

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

# TRACT MAP NO. 38640

BEING A SUBDIVISION OF LOT 7, BLOCK W, PALM DESERT PER MAP BOOK 27 OF MAPS, AT PAGES 38 THROUGH 54, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. BEING A PORTION OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M.

FEIRO ENGINEERING, INC.

NOVEMBER, 2025

"FOR CONDOMINIUM PURPOSES ONLY"

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_ AT THE REQUEST OF THE CITY CLERK OF THE CITY OF PALM DESERT, CALIFORNIA.  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA  
COUNTY RECORDER-ASSESSOR-CLERK  
BY: \_\_\_\_\_ DEPUTY  
  
SUBDIVISION GUARANTEE BY: USA NATIONAL TITLE COMPANY

**OWNERS 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 CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN AN EASEMENT OVER LOT 1 FOR ACCESS, PARKING, DRAINAGE, ENJOYMENT AND TRASH COLLECTION PURPOSES, INTO OUR SELVES, SUCCESSORS, ASSIGNEES, AND ALL LOT OWNERS WITHIN THIS SUBDIVISION.

Absolute Partners One, LLC

\_\_\_\_\_ DATED \_\_\_\_\_, 2025  
Robert M. Johnson, Trustee

**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 \_\_\_\_\_, 2025  
MATTHEW JENNINGS, COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_, DEPUTY

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ABSOLUTE PARTNERS ONE, LLC IN NOVEMBER, 2025. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET WITHIN ONE YEAR OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER'S OFFICE, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE TRACT MAP, IF ANY.

DATED \_\_\_\_\_, 2025

JAMES D. FEIRO L.S. 4075



**NOTARY ACKNOWLEDGEMENT:**

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 TRUTH-FULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, 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 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 COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**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 : \_\_\_\_\_, 2025  
CASH OF SURETY TAX BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_, DEPUTY

**CITY ENGINEER'S STATEMENT**

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 38640 AS FILED, AMENDED, AND APPROVED BY THE CITY OF PALM DESERT PLANNING COMMISSION ON AUGUST 5, 2025. THE EXPIRATION DATE BEING AUGUST 5, 2026.

DATED: \_\_\_\_\_, 2025

MICHAEL P. THORNTON R.C.E. 44226  
ACTING CITY ENGINEER

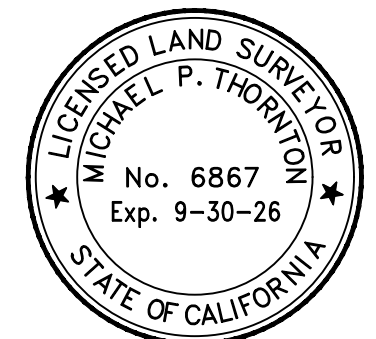


**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT THIS MAP CONSISTING OF 3 SHEETS, HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 38640 AS FILED, AMENDED AND APPROVED BY THE CITY OF PALM DESERT PLANNING COMMISSION ON AUGUST 5, 2025 AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_, 2025

MICHAEL P. THORNTON L.S. 6867  
ACTING CITY SURVEYOR



**CITY CLERK'S STATEMENT:**

I, ANTHONY J. MEJIA, CITY CLERK OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, STATE OF CALIFORNIA, HEREBY STATE THAT THIS MAP WAS PRESENTED TO THE COUNCIL OF SAID CITY OF PALM DESERT AT A REGULAR MEETING HELD ON THE 5th DAY OF AUGUST, 2025, APPROVE SAID TENTATIVE TRACT MAP NO 38640.

DATED: \_\_\_\_\_, 2025

ANTHONY J. MEJIA  
CITY CLERK OF THE CITY COUNCIL  
CITY OF PALM DESERT

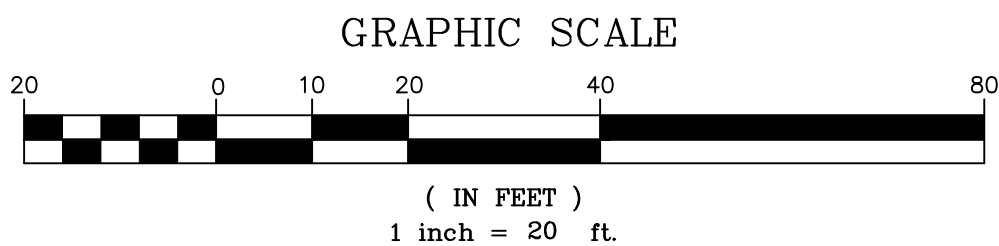
**SIGNATURE OMISSIONS:**

SEE SHEET 3 OF 3 SIGNATURE OMISSIONS

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BEING A SUBDIVISION OF LOT 7, BLOCK W, PALM DESERT PER MAP BOOK 27 OF MAPS, AT PAGES 38 THROUGH 54, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.  
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M.

FEIRO ENGINEERING, INC. NOVEMBER, 2025  
"FOR CONDOMINIUM PURPOSES ONLY"



FD. GIN SPIKE w/ WASHER STAMPED "PLS 4989", FLUSH. PER CR# 18-0148. ACCEPTED AS INTERSECTION.

FD. NAIL w/ TAG STAMPED "LS 4644", FLUSH. PER CR# 02-33. ACCEPTED AS INTERSECTION.

BASIS OF BEARING  
N89°44'35"E 1591.63' (N89°44'35"E - 1591.12') [N89°44'35"E - 1591.12']

SHADOW MOUNTAIN DRIVE

SAN LUIS REY AVENUE

PORTOLA AVENUE

( $\Delta=16^{\circ}04'20"$  R=1200.00' L=336.62')  
( $\Delta=16^{\circ}04'06"$  R=1200.00' L=336.54')

( $\Delta=07^{\circ}55'49"$  R=1200.00' L=166.09')  
(L=166.14' cal.)

( $\Delta=90^{\circ}04'01"$  R=20.00' L=31.44')  
( $\Delta=90^{\circ}05'40"$  (L=31.71')

PALM DESERT BLOCK W MB 21/50-54

PALM DESERT BLOCK W MB 21/50-54

LOT 29  
SHADOW MOUNTAIN PARK ESTATES  
UNIT NO. 1  
MB 28/18-19

JOSHUA TREE STREET

SHADOW LAKE DRIVE

FAIRWAY DRIVE

FD. GEAR SPIKE w/ WASHER STAMPED "LS 8756", FLUSH. PER CR# 15-0076. ACCEPTED AS INTERSECTION.

FD. 1" IP w/ ILLEGIBLE TAG, DN. 0.1'. NO REFERENCE. ACCEPTED AS INTERSECTION.

### SURVEYOR'S NOTES

- FOUND MONUMENT AS NOTED.
- SET 1" IP WITH PLUG STAMPED "LS 4075", FLUSH UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DATA PER MB 21/50-54
- [ ] INDICATES RECORD DATA PER MB 28/18-19

THE BASIS OF BEARING FOR THIS SURVEY IS THE SHADOW MOUNTAIN DRIVE BEING N89°44'35"E, SAID BEARING AS SHOWN ON A MAP FOR PALM DESERT PER MB 21/50-54.

ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

TOTAL GROSS AREA = 13,506 sq. ft. OR 0.3101 ACRES

### EASEMENT NOTE:

15' EASEMENT FOR BRIDAL TRAIL, STORM WATER DRAINAGE AND UNDERGROUND PUBLIC UTILITIES PER M.B. 21/50-54 WAS ABANDONED PER CITY OF PALM DESERT. RESOLUTION NO. 98-89, RECORDED JULY 22, 1998, AS INSTRUMENT NO. 302418, O.R.

### SIGNATURE OMISSIONS:

SEE SHEET 3 OF 3 SIGNATURE OMISSIONS

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 38640**

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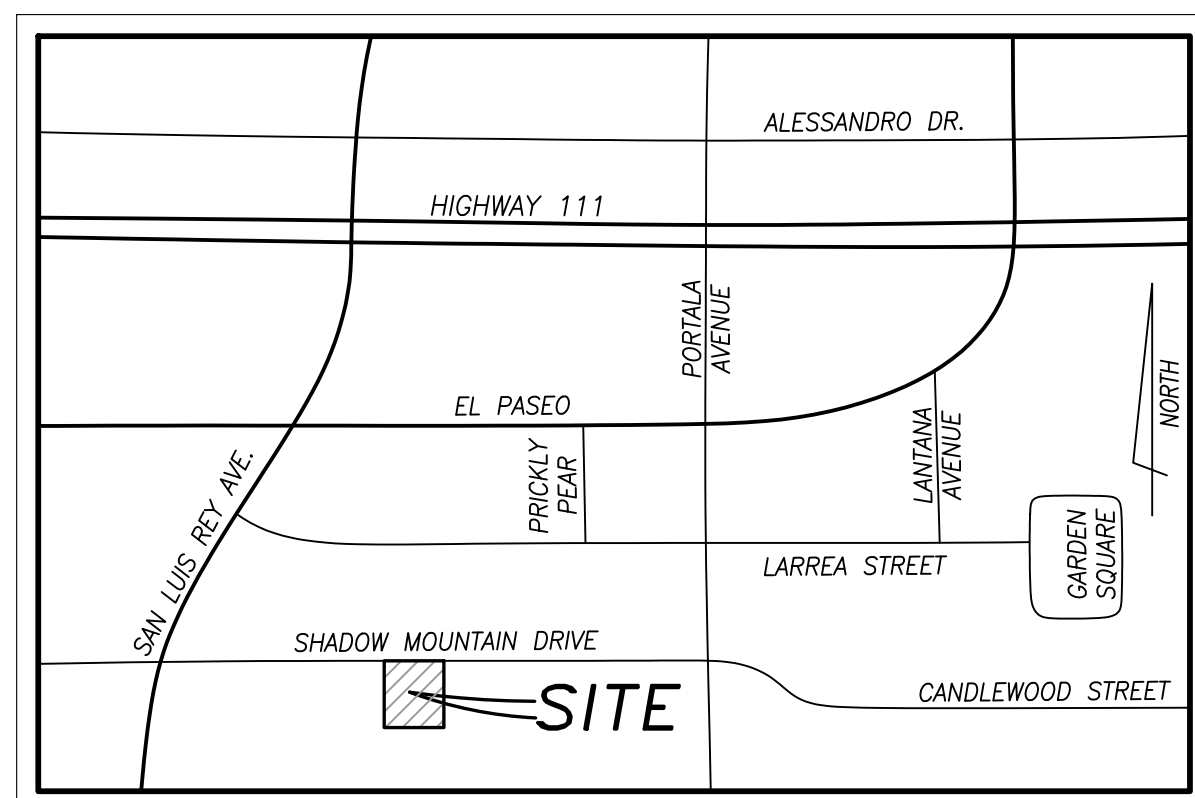
NOVEMBER, 2025

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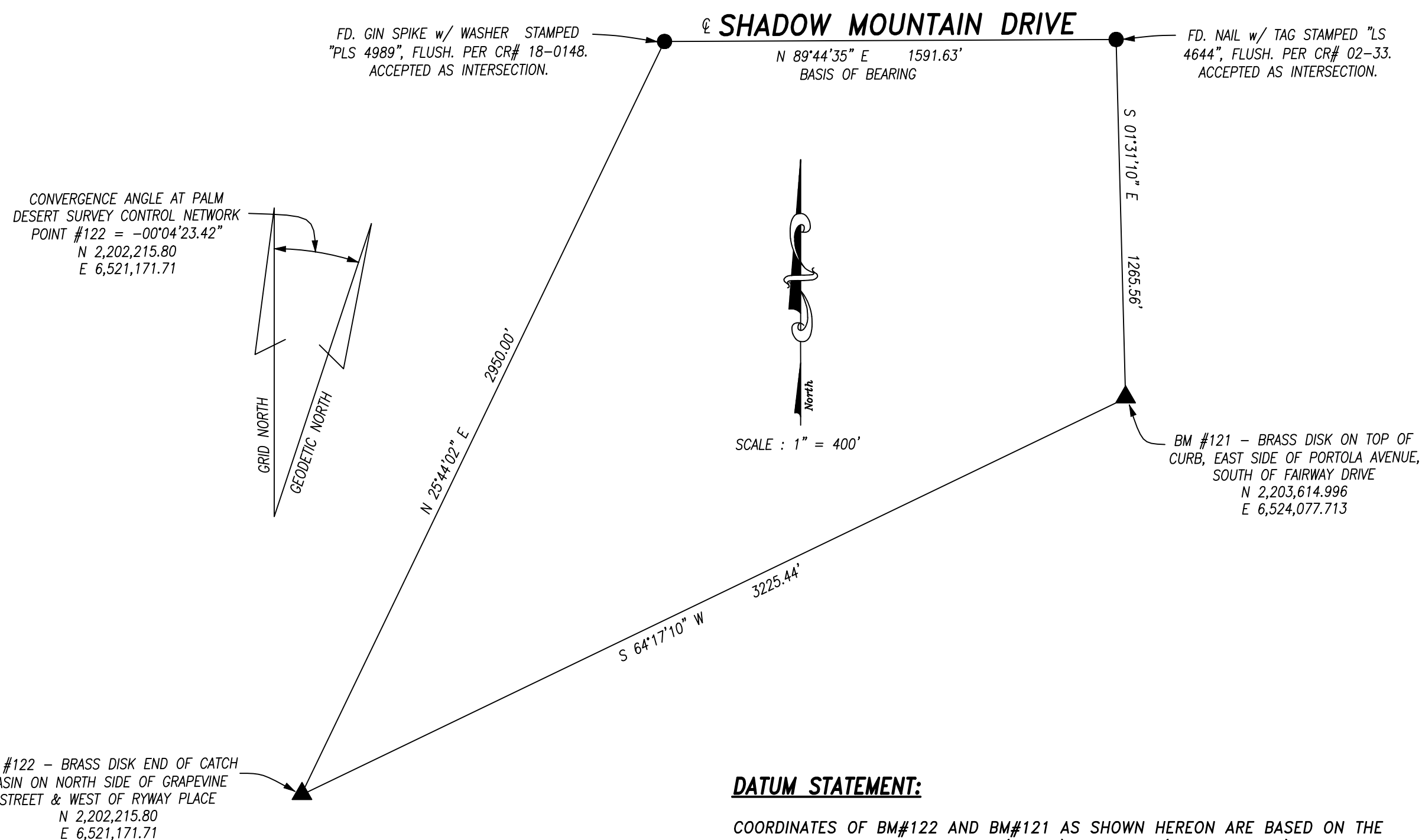
**SURVEYOR'S NOTES**

- FOUND MONUMENT AS NOTED.
- SET 3/4" IP & PLUG LS 4075

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF SHADOW MOUNTAIN DRIVE BEING N89°44'35"E, SAID BEARING AS SHOWN ON TR 36816 PER MB 447/15-16



**VICINITY MAP**  
 NOT TO SCALE



**SIGNATURE OMISSIONS:**

PURSUANT TO SECTION 66436, OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

CALIFORNIA ELECTRIC POWER COMPANY OF UTILITIES AS SET OUT IN BOOK 867, PAGE 109, RECORDED OCTOBER 7, 1947. O.R., RIVERSIDE COUNTY.  
 CAN NOT BE LOCATED FROM THE RECORD.

PALM DESERT WATER COMPANY RIGHT-OF-WAY AS SET OUT IN BOOK 1281, PAGES 256-258, RECORDED JUNE 21, 1951 O.R., RIVERSIDE COUNTY.  
 CAN NOT BE LOCATED FROM THE RECORD EXCEPT AS SHOWN

**DATUM STATEMENT:**

COORDINATES OF BM#122 AND BM#121 AS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (2004.0 EPOCH) AS PER CITY OF PALM DESERT GEODETIC CONTROL NETWORK SHEETS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF PALM DESERT.

COORDINATES SHOWN HEREON ARE EXPRESSED IN THE TERMS OF THE US SURVEY FOOT.

DISTANCES SHOWN HEREON ARE GROUND UNLESS NOTED OTHERWISE.

TO CONVERT GRID INVERSE DISTANCES TO GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.999976557 COMBINED FACTOR TO OBTAIN GROUND DISTANCE.

CALCULATIONS FROM GRID TO GROUND VALUES AND CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE AT PALM DESERT SURVEY NETWORK CONTROL POINT NUMBER 122 WITH COORDINATES OF N 2,202,215.80 E. 6,521,171.71, USING AN ELEVATION OF 339.738 FEET (NAVD88).