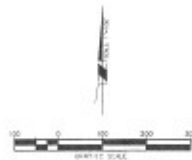


IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 30830
 BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER
 OF SECTION 36, T. 5S., R. 7E., SAN BERNARDINO MERIDIAN

RBF
 CONSULTING
 MARCH, 2003



GENERAL NOTES:

- THIS MAP INCLUDES ALL OF THE EXISTING OWNERSHIP FOR THE LISTED OWNERS.
- ALL EXISTING SURVEYS HAVE BEEN APPROVED.
- THIS SITE IS NOT A ZONED OR REGULATED TRACT.
- AREA OF SPECIAL STUDY ZONE.
- THIS LAND IS NOT SUBJECT TO FLOOD HAZARD ZONE FOR FLOOD RISK.
- THIS PROJECT DOES NOT RELY ON A SPECIALTY PLAN AREA.
- THIS PROPERTY DOES NOT RELY ON A DRAINAGE DRAINAGE SYSTEM.
- NO BUILDING ARE PROPOSED AT THIS TIME.
- SEPARATE UTILITIES PROVIDED BY OTHER AGENCIES ON DATE OF THIS MAP.

EASEMENT NOTES:

- NO EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDS MAP 21, 1833 ON BOOK 418 PAGE 262, IS NOTED.
- AN EASEMENT FOR CONVEYANCE, DRAINAGE AND OTHER UTILITIES PROVISION, AND RECORDS MAP 21, 1833 ON BOOK 418 PAGE 262, IS NOTED.
- AN EASEMENT FOR WATER SUPPLY AND SEWERAGE PURPOSES IN FAVOR OF THE CITY OF COACHELLA, CA.

APPLICABLE

ENGINEERING FEATURES, INC.
 4776 48th LANE
 17440 COUNTRY CLUB DRIVE
 SUITE B
 PALM DESERT, CA 92211
 (760) 200-8400 FAX
 (760) 200-8400 FAX

OWNER
ENGINEERING FEATURES, INC.
 4776 48th LANE
 17440 COUNTRY CLUB DRIVE
 SUITE B
 PALM DESERT, CA 92211
 (760) 200-8400 FAX
 (760) 200-8400 FAX

LEGAL DESCRIPTION

THE LAND RETURNED TO REVENUE IS LOCATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF COACHELLA, DESCRIBED AS FOLLOWS:

PARCEL 1:
 THE SOUTH HALF OF LOT 12 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 7 EAST, AS SHOWN ON MAP ON FILE IN BOOK 41822 TO 42, INCLUSIVE, OF MAPS, RECORDS IN RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:
 THE NORTHWEST 1/4 OF LOT 12 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 7 EAST, AS SHOWN ON MAP ON FILE IN BOOK 41822 TO 42, INCLUSIVE, OF MAPS, RECORDS IN RIVERSIDE COUNTY, CALIFORNIA.

LEGEND

- EXISTING
- PROPOSED
- PROPOSED STREET
- R.F.P.
- L.P.
- R.F.P.

UTILITIES/SERVICES

- WATER - CITY OF COACHELLA (TRC001-001)
- SEWER - CITY OF COACHELLA (TRC001-001)
- GAS - SOUTHERN CALIFORNIA GAS (TRC001-001)
- ELECTRIC - SOUTHERN CALIFORNIA GAS (TRC001-001)
- TELEPHONE - SOUTHERN CALIFORNIA GAS (TRC001-001)
- MAIL - U.S. MAIL SERVICE (TRC001-001)
- TRUCK - SOUTHERN CALIFORNIA GAS (TRC001-001)

LOT TABULATION

- HARVESTED LOTS 151 LOTS
- UNDEVELOPED LOTS 15 LOTS
- TOTAL 166 LOTS

TRUCKS BROTHERS GUIDE

- ENGINEER J. LAW BROTHERS COMPANY
- 3001 CENTER
- PALESTINE - CA

ASSESSOR'S PARCEL NO.

63-00-002

ZONING DATA

- EXISTING ZONING - R-1
- PROPOSED ZONING - R-1
- GENERAL PLAN DESIGNATION - MOUNTAIN VIEW RESIDENTIAL

LAND USE

- EXISTING - RURAL AGRICULTURAL (SUNFLOWERS)
- PROPOSED - SINGLE FAMILY RESIDENTIAL HOMES

FLOOD ZONE

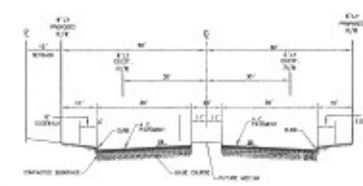
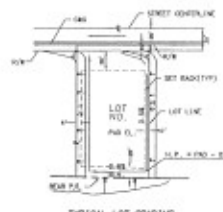
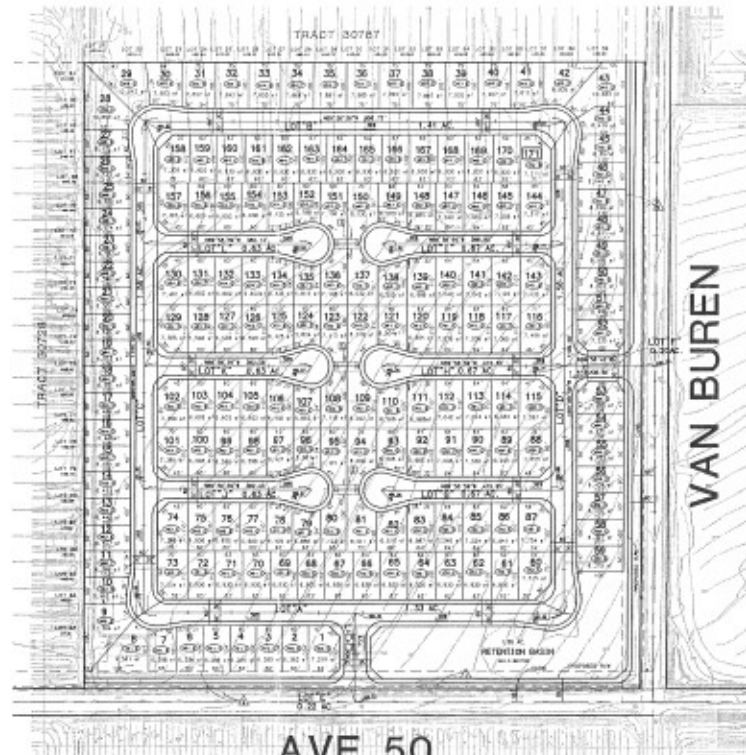
- FROM LISTED MAPS: NONE IN THIS TRACT
- ZONE: 0

AREAS TABLE

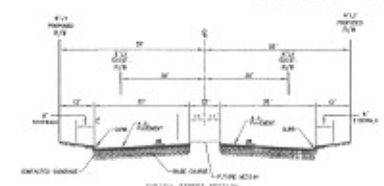
- WATER RESIDENTIAL LOT SIZE: 8784 S.F.
- SEWER RESIDENTIAL LOT SIZE: 1284 S.F.
- PHONE RESIDENTIAL LOT SIZE: 784 S.F.

GRASS AREA

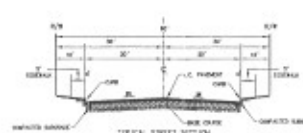
- RESIDENTIAL LOTS: 27.3 AC
- LETTERED LOTS (STREETS): 1.8 AC
- LETTERED LOTS (SPRINKLES): 1.8 AC
- TOTAL GRASS AREA: 41.8 AC
- TOTAL NET CROSSLAND: 34.8 AC



TYPICAL STREET SECTION
VAN BUREN STREET
 SECONDARY ARTERIAL - PUBLIC STREETS
 STANDARD NO. 2-3
 (NO SCALE)



TYPICAL STREET SECTION
AVE 50
 MAJOR ARTERIAL - PUBLIC STREETS
 STANDARD NO. 2-3
 (NO SCALE)



TYPICAL STREET SECTION
INTERIM STREETS
 MAJOR ARTERIAL - PUBLIC STREETS
 STANDARD NO. 2-3
 (NO SCALE)

DATE	BY	CHK	APP