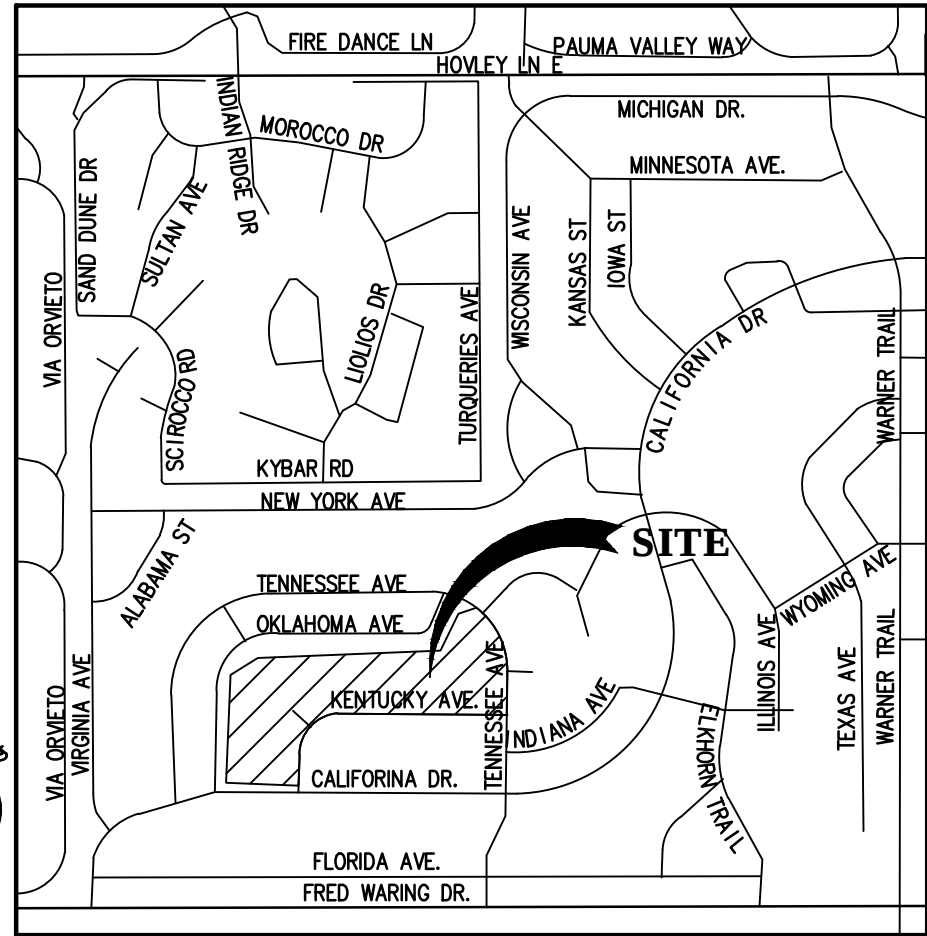
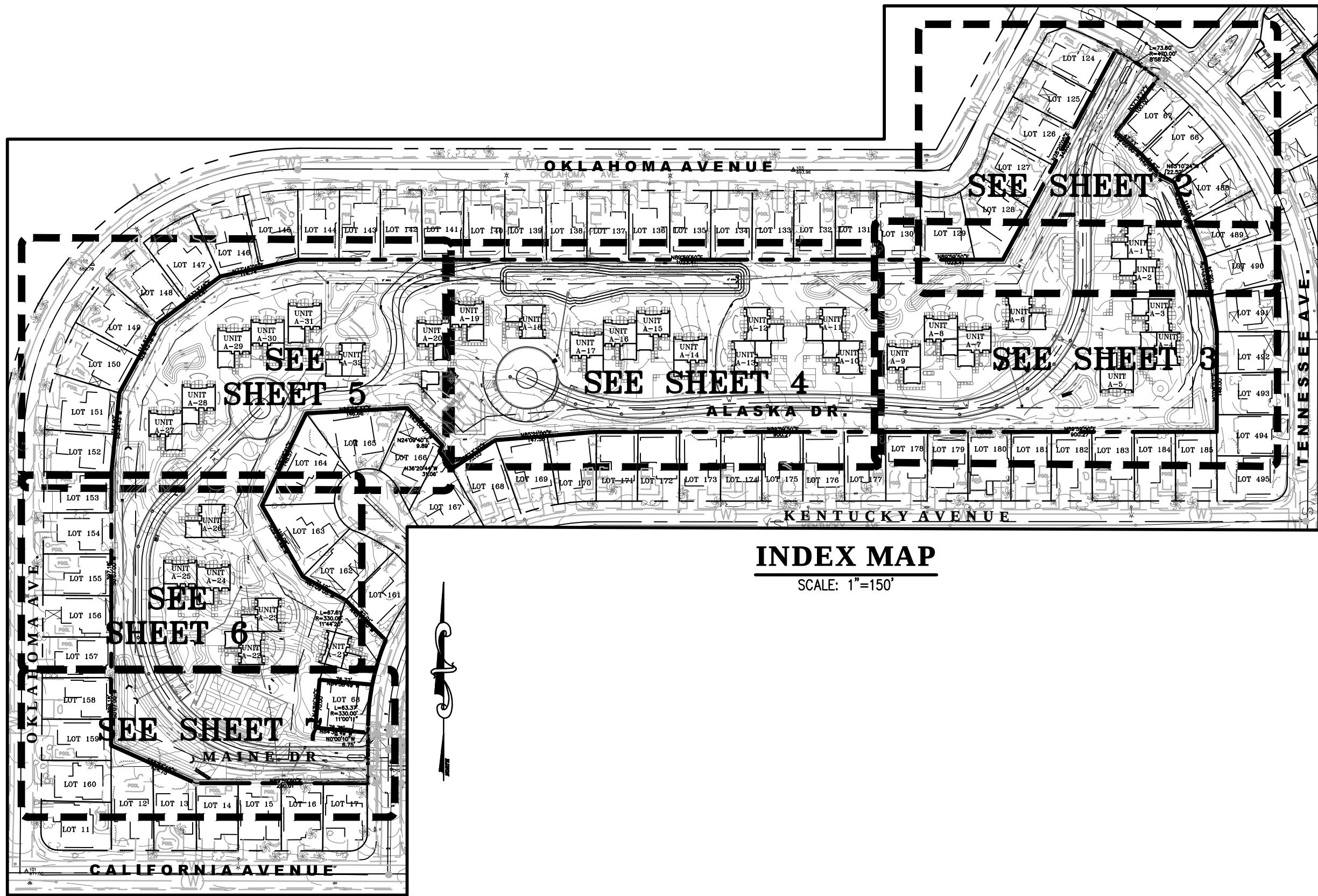
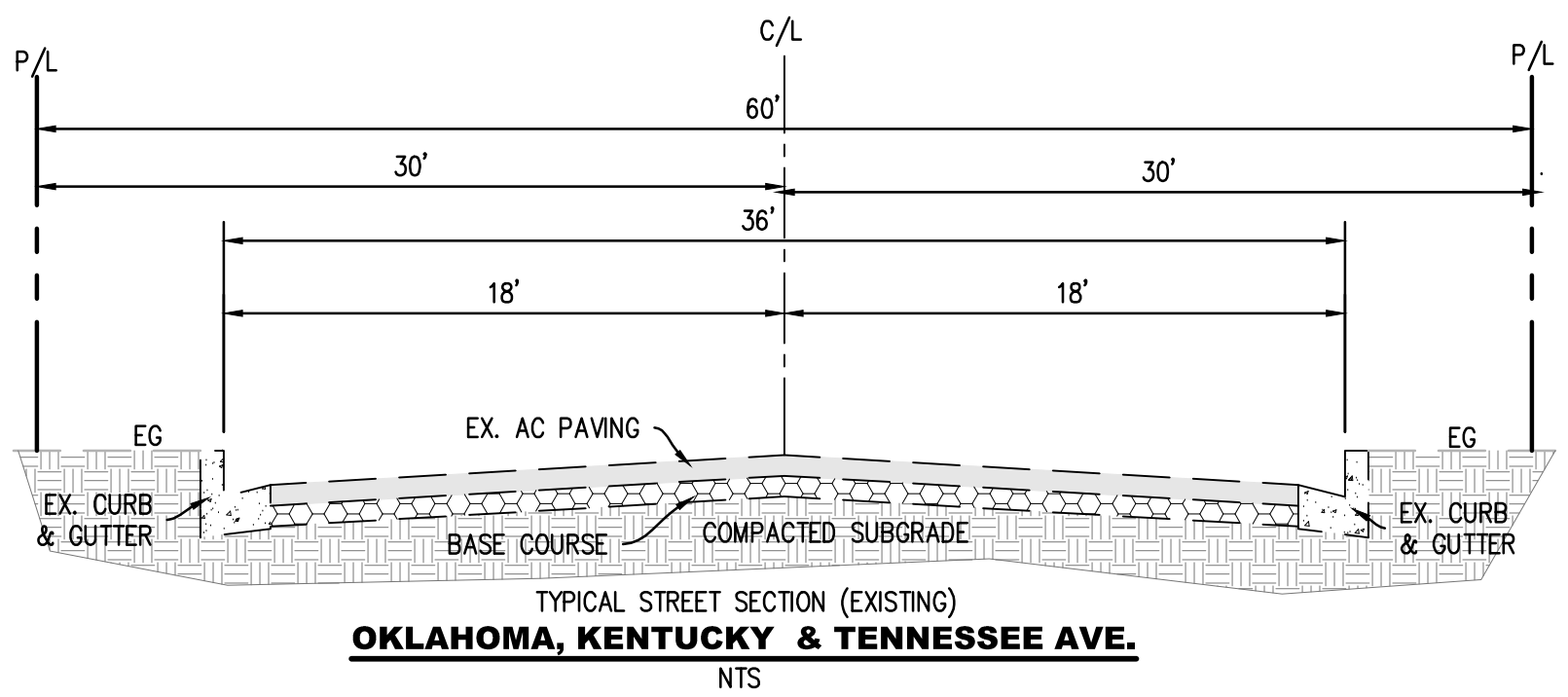
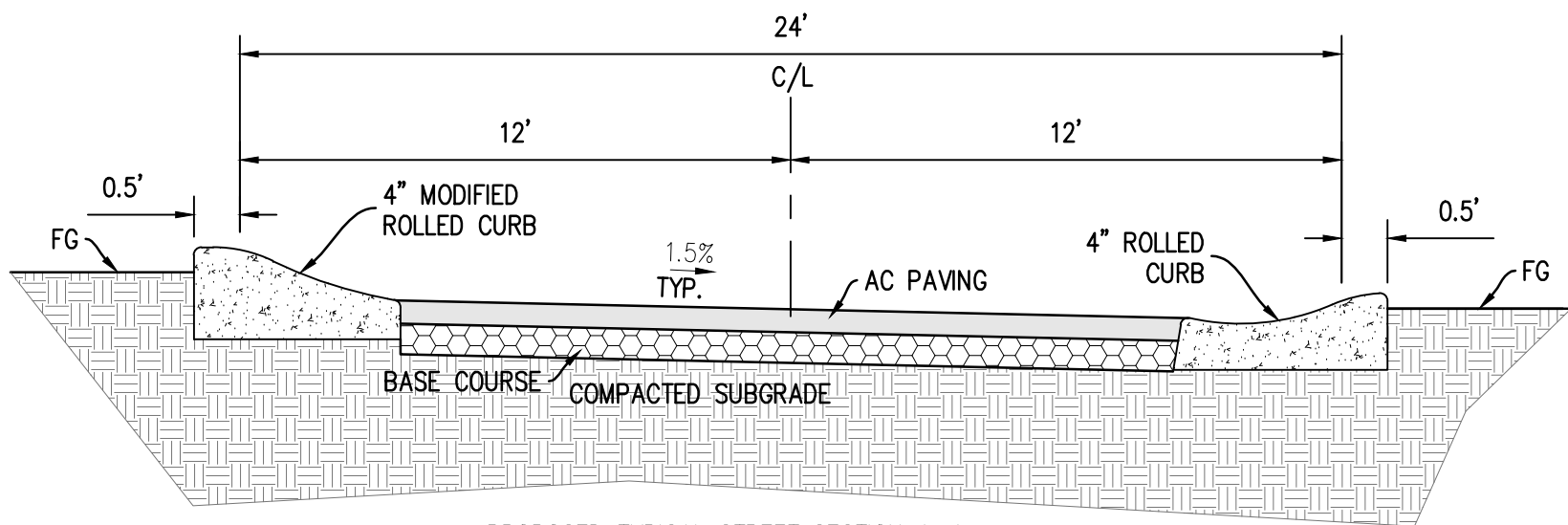


IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37240

LOT 1

"FOR CONDOMINIUM PURPOSES"



VICINITY MAP
NTS

APPLICANT

P.D. HOLDINGS INC.
77-700 CALIFORNIA DRIVE
PALM DESERT, CA
760-345-2331

OWNER

PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

LEGAL DESCRIPTION

AREA WAS FORMERLY MAPPED BY WAY OF TRACT NO. 33195, M.B. 399/59-75.

LOTS 28 (EAST), 29 (LARGE LOT), & 30 (WEST), EACH FROM THE ABOVE REFERENCED MAP, (RIVERSIDE CO. PROPOSED TRACT NO. 37240) (NW AREA).

ASSESSOR'S PARCEL NO.

637-190-024 & 025

UTILITIES/SERVICES

WATER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
ELECTRIC	SOUTHERN CALIFORNIA EDISON	760-202-4291
GAS	THE GAS COMPANY	1-800-427-2200
TELEPHONE	VERIZON CALIFORNIA, INC.	1-800-483-1000
CABLE	TIME WARNER	760-340-1312
DIG ALERT		1-800-227-2600

FLOOD ZONE

ZONE: X
FEMA LETTER DATED: AUGUST 28, 2008
MAP NO.: 06065C2227G

TOPOGRAPHY:

SURVEY PERFORMED BY: DANIEL MEYER
MEYER LAND SURVEYING
18597 MOJAVE STREET,
HESPERIA, CALIFORNIA 92345
(760) 949-3682

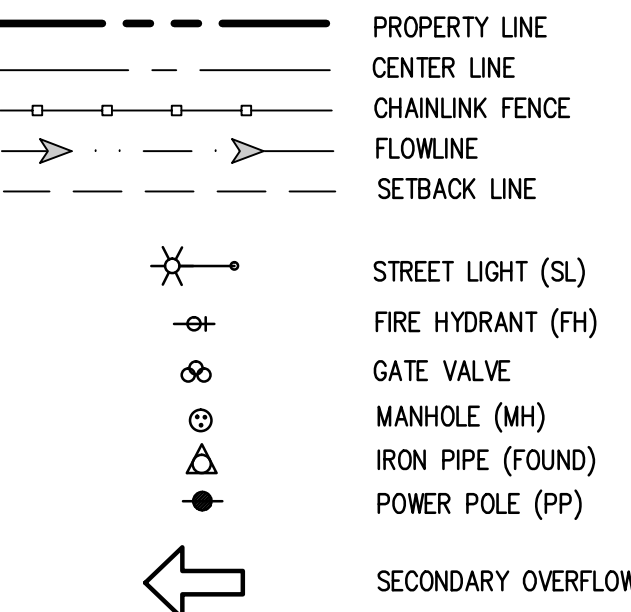
EARTHWORK QUANTITIES:

CUT: 35,395 CY
FILL: 12,219 CY
EXPORT: 23,176 CY

ACREAGE

LOT 29 = 13.28 AC

LEGEND



EASEMENT NOTES:

- PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY DATED JUNE 27, 1973 AS INST. NO. 84330, OFFICIAL RECORDS. EASEMENT IS 4' WIDE ALONG ALL LOT LINES EXCEPT STREET FRONTAGE LINES AND TRACT BOUNDARY LINES IN TRACT NO. 4871.
- PUBLIC UTILITY EASEMENT TO GENERAL TELEPHONE COMPANY OF CALIFORNIA DATED MARCH 27, 1974 AS INST. 34997, OFFICIAL RECORDS. EASEMENT IS 5' WIDE ALONG ALL LOT LINES EXCEPT STREET FRONTAGE LINES AND TRACT BOUNDARY LINES IN TRACT NO. 4871.
- PUBLIC UTILITY EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY RECORDED DECEMBER 8, 1961 AS INST. NO. 105704, OFFICIAL RECORDS. EASEMENT IS 5' WIDE ALONG ALL LOT LINES EXCEPT STREET FRONTAGE LINES AND TRACT BOUNDARY LINES IN TRACT NO. 2137.

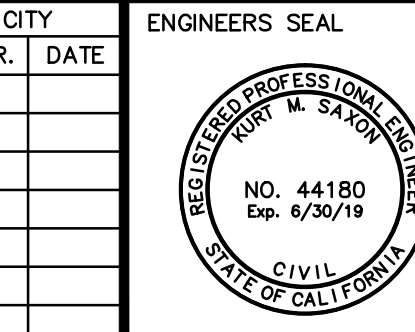
BENCHMARK EQUATION:

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON PALM DESERT BENCHMARK 120.607' + 500.00'.



BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
STAMPED: CITY OF P.D. BM 131
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607' + 500'
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00°08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.

ENGINEER			REVISIONS		CITY	
MARK	BY	DATE			APPR.	DATE



PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
TEL: 949.366.2180 FAX: 800.653.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: EXP. 06/30/19
KURT M. SAXON RCE#44180

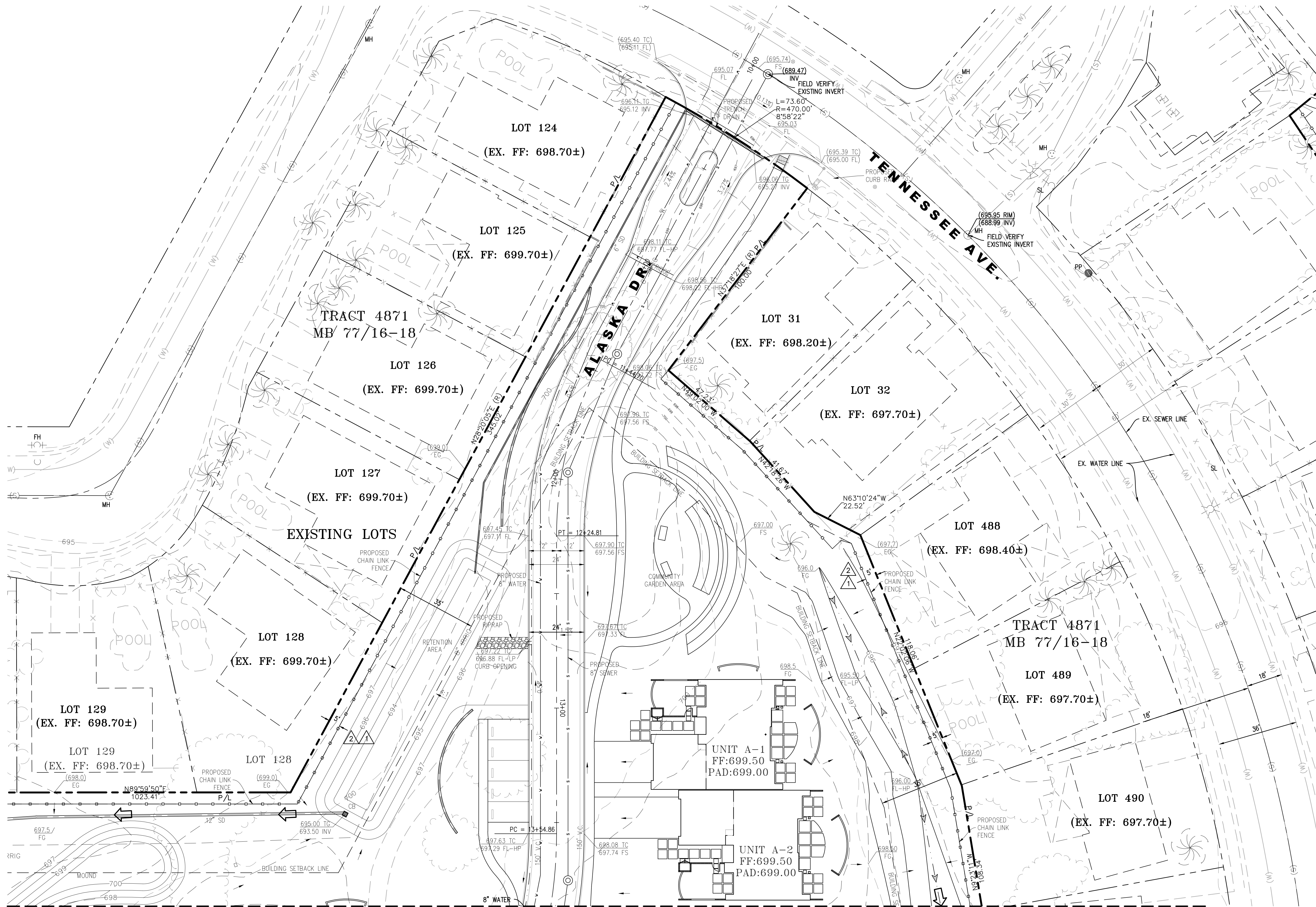
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819, EXP. 6/30/2015
REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE

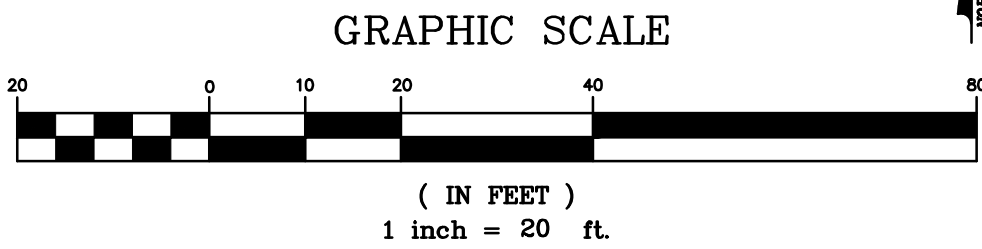


CITY OF PALM DESERT
TENTATIVE TRACT MAP
TRACT NO. 37240 - LOT 1
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 1
OF 7 SHEETS
CITY FILE NUMBER



MATCHLINE SEE SHEET 3



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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
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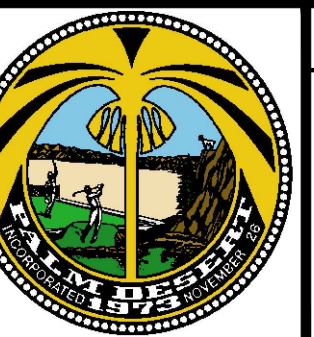
ENGINEER			REVISIONS	CITY	
MARK	BY	DATE		APPR.	DATE

ENGINEERS SEAL
REGISTERED PROFESSIONAL ENGINEER
NO. 44180
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

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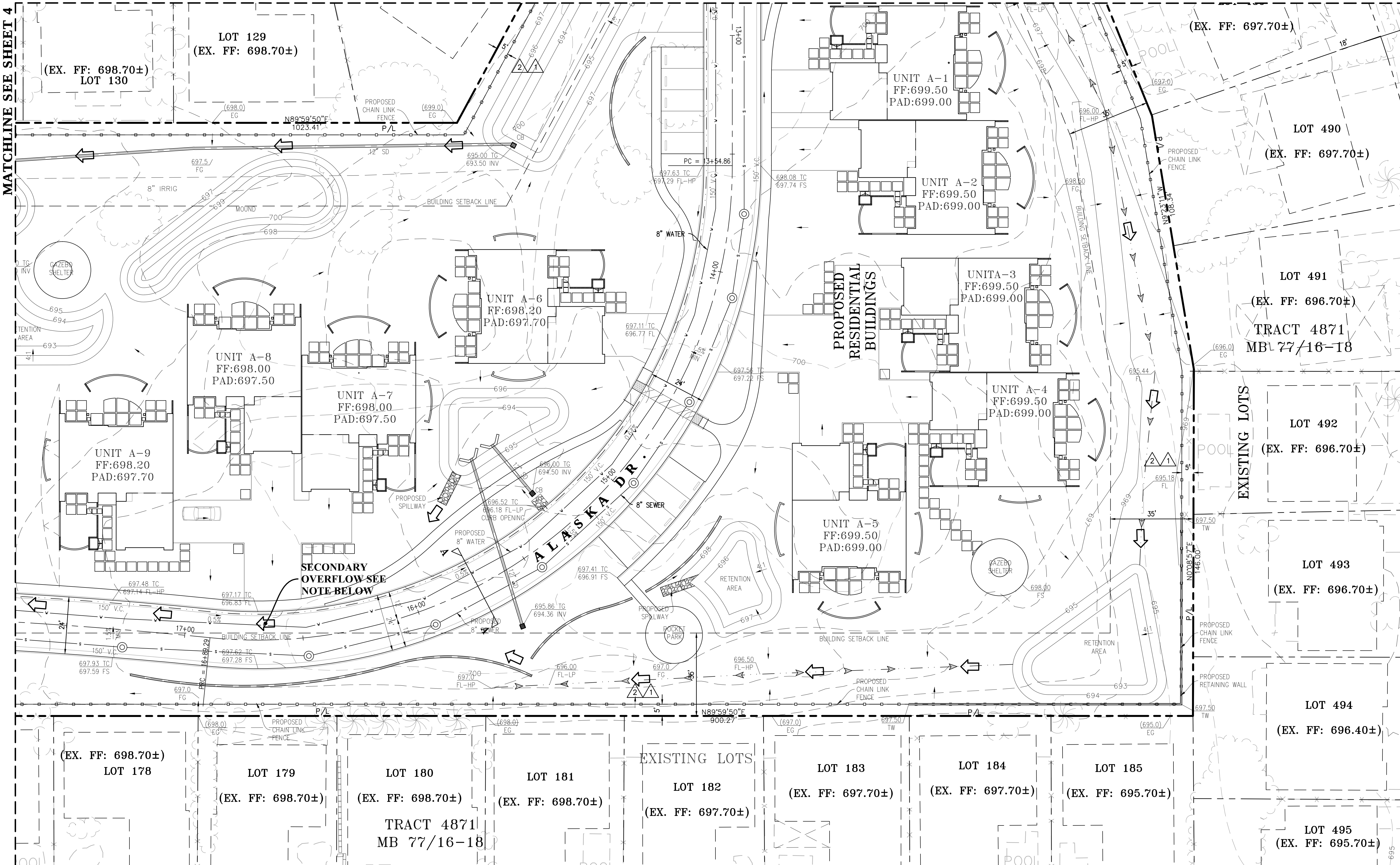


CITY OF PALM DESERT
TENTATIVE TRACT MAP
TRACT NO. 37240 - LOT 1
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

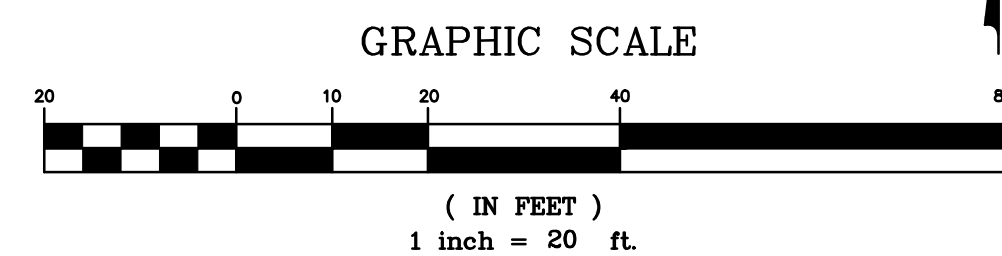
SHEET **2**
OF
SHEETS **7**
CITY FILE NUMBER

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4

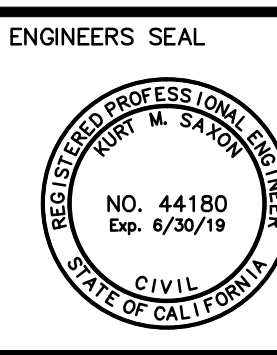


SECONDARY OVERFLOW NOTE:
WATER OVERFLOWING BASINS WILL POND UP IN ALASKA DRIVE AND OVERFLOW THE ROAD HIGH POINT AND THEN TRAVEL TO THE CUL-DE-SAC AND SPILL INTO THE BASINS NEAR THE CUL-DE-SAC.



BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
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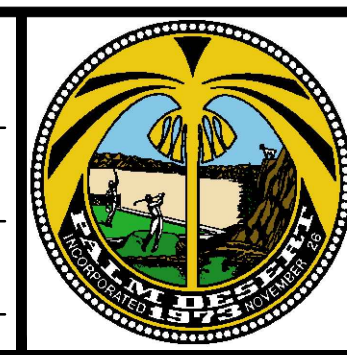
ENGINEER			REVISIONS		CITY	
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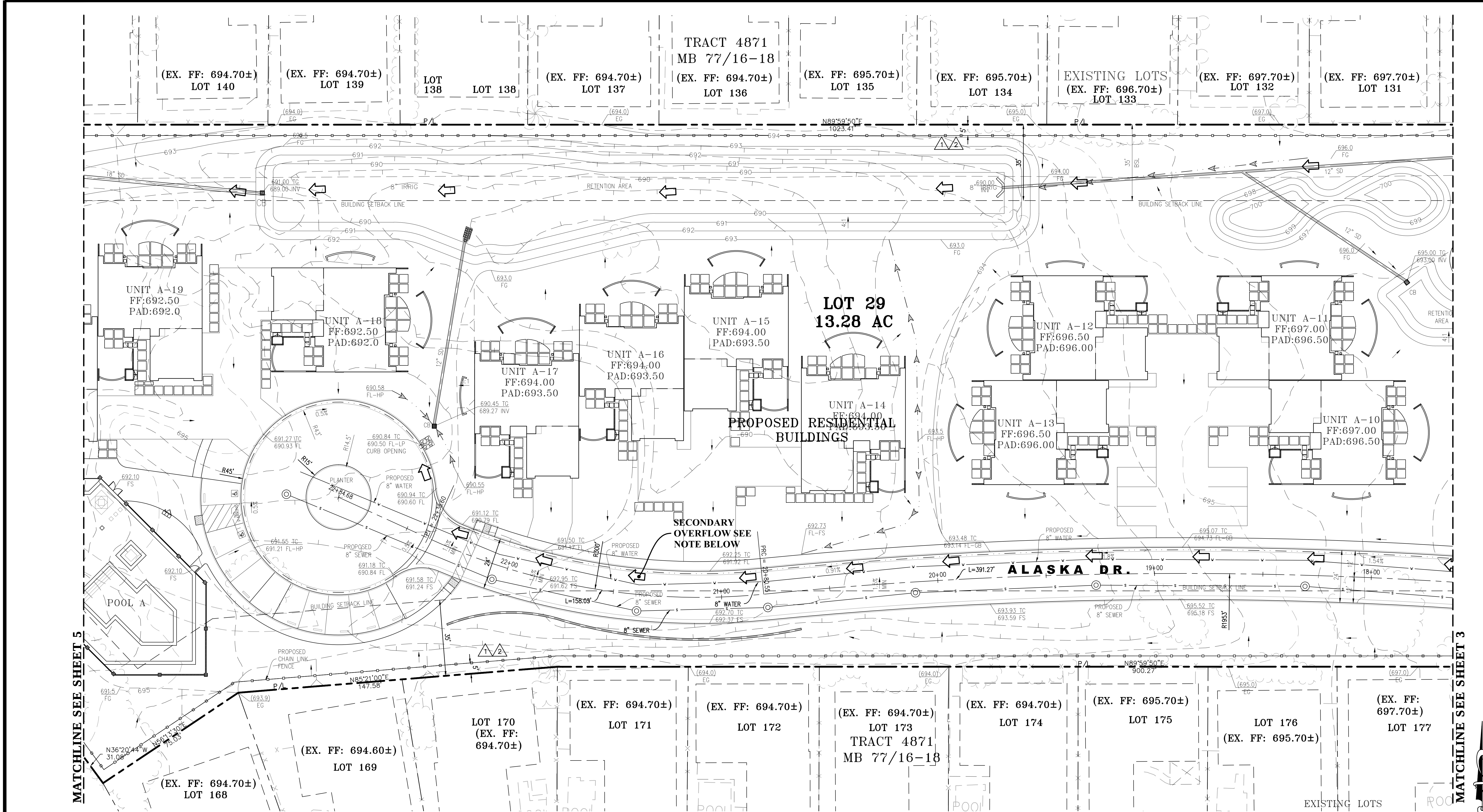
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. #4819, EXP. 6/30/2015
DATE: 06/30/19
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PLAN CHECKED BY:
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LANDSCAPE

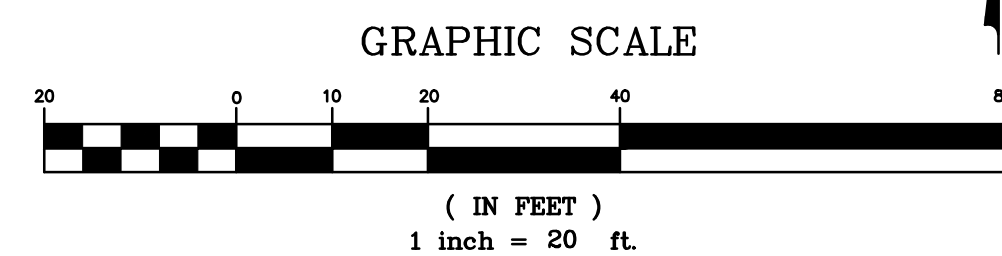


CITY OF PALM DESERT
TENTATIVE TRACT MAP
TRACT NO. 37240 - LOT 1
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 3
OF 7 SHEETS
CITY FILE NUMBER



SECONDARY OVERFLOW NOTE:
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STAMPED: CITY OF P.D. BM 131
DATE: 6/30/19

ENGINEER			REVISIONS	CITY	
MARK	BY	DATE		APPR.	DATE

ENGINEERS SEAL
NO. 44180
EXP. 6/30/19
CIVIL
STATE OF CALIFORNIA

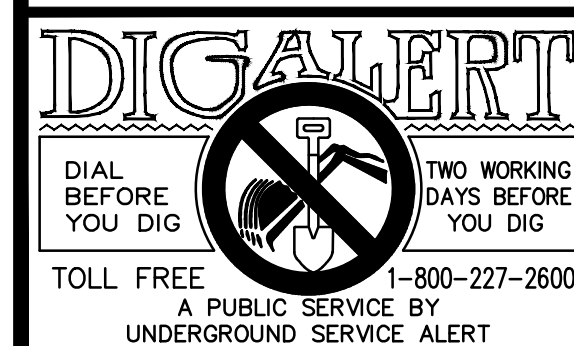
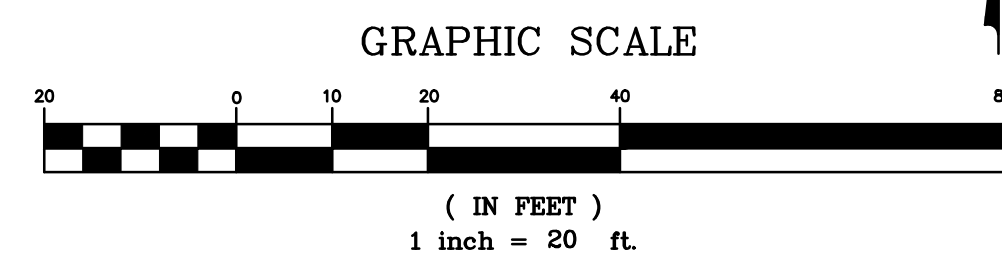
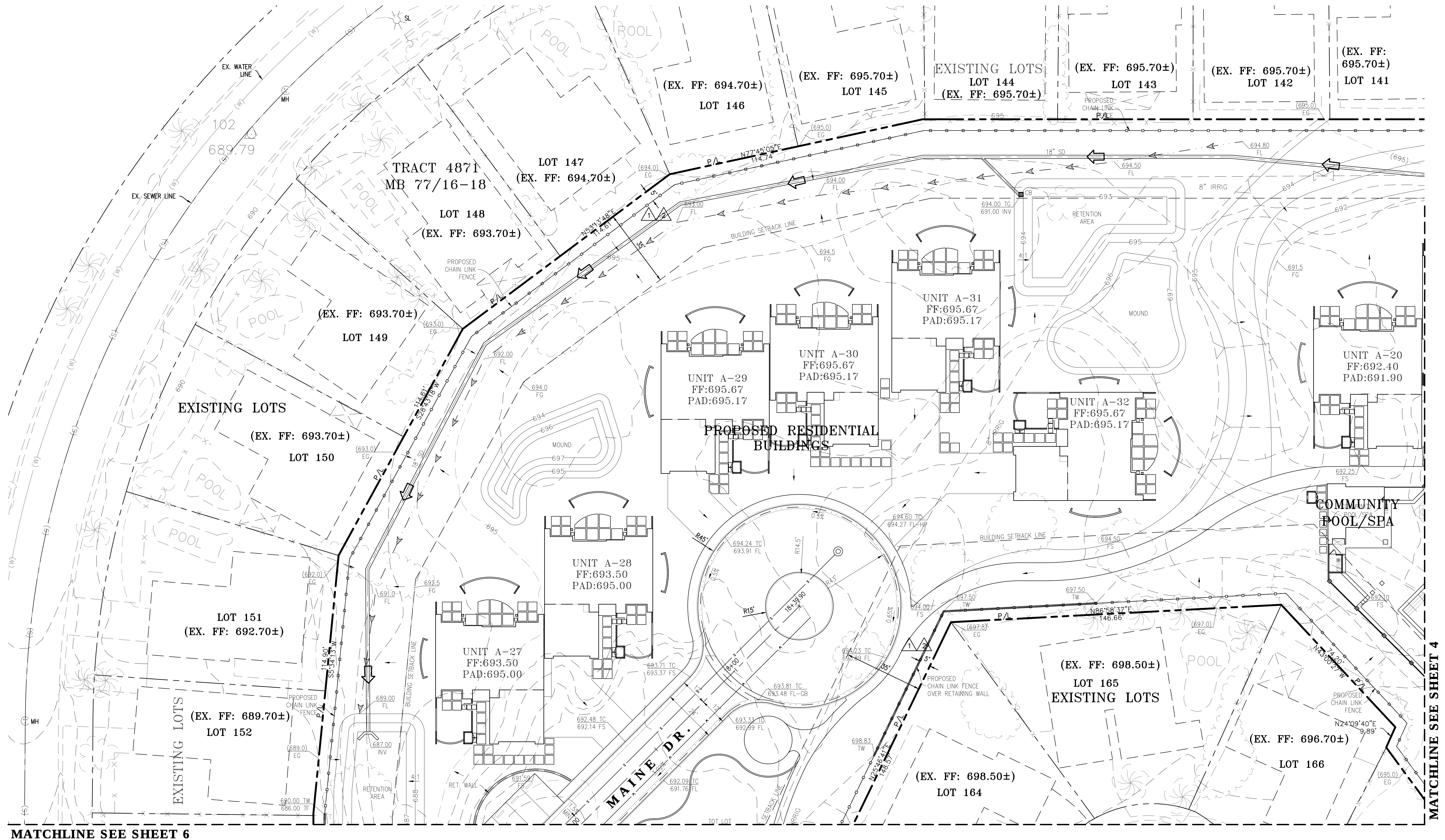
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CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. #4819, EXP. 6/30/2015
REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE

CITY OF PALM DESERT
TENTATIVE TRACT MAP
TRACT NO. 37240 - LOT 1
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

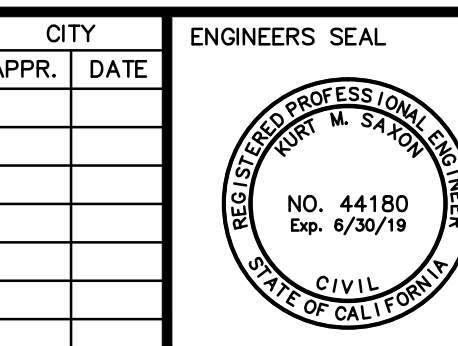
SHEET 4 OF 7 SHEETS
CITY FILE NUMBER



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PREPARED BY:
SAXON ENGINEERING SERVICES, INC.
2000 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92066
TEL: 949.366.2180 FAX: 800.653.4193

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CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

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R.C.E. 64819, EXP. 6/30/2015

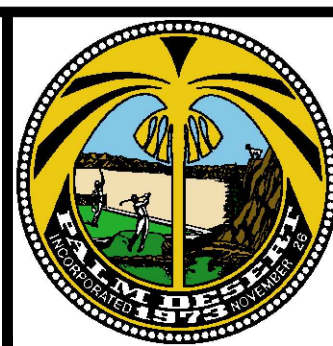
REVIEWED AND RECOMMENDED BY:

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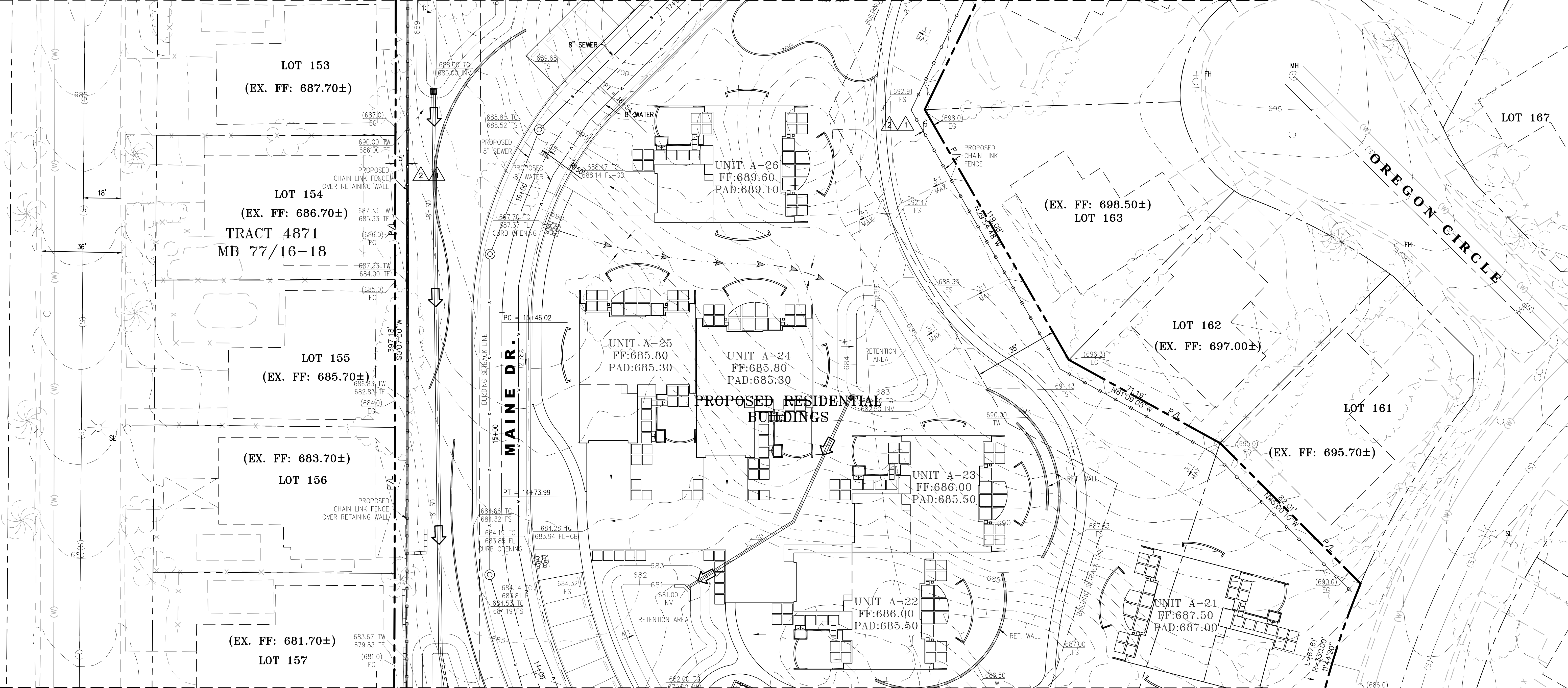
LANDSCAPE



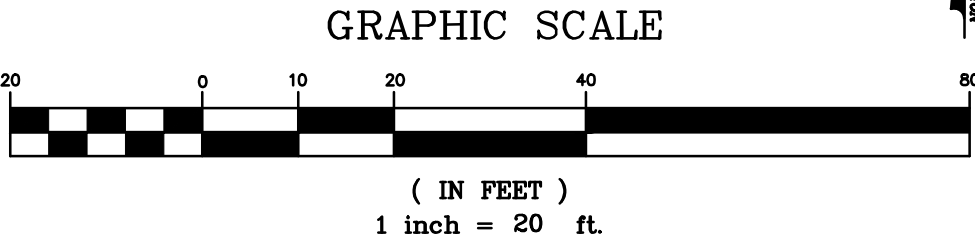
CITY OF PALM DESERT
TENTATIVE TRACT MAP
TRACT NO. 37240 - LOT 1
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
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SHEET 5
OF 7
SHEETS
CITY FILE NUMBER

MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 7



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ENGINEERS SEAL
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CIVIL
STATE OF CALIFORNIA

PREPARED BY:
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2005 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
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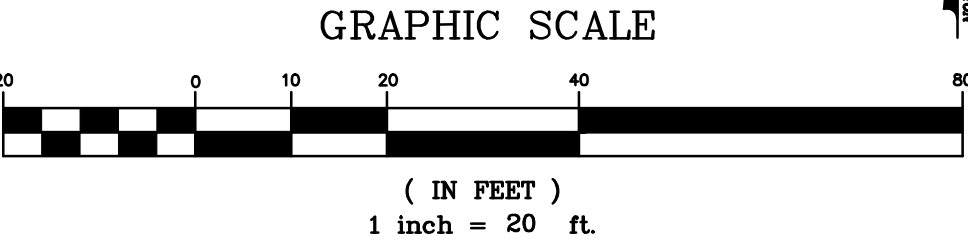
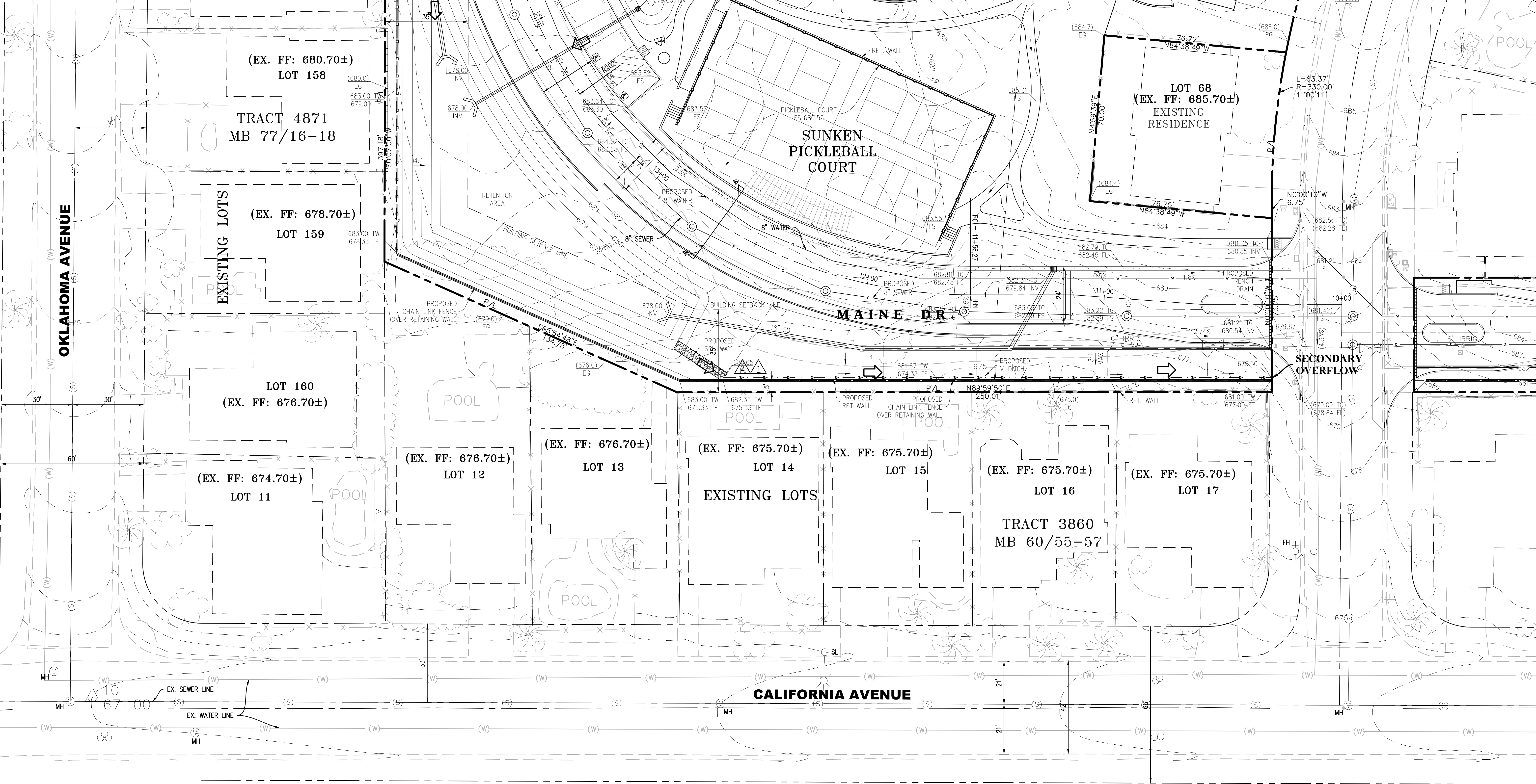
PLAN CHECKED BY:
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CITY OF PALM DESERT
TENTATIVE TRACT MAP
TRACT NO. 37240 - LOT 1
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SHEET 6
OF 7 SHEETS
CITY FILE NUMBER

MATCHLINE SEE SHEET 6



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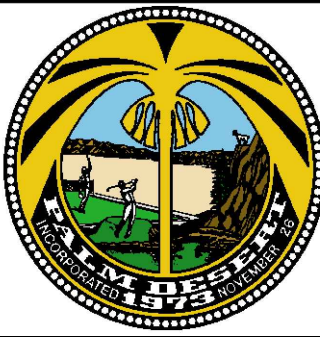
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CITY OF PALM DESERT
TENTATIVE TRACT MAP
TRACT NO. 37240 - LOT 1
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SHEET 7
OF 7
SHEETS
CITY FILE NUMBER