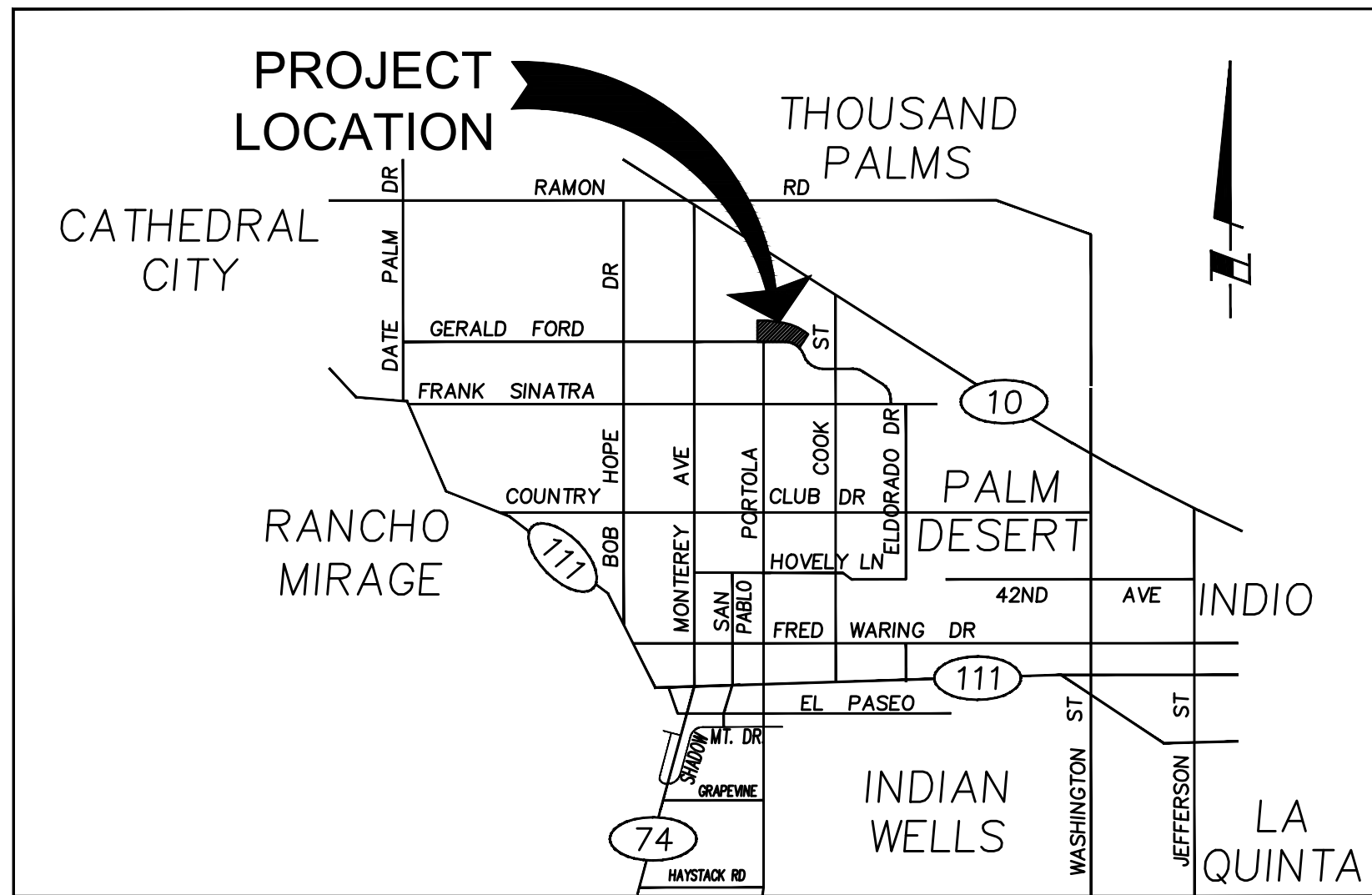


IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 38366

PARCEL 8 OF PARCEL MAP NO. 36792 AS SHOWN BY MAP ON FILE IN BOOK 239 OF PARCEL MAPS, PAGES 9 THROUGH 15, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY
PALM VILLAS AT MILLENNIUM



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

DATE OF SURVEY

SEPTEMBER 9, 2021

ADDRESS

VACANT LAND, PALM DESERT, CALIFORNIA

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF GERALD FORD DRIVE BEING N89°56'08"W, AS SHOWN ON PARCEL MAP NO. 36792, P.M.B. 239/9-15.

PARCEL 8 AREA

THE SUBJECT PARCEL 8 CONTAINS 10.00 ACRES.

FLOOD ZONE NOTE

PEP FIRM MAP NO. 06065C1615G WITH AN EFFECTIVE DATE OF AUGUST 28, 2008, THE SUBJECT PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

ZONING NOTE

ZONING DATA OBTAINED FROM THE CITY OF PALM DESERT WEBSITE. THE SUBJECT PROPERTY IS ZONED "P.R.-22", PLANNING RESIDENTIAL.
ELEVATIONS FOR THIS SURVEY ARE BASED ON CITY OF PALM DESERT BENCHMARK "CITY OF P.D. BM 101" HAVING AN ELEVATION OF 231.830 FEET.

MONUMENT NOTE

● INDICATES FOUND MONUMENTS AS NOTED HEREON.

SURVEYOR'S NOTES

M&R INDICATES "MEASURED AND RECORDED"
SFN INDICATES "SEARCHED FOUND NOTHING"
— INDICATES RESTRICTED ACCESS RIGHTS (SEE ITEM 14)

RECORD DATA LEGEND

R1 INDICATES RECORD PER PARCEL MAP NO. 36792, P.M.B. 239/9-15
R2 INDICATES RECORD PER PARCEL MAP NO. 34211-1, P.M.B. 230/100-103

SURVEY PERFORMED BY:

GGI INC.
1251 POMONA ROAD, SUITE 101
CORONA, CA 92882
(951) 340-0556
MICHAEL NAVARRO, P.L.S. 7848
LICENSE EXPIRES 12/31/2022
EMAIL: MN6G@GGI.SURVEY.COM

TOPOGRAPHY SOURCE

GGI INC.

1251 POMONA ROAD, SUITE 101
CORONA, CA 92882

TOPO SOURCE METHOD: CONVENTIONAL GROUND SURVEYING
TOPO SOURCE DATE: OCTOBER 5, 2021

UTILITY PROVIDERS

WATER & SEWER: COACHELLA VALLEY WATER DISTRICT
CORNER AVENUE 52 & HIGHWAY 111
COACHELLA, CA 92236
(760) 398-2651

GAS: SOUTHERN CALIFORNIA GAS COMPANY
45-123 TOWN STREET
INDIO, CA 92201
(800) 427-2200

ELECTRIC: SOUTHERN CALIFORNIA EDISON
36100 CATHEDRAL CANYON
CATHEDRAL CITY, CA 92234
(760) 202-4288

TELEPHONE: FRONTIER COMMUNICATIONS
(877) 775-6373

CABLE TV: SPECTRUM
73170 DINAH SHORE DR.
PALM DESERT, CA 92211
(888) 892-2253

TENTATIVE PARCEL MAP NO. 38366

PALM VILLAS AT MILLENNIUM

AFFECTING PARCEL 8 OF PARCEL MAP NO. 36792
CITY OF PALM DESERT

SCALE: 1"=80'	PROJ. # 195246003
DATE: 1/2022	SHEET
DESIGNED: RS	OF 1 SHEETS
CHECKED: MSS	DWG. NO.
PLN CK RE: 3880 LEMON STREET, SUITE 420, RIVERSIDE, CA 92501	
F.B. PHONE: (951) 543-8868 WWW.KIMLEY-HORN.COM	

LINE AND CURVE TABLE				
NO.	LENGTH	RADIUS	BEARING/DELTA	TANGENT
C1	75.84'	73.00'	59°31'30"	41.74'
C2	28.61'	73.00'	22°27'17"	14.49'
C3	20.28'	73.00'	15°54'49"	10.20'
L1	21.14'		S07°03'09"E	
L2	12.76'		S51°54'16"E	
L3	52.39'		S07°03'09"E	
L4	22.63'		S37°56'51"W	
L5	11.89'		S07°03'09"E	
L6	46.00'		S82°56'51"W	
L7	88.73'		N07°03'09"W	
L8	19.03'		S82°56'51"W	
L9	13.76'		N07°03'09"W	
L10	8.00'		S00°00'00"E	
L11	18.38'		S45°00'00"E	
L12	37.00'		S00°00'00"E	
L13	10.00'		N90°00'00"E	
L14	37.00'		S00°00'00"E	
L15	17.03'		S40°14'11"W	
L16	138.00'		N90°00'00"E	
L17	6.00'		N00°00'00"E	
L18	66.00'		N00°00'00"E	
L19	102.00'		N00°00'00"E	
L20	216.00'		N90°00'00"W	

PARCEL 9 EASEMENT NOTES

THE FOLLOWING EASEMENTS ARE SHOWN ON PARCEL MAP NO. 36792, P.M.B. 239, PAGES 9-15 OF OFFICIAL RECORDS:

NO RESPONSIBILITY FOR THE CONTENT OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP, THE SURVEYOR OR THE ENGINEER.

[X] INDICATES PLOTTABLE EASEMENT LISTED BELOW, SHOWN HEREON.

[21] AN EASEMENT, 30.00' IN WIDTH, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 1, 1983 AS INSTRUMENT NO. 132635, OF OFFICIAL RECORDS.

[22] AN EASEMENT, 30.00' IN WIDTH, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 1, 1983 AS INSTRUMENT NO. 132636, OF OFFICIAL RECORDS.

[23] AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE CITY OF PALM DESERT PER CITY COUNCIL RESOLUTION RECORDED OCTOBER 19, 2012, AS INSTRUMENT NO. 2021-0500123 OF OFFICIAL RECORDS.

[24] AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF WILLIAM FERRILL HAY AND DENISE DUBARRY HAY, TRUSTEES OF THE HAY FAMILY TRUST, AND REMUS A. HASTE, TRUSTEE OF THE HAY FAMILY 2012 IRREVOCABLE TRUST, RECORDED JUNE 5, 2014 AS DOCUMENT NO. 2014-0207738 AND DOCUMENT NO. 2014-0207739.

[25] AN EASEMENT RETAINED FOR WATER RETENTION CHANNEL MAINTENANCE PURPOSES UNTO THE OWNERS, SUCCESSORS, ASSIGNEES AND PARCEL OWNERS OF PM 34211-1, P.M.B. 230/100-103.

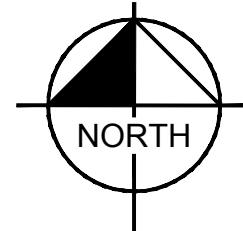
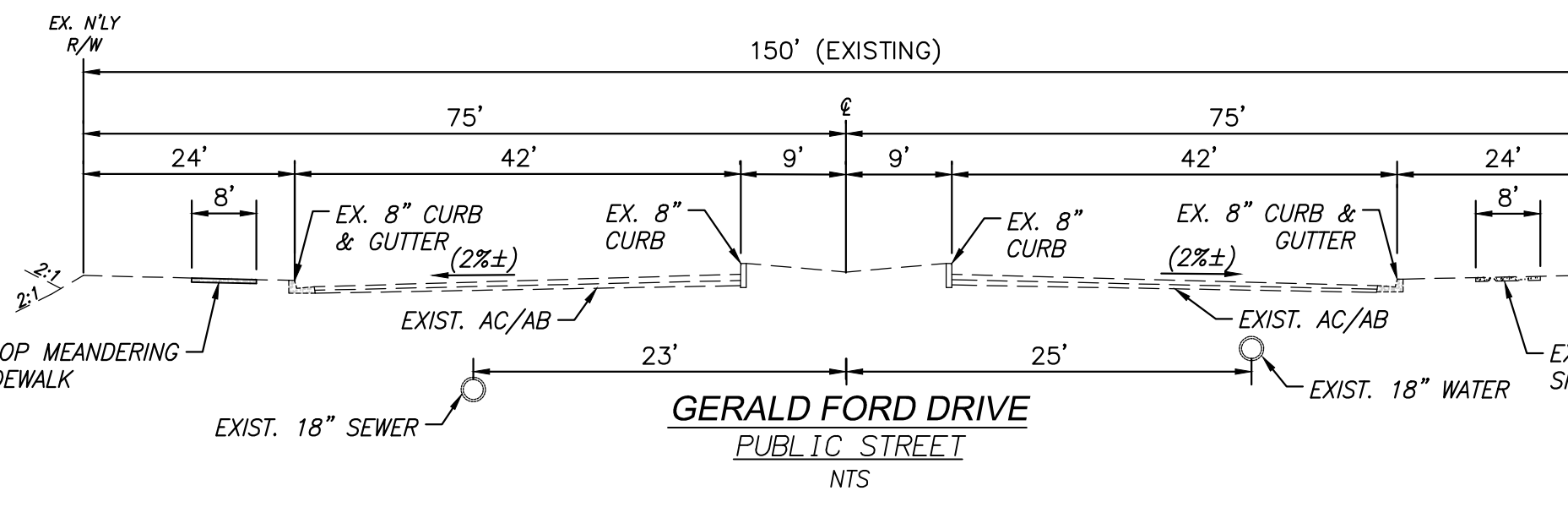
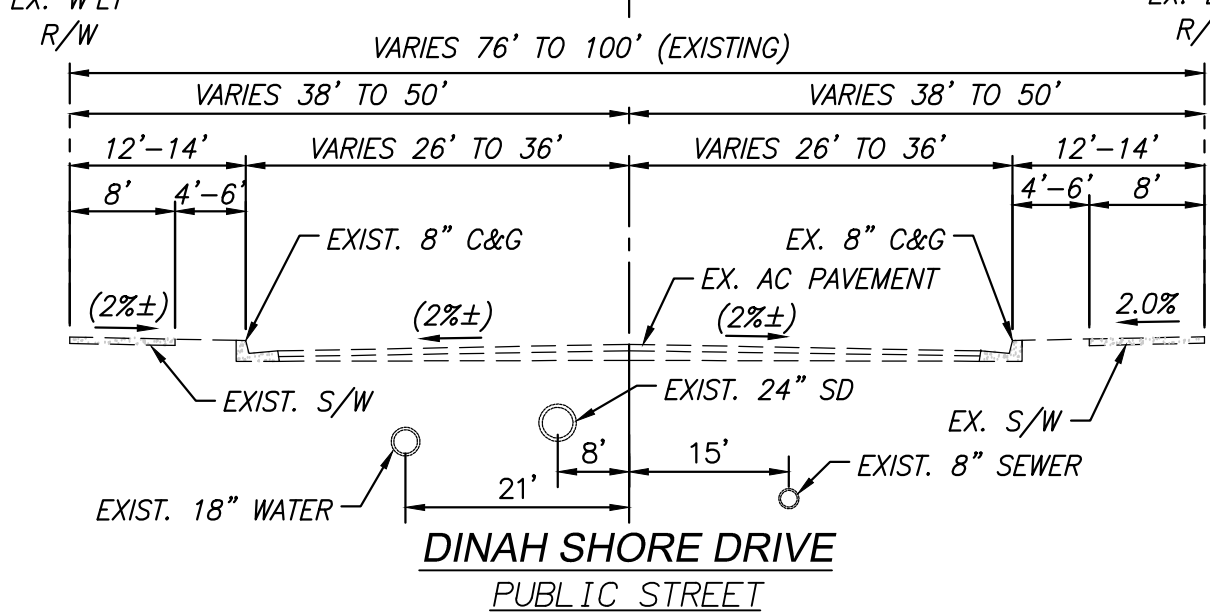
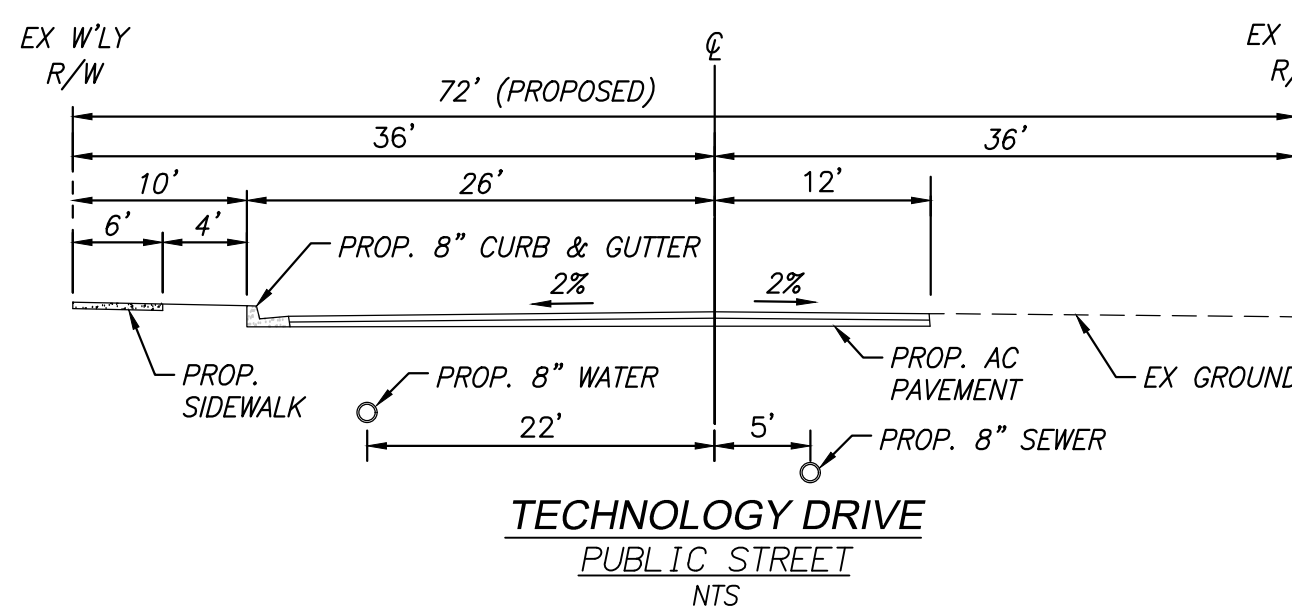
[26] A 20.00' WIDE EASEMENT FOR STORM DRAIN PURPOSES, BENEFITING PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 36792, P.M.B. 239/9-15.

[27] AN EASEMENT FOR STORM RETENTION AND MAINTENANCE PURPOSES, BENEFITING PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 36792, P.M.B. 239/9-15.

[28] AN 80.00' WIDE EASEMENT FOR WATER RETENTION CHANNEL AND MAINTENANCE PURPOSES AS SHOWN ON PARCEL MAP NO. 36792, P.M.B. 239/9-15.

LEGEND

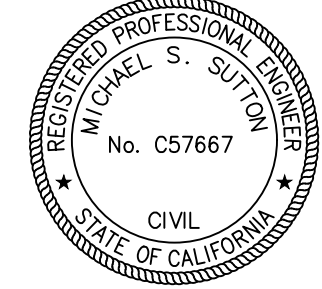
---	EXISTING PARCEL LINE
---	PROPOSED LOT LINE
---	CENTERLINE
---	PROPOSED PUBLIC STREET
---	EXISTING EASEMENT LINE
●	FOUND MONUMENT AS NOTED HEREON



GRAPHIC SCALE IN FEET
0 40 80 160

CIVIL ENGINEER RESPONSIBLE IN CHARGE OF THIS TPM

KIMLEY HORN & ASSOCIATES, INC.
3880 LEMON STREET, SUITE 420
RIVERSIDE, CA 92501
ATTN: MICHAEL SUTTON
(760) 565-5146
MIKE.SUTTON@KIMLEY-HORN.COM



DATE

OWNER

CITY OF PALM DESERT
73-510 FRED WARING DRIVE
PALM DESERT, CA 92260
ATTN: CITY CLERK

DEVELOPER

PALM COMMUNITIES
100 PACIFICA, SUITE 203
IRVINE, CA 92618
(949) 878-9399

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 8 OF PARCEL MAP NO. 36792, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 239 OF PARCEL MAPS, PAGES 9 THROUGH 15, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN

694-120-028

PARCEL 8 TITLE INFORMATION

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM PRELIMINARY REPORT FOR TITLE INSURANCE ORDER NO. NCS-1090744-UNT1, DATED December 28, 2021, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

NO RESPONSIBILITY FOR THE CONTENT OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP, THE SURVEYOR OR THE ENGINEER.

[X] INDICATES PLOTTABLE EASEMENT LISTED BELOW, SHOWN HEREON.

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021 ARE EXEMPT, IF THE EXEMPT STATUS IS TERMINATED AN ADDITIONAL TAX MAY BE LEVIED. A.P. NO.: 694-120-028.

2. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

3. A NOTICE OF ASSESSMENT RECORDED SEPTEMBER 21, 1995 AS INSTRUMENT NO. 314318 OF OFFICIAL RECORDS, EXECUTED BY CITY OF PALM DESERT.

4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

5. AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER DEED RECORDED JANUARY 23, 1912 IN BOOK 344 OF DEEDS, PAGE 227.

6. A RESERVATION OF THE RIGHT TO USE ANY WATER RISING UPON SAID LANDS WHICH HAVE HERETOFORE BEEN APPROPRIATED BY AND IS NOW USED FOR THE OPERATION OF THE RAILROAD OF SAID COMPANY, AND THE RIGHT TO CONDUCT SAME, AS WELL AS WATER RISING UPON OTHER LANDS ACROSS ANY OF LAND HEREBY CONVEYED IN PIPES OR AQUEDUCTS FOR SAID PURPOSES, TOGETHER WITH ALL NECESSARY RIGHTS OF WAY THEREFORE, AS SET OUT IN THE DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY TO SOUTHERN PACIFIC LAND COMPANY, RECORDED MARCH 23, 1912 IN BOOK 347, PAGE 127 DEEDS.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

7. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, RECORDED OCTOBER 16, 1914, IN BOOK 6, PAGE 335 OF PATENTS, WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS OF MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS, AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

8. THE RIGHT TO ENTER UPON, OCCUPY AND USE ANY OR ALL OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 IN PARCEL 1, LYING WITHIN 50 FEET OF THE CENTERLINE OF TRANSMISSION LINE RIGHTS OF WAY OF COACHELLA VALLEY ICE AND ELECTRIC COMPANY, FOR THE PURPOSE PROVIDED IN THE ACT OF JUNE 10, 1920 (41 STATUTES 1063) AND SUBJECT TO THE CONDITIONS AND LIMITATIONS OF SECTION 24 OF SAID ACT, AS RESERVED UNTO THE UNITED STATES, ITS PERMITTED LICENSEE, IN PATENT FROM THE STATE OF CALIFORNIA, A RUTH A. CLARKE, RECORDED OCTOBER 20, 1926 IN BOOK 9, PAGE 176 OF PATENTS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

9. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, RECORDED OCTOBER 20, 1926, IN BOOK 9, PAGE 176 OF PATENTS, WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS OF MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS, AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

THE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, GAS AND OTHER MINERAL DEPOSITS.
AN EASEMENT OF LESSER RIGHT, IN FAVOR OF THE COACHELLA VALLEY ICE AND ELECTRIC COMPANY.
A RIGHT OF WAY IN USE BY THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION.

SUPVSEYOR'S NOTE: DOCUMENTS PROVIDED IS PARTIALLY ILLEGIBLE. RIGHTS, RESERVATIONS AND EASEMENTS AS LISTED BY TITLE COMPANY CANNOT BE CONFIRMED OR VERIFIED.

10. AN EASEMENT IN FAVOR OF MARY L. MAYER FOR ROAD AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED JULY 17, 1945, IN BOOK 676, PAGE 15 OF OFFICIAL RECORDS.

NOTE: THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COMMERCIAL DOMESTIC WATER AND /OR SANITATION AGREEMENT" RECORDED JUNE 28, 2002, AS INSTRUMENT NO. 557991 OF OFFICIAL RECORDS.

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE CHANNEL MAINTENANCE AGREEMENT" RECORDED FEBRUARY 18, 2010 AS INSTRUMENT NO. 2010-0072696 OF OFFICIAL RECORDS.

[13] THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE EASEMENT AGREEMENT" RECORDED JUNE 05, 2014 AS INSTRUMENT NO. 2014-207739 OF OFFICIAL RECORDS. PLOTTED HEREON.

14. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM GERALD FORD DRIVE, EXCEPT THE GENERAL EASEMENT OF TRAVEL HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 36792 ON FILE IN BOOK 259, PAGE 9-15, OF PARCEL MAPS. LIMITS OF DEDICATED OR RELINQUISHED RIGHT SHOWN HEREON AS: ---

[15] AN EASEMENT FOR STORM DRAIN, STORM RETENTION AND MAINTENANCE AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 36792, RECORDED JULY 16, 2015, ON FILE IN BOOK 239, PAGE 9-15, OF PARCEL MAPS. PLOTTED HEREON.

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED JULY 21, 2015 AS INSTRUMENT NO. 2015-0319223 OF OFFICIAL RECORDS.

17. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 21, 2015 AS INSTRUMENT NO. 2015-0319224 OF OFFICIAL RECORDS.

18. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORDS AFFECTING SUBJECT PROPERTY.

19. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WEATHER OR NOT SHOWN BY THE PUBLIC RECORDS.

20. RIGHTS OF PARTIES IN POSSESSION.