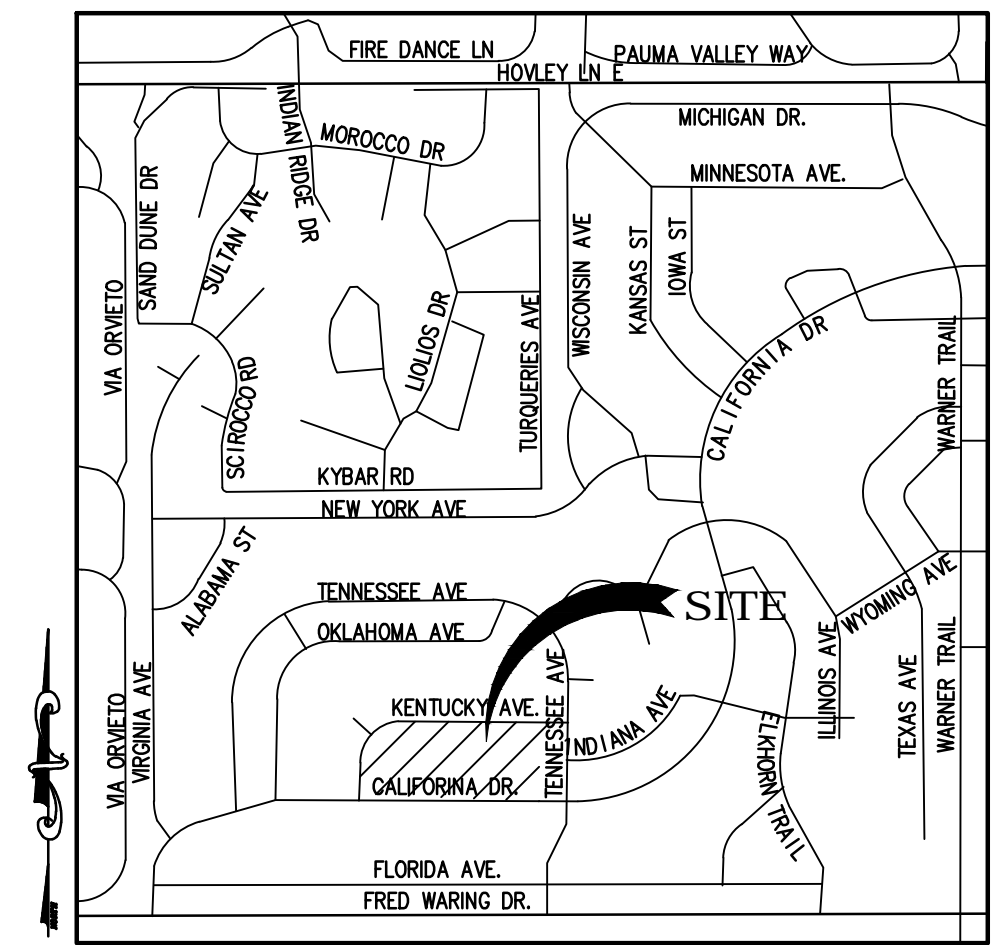
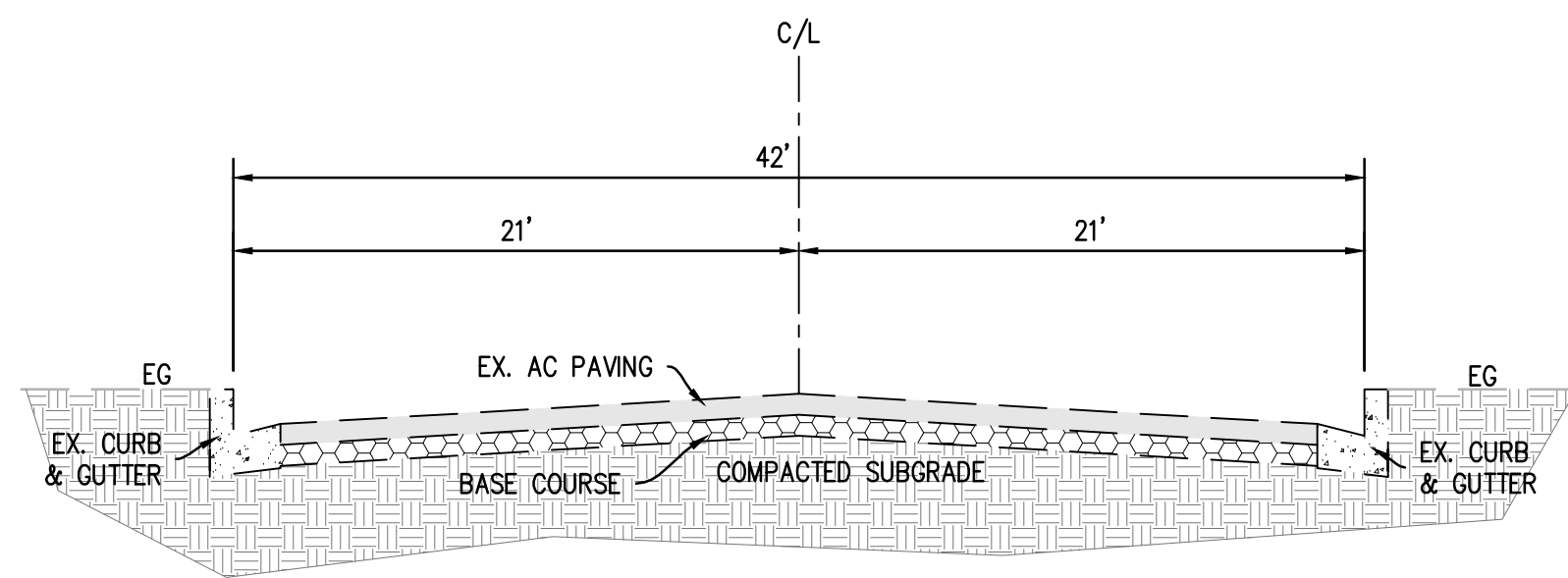


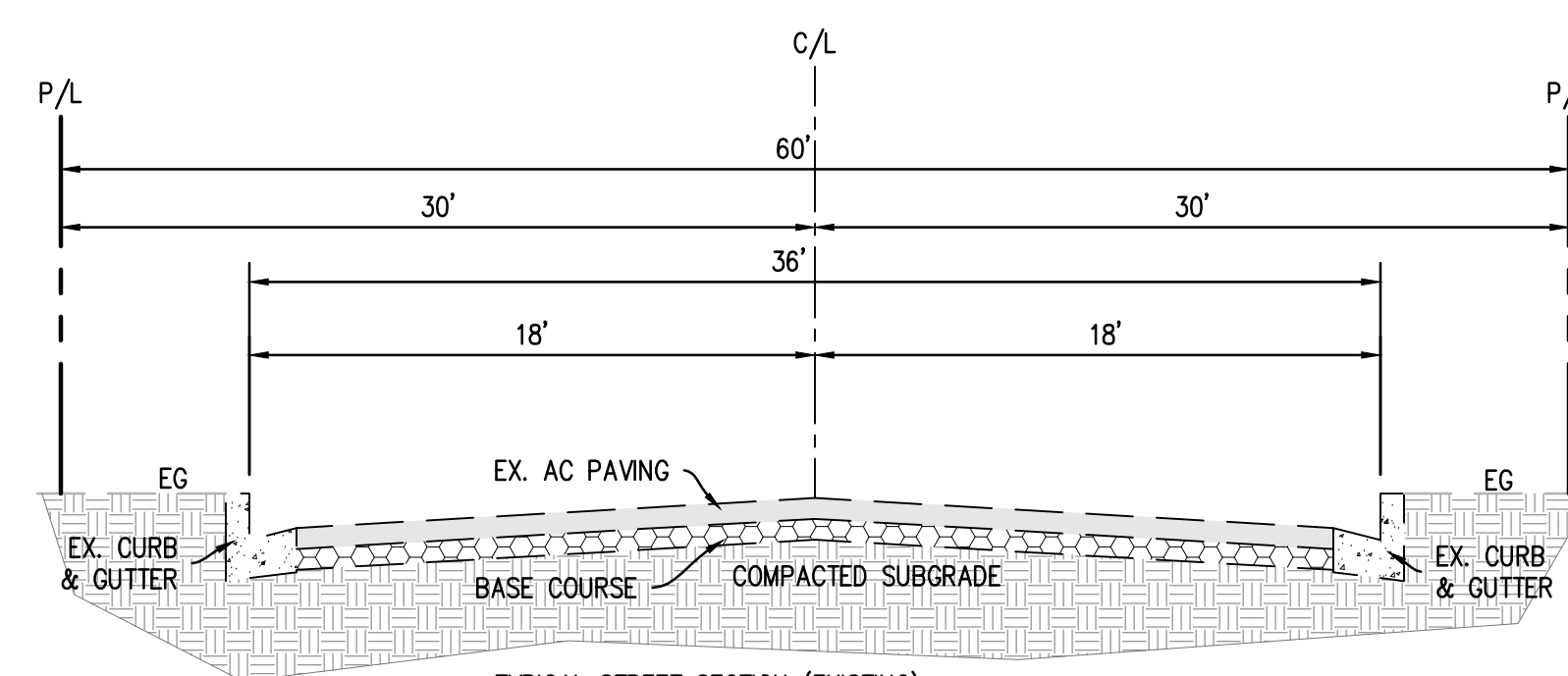
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 37241
LOT 1
"FOR CONDOMINIUM PURPOSES"



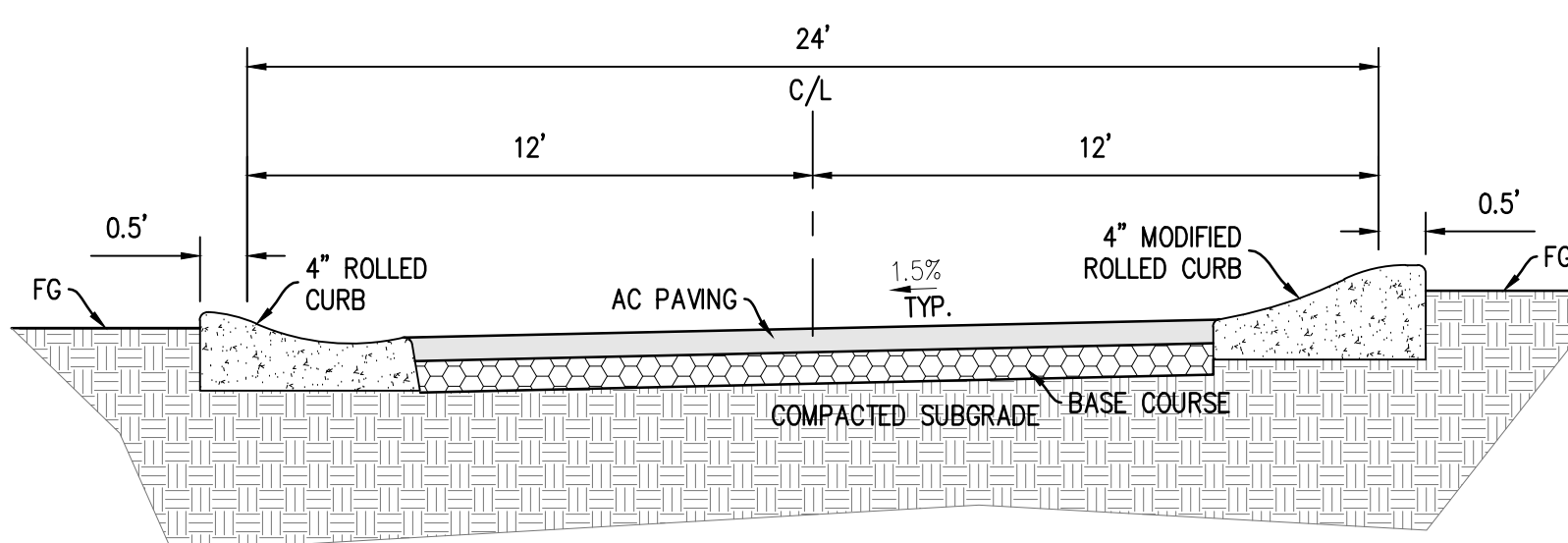
VICINITY MAP
 NTS



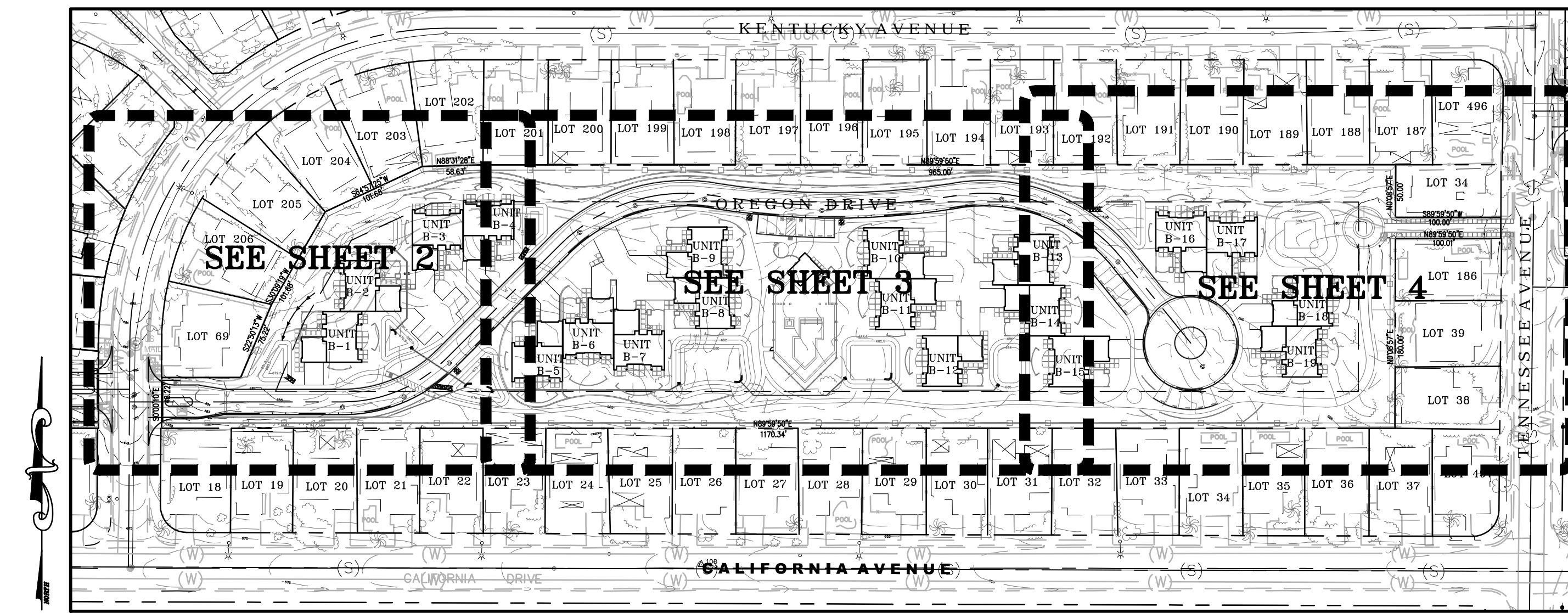
TYPICAL STREET SECTION (EXISTING)
CALIFORNIA DRIVE
 NTS



TYPICAL STREET SECTION (EXISTING)
KENTUCKY & TENNESSEE AVE.
 NTS



PROPOSED TYPICAL STREET SECTION A-A
OREGON DRIVE
 NTS
 (PRIVATE STREET)



INDEX MAP
 SCALE: 1"=100'

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - CHAINLINK FENCE
- - - FLOWLINE
- - - SETBACK LINE
- ⊙ STREET LIGHT (SL)
- ⊕ FIRE HYDRANT (FH)
- ⊕ GATE VALVE
- ⊕ MANHOLE (MH)
- ⊕ IRON PIPE (FOUND)
- ⊕ POWER POLE (PP)
- ← SECONDARY OVERFLOW

EASEMENT NOTES:

- 1 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.
- 2 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.
- 3 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.

APPLICANT

P.D. HOLDINGS INC.
 77-700 CALIFORNIA DRIVE
 PALM DESERT, CA
 760-345-2333

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 26 (LARGE LOT) & 27 (WEST), BOTH FROM THE ABOVE REFERENCED MAP.
 (RIVERSIDE CO. PROPOSED TRACT NO. 37241) (EAST AREA).

ASSESSOR'S PARCEL NO.

637-190-021 & 032

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: 14,921 CY
 FILL: 7,102 CY
 EXPORT: 7,819 CY

ACREAGE

LOT 32 = 6.15 AC

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

ENGINEERS SEAL

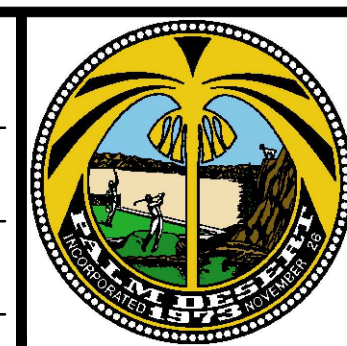
 KURT M. SAXON
 RCE#44180
 EXP. 06/30/19

PREPARED BY:

 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
 TEL: 949.366.2190 FAX: 800.653.4193
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. 64819, EXP. 6/30/2015
 DATE: EXP. 06/30/19
 REVIEWED AND RECOMMENDED BY: DATE

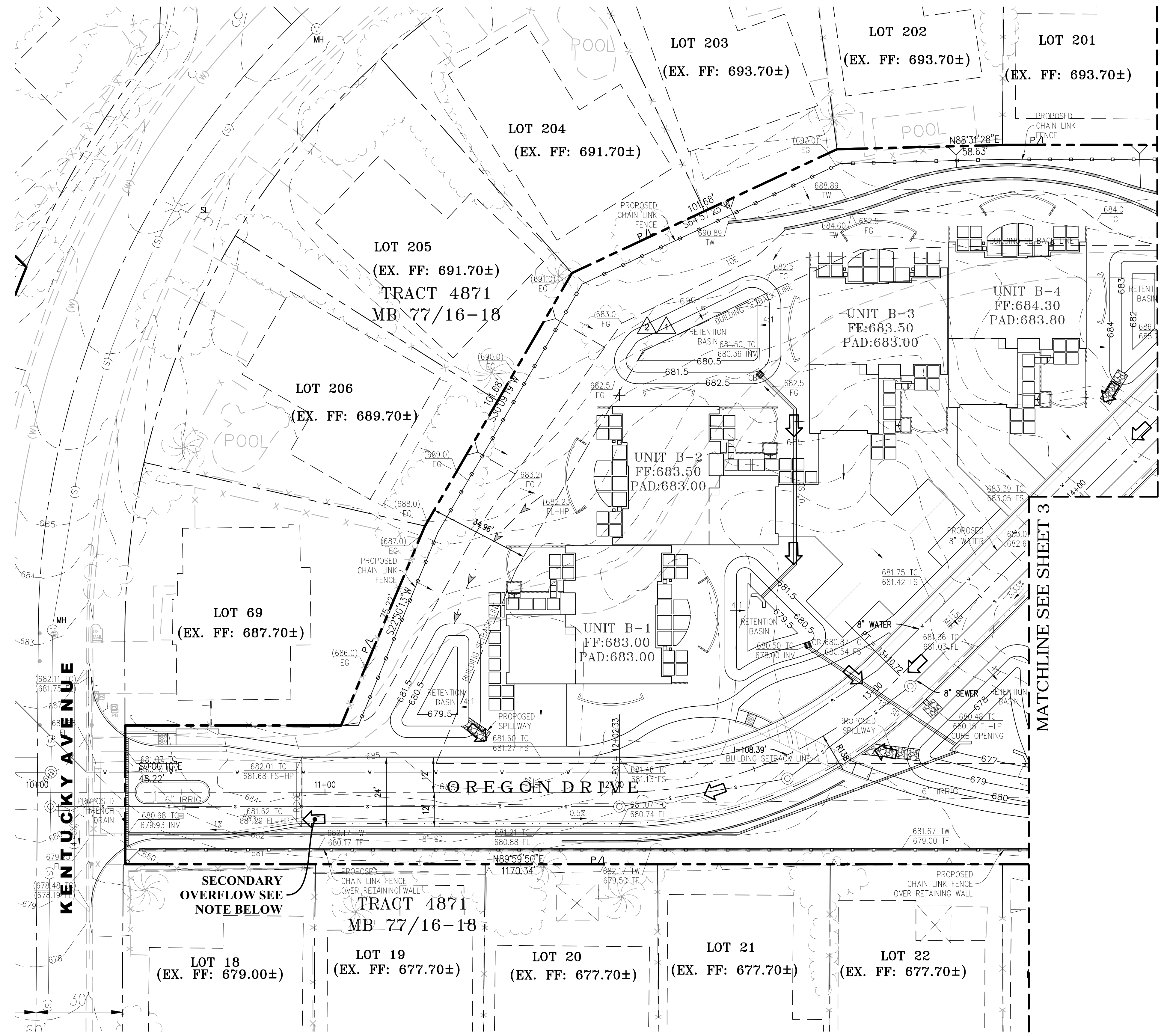
CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY:
 BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. 64819, EXP. 6/30/2015
 DATE: DATE

PLAN CHECKED BY:
 CIVIL
 TRAFFIC
 LANDSCAPE



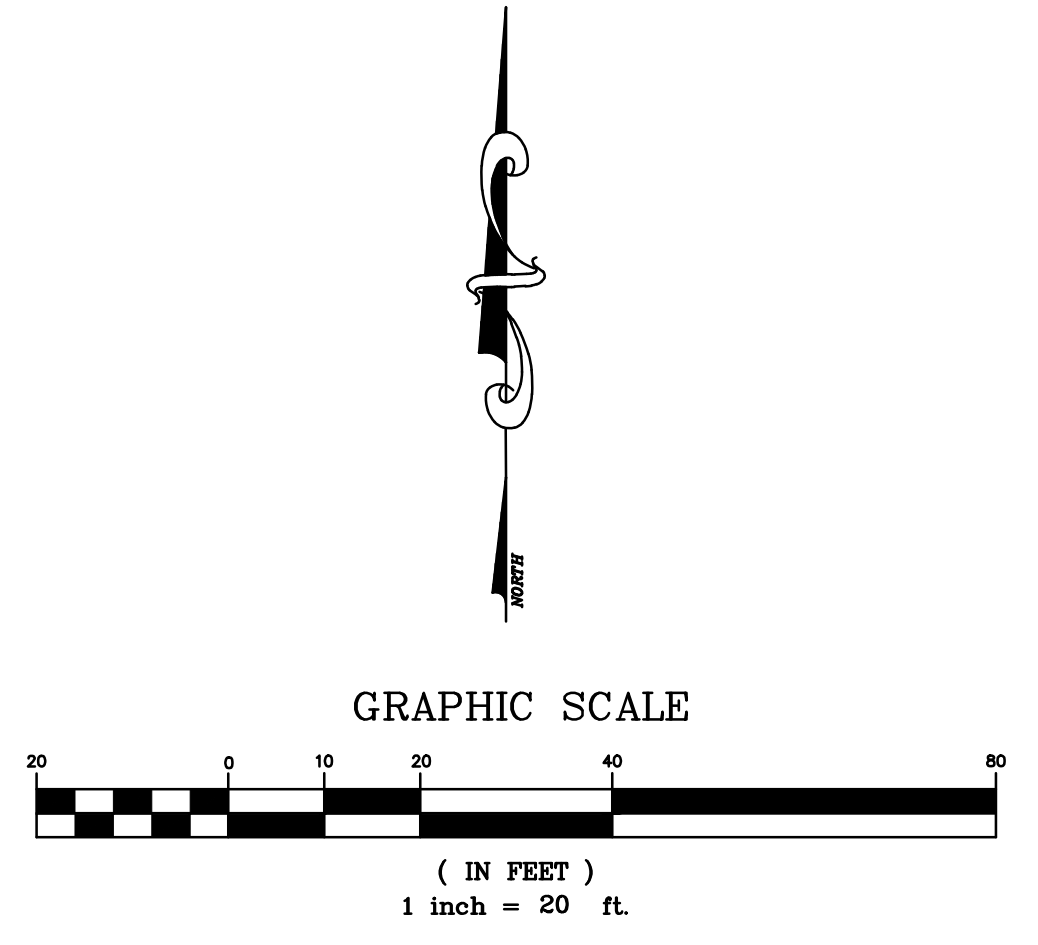
CITY OF PALM DESERT
 TENTATIVE TRACT MAP
 TRACT NO. 37241 - LOT 1
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 1
 OF SHEETS 4
 CITY FILE NUMBER



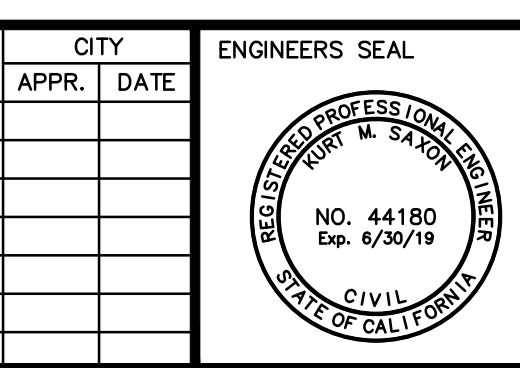
MATCHLINE SEE SHEET 3

SECONDARY OVERFLOW NOTE:
 BASIN SPILLS INTO STREET AND PONDS IN STREET AND THEN OVERFLOWS TO THE HIGH POINT IN OREGON DRIVE AND THEN FLOWS TO KENTUCKY AVENUE.



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'
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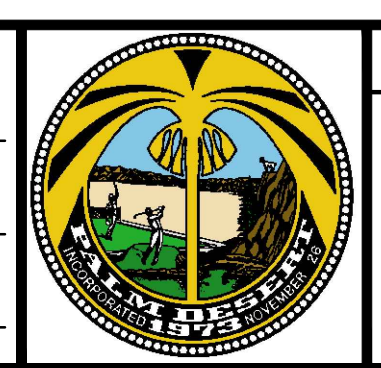
ENGINEER			REVISIONS			CITY	
MARK	BY	DATE				APPR.	DATE



PREPARED BY:
saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2885 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92066
 TEL: 949.366.2180 FAX: 800.853.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON RCE#44180 EXP. 06/30/19

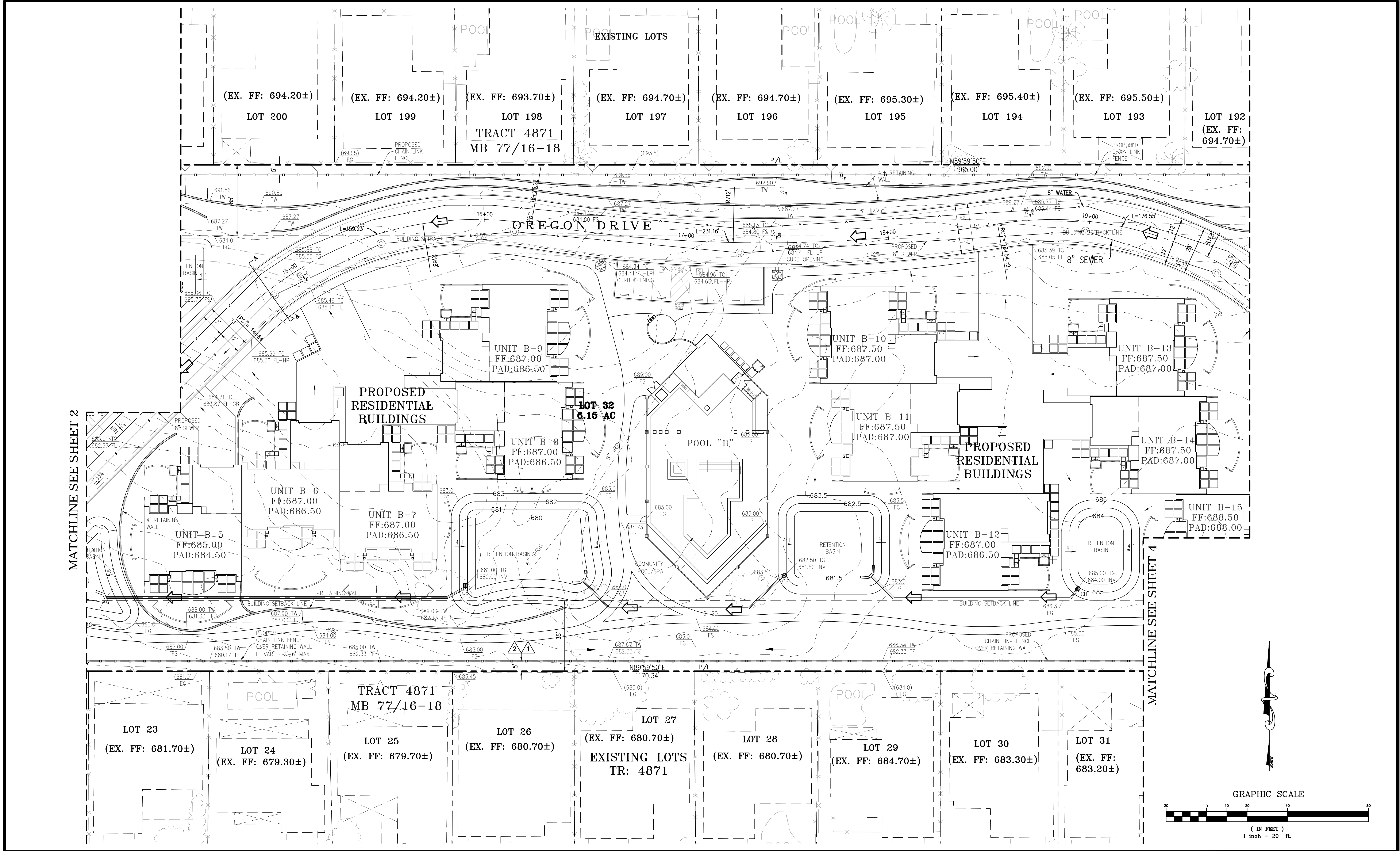
CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
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 CITY ENGINEER
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 TRAFFIC _____
 LANDSCAPE _____



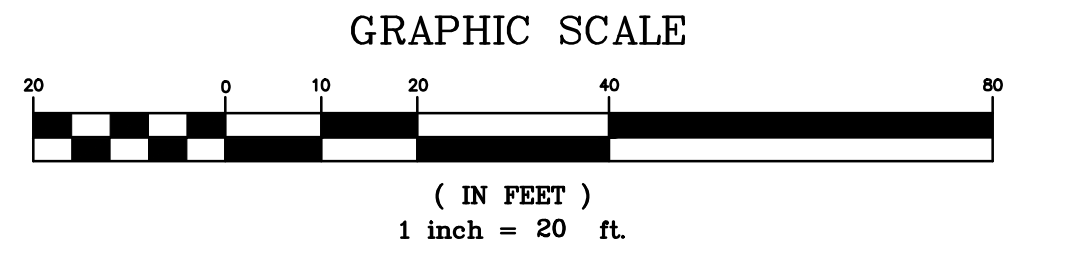
CITY OF PALM DESERT
 TENTATIVE TRACT MAP
 TRACT NO. 37241 - LOT 1
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 2
 OF
SHEETS 4
 CITY FILE NUMBER



MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4



DIG ALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
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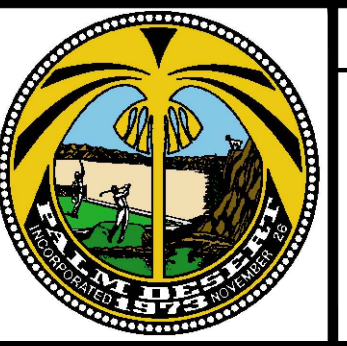
ENGINEER			REVISIONS	CITY	
MARK	BY	DATE		APPR.	DATE

ENGINEERS SEAL
KURT M. SAXON
RCE#44180
DATE: 06/30/15
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
3605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92668
TEL: 949.366.2180 FAX: 800.853.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180 DATE: 06/30/15

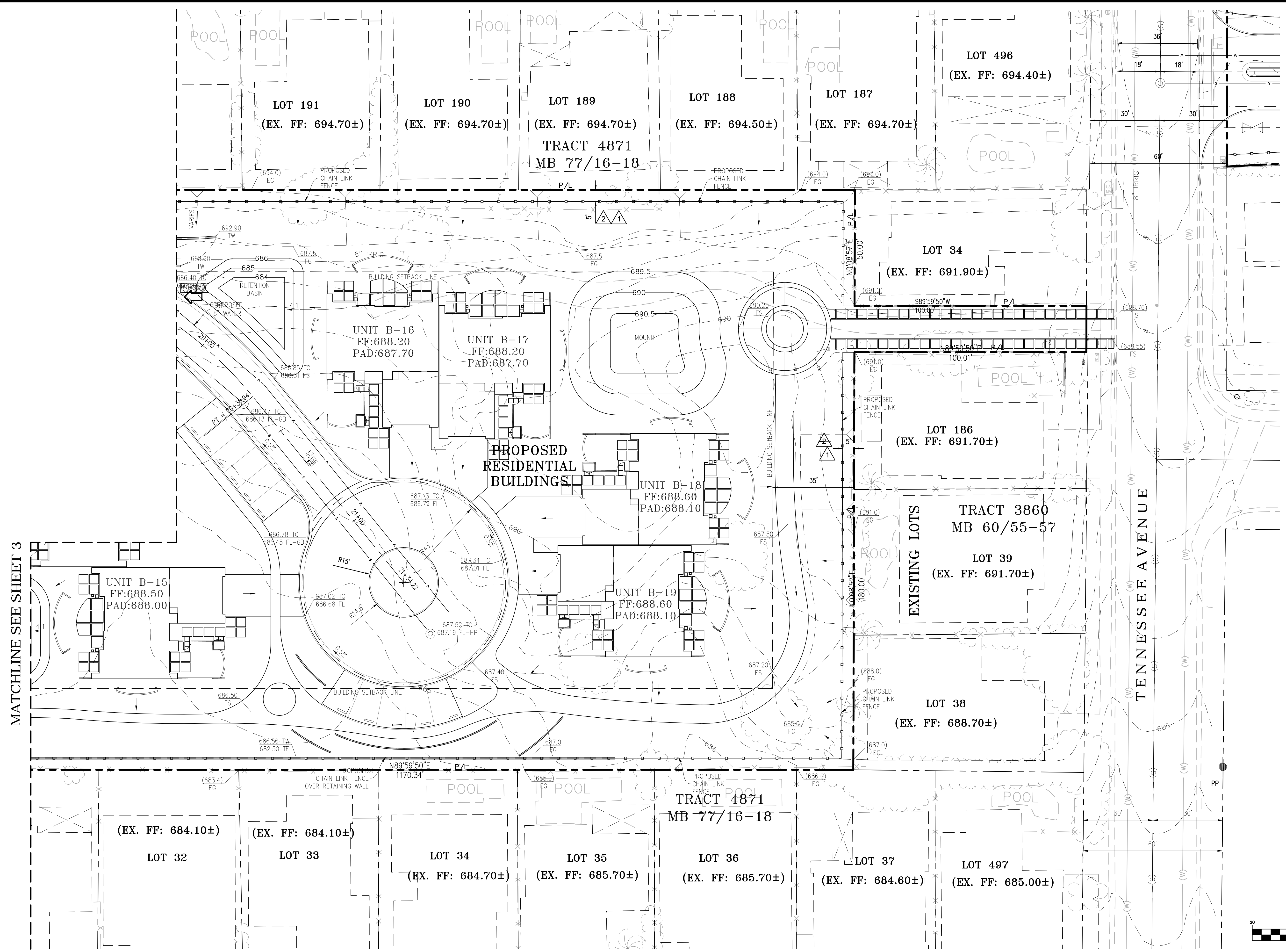
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CITY ENGINEER
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PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE

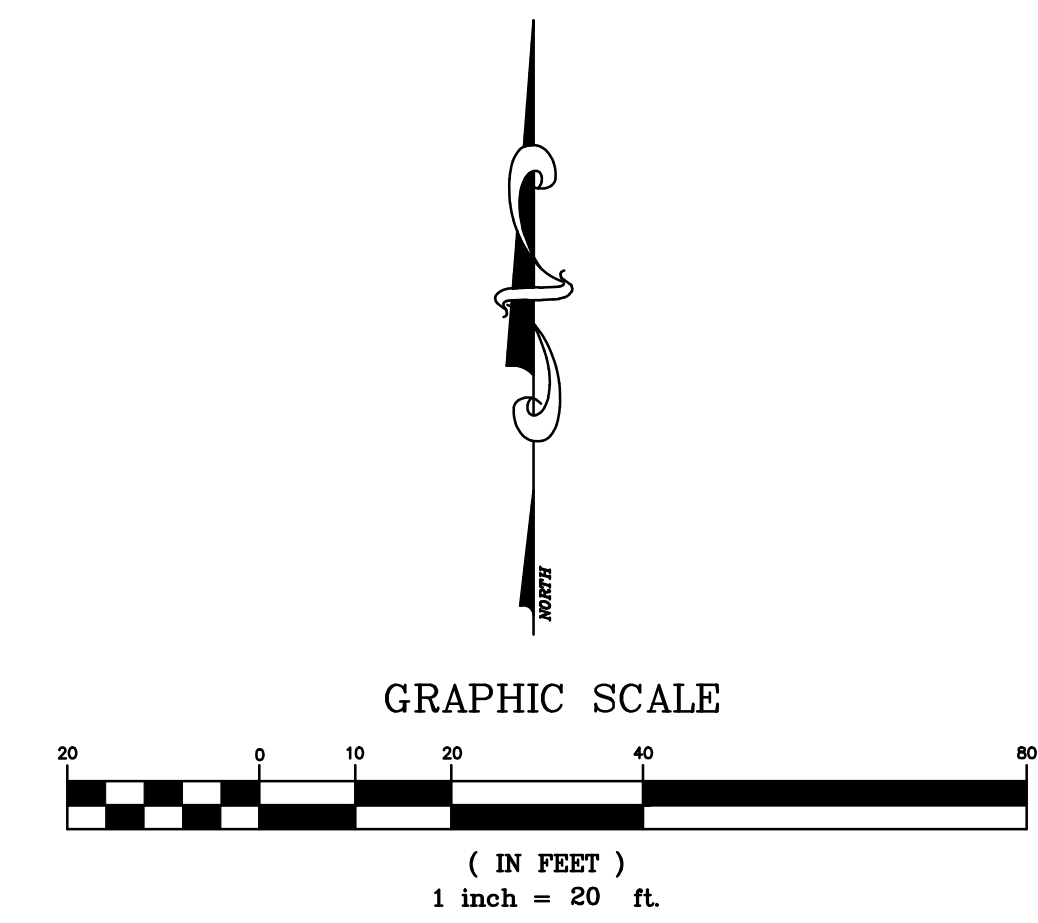


CITY OF PALM DESERT
TENTATIVE TRACT MAP
TRACT NO. 37241 - LOT 1
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 3
OF
SHEETS 4
CITY FILE NUMBER



MATCHLINE SEE SHEET 3



DIG ALERT
 DIAL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG
 TOLL FREE 1-800-227-2600
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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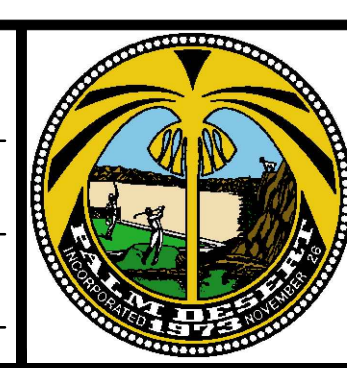
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ENGINEERS SEAL
 PROFESSIONAL ENGINEER
 NO. 44180
 Exp. 6/30/19
 CIVIL
 STATE OF CALIFORNIA

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CITY OF PALM DESERT
 TENTATIVE TRACT MAP
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 77-200 CALIFORNIA DRIVE
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SHEET 4
 OF
SHEETS 4
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