

NUMBER LOTS = 44
LETTER LOTS = 17
TOTAL GROSS AREA = 46.324 ACRES

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

TRACT MAP NO. 37639

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 13 AND 15 TRACT MAP NO. 28450 ON FILE IN BOOK 264, PAGES 4 THROUGH 15, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST HALF OF SECTION 4, T5S, R6E, SBM

THE ALTUM GROUP - PALM DESERT
LOTS 1, 12, 13, 14, 32 & 33 ARE FOR CONDOMINIUM PURPOSES

SHEET 1 OF 6 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ AT THE REQUEST OF THE CITY CLERK OF THE CITY OF PALM DESERT.

NO. _____
FEE _____
PETER ALDANA, ASSESSOR-CLERK-RECORDER

BY: _____, DEPUTY
SUBDIVISION GUARANTEE BY:
FIRST AMERICAN TITLE INSURANCE 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 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: LOTS "A" THROUGH "F", INCLUSIVE, INDICATED AS "PUBLIC STREETS", AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOTS "G" AND "H" INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOT "I" INDICATED AS LANDSCAPE/PARKING/PRIVATE STREET, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS "J" THROUGH "Q", INCLUSIVE, INDICATED AS LANDSCAPE/PARKING, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN AN EASEMENT FOR LANDSCAPE PURPOSES OVER LOTS 32, 33, "N" AND "O", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN AN EASEMENT FOR ACCESS PURPOSES OVER LOT "J" AND LOT "N", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN AN EASEMENT FOR WATER LINE PURPOSES OVER LOT 1, "A" AND LOT "J", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "G" AND "H" AND A PORTION OF LOT "I". THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES: THE EASEMENT SHOWN AS "6' PUE" OVER LOTS 1 THROUGH 30, INCLUSIVE, LOTS 32, 33, 35 THROUGH 44, INCLUSIVE, AND LOTS "J", "K", "L", "M" AND "O" SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES: THE EASEMENT SHOWN AS "6' PUE" OVER LOTS "N" AND "O".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: A EASEMENT SHOWN AS "EMERGENCY ACCESS" OVER LOT "N". THE DEDICATION IS FOR RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: A VARIABLE WIDTH DOMESTIC WATER AND SANITATION EASEMENT, OVER LOTS "A" THROUGH "I", INCLUSIVE, 5' AND 6' PUE, AND DOMESTIC WATER LINE EASEMENT OVER LOT 15 AS SHOWN HEREON. THE DEDICATION IS FOR DOMESTIC WATER AND SANITATION PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT. THE EASEMENT 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 IMPROVEMENT.

DESERT WAVE VENTURES, LLC

NAME: DON RADY
TITLE: MANAGING MEMBER

ABANDONMENT NOTE

PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT, WITHIN THE BOUNDARY OF THIS MAP, OF THAT CERTAIN 30 FEET UTILITY EASEMENT AS SHOWN ON TRACT MAP NO. 28450, MB 264/4-15.

THE EASEMENT BEING ABANDONED IS NOT SHOWN ON THIS MAP.

NOTARY ACKNOWLEDGMENT & CVWD ACCEPTANCE

SEE SHEET 2

BENEFICIARY

THE CITY OF PALM DESERT, A CHARTER CITY AND MUNICIPAL CORPORATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 21, 2022 AS INSTRUMENT NO. 2022-0510281, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

NAME: _____ DATE: _____
TITLE: _____

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: _____, 2023

CASH OR SURETY BOND
MATHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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: _____, 2023.

MATHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

NOTARY 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
COUNTY OF San Diego)

ON 8/25/2023 BEFORE ME Marc Kircos, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Don Rady AND _____ AND _____ 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 NAME 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:
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
MARC KIRCOS
(PRINT NAME)



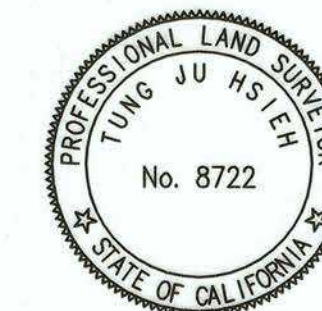
MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

MY COMMISSION EXPIRES 3/2/27

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DESERT WAVE VENTURES, LLC IN FEBRUARY 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF FILING THIS MAP WITH THE COUNTY RECORDER'S OFFICE; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

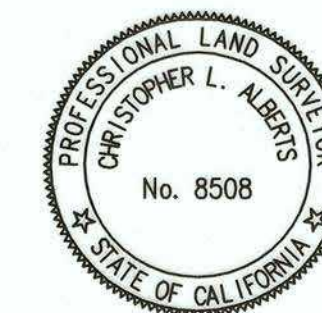
[Signature] 8/24/2023
TUNG JU HSIEH, PLS 8722 DATE
EXPIRATION DATE: 6/30/24



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP CONSISTING OF 6 SHEETS, HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP NO. 37639, AS FILED, AMENDED AND APPROVED BY THE PALM DESERT PLANNING COMMISSION ON _____ THE EXPIRATION DATE BEING _____, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

CHRISTOPHER L. ALBERTS, PLS 8508 DATE
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT

I, ANTHONY J. MEJIA, CITY CLERK OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DO HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 2022, APPROVED THE WITHIN MAP OF TRACT MAP NO. 37639, AND ACCEPTS ON BEHALF OF THE PUBLIC, LOTS "A" THROUGH "F", INCLUSIVE, OFFER FOR STREET AND PUBLIC UTILITY PURPOSES; LOTS "G", "H" AND LOT "I" FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES; THE EASEMENT SHOWN AS "EMERGENCY ACCESS" OVER LOT "N"; THE EASEMENT SHOWN AS "6' PUE" OVER LOTS 1 THROUGH 30, INCLUSIVE, LOTS 32, 33, 35 THROUGH 44, INCLUSIVE, AND LOTS "J", "K", "L", "M" AND "O"; THE EASEMENT SHOWN AS "5' PUE" OVER LOTS "N" AND "O" AS DEDICATED AND SHOWN SHOWN WITHIN THIS MAP.

WE HEREBY ABANDON PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT THAT CERTAIN 30 FEET UTILITY EASEMENT AS SHOWN ON TRACT MAP NO. 28450, MB 264/4-15, LYING WITHIN THE BOUNDARY OF THIS MAP, AND NOT SHOWN HEREIN.

ANTHONY J. MEJIA, CITY CLERK DATE
CITY OF PALM DESERT

SOIL REPORT

PURSUANT TO SECTION 66490 OF THE SUBDIVISION MAP ACT, A PRELIMINARY SOILS REPORT, PROJECT NO. 554-18228, FILE NO. 18-12-602 WAS PREPARED BY SLADDEN ENGINEERING, DATED FEBRUARY 7, 2019, AND IS ON FILE WITH THE CITY OF PALM DESERT, ENGINEERING DEPARTMENT.

TRACT MAP NO. 37639

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 13 AND 15 TRACT MAP NO. 28450 ON FILE IN BOOK 264, PAGES 4 THROUGH 15, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST HALF OF SECTION 4, T5S, R6E, SBM

THE ALTUM GROUP - PALM DESERT FEBRUARY 2022
 LOTS 1, 12, 13, 14, 32 & 33 ARE FOR CONDOMINIUM PURPOSES

NOTARY 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)
 COUNTY OF _____)

ON _____, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AND _____, 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 NAME 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:

 NOTARY PUBLIC IN AND FOR SAID STATE

 (PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____, COUNTY.

MY COMMISSION EXPIRES _____.

NOTARY 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)
 COUNTY OF _____)

ON _____, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AND _____, 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 NAME 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:

 NOTARY PUBLIC IN AND FOR SAID STATE

 (PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____, COUNTY.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF ACCEPTANCE

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

 J.M. BARRETT, GENERAL MANAGER DATE
 COACHELLA VALLEY WATER DISTRICT

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:

THE RESERVATION IN THE PATENT FOR RIGHT OF WAY FOR DITCHES OR CANAL, OIL AND GAS, COAL AND OTHER MINERAL DEPOSIT (EXCEPTING OIL AND GAS) IN FAVOR OF UNITED STATE OF AMERICA RECORDED JUN2 12, 1917 ON FILE IN BOOK 7, PAGE 279, O.R.; RECORDED JANUARY 27, 1927 ON FILE IN BOOK 9, PAGE 208, O.R.; RECORDED FEBRUARY 4, 1957 ON FILE IN BOOK 2034, PAGE 386, O.R.; RECORDED DECEMBER 26, 1957 ON FILE IN BOOK 2198, PAGE 97, O.R.; RECORDED JULY 10, 1986 PER INSTRUMENT NO. 161510, O.R.

AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 27, 1997, AS INSTRUMENT NO. 101584, O.R.

AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 18, 2000, AS INSTRUMENT NO. 2000-503778, O.R.; RECORDED MAY 20, 2009 AS INSTRUMENT NO. 2009-0254250, O.R.

AN EASEMENT FOR UNDERGROUND PIPELINE IN FAVOR OF THE COACHELLA VALLEY WATER DISTRICT RECORDED JUNE 26, 1997, AS INSTRUMENT NUMBER 225552, O.R.

EASEMENT NOTES

THE RESERVATION IN THE PATENT FOR RIGHT OF WAY FOR DITCHES OR CANAL, OIL AND GAS, COAL AND OTHER MINERAL DEPOSIT (EXCEPTING OIL AND GAS) IN FAVOR OF UNITED STATE OF AMERICA RECORDED JUNE 12, 1917 ON FILE IN BOOK 7, PAGE 279, O.R.; RECORDED JANUARY 27, 1927 ON FILE IN BOOK 9, PAGE 208, O.R.; RECORDED FEBRUARY 4, 1957 ON FILE IN BOOK 2034, PAGE 386, O.R.; RECORDED DECEMBER 26, 1957 ON FILE IN BOOK 2198, PAGE 97, O.R.; RECORDED JULY 10, 1986 PER INSTRUMENT NO. 161510, O.R. (NOT PLOTTABLE)

AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 27, 1997, AS INSTRUMENT NO. 101584, O.R. (NOT PLOTTABLE)

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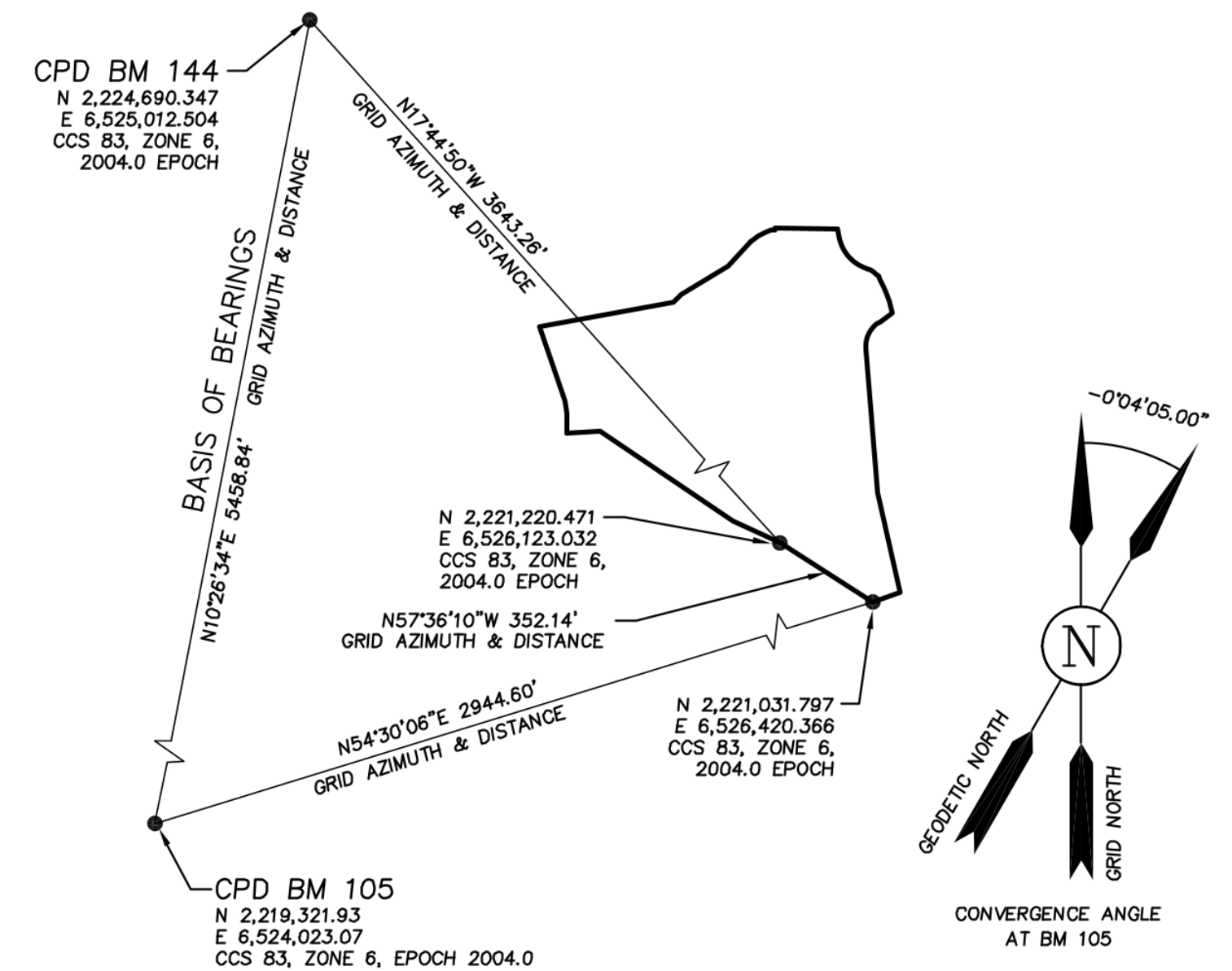
- 1 A 25' WIDE PUE, PEDESTRIAN AND LANDSCAPE EASEMENT* IN FAVOR OF PUBLIC FOR SIDEWALK AND PUBLIC UTILITY PURPOSES PER MB 264/4-15.
- 2 A 30' WIDE UTILITY EASEMENT IN FAVOR OF OWNERS FOR UTILITY PURPOSES PER MB 264/4-15.
- 3 AN EASEMENT FOR PIPELINE AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON JULY 28, 2008, AS INSTRUMENT NO. 2008-0411276, OF OFFICIAL RECORDS.
- 4 INDICATES A 6' WIDE EASEMENT FOR PUBLIC UTILITY EASEMENT PURPOSES (PUE) DEDICATED HEREON.
- 5 INDICATES AN EASEMENT FOR DOMESTIC WATER LINE AND SANITATION PURPOSES, DEDICATED TO COACHELLA VALLEY WATER DISTRICT, AS SHOWN HEREON.
- 6 INDICATES AN EASEMENT FOR ACCESS PURPOSES RESERVED HERON.
- 7 INDICATES AN EASEMENT FOR LANDSCAPE PURPOSES RESERVED HEREON.
- 8 INDICATES AN EASEMENT FOR WATER LINE PURPOSES RESERVED HEREON.
- 9 INDICATES A 5' WIDE EASEMENT FOR PUBLIC UTILITY EASEMENT PURPOSES (PUE) DEDICATED HEREON.
- 10 INDICATES AN EASEMENT FOR EMERGENCY ACCESS PURPOSES DEDICATED HEREON.

BASIS OF BEARINGS

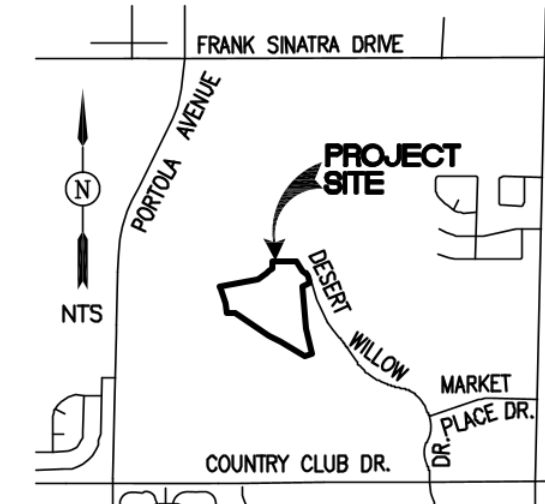
THE BASIS OF BEARINGS FOR THIS SURVEY IS CALIFORNIA COORDINATE SYSTEM, CCS83 ZONE 6, BASE LOCALLY CONTROL STATION "BM 105" AND "BM 144" NAD 83 EPOCH 2004.0, AS PER THE CITY OF PALM DESERT SURVEY CONTROL NETWORK. ALL BEARINGS SHOWN ON THIS MAP ARE GROUND, UNLESS OTHERWISE NOTED. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999983013. CALCULATIONS ARE MADE AT BM 105 WITH COORDINATE N 2,219,321.93 E 6,524,023.07, USING ELEVATION OF 241.264 FEET.

HORIZONTAL CONTROL DIAGRAM

NOT TO SCALE

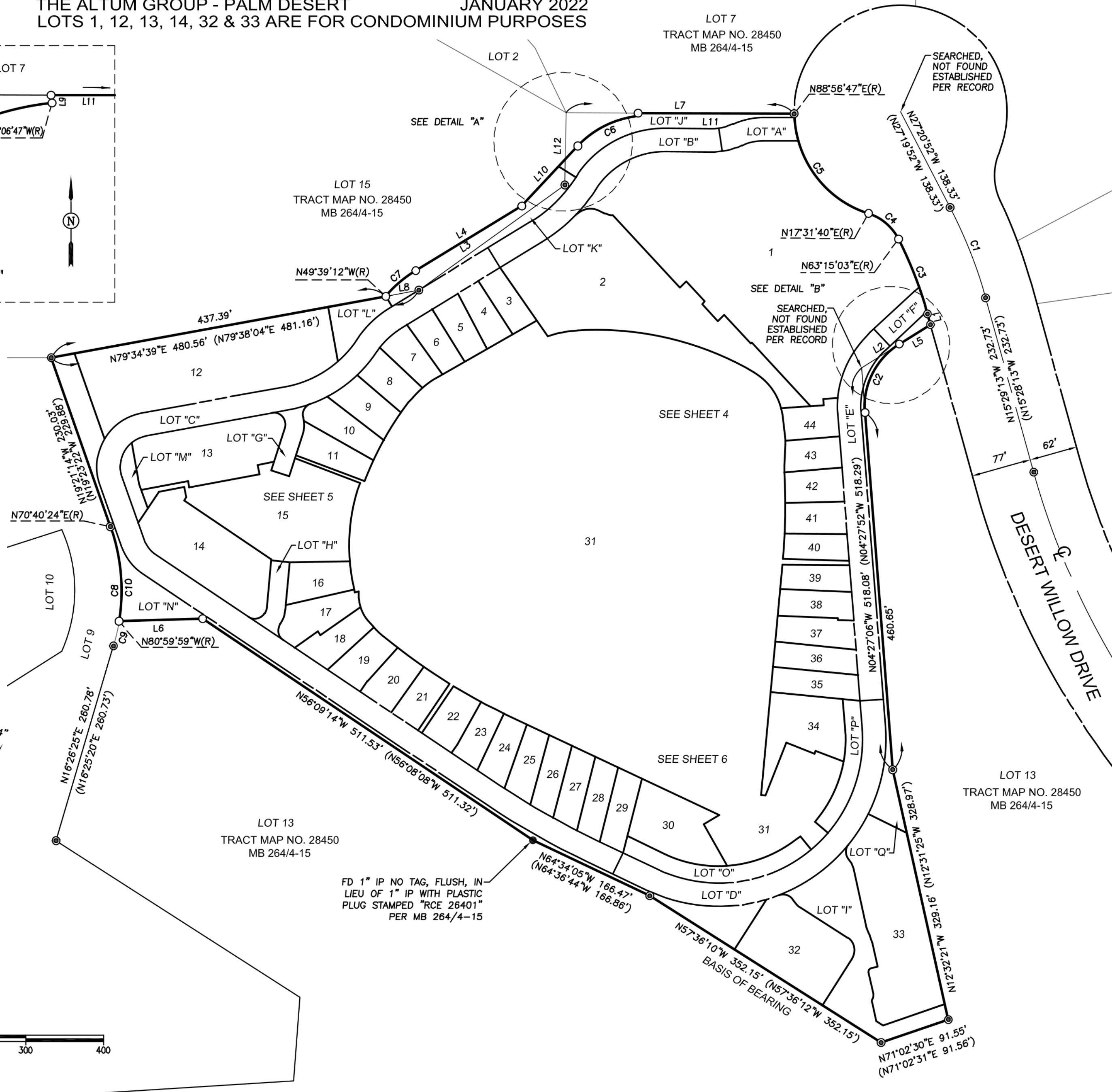
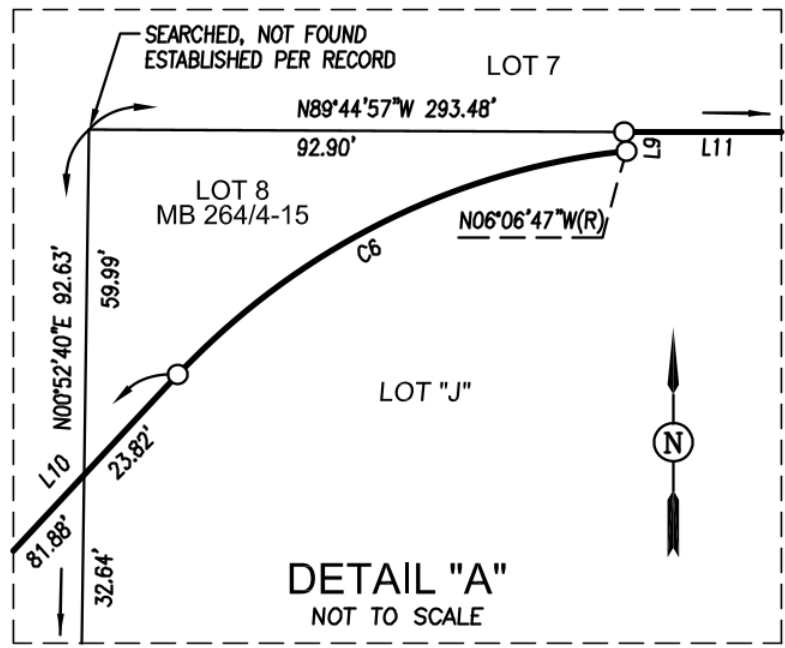


VICINITY MAP



IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 37639

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 THE ALTUM GROUP - PALM DESERT
 JANUARY 2022
 LOTS 1, 12, 13, 14, 32 & 33 ARE FOR CONDOMINIUM PURPOSES



SURVEYOR'S NOTES

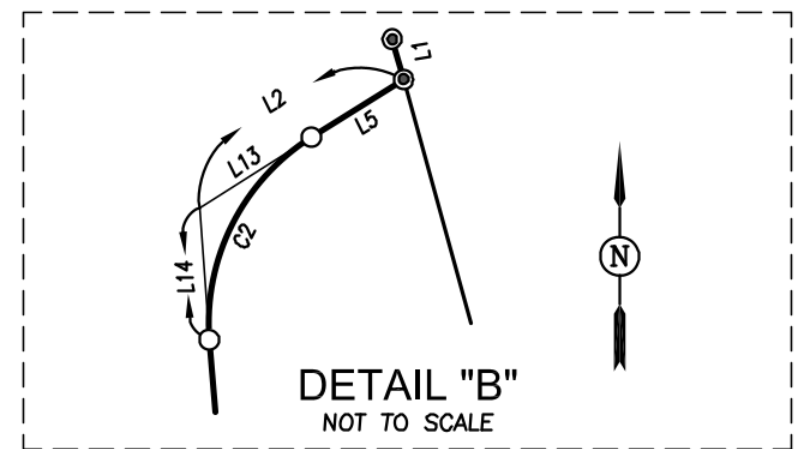
TRACT MAP NO. 37639 CONTAINS 17.75 ACRES, GROSS, THE TRACT MAP CONTAINS 44 NUMBERED LOTS AND 17 LETTERED LOTS.

THE SETBACK LINES SHALL CONFORM TO THE EXISTING ZONING.

- INDICATES FOUND MONUMENT AS NOTED.
- ⊙ INDICATES FOUND 1" IP WITH PLASTIC PLUG STAMPED "RCE 26401", FLUSH, PER TRACT MAP 28450, MB 264/4-15.
- INDICATE SET 1" IP STAMPED "PLS 8722", FLUSH, OR NAIL & BRASS DISC IN CONCRETE, A.C. PAVEMENT, OR BLOCK WALL, AS APPROPRIATE, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER TRACT MAP 28450, MB 264/4-15.
- ⊘ INDICATES CENTERLINE

CURVE TABLE			CURVE TABLE				
#	RADIUS	DELTA	LENGTH	#	RADIUS	DELTA	LENGTH
C1	603.50'	11°51'39"	124.93'	C6	125.00'	40°44'28"	88.88'
(C1)	603.50'	11°51'39"	124.93'	C7	160.00'	18°17'23"	51.07'
C2	95.00'	62°18'34"	103.31'	C8	250.00'	35°47'53"	156.20'
C3	526.00'	11°15'44"	103.39'	(C8)	250.00'	35°48'42"	156.26'
(C3)	526.00'	11°15'46"	103.40'	C9	250.00'	7°28'15"	32.60'
C4	65.00'	45°43'22"	51.87'	(C9)	250.00'	7°28'24"	32.61'
(C4)	65.00'	45°43'21"	51.87'	C10	250.00'	28°19'37"	123.60'
C5	137.00'	71°25'07"	170.77'	(C10)	250.00'	28°20'18"	123.65'
(C5)	137.00'	71°24'21"	170.74'				

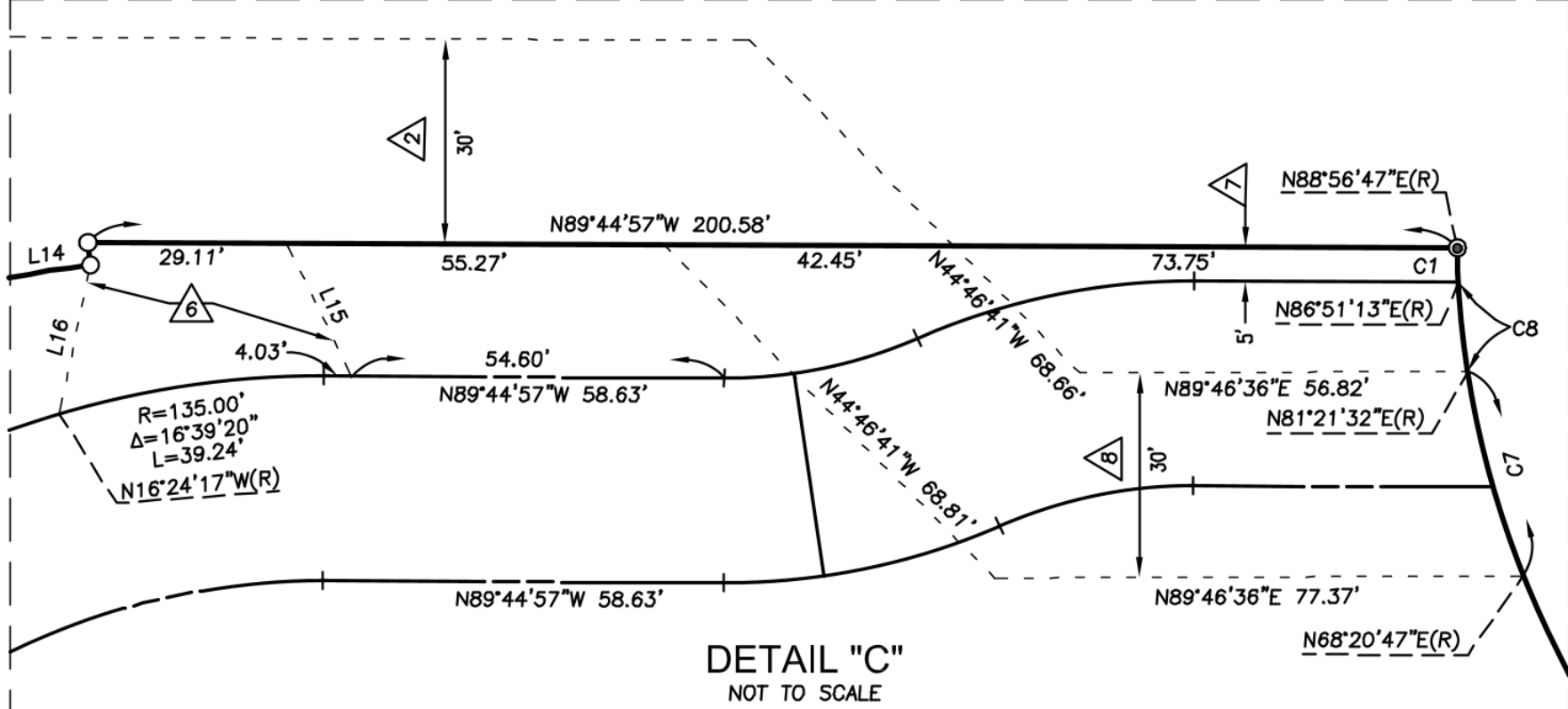
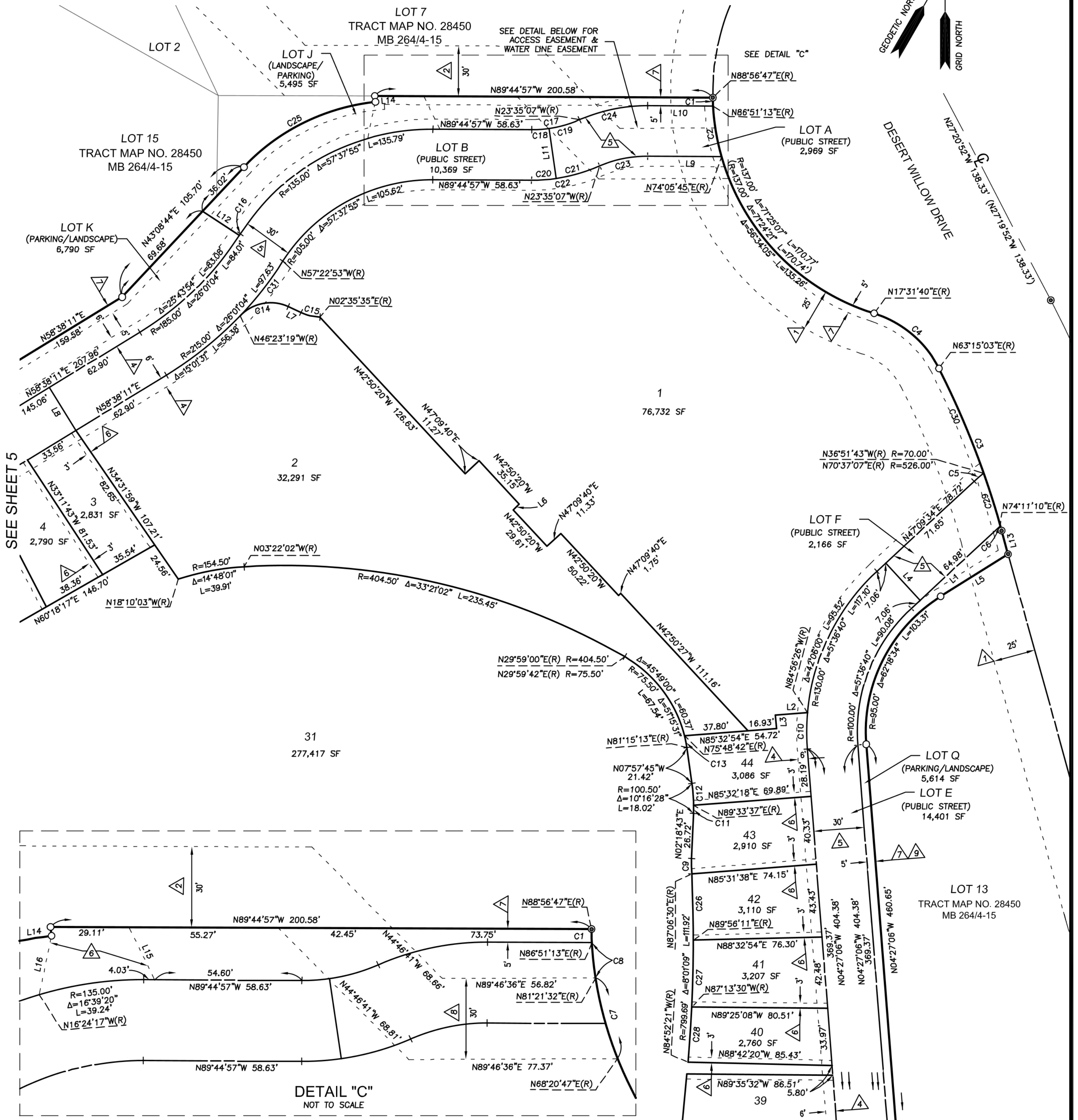
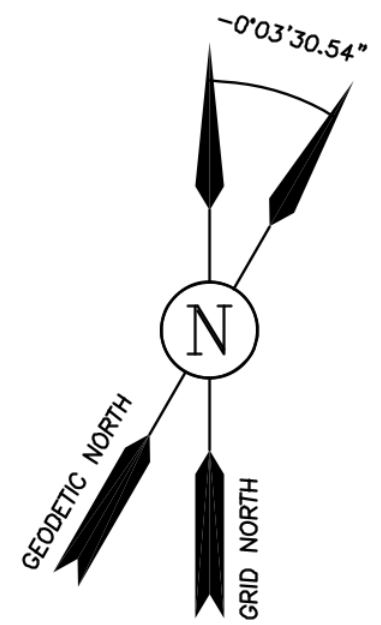
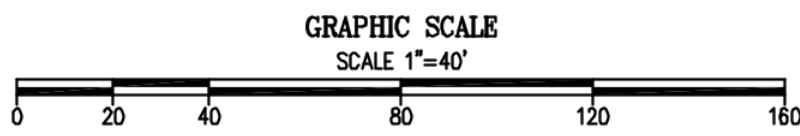
LINE TABLE			LINE TABLE		
#	BEARING	LENGTH	#	BEARING	LENGTH
L1	N15°29'13"W	14.36'	L7	N89°44'57"W	293.48'
(L1)	N15°29'13"W	14.46'	(L7)	N89°46'41"W	293.56'
L2	N57°51'27"E	104.69'	L8	N79°34'39"E	43.17'
(L2)	N57°51'28"E	104.69'	L9	N06°06'47"W(R)	3.41'
L3	N54°14'15"E	231.65'	L10	N43°08'44"E	105.70'
(L3)	N54°05'23"E	231.64'	L11	N89°44'57"W	200.58'
L4	N58°38'11"E	159.58'	L12	N00°50'56"E	92.63'
L5	N57°51'27"E	47.26'	(L12)	N00°50'56"E	92.68'
L6	N88°12'27"E	107.44'	L13	N57°51'27"E	57.43'
(L6)	N88°13'33"E	107.40'	L14	N04°27'06"W	57.43'



FD 1" IP NO TAG, FLUSH, IN LIEU OF 1" IP WITH PLASTIC PLUG STAMPED "RCE 26401" PER MB 264/4-15

TRACT MAP NO. 37639

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 13 AND 15 TRACT MAP NO. 28450 ON FILE IN BOOK 264, PAGES 4 THROUGH 15, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST HALF OF SECTION 4, T5S, R6E, SBM
THE ALTM GROUP - PALM DESERT JANUARY 2022
LOTS 1, 12, 13, 14, 32 & 33 ARE FOR CONDOMINIUM PURPOSES

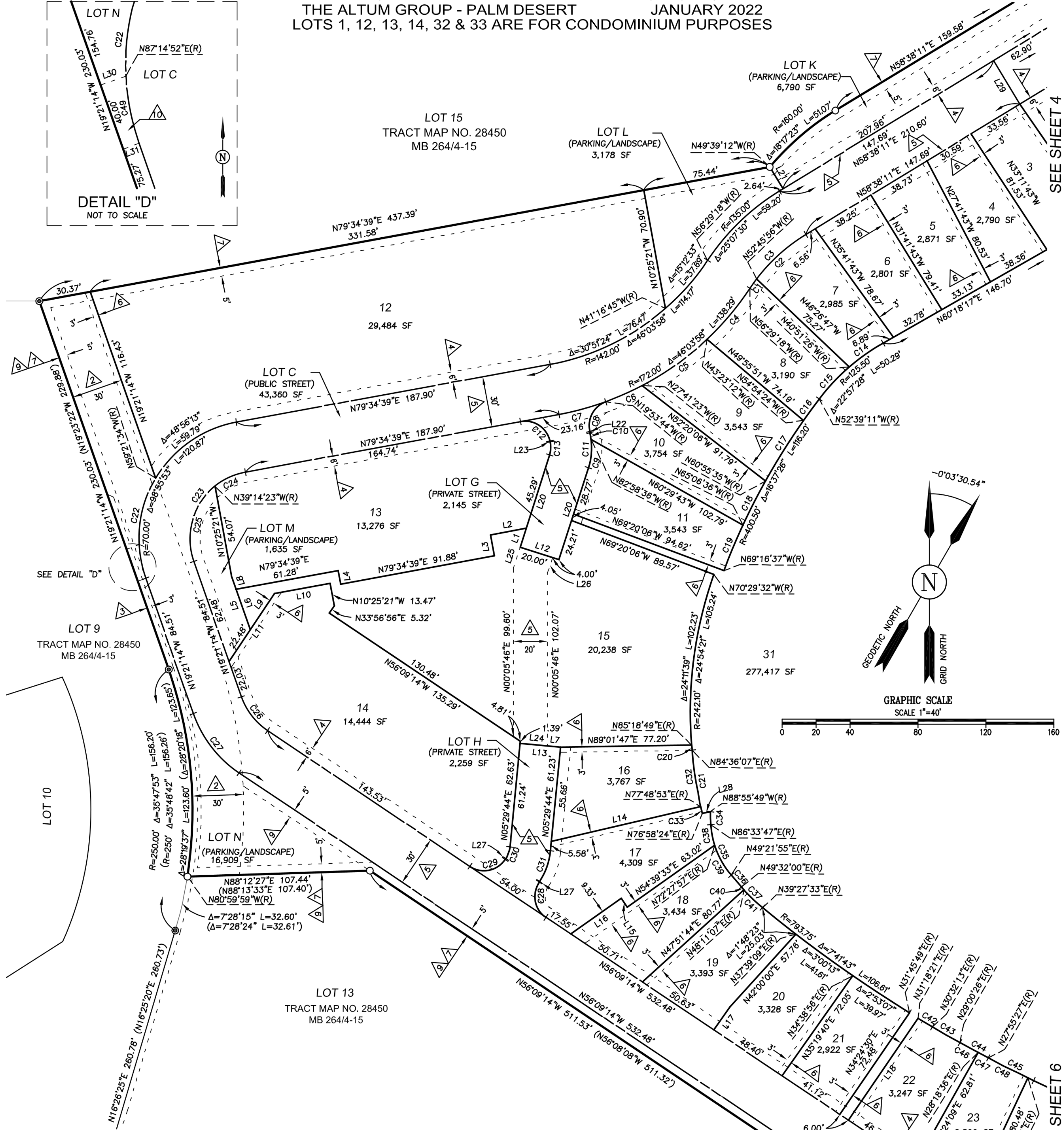
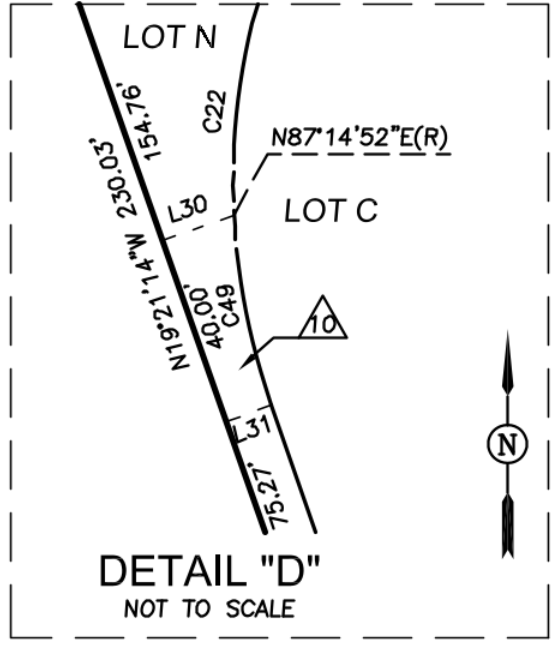


CURVE TABLE				CURVE TABLE				CURVE TABLE			
#	RADIUS	DELTA	LENGTH	#	RADIUS	DELTA	LENGTH	#	RADIUS	DELTA	LENGTH
C1	137.00'	2°05'35"	5.00'	C10	130.00'	9°30'40"	21.58'	C21	100.00'	15°22'12"	26.83'
C2	137.00'	12°45'28"	30.51'	C11	100.50'	2°45'06"	4.83'	C22	100.00'	23°50'10"	41.60'
C3	526.00'	11°15'44"	103.39'	C12	100.50'	7°31'22"	13.20'	C23	70.00'	23°50'10"	29.12'
(C3)	526.00'	11°15'46"	103.40'	C13	75.50'	5°26'31"	7.17'	C24	100.00'	23°50'10"	41.60'
C4	65.00'	45°43'22"	51.87'	C14	25.00'	71°08'51"	31.04'	C25	125.00'	40°44'28"	88.88'
(C4)	65.00'	45°43'21"	51.87'	C15	30.00'	22°09'57"	11.61'	C26	799.69'	2°49'41"	39.47'
C5	70.00'	5°58'43"	7.30'	C16	185.00'	0°17'10"	0.92'	C27	799.69'	2°50'19"	39.62'
C6	526.00'	0°19'37"	3.00'	C17	70.00'	23°50'10"	29.12'	C28	799.69'	2°21'09"	32.84'
C7	137.00'	13°00'45"	31.11'	C18	70.00'	8°27'57"	10.34'	C29	526.00'	3°34'03"	32.75'
C8	137.00'	5°29'41"	13.14'	C19	70.00'	15°22'12"	18.78'	C30	526.00'	7°22'04"	67.64'
C9	99.50'	5°12'13"	9.04'	C20	100.00'	8°27'55"	14.77'	C31	215.00'	10°59'33"	41.25'

LINE TABLE			LINE TABLE		
#	BEARING	LENGTH	#	BEARING	LENGTH
L1	N47°09'34"E	72.04'	L11	N08°12'55"W(R)	30.00'
L2	N85°32'54"E	19.09'	L12	N57°05'43"W(R)	26.10'
L3	N04°28'22"W	8.00'	L13	N15°29'13"W	14.36'
L4	N42°50'26"W	30.00'	(L13)	N15°29'13"W	14.46'
L5	N57°51'27"E	47.26'	L14	N06°06'47"W(R)	3.41'
L6	N47°09'40"E	5.00'	L15	N25°52'49"W	21.72'
L7	N65°14'28"W	8.37'	L16	N11°44'48"E	22.22'
L8	N31°21'49"W	30.00'			
L9	N89°44'57"W	43.98'			
L10	N89°44'57"W	38.81'			

TRACT MAP NO. 37639

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 13 AND 15 TRACT MAP NO. 28450 ON FILE IN BOOK 264, PAGES 4 THROUGH 15, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST HALF OF SECTION 4, T5S, R6E, SBM
THE ALTM GROUP - PALM DESERT
JANUARY 2022
LOTS 1, 12, 13, 14, 32 & 33 ARE FOR CONDOMINIUM PURPOSES



CURVE TABLE			CURVE TABLE			CURVE TABLE					
#	RADIUS	DELTA	LENGTH	#	RADIUS	DELTA	LENGTH	#	RADIUS	DELTA	LENGTH
C1	105.00'	3°43'23"	6.82'	C18	400.50'	4°11'01"	29.24'	C35	50.28'	37°11'52"	32.64'
C2	105.00'	21°24'07"	39.22'	C19	400.50'	4°10'01"	29.13'	C36	3142.67'	0°10'05"	9.22'
C3	105.00'	25°07'30"	46.04'	C20	242.10'	0°42'42"	3.01'	C37	98.83'	10°04'27"	17.38'
C4	172.00'	13°06'07"	39.33'	C21	283.93'	7°37'43"	37.80'	C38	50.28'	14°05'50"	12.37'
C5	172.00'	15°41'49"	47.12'	C22	70.00'	49°59'41"	61.08'	C39	50.28'	23°06'02"	20.27'
C6	172.00'	7°47'39"	23.40'	C23	40.00'	98°55'53"	69.07'	C40	98.83'	1°20'53"	2.33'
C7	172.00'	9°28'23"	28.44'	C24	40.00'	28°49'02"	20.12'	C41	98.83'	8°43'34"	15.05'
C8	15.00'	82°50'10"	21.89'	C25	40.00'	70°06'51"	48.95'	C42	721.56'	0°48'08"	9.68'
C9	39.00'	24°48'28"	16.89'	C26	40.00'	36°47'59"	25.69'	C43	707.19'	1°31'47"	18.88'
C10	39.00'	5°42'29"	3.89'	C27	70.00'	36°47'59"	44.96'	C44	998.84'	1°04'59"	18.88'
C11	39.00'	30°30'57"	20.77'	C28	15.00'	90°00'00"	23.56'	C45	640.22'	2°40'29"	29.89'
C12	15.00'	87°41'27"	22.96'	C29	15.00'	90°00'00"	23.56'	C46	998.84'	0°41'50"	12.16'
C13	15.00'	30°30'57"	7.99'	C30	15.00'	28°21'02"	7.42'	C47	998.84'	0°23'09"	6.73'
C14	125.50'	11°09'43"	24.45'	C31	39.00'	28°21'02"	19.30'	C48	640.22'	2°20'42"	26.20'
C15	125.50'	11°47'45"	25.84'	C32	283.93'	6°47'14"	33.63'	C49	70.00'	16°36'06"	20.28'
C16	400.50'	2°15'14"	15.75'	C33	283.93'	0°50'29"	4.17'				
C17	400.50'	6°01'10"	42.08'	C34	97.66'	4°30'24"	7.68'				

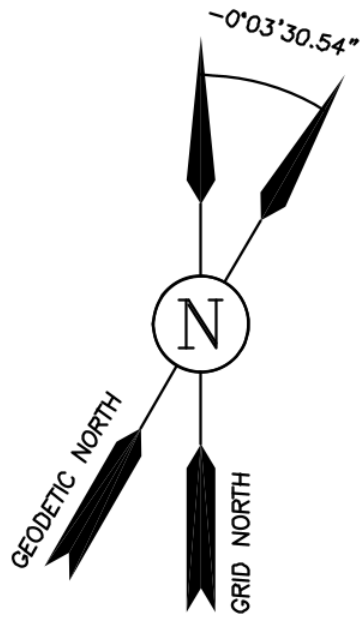
LINE TABLE			LINE TABLE		
#	BEARING	LENGTH	#	BEARING	LENGTH
L1	N17°47'03"E	11.74'	L17	N35°33'21"E	16.53'
L2	N79°34'39"E	21.46'	L18	N34°24'30"E	72.72'
L3	N10°25'21"W	12.50'	L19	N33°50'46"E	13.04'
L4	N10°25'21"W	8.11'	L20	N17°47'03"E	57.03'
L5	N19°21'14"W	33.21'	L21	N31°21'49"W	15.17'
L6	N19°21'14"W	25.24'	L22	N12°43'54"W	0.88'
L7	N84°30'16"W	7.80'	L23	N12°43'54"W	0.50'
L8	N19°21'14"W	7.97'	L24	N84°30'16"W	16.20'
L9	N33°50'46"E	25.75'	L25	N17°47'03"E	12.45'
L10	N79°34'39"E	33.39'	L26	N17°47'03"E	9.34'
L11	N33°50'46"E	48.23'	L27	N33°50'46"E	0.50'
L12	N72°12'58"W	24.00'	L28	N76°51'50"E	5.03'
L13	N84°30'16"W	24.00'	L29	N31°21'49"W	30.00'
L14	N78°52'46"E	90.27'	L30	N70°38'46"E	7.92'
L15	N35°20'27"W	6.33'	L31	N70°38'46"E	5.00'
L16	N54°39'33"E	36.32'			

SEE SHEET 4

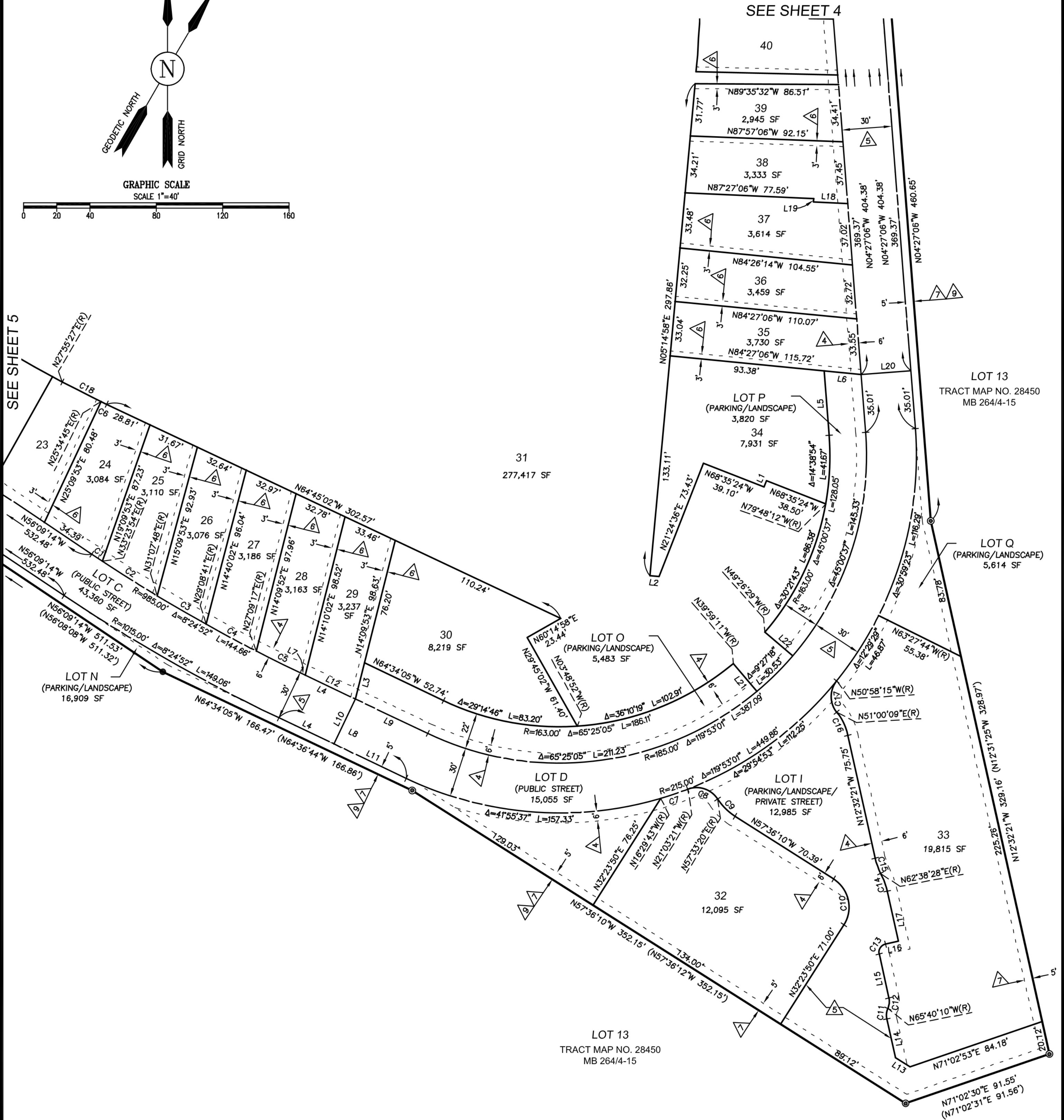
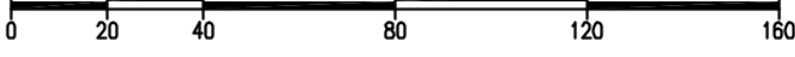
SEE SHEET 6

TRACT MAP NO. 37639

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 13 AND 15 TRACT MAP NO. 28450 ON FILE IN BOOK 264, PAGES 4 THROUGH 15, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST HALF OF SECTION 4, T5S, R6E, SBM
THE ALTUM GROUP - PALM DESERT JANUARY 2022
LOTS 1, 12, 13, 14, 32 & 33 ARE FOR CONDOMINIUM PURPOSES



GRAPHIC SCALE
SCALE 1"=40'



CURVE TABLE				CURVE TABLE			
#	RADIUS	DELTA	LENGTH	#	RADIUS	DELTA	LENGTH
C1	985.00'	0°26'52"	7.70'	C10	20.00'	90°00'00"	31.42'
C2	985.00'	2°16'06"	39.00'	C11	10.00'	36°52'12"	6.44'
C3	985.00'	1°59'07"	34.13'	C12	10.00'	36°52'12"	6.44'
C4	985.00'	1°59'24"	34.21'	C13	5.00'	90°00'00"	7.85'
C5	985.00'	1°43'22"	29.62'	C14	44.00'	14°49'11"	11.38'
C6	640.22'	0°19'47"	3.68'	C15	38.00'	14°49'11"	9.83'
C7	215.00'	4°33'39"	17.11'	C16	34.00'	26°27'30"	15.70'
C8	15.00'	78°36'42"	20.58'	C17	15.00'	78°01'37"	20.43'
C9	34.00'	25°09'30"	14.93'	C18	640.22'	2°40'29"	29.89'

LINE TABLE			LINE TABLE			LINE TABLE		
#	BEARING	LENGTH	#	BEARING	LENGTH	#	BEARING	LENGTH
L1	N21°24'36"E	4.00'	L11	N64°34'05"W	48.35'	L21	N39°59'11"W(R)	22.00'
L2	N84°45'02"W	5.57'	L12	N64°34'05"W	33.48'	L22	N49°26'29"W(R)	22.00'
L3	N14°09'53"E	22.43'	L13	N57°36'10"W	10.37'			
L4	N64°34'05"W	36.75'	L14	N12°32'21"W	23.96'			
L5	N04°27'06"W	38.88'	L15	N12°32'21"W	27.12'			
L6	N84°27'06"W	22.34'	L16	N77°27'39"E	7.93'			
L7	N64°34'05"W	3.27'	L17	N12°32'21"W	30.97'			
L8	N64°34'05"W	85.11'	L18	N87°27'06"W	20.73'			
L9	N64°34'05"W	48.35'	L19	N02°32'54"E	2.20'			
L10	N25°25'55"E	30.00'	L20	N85°32'54"E	30.00'			