

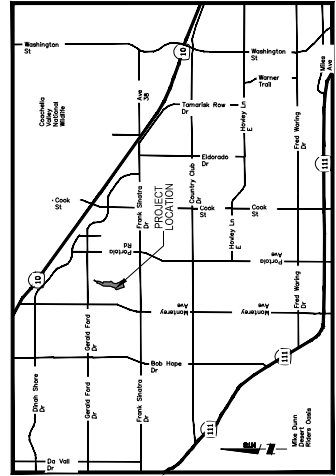
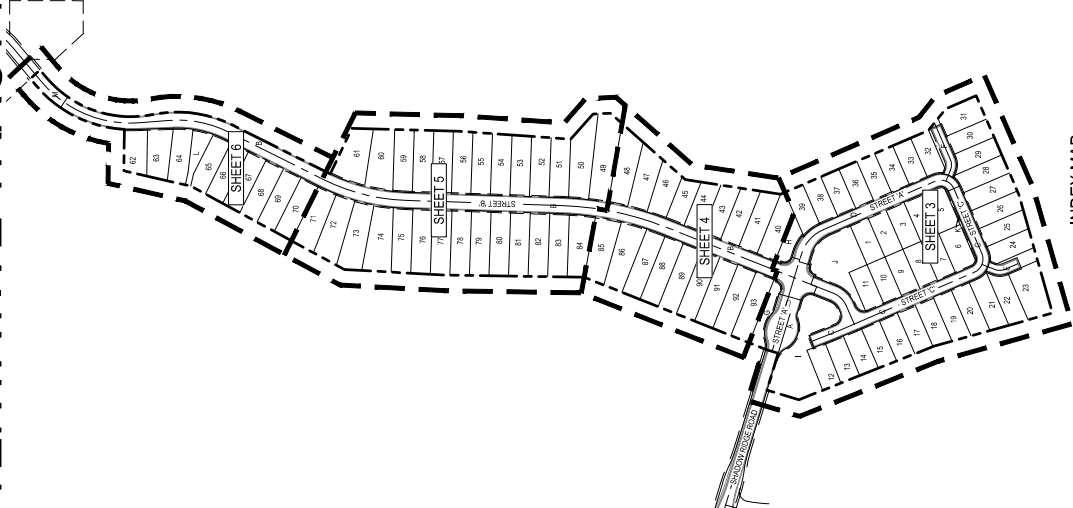
SHADOW RIDGE VESTING TENTATIVE TRACT MAP NO. 38866

LEGAL DESCRIPTION:

DESIGNATED PARCELS NO. 4 AND NO. 5 AND LOT 8 OF TRACT NO. 28818-1, IN THE CITY OF PALM BEACH, COUNTY OF DEEBEESE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 288, PAGES 15 THROUGH 26, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES:

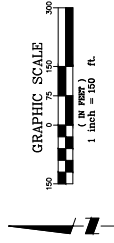
1. TRACT 684-290-010, 684-290-011, 684-300-010 AND 684-300-011
2. GENERAL PLAN USE: PR-3 RESIDENTIAL
3. EXISTING AND PROPOSED LOTS
4. GRACES: 8807-41, 55, 20-45, 40
5. SEE SHEET 2 FOR PROPOSED LOT NUMBERS AND SIZES.
6. ALL UTILITIES SHALL BE UNDERGROUND WITH CALIFORNIA GAS COMPANY ELECTRIC, SOUTHERN CALIFORNIA GAS COMPANY CABLE TV, SPECTRUM CABLE TV, CONCHELLA VALLEY WATER DISTRICT WATER, CONCHELLA VALLEY WATER DISTRICT STORM DRAIN, CONCHELLA VALLEY WATER DISTRICT SEWER, CONCHELLA VALLEY WATER DISTRICT STORM DRAIN, AND CONCHELLA VALLEY WATER DISTRICT SEWER. THE ABOVE UTILITIES SHALL BE UNDERGROUND AND THE SUBMITTANTS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES. TITLE INSURANCE COMPANY, NO RESPONSIBILITY AS TO THE ACCURACY OF THIS SURVEY. THE SUBJECT PROPERTY IS DESIGNATED AS RESIDENTIAL USE ONLY AND THIS MAP AND THIS SURVEY SHALL BE VOID WITHOUT THE SIGNATURE OF THE ARCHITECT. OTHER ITEMS LISTED IN SCHEDULE 'B' OF SAID REPORT WHICH AFFECT THE SUBJECT PROPERTY ARE ALSO NUMERICALLY REFERRED TO SAID REPORT.
7. SAID SITE IS WITHIN ZONE 'R', AS SHOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 0606010960 EFFECTIVE DATE AUGUST 25, 2008.
8. MARBOTT OWNERSHIP RESORT, INC., A DELAWARE CORPORATION (407) 208-6000
9. MARBOTT OWNERSHIP RESORT, INC., A DELAWARE CORPORATION (407) 208-6000
10. MARBOTT OWNERSHIP RESORT, INC., A DELAWARE CORPORATION (407) 208-6000
11. MARBOTT OWNERSHIP RESORT, INC., A DELAWARE CORPORATION (407) 208-6000
12. UTILITY SIZES AND LOCATIONS, STREET GRADINGS, PAID ELEVATIONS, AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE FLOORING.
13. ADJ. TO PROPERTY BY SADDLEBACK SURVEY, DATED SEPTEMBER, 2003. PROPERTY LINES BEING: 10.07, REAR 10.07, SIDE 5.07, GARAGE SETBACK FROM FRONT STREET PROPERTY LINES 18.27, MAXIMUM PROVIDED LOT COVERAGE: 52% MAXIMUM BUILDING HEIGHT: 15'-4"
14. GARAGE SETBACK FROM FRONT STREET PROPERTY LINES 18.27, MAXIMUM PROVIDED LOT COVERAGE: 52% MAXIMUM BUILDING HEIGHT: 15'-4"
15. GARAGE SETBACK FROM FRONT STREET PROPERTY LINES 18.27, MAXIMUM PROVIDED LOT COVERAGE: 52% MAXIMUM BUILDING HEIGHT: 15'-4"
16. GARAGE SETBACK FROM FRONT STREET PROPERTY LINES 18.27, MAXIMUM PROVIDED LOT COVERAGE: 52% MAXIMUM BUILDING HEIGHT: 15'-4"
17. EXISTING VEHICLE ACCESS TO THE SUBDIVISION BOUNDARY EXISTS ALONG SHADOW RIDGE ROAD FROM MONTEREY AVENUE AND GERALD FORD DRIVE. THE EXISTING WIDTH OF GERALD FORD DRIVE IS APPROXIMATELY 32 FEET WIDE. LOT 9 IS APPROXIMATELY 20 FEET WIDE AT THE SUBDIVISION BOUNDARY. THE EXISTING WIDTH OF SHADOW RIDGE ROAD FROM MONTEREY AVENUE TO GERALD FORD DRIVE IS APPROXIMATELY 32 FEET WIDE.
18. THERE ARE EXISTING GATES ON THE NORTHERN PORTION OF THE SITE OFF GERALD FORD DRIVE THAT WILL REMAIN IN PLACE. THESE GATES WILL BE USED FOR EMERGENCY ACCESS AND RESIDENTIAL ACCESS.



- ### SHEET LEGEND
- TITLE SHEET & INDEX MAP 1
 - STATISTICAL SUMMARY & SECTIONS 2
 - TRACT 38866 TENTATIVE TRACT MAP SITE PLAN 3-6
 - EXISTING EASEMENTS 7

RECORD OWNER:
MARBOTT OWNERSHIP RESORT, INC., A DELAWARE CORPORATION
8002 SAN MARCO COURT
ORLANDO, FL 32819

- ### LEGEND
- PROPOSED TRACT BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED TRACT 38866 LOT NO. 2
 - PROPOSED TRACT 38866 LOT LETTER A
 - SHEET INDEX



SHEET
1
OF
7

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

10000
TRINITE, CA 94905
TEL: 415-939-8000
CONTACT: LISA ZIGAROT

WILSON MIKAMI CORPORATION

9 CORPORATE PARK, SUITE 100
IRVINE, CA 92608
TEL: 949-679-0000

Scott McCall
SCOTT M. NELSON
DATE: 11-16-24
DATE: 11-16-24

APPROVED	DATE	DESCRIPTION

BENCHMARK:
RMC0 BENCHMARK "T.A. #154"
ELEVATION (NAD83 EPOCH 1991.5, AUG 1995) = 281.716 U.S. SURVEY FEET
ZC CPD BENCHMARK IS IN TOP OF CURB, STAMPED "15 1146 BM 1997"
ZC CPD BENCHMARK IS IN TOP OF CURB, STAMPED "15 1146 BM 1997"
SOUTH SIDE OF FRANK SWANK DRIVE AT THE EAST END OF MONTEREY AVENUE, 2.4 FEET EAST OF EMERGENCY EDR. AS SHOWN ON THE ROUGH GRADING PLAN FOR TRACT NO. 28818-5, PHASE 'X' AND 'X1'.

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 U.S. SURVEY SYSTEM, SECTION 15, TOWNSHIP 37N, RANGE 15E, EAST SAN BERNARDINO MERIDIAN, AS SHOWN ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 89°51'49" EAST.

STATISTICAL SUMMARY AND SECTIONS

TRACT 38866 - NUMBERED LOTS

LOT NO.	LOT AREA (S.F.)	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY
1	5,500	RESIDENTIAL	HOMEOWNER
2	5,500	RESIDENTIAL	HOMEOWNER
3	5,500	RESIDENTIAL	HOMEOWNER
4	6,516	RESIDENTIAL	HOMEOWNER
5	6,516	RESIDENTIAL	HOMEOWNER
6	6,516	RESIDENTIAL	HOMEOWNER
7	5,500	RESIDENTIAL	HOMEOWNER
8	5,500	RESIDENTIAL	HOMEOWNER
9	5,500	RESIDENTIAL	HOMEOWNER
10	5,500	RESIDENTIAL	HOMEOWNER
11	5,500	RESIDENTIAL	HOMEOWNER
12	5,500	RESIDENTIAL	HOMEOWNER
13	5,500	RESIDENTIAL	HOMEOWNER
14	5,505	RESIDENTIAL	HOMEOWNER
15	5,510	RESIDENTIAL	HOMEOWNER
16	5,510	RESIDENTIAL	HOMEOWNER
17	5,500	RESIDENTIAL	HOMEOWNER
18	5,977	RESIDENTIAL	HOMEOWNER
19	5,977	RESIDENTIAL	HOMEOWNER
20	5,977	RESIDENTIAL	HOMEOWNER
21	5,977	RESIDENTIAL	HOMEOWNER
22	6,740	RESIDENTIAL	HOMEOWNER
23	9,848	RESIDENTIAL	HOMEOWNER
24	5,837	RESIDENTIAL	HOMEOWNER
25	5,837	RESIDENTIAL	HOMEOWNER
26	6,000	RESIDENTIAL	HOMEOWNER
27	6,506	RESIDENTIAL	HOMEOWNER
28	6,506	RESIDENTIAL	HOMEOWNER
29	6,506	RESIDENTIAL	HOMEOWNER
30	5,832	RESIDENTIAL	HOMEOWNER
31	7,121	RESIDENTIAL	HOMEOWNER
32	5,608	RESIDENTIAL	HOMEOWNER
33	5,608	RESIDENTIAL	HOMEOWNER
34	5,500	RESIDENTIAL	HOMEOWNER
35	5,502	RESIDENTIAL	HOMEOWNER
36	5,502	RESIDENTIAL	HOMEOWNER
37	5,502	RESIDENTIAL	HOMEOWNER
38	5,502	RESIDENTIAL	HOMEOWNER
39	5,722	RESIDENTIAL	HOMEOWNER
40	7,805	RESIDENTIAL	HOMEOWNER
41	7,805	RESIDENTIAL	HOMEOWNER
42	7,805	RESIDENTIAL	HOMEOWNER
43	6,809	RESIDENTIAL	HOMEOWNER
44	6,271	RESIDENTIAL	HOMEOWNER
45	5,733	RESIDENTIAL	HOMEOWNER
46	5,733	RESIDENTIAL	HOMEOWNER
47	6,578	RESIDENTIAL	HOMEOWNER
48	10,590	RESIDENTIAL	HOMEOWNER
49	12,672	RESIDENTIAL	HOMEOWNER
50	12,672	RESIDENTIAL	HOMEOWNER
51	7,627	RESIDENTIAL	HOMEOWNER
52	7,645	RESIDENTIAL	HOMEOWNER
53	7,726	RESIDENTIAL	HOMEOWNER
54	7,726	RESIDENTIAL	HOMEOWNER
55	7,510	RESIDENTIAL	HOMEOWNER
56	8,004	RESIDENTIAL	HOMEOWNER
57	8,010	RESIDENTIAL	HOMEOWNER
58	7,922	RESIDENTIAL	HOMEOWNER
59	7,922	RESIDENTIAL	HOMEOWNER
60	9,838	RESIDENTIAL	HOMEOWNER
61	10,172	RESIDENTIAL	HOMEOWNER
62	6,637	RESIDENTIAL	HOMEOWNER
63	6,637	RESIDENTIAL	HOMEOWNER
64	6,807	RESIDENTIAL	HOMEOWNER
65	7,249	RESIDENTIAL	HOMEOWNER
66	7,249	RESIDENTIAL	HOMEOWNER
67	7,249	RESIDENTIAL	HOMEOWNER
68	7,588	RESIDENTIAL	HOMEOWNER
69	7,682	RESIDENTIAL	HOMEOWNER
70	7,767	RESIDENTIAL	HOMEOWNER
71	7,767	RESIDENTIAL	HOMEOWNER
72	9,618	RESIDENTIAL	HOMEOWNER
73	10,151	RESIDENTIAL	HOMEOWNER
74	10,151	RESIDENTIAL	HOMEOWNER
75	8,239	RESIDENTIAL	HOMEOWNER
76	8,239	RESIDENTIAL	HOMEOWNER
77	8,300	RESIDENTIAL	HOMEOWNER
78	8,314	RESIDENTIAL	HOMEOWNER
79	8,358	RESIDENTIAL	HOMEOWNER
80	8,358	RESIDENTIAL	HOMEOWNER
81	8,176	RESIDENTIAL	HOMEOWNER
82	8,130	RESIDENTIAL	HOMEOWNER
83	6,883	RESIDENTIAL	HOMEOWNER
84	6,883	RESIDENTIAL	HOMEOWNER
85	8,937	RESIDENTIAL	HOMEOWNER
86	10,069	RESIDENTIAL	HOMEOWNER
87	8,765	RESIDENTIAL	HOMEOWNER
88	8,765	RESIDENTIAL	HOMEOWNER
89	8,702	RESIDENTIAL	HOMEOWNER
90	8,803	RESIDENTIAL	HOMEOWNER
91	8,808	RESIDENTIAL	HOMEOWNER
92	8,810	RESIDENTIAL	HOMEOWNER
93	8,810	RESIDENTIAL	HOMEOWNER
TOTAL	686,076		

BENCHMARK: RMC BENCHMARK "P" #154
 ELEVATION (NAD83) EPOCH 1991.5, AUG 1991) = 281.715 U.S. SURVEY FEET
 2" OP BROWNE DISC IN TOP OF CURB, STAMPED "15 1446 BM 1987"
 1" OP BROWNE DISC IN TOP OF CURB, STAMPED "15 1446 BM 1987"
 SOUTH SIDE OF FRANK SWANBERG BLVD AT THE EAST END OF MONTEREY AVENUE, 2.4 FEET EAST OF EASTERN EDR. AS SHOWN ON THE ROUGH GRADING PLAN FOR TRACT NO. 28114-5, PHASE 4 AND 5.

THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD83 DATUM. THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD83 DATUM. THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD83 DATUM. THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD83 DATUM. THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD83 DATUM.

PREPARED BY	APPROVED
WILSON MIKAMI CORPORATION 9 CORPORATE PARK, SUITE 100 IRVINE, CA 92618 TEL: 949-679-0000	SCOTT W. NELSON DATE: 8-30-24 EXP. DATE:

DEVELOPER
Toll Brothers
 AMERICA'S LUXURY HOME BUILDER
 9 CORPORATE PARK, SUITE 100
 IRVINE, CA 92618-2000
 CONTACT: LEILA ELIZABETH
 COUNCILOR: SCOTT W. NELSON
 LICENSE NO. 8-30-24
 EXP. DATE:

VESTING TENTATIVE TRACT MAP 38866
 SHADOW RIDGE
 STATISTICAL SUMMARY AND SECTIONS

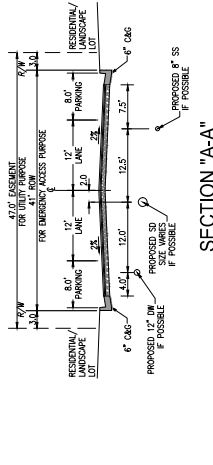
SHEET
 2
 OF 7

TRACT 38866 - LETTERED LOTS

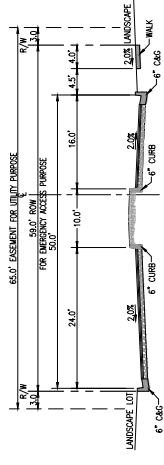
LOT LETTER	LOT AREA (S.F.)	LOT AREA (AC)	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY
A	81,720	1.87	PRIVATE STREET	HOA
B	81,720	1.87	PRIVATE STREET	HOA
C	28,618	0.657	PRIVATE STREET	HOA
D	16,297	0.374	PRIVATE MOTOR COURT	HOA
E	4,738	0.107	PRIVATE MOTOR COURT	HOA
F	4,884	0.112	LANDSCAPE	HOA
G	4,071	0.093	LANDSCAPE	HOA
H	4,071	0.093	LANDSCAPE	HOA
I	23,777	0.544	LANDSCAPE	HOA
J	984	0.023	LANDSCAPE	HOA
K	984	0.023	LANDSCAPE	HOA
L	4,237	0.097	LANDSCAPE	HOA
M	4,658	0.107	MASTER ASSOCIATION DEDICATION	HOA
TOTAL	204,767	4.70		

TRACT 38866 - LAND USE SUMMARY

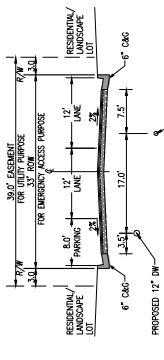
DESCRIPTION	TOTAL
LOTS "A"-J (RESIDENTIAL)	15.35 AC.
LOTS "K"-L (LANDSCAPE)	3.36 AC.
LOT "M" (MASTER ASSOCIATION DEDICATION)	0.10 AC.
TOTAL AREA (GROSS)	20.45 AC.



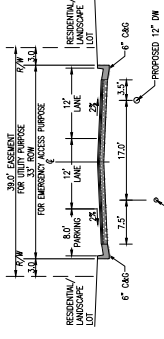
SECTION "A-A"
 A PORTION OF STREET "A" AND STREET "B"
 (PRIVATE STREET)
(FROM PLANNING ALIGNED ONE 840)



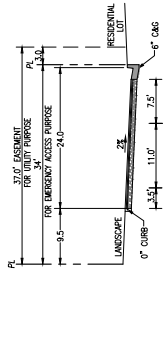
SECTION "B-B"
 A PORTION OF STREET "A"
 (PRIVATE STREET)
(FROM PLANNING ALIGNED ONE 840)



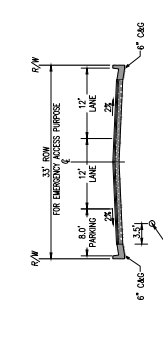
SECTION "C-C"
 A PORTION OF STREET "C"
 (PRIVATE STREET)
(FROM PLANNING ALIGNED ONE 840)



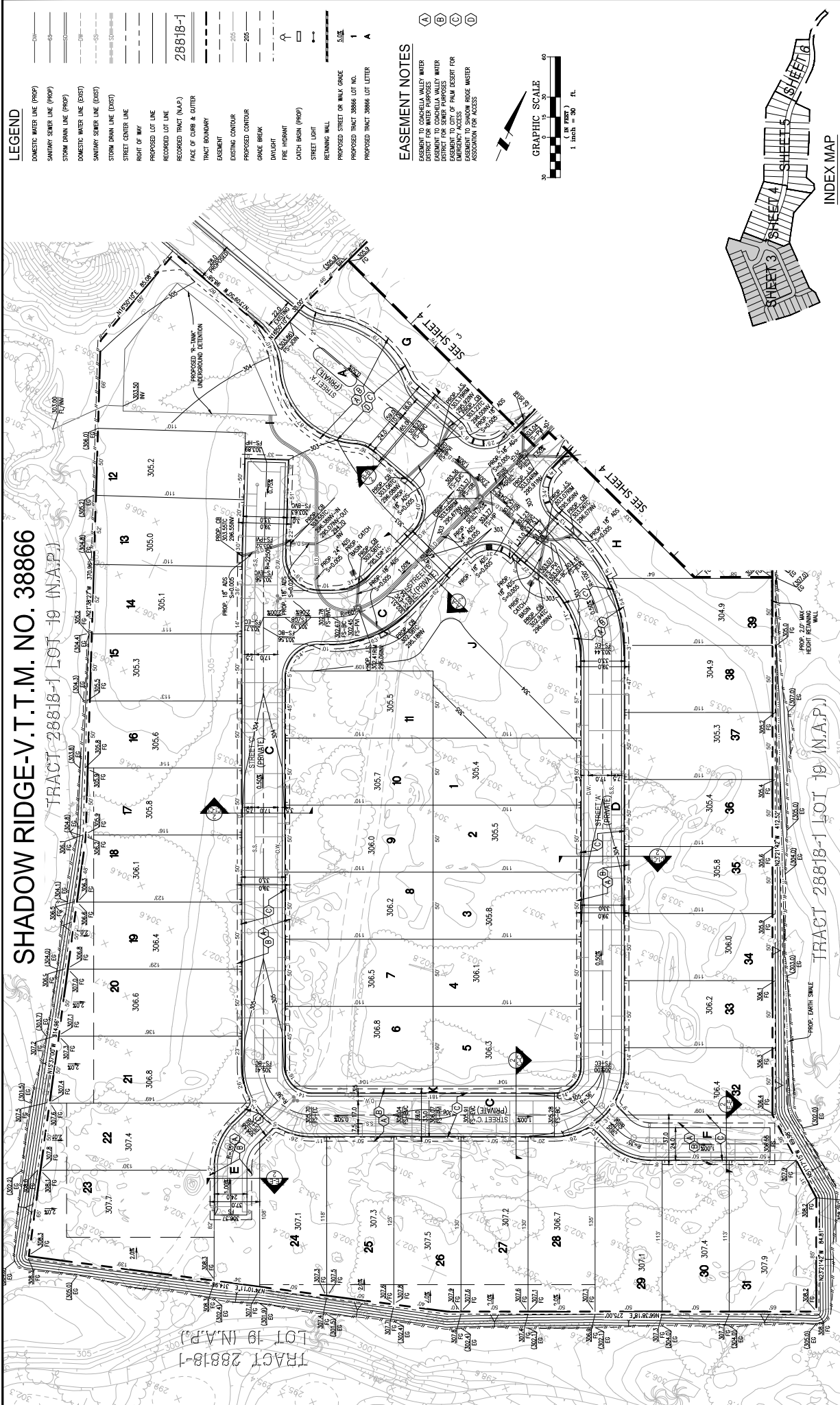
SECTION "C1-C1"
 A PORTION OF STREET "A" AND STREET "C"
 (PRIVATE STREET)
(FROM PLANNING ALIGNED ONE 840)



SECTION "E-E"
 PRIVATE COURT
(NO PLANNING ALIGNED ONE 840)



SECTION "C2-C2"
 A PORTION OF STREET "B"
 (PRIVATE STREET)
(FROM PLANNING ALIGNED ONE 840)



SHADOW RIDGE-V.T.T.M. NO. 38866

TRACT 28818-1 LOT 10 (N.A.P.)

- LEGEND**
- DOMESTIC WATER LINE (PROPP)
 - SEWER SERVICE LINE (PROPP)
 - STORM DRAIN LINE (PROPP)
 - DOMESTIC WATER LINE (EXIST)
 - SEWER SERVICE LINE (EXIST)
 - STORM DRAIN LINE (EXIST)
 - STREET CENTER LINE
 - RIGHT OF WAY
 - PROPOSED LOT LINE
 - RECORDED LOT LINE
 - RECORDED TRACT (N.A.P.)
 - FACE OF CURB & GUTTER
 - TRACT BOUNDARY
 - EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - GRADE BREAK
 - DAWLIGHT
 - FIRE HYDRANT
 - CATCH BASIN (PROPP)
 - STREET LIGHT
 - RETAINING WALL
 - PROPOSED STREET OR WALK GRADE
 - PROPOSED TRACT 38866 LOT NO.
 - PROPOSED TRACT 38866 LOT LETTER

- EASEMENT NOTES**
- (A) EASEMENT TO CANGUELLA VALLEY WATER DISTRICT FOR WATER PURPOSES
 - (B) EASEMENT TO CANGUELLA VALLEY WATER DISTRICT FOR SEWER PURPOSES
 - (C) EASEMENT TO CITY OF PALM DESERT FOR EMERGENCY ACCESS
 - (D) EASEMENT TO SHADOW RIDGE MASTER PLANNING FOR ACCESS



VESTING TENTATIVE TRACT MAP 38866

SHADOW RIDGE

SITE PLAN

AMERICA'S LUXURY HOME BUILDER

9 CORPORATE PARK, SUITE 100
IRVINE, CA 92608
T: 949-679-0000

PREPARED BY: *Scott McCall*
SCOTT M. WILSON CORPORATION
200 WILSON AVENUE, SUITE 200
IRVINE, CA 92614
DATE: 04-11-14

REVISION	DATE	DESCRIPTION

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 U.S. SURVEY SYSTEM, SECTION 16, TOWNSHIP 37N, RANGE 15E, EAST SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORDS OF PAGES 30-31, COUNTY RECORDS OF PAGES 8751-8752, EAST. BEING NORTH 89°51'48" EAST.

BENCHMARK:
RWCO BENCHMARK "P" #154
ELEVATION (NAD83 EPOCH 1991.3, AUG 1991) = 2817.6 U.S. SURVEY FEET
2" CPD BRONZE DISC IN TOP OF CURB, STAMPED "15 1146 BM 1987"
SOUTH SIDE OF FRANK SWANK DRIVE AT THE EAST END OF MONSIEUR AVENUE, 2.4 FEET EAST OF EASEMENT EOR, AS SHOWN ON THE ROUGH GRADING PLAN FOR TRACT NO. 28818-5, PHASE X AND XI.

TRACT 28818-1 LOT 10 (N.A.P.)

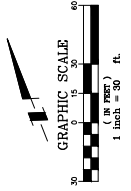
TRACT 28818-1 LOT 10 (N.A.P.)

SHADOW RIDGE-V.T.T.M. NO. 38866



- ### LEGEND
- DOMESTIC WATER LINE (PROFP)
 - SANITARY SEWER LINE (PROFP)
 - STORM DRAIN LINE (PROFP)
 - DOMESTIC WATER LINE (EXIST)
 - SANITARY SEWER LINE (EXIST)
 - STORM DRAIN LINE (EXIST)
 - STREET CENTER LINE
 - RIGHT OF WAY
 - PROPOSED LOT LINE
 - RECORDED LOT LINE
 - RECORDED TRACT (N.A.P.)
 - FACE OF CURB & GUTTER
 - TRACT BOUNDARY
 - EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - GRADE BREAK
 - DAWDLIGHT
 - FIRE HYDRANT
 - CATCH BASIN (PROFP)
 - STREET LIGHT
 - RETAINING WALL
 - PROPOSED STREET OR WALK GRADE
 - PROPOSED TRACT 38866 LOT NO.
 - PROPOSED TRACT 38866 LOT LETTER

- ### EASEMENT NOTES
- (A) EASEMENT TO CONCHELLA VALLEY WATER DISTRICT FOR WATER PURPOSES
 - (B) EASEMENT TO CONCHELLA VALLEY WATER DISTRICT FOR SEWER PURPOSES
 - (C) EASEMENT TO CITY OF PALM DESERT FOR EMERGENCY ACCESS
 - (D) EASEMENT TO SHADOW RIDGE MASTER ASSOCIATION FOR ACCESS



SHEET **4**
OF **7**

VESTING TENTATIVE TRACT MAP 38866
SHADOW RIDGE
SITE PLAN

Toll Brothers
AMERICA'S LUXURY HOME BUILDER
10000 S. BAYVIEW BLVD. SUITE 200
IRVINE, CA 92618
CONTACT: LISA CHERNAT

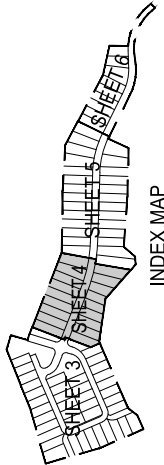
PREPARED BY:
WILSON MIKAMI CORPORATION
9 CORPORATE PARK SUITE 100
IRVINE, CA 92608
TEL: 949-679-0000

Scott M. Al
SCOTT M. NELSON
CIVIL ENGINEER
LICENSE NO. 4430-34
EXP. DATE

REVISION	DATE	DESCRIPTION	APPROVED

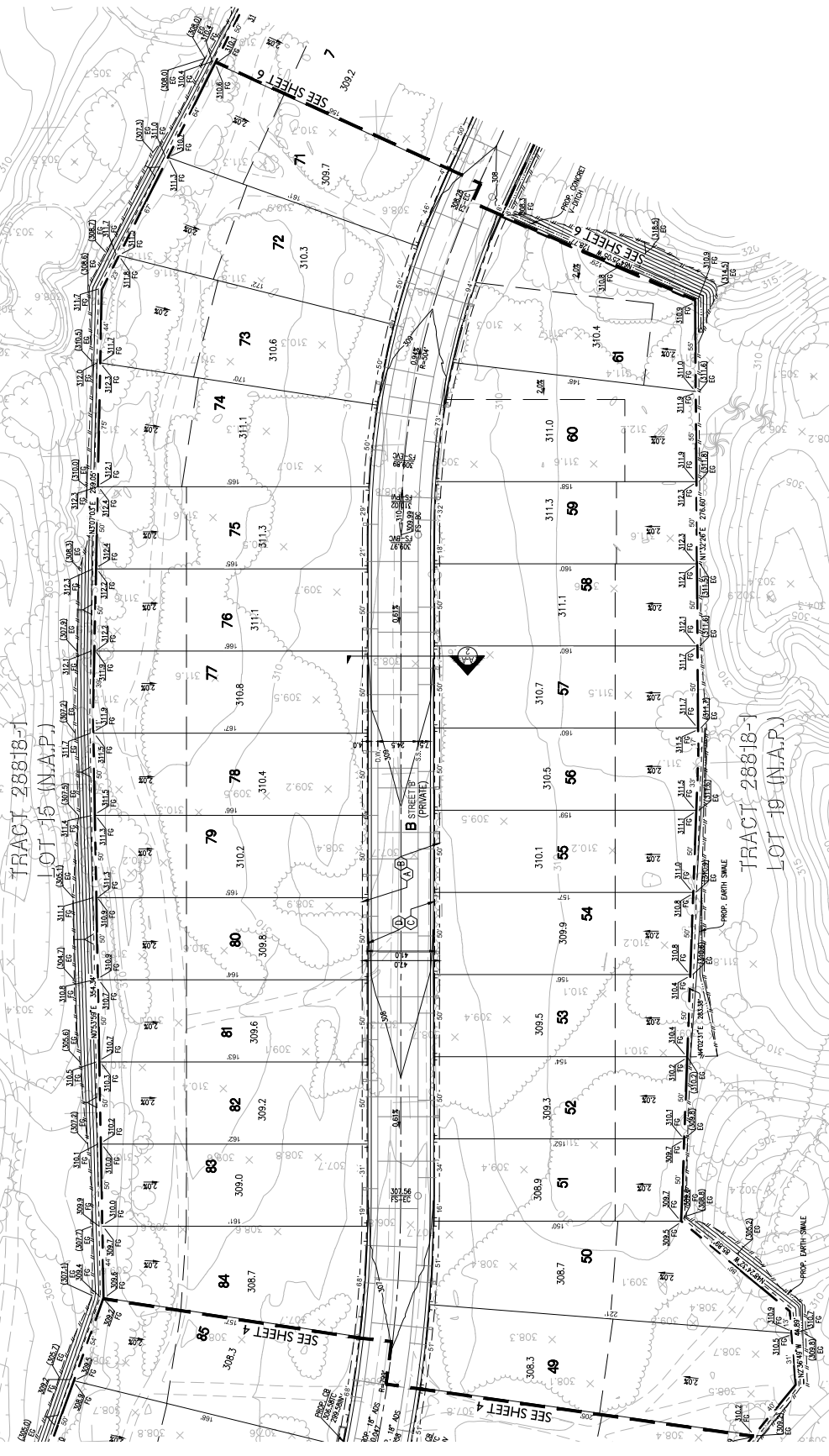
BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD 83 DATUM. THE BEARING SECTION 5, 20TH RANGE & 20TH MERIDIAN, EAST-SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORDS OF SHERMAN COUNTY, CALIFORNIA, BEING NORTH 89°51'48" EAST.

BENCHMARK:
RMC0 BENCHMARK "P.O. #15"
ELEVATION (NAD83 EPOCH 1991.5, AUG 1991) = 2817.6 U.S. SURVEY FEET
2" COP BRONZE DISC IN TOP OF CURB, STAMPED "LS #146 BM 1987"
NAD83 EPOCH 1991.5, AUG 1991
SOUTH SIDE OF FRANK SWANBERG DRIVE AT THE EAST END OF MONTEREY AVENUE, 2.4 FEET EAST OF EASTERN EDR. AS SHOWN ON THE ROUGH GRADING PLAN FOR TRACT NO. 28818-5, PHASE X AND XI.



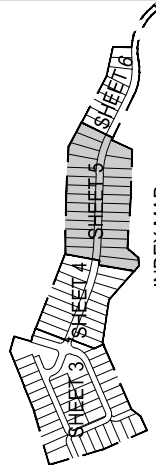
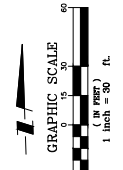
INDEX MAP

SHADOW RIDGE-V.T.T.M. NO. 38866



- LEGEND**
- DOMESTIC WATER LINE (PROFP)
 - SEWER SERVICE LINE (PROFP)
 - STORM DRAIN LINE (PROFP)
 - DOMESTIC WATER LINE (EXIST)
 - SEWER SERVICE LINE (EXIST)
 - STORM DRAIN LINE (EXIST)
 - STREET CENTER LINE
 - RIGHT OF WAY
 - PROPOSED LOT LINE
 - RECORDED LOT LINE
 - RECORDED TRACT (N.A.P.)
 - FACE OF CURB & GUTTER
 - TRACT BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - GRADE BREAK
 - DAWLIGHT
 - FIRE HYDRANT
 - CATCH BASIN (PROFP)
 - STREET LIGHT
 - RETAINING WALL
 - PROPOSED STREET OR WALK GRADE
 - PROPOSED TRACT 38866 LOT NO.
 - PROPOSED TRACT 38866 LOT LETTER

- EASEMENT NOTES**
- (A) EASEMENT TO CACHUELA VALLEY WATER DISTRICT FOR WATER PURPOSES
 - (B) EASEMENT TO CACHUELA VALLEY WATER DISTRICT FOR WATER PURPOSES
 - (C) EASEMENT TO CITY OF PALM DESERT FOR EMERGENCY ACCESS
 - (D) EASEMENT TO SHADOW RIDGE MASTER PLANNING FOR ACCESS



INDEX MAP

VESTING TENTATIVE TRACT MAP 38866
SHADOW RIDGE
SITE PLAN

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

PREPARED BY
WILSON MIKAMIT CORPORATION
9 CORPORATE PARK SUITE 100
IRVINE, CA 92608
T: 949-679-0090

REVISION	DATE	DESCRIPTION	APPROVED

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 NAD 83 DATUM. THE SECTION 15, 20TH RANGE & 20TH TOWNSHIP, EAST SAN BERNARDINO MERIDIAN, AS SHOWN ON THE PLAT OF THE SHADOW RIDGE RECORDS OF IRVINE COUNTY, CALIFORNIA, BEING NORTH 89°51'48" EAST.

BENCHMARK:
RWCO BENCHMARK "P-1" #154
ELEVATION (NAD83 EPOCH 1991.5, AUG 1995) = 2817.6 U.S. SURVEY FEET
2" COP BRONZE DISC IN TOP OF CURB, STAMPED "LS 1146 BM 1987" 085.
SOUTH SIDE OF FRANK SWANK DRIVE AT THE EAST END OF MONTEREY AVENUE, 2.4 FEET EAST OF EASEMENT EDR, AS SHOWN ON THE ROUGH GRADING PLAN FOR TRACT NO. 28818-5, PHASE X AND XI.

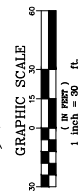
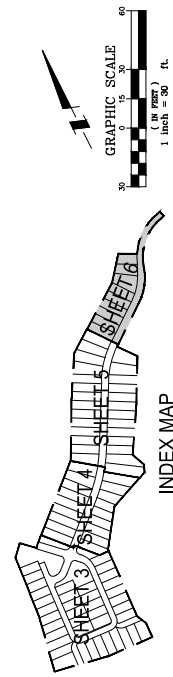
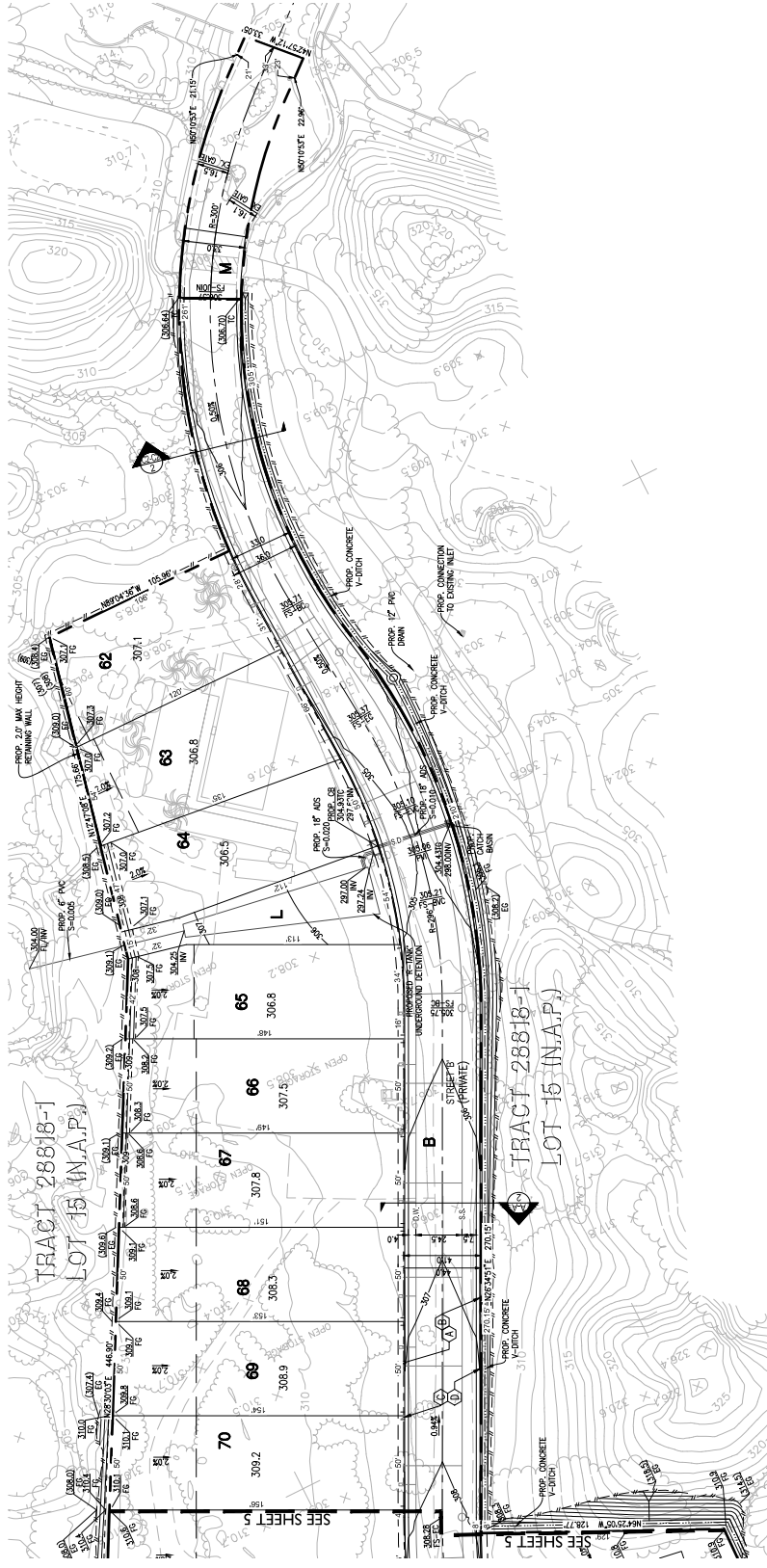
SHADOW RIDGE-V.T.T.M. NO. 38866

LEGEND

	DOMESTIC WATER LINE (PROP)
	SANITARY SEWER LINE (PROP)
	STORM DRAIN LINE (PROP)
	DOMESTIC WATER LINE (EXIST)
	SANITARY SEWER LINE (EXIST)
	STORM DRAIN LINE (EXIST)
	STREET CENTER LINE
	RIGHT OF WAY
	PROPOSED LOT LINE
	RECORDED LOT LINE
	RECORDED TRACT (N.A.P.)
	FACE OF CURB & GUTTER
	EASEMENT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADE BREAK
	DAYLIGHT
	FIRE HYDRANT
	CATCH BASIN (PROP)
	STREET LIGHT
	RETAINING WALL
	PROPOSED STREET OR WALK GRADE
	PROPOSED TRACT 38866 LOT NO.
	PROPOSED TRACT 38866 LOT LETTER

EASEMENT NOTES

- (A) EASEMENT TO CASABELLA VALLEY WATER DISTRICT FOR WATER PURPOSES
- (B) EASEMENT TO CASABELLA VALLEY WATER DISTRICT FOR WATER PURPOSES
- (C) EASEMENT TO CITY OF PALM DESERT FOR EMERGENCY ACCESS
- (D) EASEMENT TO SHADOW RIDGE MASTER ASSOCIATION FOR ACCESS



Toll Brothers
 AMERICA'S LUXURY HOME BUILDER
 10000 TOLL BROS. BLVD. SUITE 200
 IRVINE, CA 92618
 CONTACT: LISA ZIEGLER

PREPARED BY
 WILSON MIKAMI CORPORATION
 9 CORPORATE PARK, SUITE 100
 IRVINE, CA 92618
 T: 949-679-0099

Scott M. Wilson
 CIVIL ENGINEER, SCOTT M. WILSON
 LICENSE NO. 44884 EXP. DATE 9-30-24

REVISION	DATE	DESCRIPTION	APPROVED

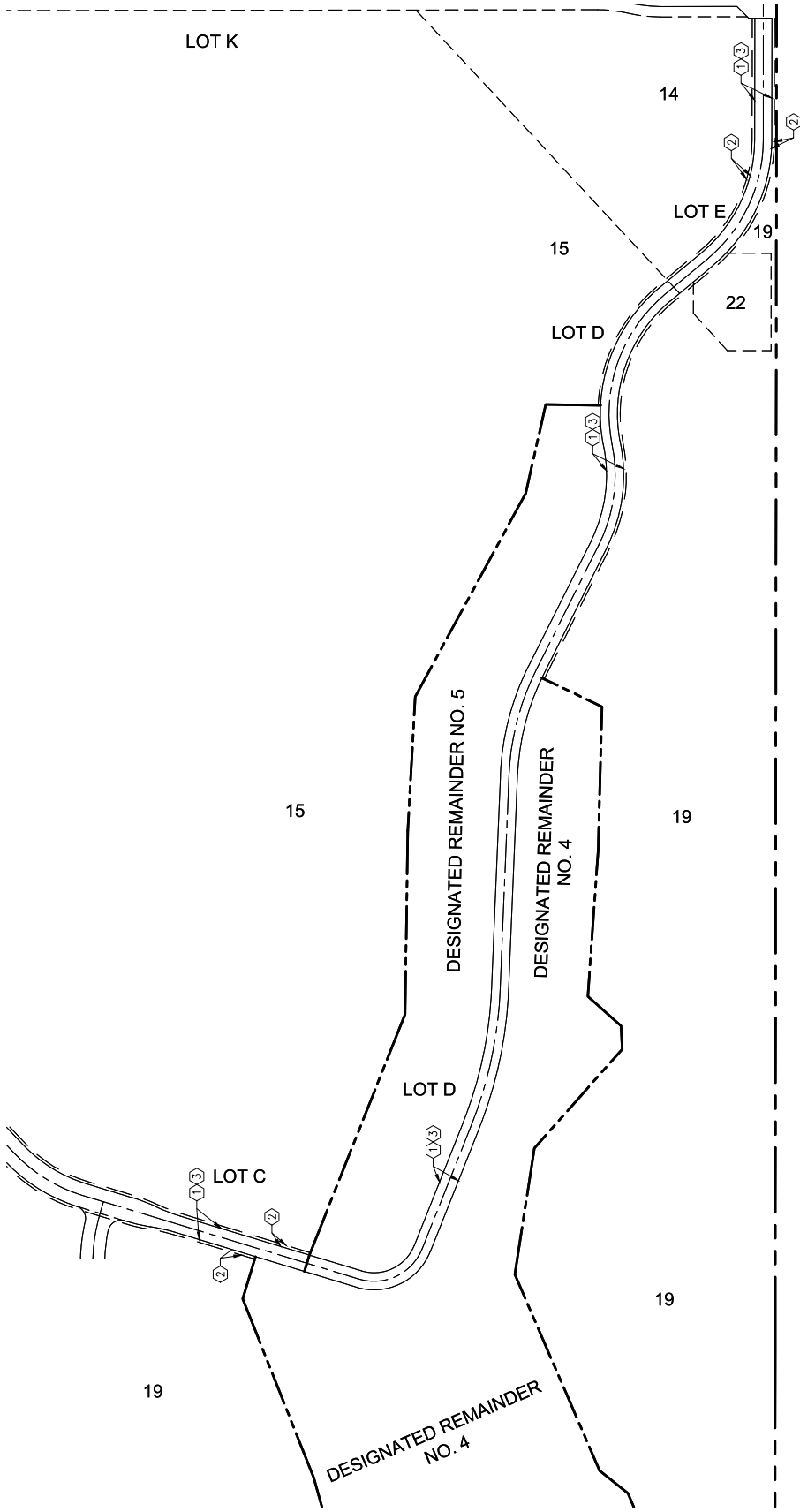
BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD 83 DATUM. THE BEARING OF SECTION 15, TOWNSHIP 35N, RANGE 11E, EAST SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORDS OF IRVINE COUNTY, CALIFORNIA, BEING NORTH 89°51'40" EAST.

BENCHMARK:
 RWCD BENCHMARK "P.D. #154"
 ELEVATION (NAD83 EPOCH 1991.5, AUG 1991) = 281.716 U.S. SURVEY FEET
 2" COP BRONZE DISC IN TOP OF CURB, STAMPED "15 1146 BM 1987" (SEE PLAN FOR LOCATION)
 SOUTH SIDE OF FRANK SWANBERG DRIVE AT THE EAST END OF MONTEREY AVENUE, 2.4 FEET EAST OF EASTERLY E.P. AS SHOWN ON THE ROUGH GRADING PLAN FOR TRACT NO. 28818-5, PHASE X AND XI.

VESTING TENTATIVE TRACT MAP 38866
SHADOW RIDGE
SITE PLAN

SHEET 6
 OF **7**

SHADOW RIDGE-V.T.T.M. NO. 38866

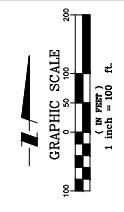


LEGEND

- TRACT 28818-1 BOUNDARY
- - - EASEMENT
- RECORDED LOT LINE
- STREET CENTER LINE

EASEMENT NOTES

- ① DENOTES AN EASEMENT FOR DOMESTIC WATER SERVICE TO BE INSTALLED PER INSTRUMENT NO. 179925 OF OFFICIAL RECORD.
- ② DENOTES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES BEING DEMONSTRATED PER INSTRUMENT NO. 179922 OF OFFICIAL RECORD.
- ③ DENOTES AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS PURPOSES IN FAVOR OF THE TRACT 28818-1 BOUNDARY PER INSTRUMENT NO. 179925 OF OFFICIAL RECORD.



SHEET 7 of 7

VESTING TENTATIVE TRACT MAP 38866
SHADOW RIDGE
EXISTING EASEMENTS

Toll Brothers
AMERICA'S LUXURY HOME BUILDER
17011 E. SAVANNAH DRIVE, SUITE 200
IRVINE, CA 92614
CONTACT: LISA ZIEGLER

PREPARED BY:
WILSON MIKAMI CORPORATION
9 CORPORATE PARK, SUITE 100
IRVINE, CA 92618
TEL: 949-679-0000

DATE: 4-30-24
DRAWN BY: SCOTT M. NELSON
CHECKED BY: LISA ZIEGLER

REVISION	DATE	DESCRIPTION	APPROVED

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD 83 DATUM. THE BEARING OF SECTION 15, TOWNSHIP 37N, RANGE 15E, EAST SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORDS OF IRVINE COUNTY, CALIFORNIA, BEING NORTH 89°51'48" EAST.

BENCHMARK:
RMC0 BENCHMARK "P.O. #154"
ELEVATION (MAGNETIC EPOCH 1991.5, AUG 1994) = 281.716 U.S. SURVEY FEET
2" COP BRONZE DISC IN TOP OF CURB, STAMPED "15 4146 BM 1987"
SOUTH SIDE OF FRANK SWANK DRIVE AT THE EAST END OF MONTEREY AVENUE, 2.4 FEET EAST OF EASTERN E.P.R. AS SHOWN ON THE ROUGH GRADING PLAN FOR TRACT NO. 28818-5, PHASE X AND XI.