27°15'21"	175.90'	83.68'
C46	20°42'31"	175.90'	63.58'
C47	13°57'33"	228.00'	55.55'
C48	05°15'53"	515.00'	47.32'
C49	05°13'38"	515.00'	46.98'
C50	05°13'37"	515.00'	46.98'



SEE SHEET 2 FOR EASEMENT NOTES  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
AND BOUNDARY DIMENSIONS



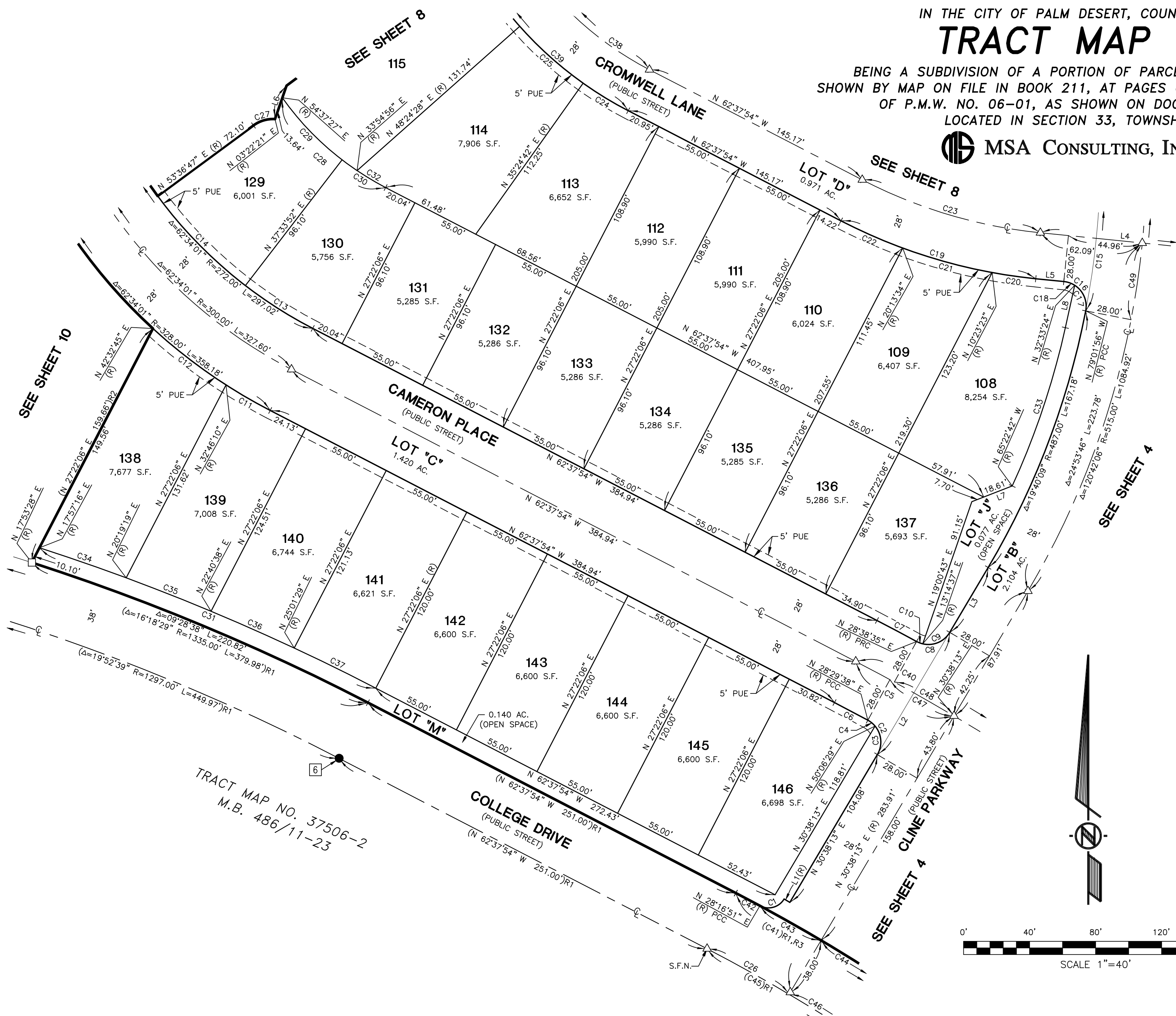
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

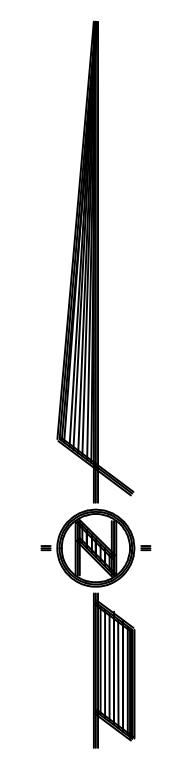
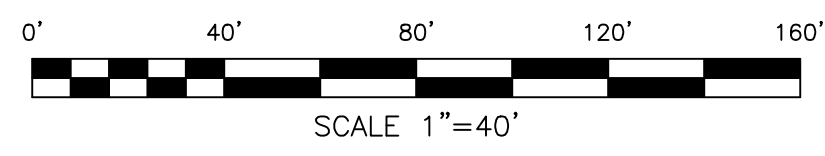
 MSA CONSULTING, INC.

JULY - 2023



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	87°38'38"	11.00'	16.83'
C2	92°08'35"	15.00'	24.12'
C3	70°31'46"	15.00'	18.46'
C4	21°36'51"	15.00'	5.66'
C5	03°16'07"	1193.00'	68.06'
C6	01°07'32"	1165.00'	22.89'
C7	01°16'29"	1221.00'	27.16'
C8	88°00'22"	15.00'	23.04'
C9	72°36'24"	15.00'	19.01'
C10	15°23'58"	15.00'	4.03'
C11	05°24'04"	328.00'	30.92'
C12	09°46'35"	328.00'	55.97'
C13	10°11'46"	272.00'	48.40'
C14	16°02'55"	272.00'	76.19'
C15	10°27'14"	487.00'	88.86'
C16	95°13'37"	15.00'	24.93'
C17	68°24'40"	15.00'	17.91'
C18	26°48'57"	15.00'	7.02'
C19	21°37'39"	328.00'	123.81'
C20	04°38'56"	328.00'	26.61'
C21	09°50'11"	328.00'	56.31'
C22	07°08'32"	328.00'	40.89'
C23	21°37'39"	300.00'	113.24'
C24	08°02'36"	228.00'	32.01'
C25	12°59'46"	228.00'	51.72'
C26	03°16'07"	997.00'	56.88'
C27	39°45'34"	20.00'	13.88'
C28	27°15'21"	175.90'	83.68'
C29	17°03'35"	175.90'	52.37'
C30	10°11'46"	175.90'	31.30'
C31	09°24'50"	1345.00'	220.99'
C32	06°32'50"	175.90'	20.10'
C33	12°10'29"	477.00'	101.36'
C34	02°22'03"	1345.00'	55.58'
C35	02°21'19"	1345.00'	55.29'
C36	02°20'51"	1345.00'	55.11'
C37	02°20'37"	1345.00'	55.02'
C38	62°34'01"	200.00'	218.40'
C39	62°34'01"	228.00'	248.98'
C40	16°25'26"	1193.00'	341.97'
(C41)	22°44'33"	1035.00'	410.82'
C42	00°54'45"	1035.00'	16.48'
C43	02°21'22"	1035.00'	42.56'
C44	19°28'26"	1035.00'	351.78'
(C45)	22°44'33"	997.00'	395.74'
C46	19°28'26"	997.00'	338.86'
C47	02°08'35"	1193.00'	44.62'
C48	01°59'38"	1193.00'	41.52'
C49	05°13'37"	515.00'	46.98'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 59°21'47" W	4.00'
L2	N 30°38'13" E	86.06'
L3	N 30°38'13" E	45.66'
L4	N 84°15'33" W	128.64'
L5	N 84°15'33" W	17.13'
L6	N 19°05'40" E	21.41'
L7	N 68°48'06" E	26.31'
L8	N 12°26'49" E	26.27'



TRACT MAP NO. 37506-2  
M.B. 486/11-23

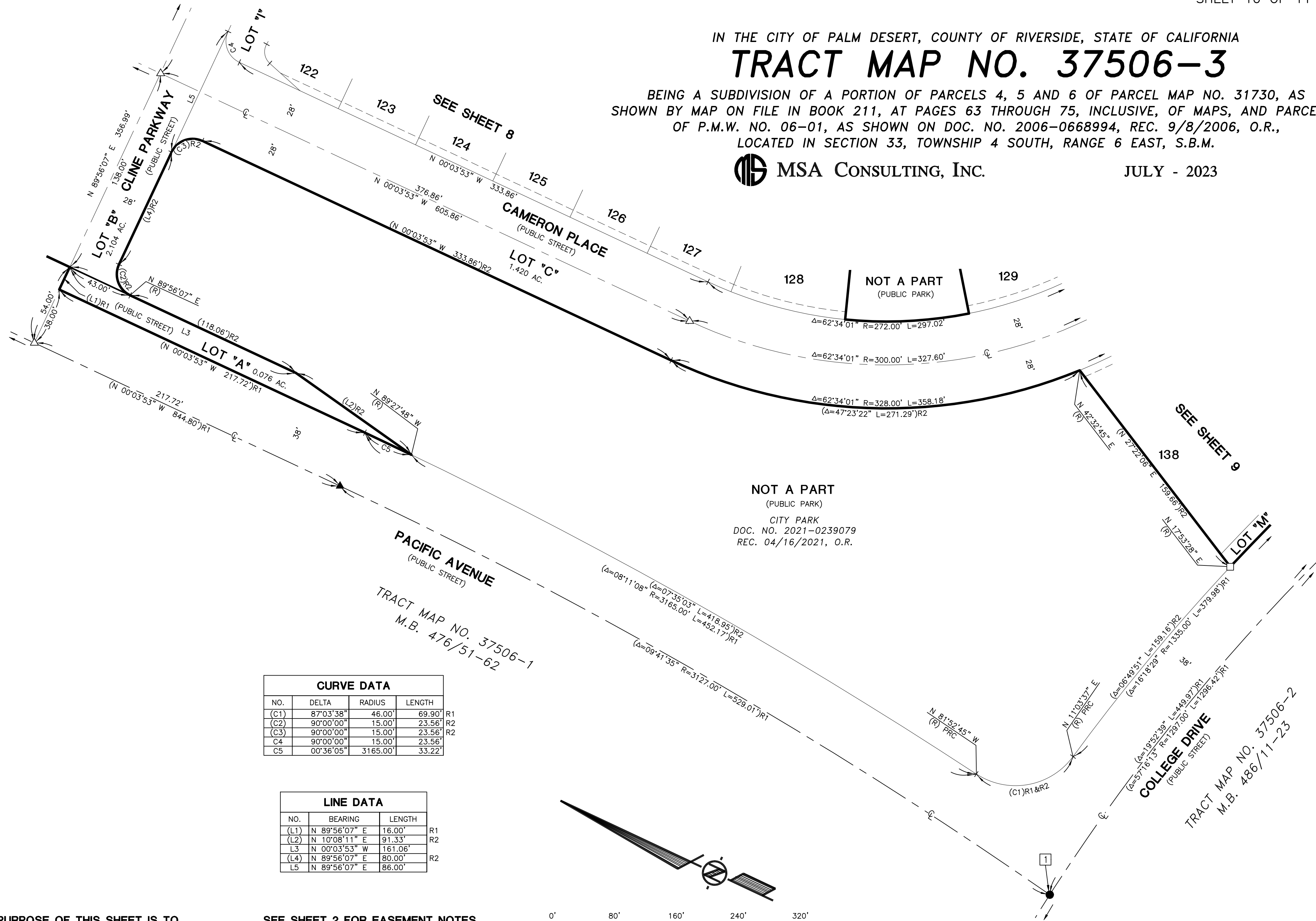
SEE SHEET 2 FOR EASEMENT NOTES  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
AND BOUNDARY DIMENSIONS

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 37506-3**

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

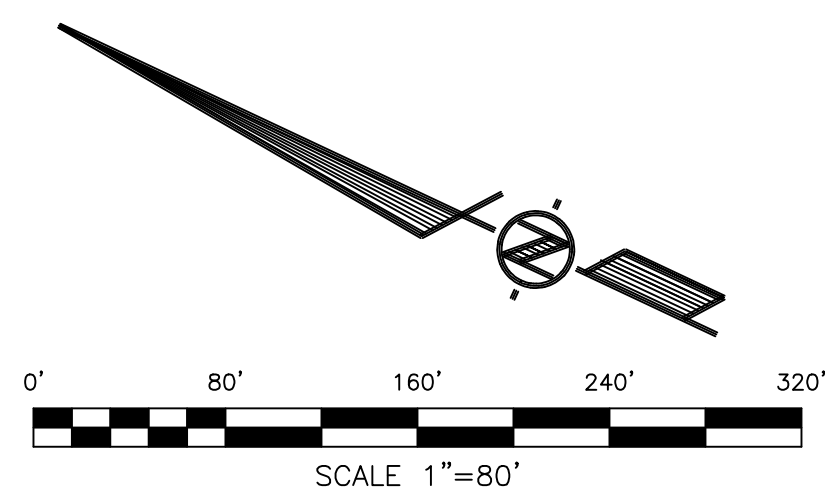
 MSA CONSULTING, INC.

JULY - 2023



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
(C1)	87°03'38"	46.00'	69.90'
(C2)	90°00'00"	15.00'	23.56'
(C3)	90°00'00"	15.00'	23.56'
(C4)	90°00'00"	15.00'	23.56'
(C5)	00°36'05"	3165.00'	33.22'

LINE DATA		
NO.	BEARING	LENGTH
(L1)	N 89°56'07" E	16.00'
(L2)	N 10°08'11" E	91.33'
(L3)	N 00°03'53" W	161.06'
(L4)	N 89°56'07" E	80.00'
(L5)	N 89°56'07" E	86.00'



THE PURPOSE OF THIS SHEET IS TO DIMENSION LOT "A".

SEE SHEET 2 FOR EASEMENT NOTES  
 SEE SHEET 3 FOR SURVEYOR'S NOTES,  
 AND BOUNDARY DIMENSIONS

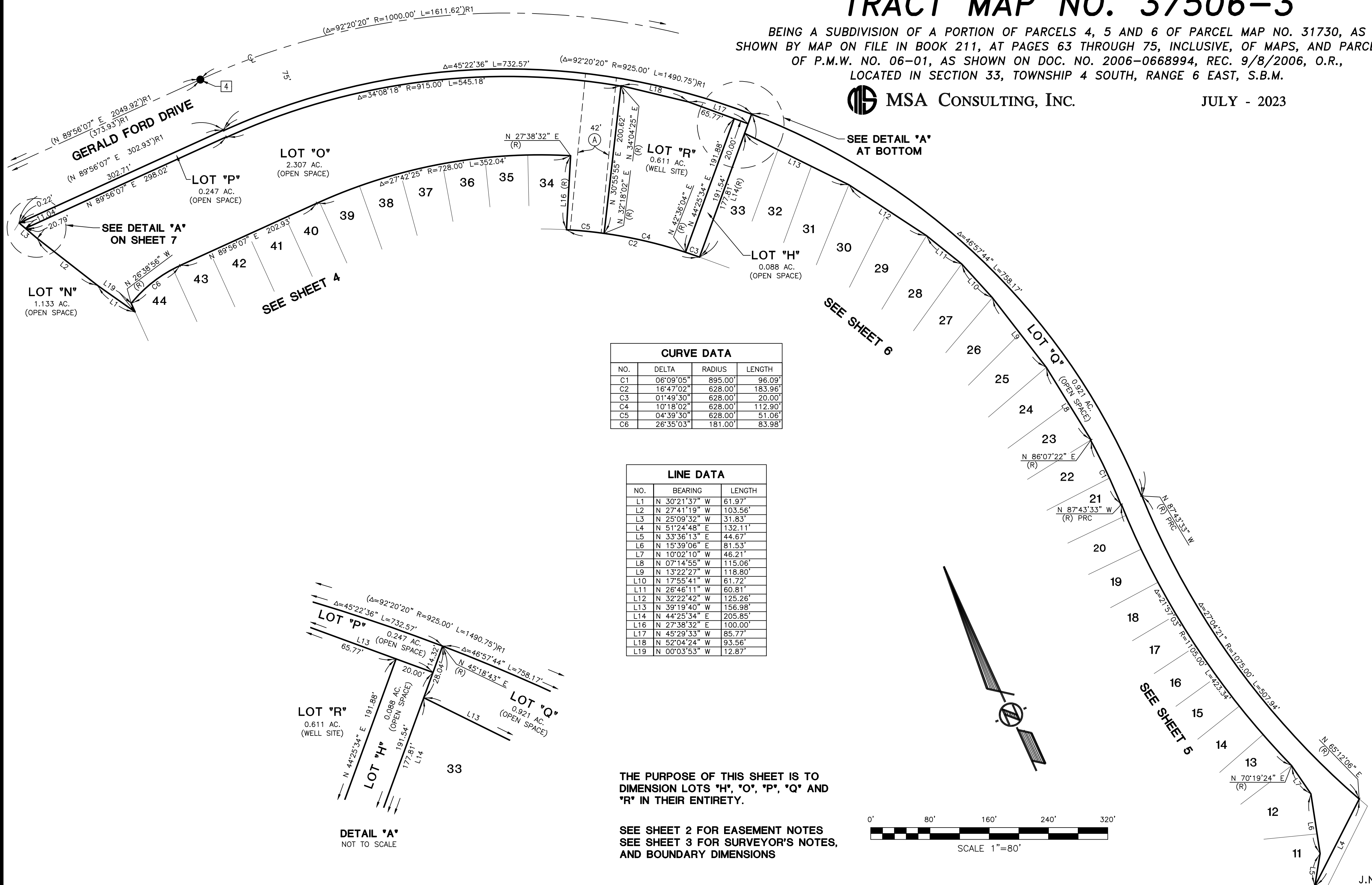
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37506-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. 31730, AS SHOWN BY MAP ON FILE IN BOOK 211, AT PAGES 63 THROUGH 75, INCLUSIVE, OF MAPS, AND PARCEL A OF P.M.W. NO. 06-01, AS SHOWN ON DOC. NO. 2006-0668994, REC. 9/8/2006, O.R., LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

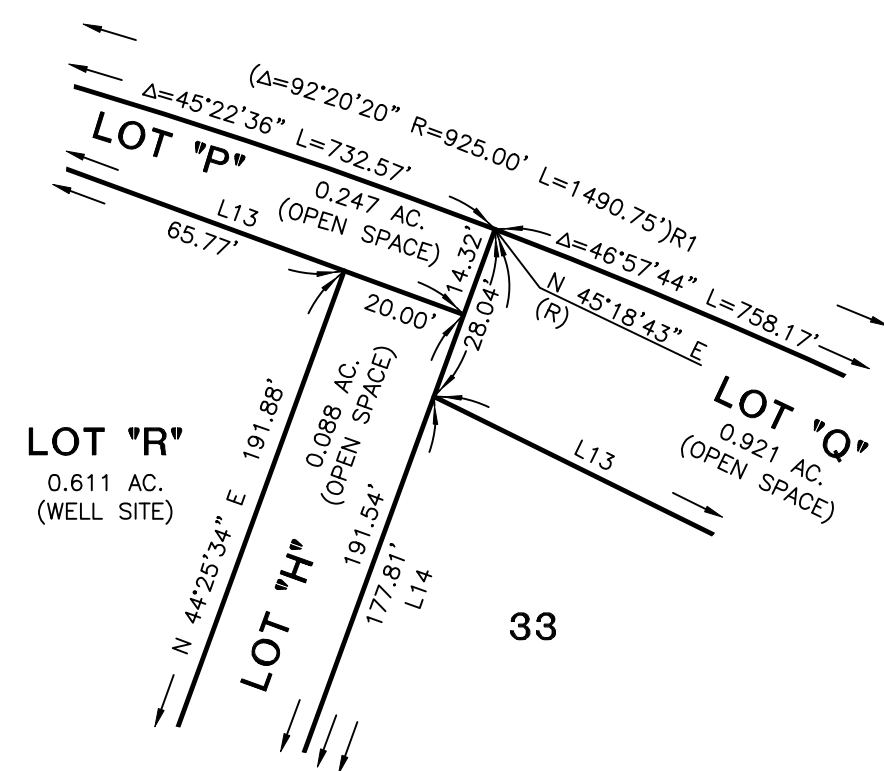
 MSA CONSULTING, INC.

JULY - 2023



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	06°09'05"	895.00'	96.09'
C2	16°47'02"	628.00'	183.96'
C3	01°49'30"	628.00'	20.00'
C4	10°18'02"	628.00'	112.90'
C5	04°39'30"	628.00'	51.06'
C6	26°35'03"	181.00'	83.98'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 30°21'37" W	61.97'
L2	N 27°41'19" W	103.56'
L3	N 25°09'32" W	31.83'
L4	N 51°24'48" E	132.11'
L5	N 33°36'13" E	44.67'
L6	N 15°39'06" E	81.53'
L7	N 10°02'10" W	46.21'
L8	N 07°14'55" W	115.06'
L9	N 13°22'27" W	118.80'
L10	N 17°55'41" W	61.72'
L11	N 26°46'11" W	60.81'
L12	N 32°22'42" W	125.26'
L13	N 39°19'40" W	156.98'
L14	N 44°25'34" E	205.85'
L16	N 27°38'32" E	100.00'
L17	N 45°29'33" W	85.77'
L18	N 52°04'24" W	93.56'
L19	N 00°03'53" W	12.87'



DETAIL 'A'  
NOT TO SCALE

THE PURPOSE OF THIS SHEET IS TO DIMENSION LOTS 'H', 'O', 'P', 'Q' AND 'R' IN THEIR ENTIRETY.

SEE SHEET 2 FOR EASEMENT NOTES  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
AND BOUNDARY DIMENSIONS

