

TENTATIVE TRACT MAP NO. 39276

FOR FINANCING & CONVEYANCE PURPOSES

EXHIBIT DATE: SEPTEMBER 18, 2025

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/18/2025	ADDED NOTE #5 TO NOTES SECTION

DATA TABLE

APPLICANT / LAND OWNER	BLUE FERN WEST, LLC.
ADDRESS	18300 REDMOND WAY, SUITE 120 REDMOND, WASHINGTON 98052
CONTACT	KIM MOLINA
EXHIBIT PREPARER	MSA CONSULTING, INC.
ADDRESS	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
CONTACT	PAUL DEPALATIS, ACP TELEPHONE (760) 320-0811
SOURCE OF TOPOGRAPHY	AEROTECH MAPPING, INC.
ADDRESS	200 SPECTRUM CENTER DRIVE, SUITE 300 IRVINE, CALIFORNIA 92618
DATE OF TOPOGRAPHY	OCTOBER 31, 2024 TELEPHONE (619) 606-5020
ASSESSOR'S PARCEL NUMBER	620-170-009

LEGAL DESCRIPTION
BEING THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN.

BENCH MARK
CPO BM # 44
N 222460.35'
E 6525012.50'
NAD83 CA ZONE 6
ELEVATION 274.00

BASIS OF BEARINGS
BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 2004.0 EPOCH, AS PER CITY OF PALM DESERT CONTROL SURVEY MONUMENTS BM 105 AND BM 144. TAKEN AS: N 10°03'34" E

LAND USE DESCRIPTION	ACREAGE
EXISTING GROSS AREA	81.43 AC.
PROPOSED PUBLIC RIGHT OF WAY DEDICATION (FRANK SINATRA DRIVE & PORTOLA AVENUE)	2.60 AC.
PROPOSED NET AREA	78.83 AC.
PROPOSED LOT 1 (CELL TOWER)	1.61 AC.
PROPOSED LOT 2 (FUTURE RESIDENTIAL)	14.35 AC.
PROPOSED LOT 3 (FUTURE RESIDENTIAL)	13.13 AC.
PROPOSED LOT 4 (FUTURE RESIDENTIAL)	14.33 AC.
PROPOSED LOT 5 (FUTURE RESIDENTIAL)	20.93 AC.
PROPOSED LOT 6 (FUTURE RECREATION AREA)	4.00 AC.
PROPOSED LOT 'A' (PRIVATE INTERIOR COLLECTOR ROAD)	4.33 AC.
PROPOSED LOT 'B' (RETENTION)	0.55 AC.
PROPOSED LOT 'C' (RETENTION)	0.73 AC.
PROPOSED LOT 'D' (RETENTION)	2.30 AC.
PROPOSED LOT 'E' (OPEN SPACE)	2.57 AC.

EXISTING ZONING PLANNED RESIDENTIAL 22 DU/AC (P.R.-22)
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EXISTING GENERAL PLAN LAND USE TOWN CENTER NEIGHBORHOOD
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PUBLIC UTILITY PURVEYORS		
ELECTRIC	SOUTHERN CALIFORNIA EDISON	(800) 684-8123
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(877) 238-0092
TELEPHONE	FRONTIER COMMUNICATIONS	(800) 921-8101
WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
CABLE	SPECTRUM	(877) 719-3278
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600

- EXISTING EASEMENT NOTES**
- 1. SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT, FOR PUBLIC UTILITIES PURPOSES & RIGHTS INCIDENTAL THERETO, RECORDED NOVEMBER 21, 1966, REC. NO. 112551 (PLOTTED HEREON)
 - 2. SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT, FOR PUBLIC UTILITIES PURPOSES & RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 09, 1979, REC. NO. 029009 OF OFFICIAL RECORDS, (PLOTTED HEREON) (TO BE ABANDONED)
 - 3. COACHELLA VALLEY COUNTY WATER DISTRICT EASEMENT, FOR UNDERGROUND PIPELINE PURPOSES & RIGHTS INCIDENTAL THERETO, RECORDED APRIL 04, 1979, REC. NO. 082275 OF OFFICIAL RECORDS, (PLOTTED HEREON) (TO BE ABANDONED)
 - 4. SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT, FOR PUBLIC UTILITIES PURPOSES & RIGHTS INCIDENTAL THERETO, RECORDED MAY 21, 1979, REC. NO. 104191 OF OFFICIAL RECORDS, (PLOTTED HEREON) (TO BE ABANDONED)
 - 5. COACHELLA VALLEY WATER DISTRICT EASEMENT, TO BUILD & MAINTAIN AN UNDERGROUND PIPELINE & NECESSARY EGRESS & APPURTENANCES WITH THE RIGHT OF INGRESS & EGRESS PURPOSES & RIGHTS INCIDENTAL THERETO, RECORDED APRIL 26, 1985, REC. NO. 088224 OF OFFICIAL RECORDS, (PLOTTED HEREON)
 - 6. CITY OF PALM DESERT EASEMENT, FOR THE PURPOSES OF STUB POLES, GUY WIRES, ANCHORS AND OTHER APPURTENANT FIXTURES AND/OR EQUIPMENT NEEDED FOR ANCHORAGE PURPOSES & RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 04, 1987, REC. NO. 031452 OF OFFICIAL RECORDS, (PLOTTED HEREON)
 - 7. A SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT, FOR THE PURPOSES OF PUBLIC UTILITIES & RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 20, 1987, REC. NO. 047125 OF OFFICIAL RECORDS, (PLOTTED HEREON)
 - 8. A CITY OF PALM DESERT EASEMENT, AFFECTING PARCELS A & B, FOR THE PURPOSES OF PUBLIC ROAD AND HIGHWAY & RIGHTS INCIDENTAL THERETO, RECORDED JANUARY 07, 1986, REC. NO. 3616 OF OFFICIAL RECORDS, (PLOTTED HEREON)
 - 9. A CITY OF PALM DESERT EASEMENT, FOR THE PURPOSES OF RETAINING ALL PUBLIC UTILITY EASEMENTS EXISTING WITH SAID PUBLIC RIGHT-OF-WAY & RIGHTS INCIDENTAL THERETO, RECORDED OCTOBER 31, 1991, REC. NO. 376424 OF OFFICIAL RECORDS, (PLOTTED HEREON)
 - 10. RESOLUTION NO. 91-102, VACATING A PORTION OF FRANK SINATRA DRIVE, RECORDED OCTOBER 31, 1991 AS INSTRUMENT NO. 376424 OF OFFICIAL RECORDS, THAT PORTION BEING VACATED IS SUBJECT TO THE CONDITION THAT THE CITY OF PALM DESERT RESERVES THE RIGHT TO REVIEW PLANS FOR ANY BLOCK WALL ON PROPERTY LINE AS ESTABLISHED BY THIS ABANDONMENT. THE VACATION IS FOR THE SOUTHERLY 5 FEET OF NORTHERLY 55 FEET OF FRANK SINATRA DRIVE, (NO PLOTTABLE EASEMENTS)
 - 11. A VERIZON CALIFORNIA INC. EASEMENT, FOR THE PURPOSES OF TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATIONS, TELECOMMUNICATIONS, VIDEO, INTELLIGENCE BY ELECTRICAL MEANS AND/OR OTHER PURPOSES, RECORDED MARCH 30, 2006, REC. NO. 2006-0223361 OF OFFICIAL RECORDS, (PLOTTED HEREON) (LOCATION SHOWN IS APPROXIMATE IN NATURE)
 - 12. A WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT DATED: NOVEMBER 29, 2012, RECORDED DECEMBER 11, 2012, REC. NO. 2012-0601828 OF OFFICIAL RECORDS, NOTE MEMORANDUM OF LEASE AMENDMENT AGREEMENT RECORDED APRIL 23, 2024, INSTRUMENT NO. 2024-0117234 OF OFFICIAL RECORDS, (PLOTTED HEREON) (LOCATION SHOWN IS APPROXIMATE IN NATURE)

FEMA FLOOD ZONE DESIGNATION
ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER 09065C15955, EFFECTIVE DATE: AUGUST 28, 2008.

LIQUEFACTION MODERATE LIQUEFACTION ZONE

SCHOOL DISTRICT DESERT SANDS UNIFIED

- GENERAL NOTES**
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 - THERE ARE EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.
 - THE CELL TOWER LEASES, AND CELL TOWER EASEMENTS AS DISCLOSED BY THE DOCUMENT NO. _____, RECORDED, AFFECT THE LAND THAT IS LOCATED WITHIN LOT 1.
 - THIS MAP IS FOR PURPOSES OF LAND SALE AND OWNERSHIP TRANSFER ONLY. NO DEVELOPMENT IS PROPOSED ON ANY PARCEL WITHOUT A SUBSEQUENT ENTITLEMENT APPROVAL.
 - ALL EXISTING EASEMENTS WILL REMAIN IN PLACE, UNLESS NOTED TO BE ABANDONED OR RELOCATED.

ABBREVIATIONS

(E)	EAST	(M)	MAXIMUM MINIMUM
(N)	NORTH	(N.T.S.)	NOT TO SCALE
(S)	SOUTH	(P.L.)	PROPERTY LINE
(W)	WEST	(P)	PROPOSED
(A.C.)	ASPHALT CONCRETE	(P.E.)	PROPOSED PUBLIC UTILITY EASEMENT
(AC)	ACREAGE	(P.F.)	PROPOSED RIGHT OF WAY
(APN)	ASSESSOR'S PARCEL NUMBER	(R.F.)	RADIUS
(C.F.D.)	COMMUNITY FACILITIES DISTRICT	(S.F.)	SQUARE FEET
(C.L.)	CENTERLINE	(S.T.D.)	STANDARD
(C&G)	CURB AND GUTTER	(S.S.)	SLOPE
(E.P.)	EDGE OF PAVEMENT	(T.O.S.)	TOP OF SLOPE
(E.S.)	EASEMENT	(T.P.)	TOP OF PAVEMENT
(E.L.)	EXISTING	(TYP.)	TYPICAL
(F.L.)	FLOWLINE		
(G.B.)	GRADE BREAK		
(G.V.)	GROUND NATIVE VEGETATION		
(H.P.)	HIGH POINT		
(L.P.)	LOW POINT		

LEGEND

	EXISTING SPOT ELEVATIONS
	EXISTING CONTOURS
	EXISTING EASEMENT DELTA
	EXISTING CABLE
	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING IRRIGATION
	EXISTING LOT LINE
	EXISTING TELEPHONE
	EXISTING OVERHEAD TELEPHONE
	EXISTING RIGHT OF WAY
	EXISTING SEWER
	EXISTING SEWER FORCE MAIN
	EXISTING WATER
	EXISTING BOUNDARY
	PROPOSED BOUNDARY AND PARCEL LINE
	PROPOSED CURB
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY

