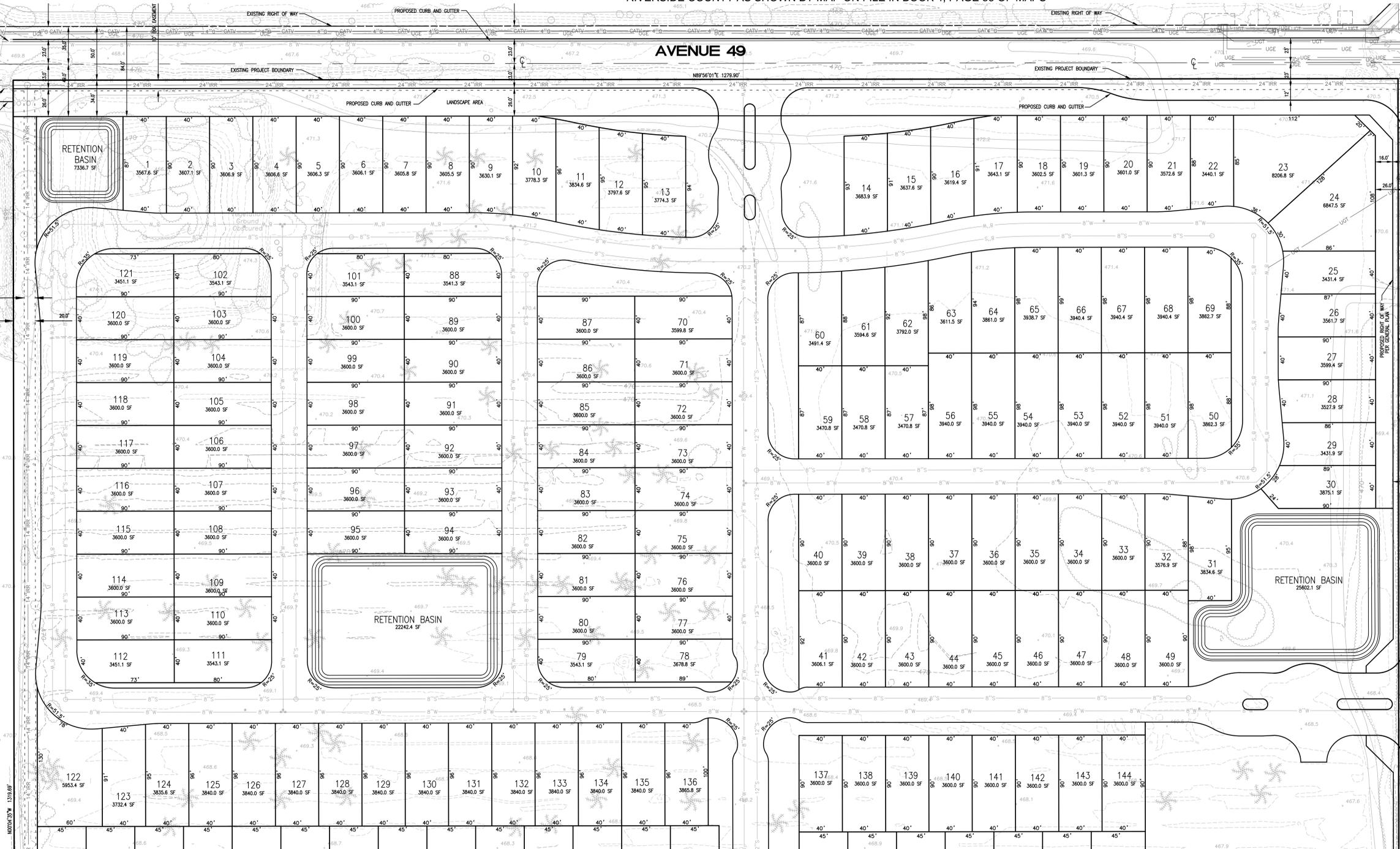


IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 39051
 LOT 11 OF THE SUBDIVISION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 7 EAST, IN THE
 RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53 OF MAPS

SEE SHEET 2

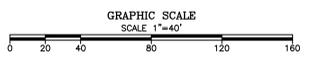
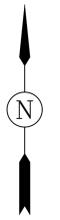
AVENUE 49

SEE SHEET 2

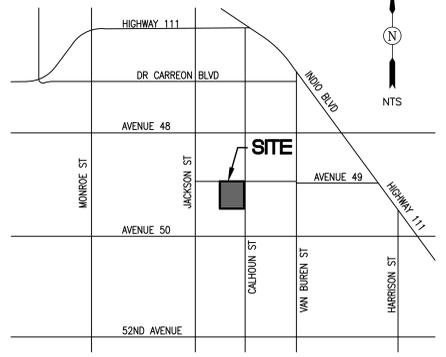


LEGEND

---	EASEMENT
---	RIGHT OF WAY LINES
---	STREET CENTERLINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING CABLE TV LINE
---	EXISTING DRAIN TILE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	P.C. CONCRETE PAVEMENT



VICINITY MAP



- EASEMENT NOTES**
- THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901 AND RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 1959-32692 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - RIGHTS OF WAY AND RESERVATIONS, AFFECTING LOT 7, HEREIN DESCRIBED, REFERRED TO IN DEEDS FROM THE COACHELLA VALLEY COUNTY WATER DISTRICT TO THE DISTRICT BOND COMPANY, DATED SEPTEMBER 27, 1940 AND RECORDED OCTOBER 30, 1941 IN BOOK 518, PAGE 588 OFFICIAL RECORDS. (NOT PLOTTABLE)
 - AN EASEMENT FOR WATER LINES AND MAINTENANCE OF SAID WATER LINES PURPOSES IN FAVOR OF DAVID H. MITCHELL AND CONSTANCE ANN COWAN, TRUSTEES OF THE DONALD H. AND CATHERINE H. MITCHELL FAMILY TRUST DATED JUNE 6, 1979 RECORDED SEPTEMBER 04, 1998, AS INSTRUMENT NO. 1998-377990 OFFICIAL RECORDS.
 - PROPOSED LANDSCAPE EASEMENT

- GENERAL NOTES**
- TOTAL AREA - 38.72 AC± ACRES, GROSS.
 - EXISTING SITE - VACANT.
 - SEWAGE DISPOSAL AND WATER SUPPLY TO BE PROVIDED BY CITY OF COACHELLA.
 - FEMA FLOOD ZONE- FLOOD ZONE X: AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NO. 06065C2254H EFFECTIVE DATE MARCH 6, 2018.
 - TENTATIVE TRACT MAP NO. 39051 CONTAINS 255 RESIDENTIAL LOTS.

- SERVICES**
- | | |
|---|-----------------------|
| SEWER AND WATER:
CITY OF COACHELLA | PHONE: (760) 398-3502 |
| GAS:
THE GAS COMPANY | PHONE: (909) 335-7706 |
| ELECTRIC:
IMPERIAL IRRIGATION DISTRICT | PHONE: (760) 335-3640 |
| TELEPHONE:
FRONTIER COMMUNICATIONS | PHONE: (760) 778-3620 |
| CABLE TV:
SPECTRUM USA | PHONE: (760) 340-2225 |
| UNDERGROUND SERVICE ALERT | PHONE: (800) 422-4133 |
| SCHOOL:
COACHELLA VALLEY UNIFIED SCHOOL DISTRICT | PHONE: (760) 399-5137 |

OWNER/DEVELOPER
 ROD VANDENBURG, MANAGING PARTNER
 PACIFIC MODERN BUILDERS, LLC
 43584 VIA MAGELLAN DRIVE
 PALM DESERT, CA 92211
 ROD4REAL@AOL.COM
 TEL: (760) 799-8227

ENGINEER/SURVEYOR
 TUNG HSIEH, PLS, PLS
 THE ALTUM GROUP
 44600 VILLAGE COURT, SUITE 100
 PALM DESERT, CA 92260
 TEL: (760) 346-4750

APN
 612-260-010

ZONING
 EXISTING: GENERAL NEIGHBOUR (G-N)
 PROPOSED: PUD, PLANNED UNIT DEVELOPMENT

GENERAL PLAN
 EXISTING: LOW DENSITY RESIDENTIAL (R-L)
 PROPOSED: LOW DENSITY RESIDENTIAL (R-L)

LAND USE
 EXISTING: VACANT
 PROPOSED: SINGLE FAMILY DWELLING

LEGAL DESCRIPTION
 LOT 11 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SBM, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION WITHIN THE PUBLIC HIGHWAY ALONG THE EAST SIDE OF SAID LOT 11.

BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATION "P600" AND "DHL6" NAD 83(NRS 2011) EPOCH 2010.00 AS PER NGS DATE SHEET.

BENCH MARK
 CITY OF INDIO BM 127
 RIVERSIDE COUNTY BRASS DISC ON A CONCRETE POST NEAR THE INTERSECTION OF AVE. 48 & VAN BUREN ST.

ELEVATION= 464.82' NGVD 29 + 500'
 THE ELEVATION LISTED ABOVE IS ACTUAL ELEVATION PLUS 500'

AERIAL TOPOGRAPHY

200 SPECTRUM CENTER DRIVE, SUITE 300
 IRVINE, CA 92618 (619) 606-5020 INFO@ATMLV.COM
 AERIAL PHOTOGRAPHY DATED: 10-27-2021

PREPARED BY:
 Engineering • Planning
 Survey • Environmental

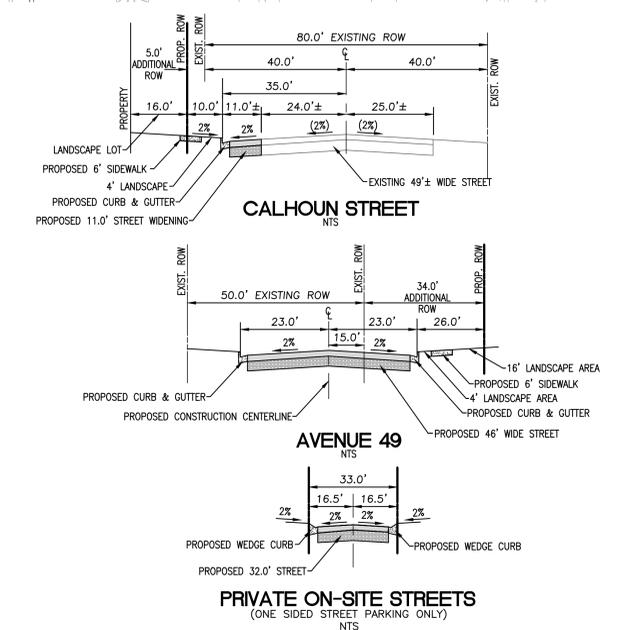
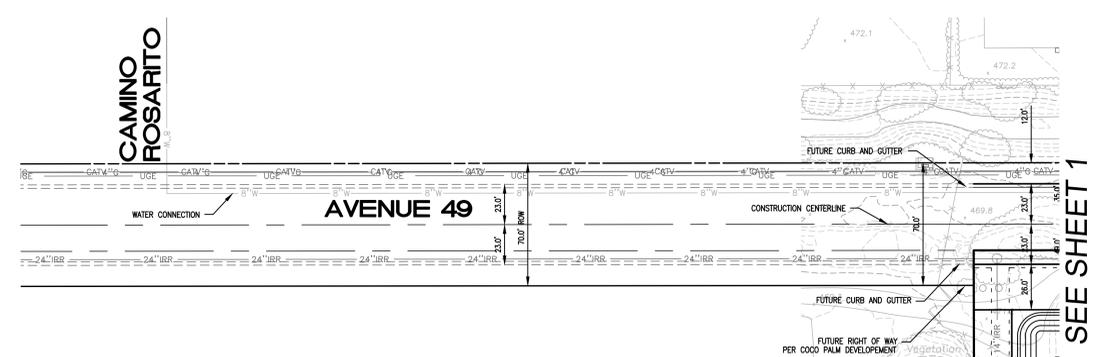
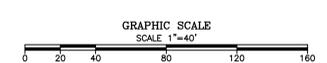
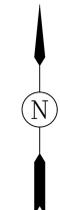
The Altum Group
 44-600 Village Court, Suite 100, Palm Desert, CA 92260
 T. 760.346.4750 TheAltumGroup.com f. 760.340.0089

SHEET NO.
1
 OF **2**

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 39051
 LOT 11 OF THE SUBDIVISION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 7 EAST, IN THE
 RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53 OF MAPS
SEE SHEET 1



- LEGEND**
- EASEMENT
 - - - RIGHT OF WAY LINES
 - STREET CENTERLINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING CABLE TV LINE
 - EXISTING DRAIN TILE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - ▭ P.C. CONCRETE PAVEMENT



AERIAL TOPOGRAPHY

AEROTECH MAPPING, INC.

200 SPECTRUM CENTER DRIVE, SUITE 300
 IRVINE CA 92618 (619) 666-5020 INFO@ATMLV.COM
 AERIAL PHOTOGRAPHY DATED: 10-27-2021

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• Engineering • Planning
 • Survey • Environmental

SHEET NO.
2
 OF **2**