

ZONING & LAND USE:
 EXISTING GENERAL PLAN _____ COMMERCIAL
 EXISTING ZONING _____ C - H (HIGHWAY COMMERCIAL)

UTILITIES:
 SEWER: MISSION SPRINGS WATER DISTRICT (760) 329-6448
 WATER: MISSION SPRINGS WATER DISTRICT (760) 329-6448
 GAS: THE GAS COMPANY (760) 323-1851
 ELECTRIC: SOUTHERN CALIFORNIA EDISON (760) 202-4291
 TELEPHONE: FRONTIER COMMUNICATIONS (760) 323-1231
 CABLE TV: TIME WARNER CABLE (760) 340-1312
 USA: UNDERGROUND SERVICE ALERT (800) 227-2600

ASSESSOR'S PARCEL NO.
 513-211-004

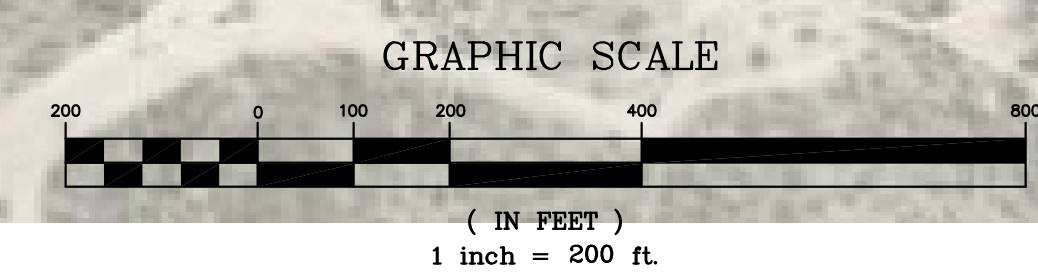
NOTES:
 EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY.
 F.I.R.M. (FEMA) DESIGNATION IS _____ ZONE "X"
 CONTOUR INTERVAL _____ 1 FOOT
 SCHOOL DISTRICT _____ PALM SPRINGS UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 3 SOUTH RANGE 4 EAST SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 0° 10' 33" WEST 152.81 FEET; THENCE NORTH 69° 02' 22" WEST, 403.30 FEET TO THE NORTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH LINE, NORTH 88° 42' 28" EAST, 377.27 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREIN ABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED TO THE STATE OF CALIFORNIA IN DEED RECORDED MARCH 10, 1964 AS INSTRUMENT NO. 30231 OF OFFICIAL RECORDS.

ACREAGE:
 GROSS AREA _____ 28,809 SF / 0.66 Acres



DIAL BEFORE YOU DIG
 1-800-422-4133

PLAY IT SAFE. DIAL BEFORE YOU DIG!

UNDERGROUND SERVICE ALERT OF SOUTHER CALIFORNIA

AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

BENCHMARK:

BASIS OF BEARING:

PRIVATE ENGINEER #	DATE	REVISIONS
	06/01/26	INITIAL RELEASE

DESIGNED BY
DRAWN BY
CHECKED BY
REVISED ON

COMPANY NAME

P A ENGINEERING, INC.
 Planning - Engineering - Surveying
 79405 Hwy 111 Suite 9-139
 La Quinta, CA 92253
 (760) 250-0638

CITY OF DESERT HOT SPRINGS
 DEPARTMENT OF PUBLIC WORKS



CITY OF DESERT HOT SPRINGS
WEALTHY VENTURES INC.
20TH AVENUE PROPERTY
BOUNDARY ESTABLISHMENT

SHEET 1
 OF 1
 PRIVATE REFERENCE #
 4016-01
 CITY REFERENCE #
 N / A