



# TENTATIVE TRACT NO. 32860

A SUBDIVISION OF LOTS 71 AND 72 OF TRACT 30117-1  
OF SECTION 21 TOWNSHIP 5 SOUTH, RANGE 8 EAST, S.B.M.

NOVEMBER, 2004

"PLANNED UNIT DEVELOPMENT"  
"FOR CONDOMINIUM PURPOSES"  
"FOR HOTEL PURPOSES"

PREPARED BY

**HACKER ENGINEERING, INC.**  
CIVIL ENGINEERING LAND SURVEYING & PLANNING  
Professional Seal No. 4428  
1000 EAST BROADWAY SUITE 100  
COACHELLA, CA 92240



### OWNER/APPLICANT

THE VINEYARDS SOUTH LLC  
1650 PALM BLVD. SUITE 2  
DESERT HOT SPRINGS CA 92240



THOMAS STATE COORDINATES PAGE 5471 D-1

### EASEMENT NOTES

- AN EASEMENT FOR OTHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE MICHIGAN-CALIFORNIA ELECTRIC COMPANY, RECORDED APRIL 15, 1940, IN BOOK 441, PAGE 84, O.R.
- AN EASEMENT FOR PUBLIC HIGHWAYS, IN FAVOR OF THE PUBLIC, RECORDED APRIL 17, 1955 AS INSTRUMENT NO. 32992, O.R., RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR PIPELINES, DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED DECEMBER 29, 1958, AS INSTRUMENT NO. 109980, D.R.
- 74' WIDE PUBLIC UTILITY EASEMENT AS SHOWN IN MAP OF TRACT 30117-1 AS RECORDED IN MAP BOOK 331, PAGES 71-76, O.R.

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL APPROPRIATE CONTIGUOUS OWNERSHIP INFORMATION (THEY HAVE NOT USED OR MUST RETURN) I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED UNDEVELOPED EVEN IF IT IS BARRICADED BY ROADS, STREET, UTILITY CONDUITS OR AIRMAID RIGHTS-OF-WAY.

SIGNATURE

### PROJECT DATA

TOTAL NUMBER OF LOTS: 339  
 LETTERED LOTS: 31  
 PUD LOTS: 358  
 CONDOMINIUM LOTS: 1  
 HOTEL LOTS: 1  
 UNIMPROVED LOTS: 358  
 STREET R/W: 100 FT ACRES  
 PUD ACRES: 26.78 ACRES  
 CONDO ACRES: 0.67 ACRES  
 HOTEL ACRES: 0.37 ACRES  
 UTILITY ACRES: 81.90 ACRES  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: COMMERCIAL/ENTERTAINMENT-PLANNED UNIT DEVELOPMENT-CONDOMINIUM, HOTEL

### FLOOD ZONE (FEMA)

ZONE S  
THE PROPERTY WITHIN THE BOUNDARY OF THIS ALTA/CASH LAND TITLE SURVEY IS DESIGNATED ZONE "S" FLOOD HAZARD AREA AS INDICATED IN A LETTER SENT TO THE CITY OF COACHELLA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY/STATE OF CALIFORNIA. FEMA COMMUNITY PANEL RECORDS NOT AVAILABLE. FLOOD ZONE "S" INDICATES AREAS OF ANNUAL FLOODING PER FEMA FLOOD ZONE DESIGNATIONS.

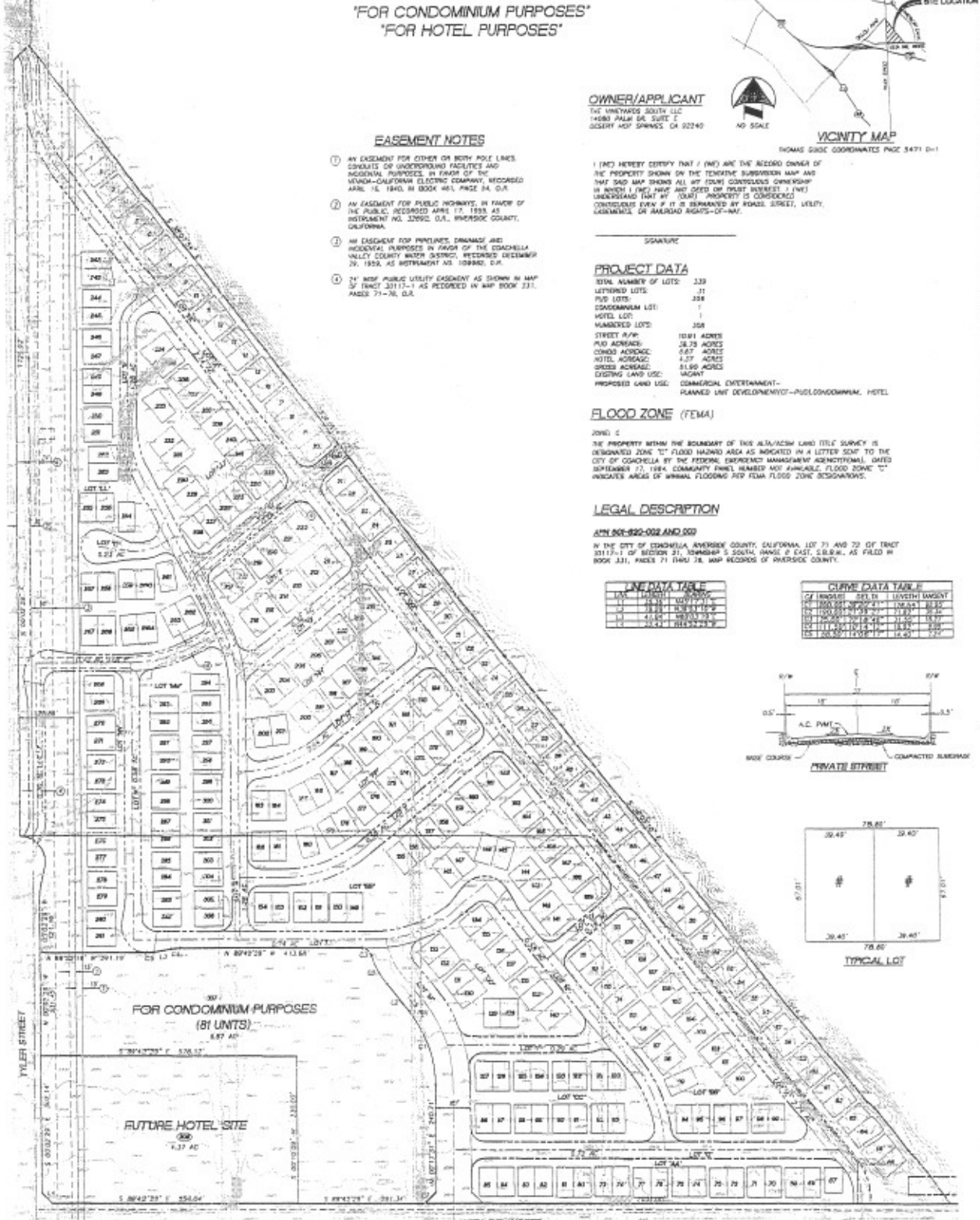
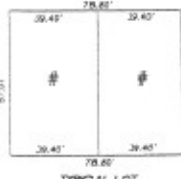
### LEGAL DESCRIPTION

#### ACTS 88-002-002 AND 88-001

IN THE CITY OF COACHELLA, RIVERSIDE COUNTY, CALIFORNIA, LOT 71 AND 72 OF TRACT 30117-1 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 8 EAST, S.B.M. AS FILED IN BOOK 331, PAGES 71 THRU 76, MAP RECORDS OF RIVERSIDE COUNTY.

LINE NO.	START POINT	END POINT	LENGTH
1	12	11	10.00
2	11	10	10.00
3	10	9	10.00
4	9	8	10.00
5	8	7	10.00
6	7	6	10.00
7	6	5	10.00
8	5	4	10.00
9	4	3	10.00
10	3	2	10.00
11	2	1	10.00
12	1	0	10.00

LINE NO.	START POINT	END POINT	LENGTH	CHORD BEARING
1	12	11	10.00	N 89° 58' 12" W 10.00
2	11	10	10.00	N 89° 58' 12" W 10.00
3	10	9	10.00	N 89° 58' 12" W 10.00
4	9	8	10.00	N 89° 58' 12" W 10.00
5	8	7	10.00	N 89° 58' 12" W 10.00
6	7	6	10.00	N 89° 58' 12" W 10.00
7	6	5	10.00	N 89° 58' 12" W 10.00
8	5	4	10.00	N 89° 58' 12" W 10.00
9	4	3	10.00	N 89° 58' 12" W 10.00
10	3	2	10.00	N 89° 58' 12" W 10.00
11	2	1	10.00	N 89° 58' 12" W 10.00
12	1	0	10.00	N 89° 58' 12" W 10.00



### NOTES

- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEDICATED.
- CONTOURS SHOWN ON THIS MAP WERE TAKEN FROM AN AERIAL CONTOUR MAP PREPARED BY C.M.A. IN JUNE, 2004.

### PROJECT PHASING

PURSUANT TO GOVERNMENT CODE 86436.1, THE SUBDIVIDER RESERVES THE RIGHT TO FILE SUCCESSIVE FINAL MAPS ON THIS TENTATIVE MAP.

### SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT  
SITE ADDRESS  
N.E. COR. TYLER ST. AND VISTA DEL NORTE  
COACHELLA, CA 92240

### ZONING

EXISTING: CT  
PROPOSED: CT

### WELL NOTE

### LEGEND

PAV 60.0 PROPOSED PAV ELEVATION  
EXISTING CONTOURS

### UTILITIES

WATER: CITY OF COACHELLA  
SEWER: CITY OF COACHELLA  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRICITY: IMPERIAL IRRIGATION DISTRICT  
TELEPHONE: SBCGLOBAL  
CABLE: DISC WARRIOR

NO.	REVISIONS	APPROVED	DATE

Exhibit 1. Tentative Tract Map No. 32860