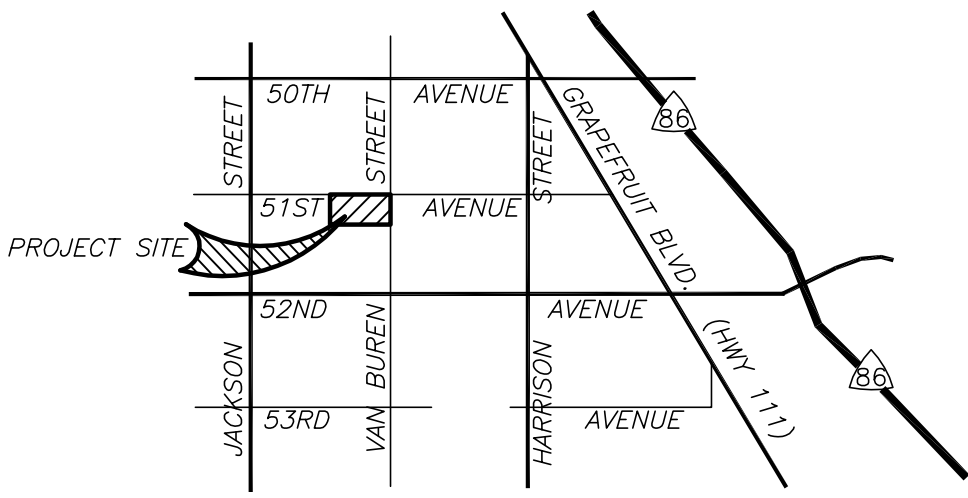




VICINITY MAP

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- (-) INDICATES RECORD DATA PER RECORD OF SURVEY 14/71
- [-] INDICATES RECORD DATA PER PARCEL MAP NO. 30451, M/B 208/12
- INDICATES PARCEL MAP BOUNDARY LINE
- - - INDICATES EXISTING PARCEL LINES
- INDICATES PROPOSED PARCEL LINES
- INDICATES EXISTING RIGHT OF WAY
- INDICATES ULTIMATE RIGHT OF WAY LINE PER CITY OF COACHELLA GENERAL PLAN

EASEMENT NOTES

- △ AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE UNITED STATES OF AMERICA, IN INSTRUMENT RECORDED FEBRUARY 25, 1949 IN BOOK 1054 PAGE 242 OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF THE UNITED STATES OF AMERICA, IN INSTRUMENT RECORDED FEBRUARY 20, 1950 AS INSTRUMENT NO. 2199 OF OFFICIAL RECORDS.

MONUMENT NOTES

- 1 FOUND 2" I.P. TAG ILLEGIBLE PER R.S. 14/71
ACCEPTED AS THE E 1/4 CORNER OF SECTION 1
- 2 FOUND 1-1/4" I.P. TAGGED RIV. CO. SURVEYOR
DN. 1.8' PER P.M. 208/11-13 & RS 14/71.
ACCEPTED AS THE W 1/4 COR. OF SECTION 6
- 3 FOUND 3/4" IP WITH CAP TAGGED R.C.E. 24176
PER P.M. 26583 BK 185/82-83
ACCEPTED AS THE CENTER OF SECTION 1
- 4 FOUND 1-1/4" I.P. TAGGED RIV. CO. SURVEYOR
DN. 1.3' PER P.M. 16693 98/78 & RS 14/71
ACCEPTED AS THE S/W CORNER OF SECTION 6

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED FOR THIS MAP IS BASED UPON THE CENTERLINE OF VAN BUREN STREET, AS SHOWN ON RECORD OF SURVEY RS 14/71, DATED JUNE 23 1947, BEING N00°07'00" W.

BENCHMARK

C.O.C. BM 5-1
ELEVATION= 434.50*
SEA LEVEL= 500*
DESCRIPTION:
TOP OF FIRE HYDRANT @ NORTH EAST CORNER OF INTERSECTION OF CARIO AVE. AND HARRISON ST.

FEMA FLOOD ZONE DESIGNATION

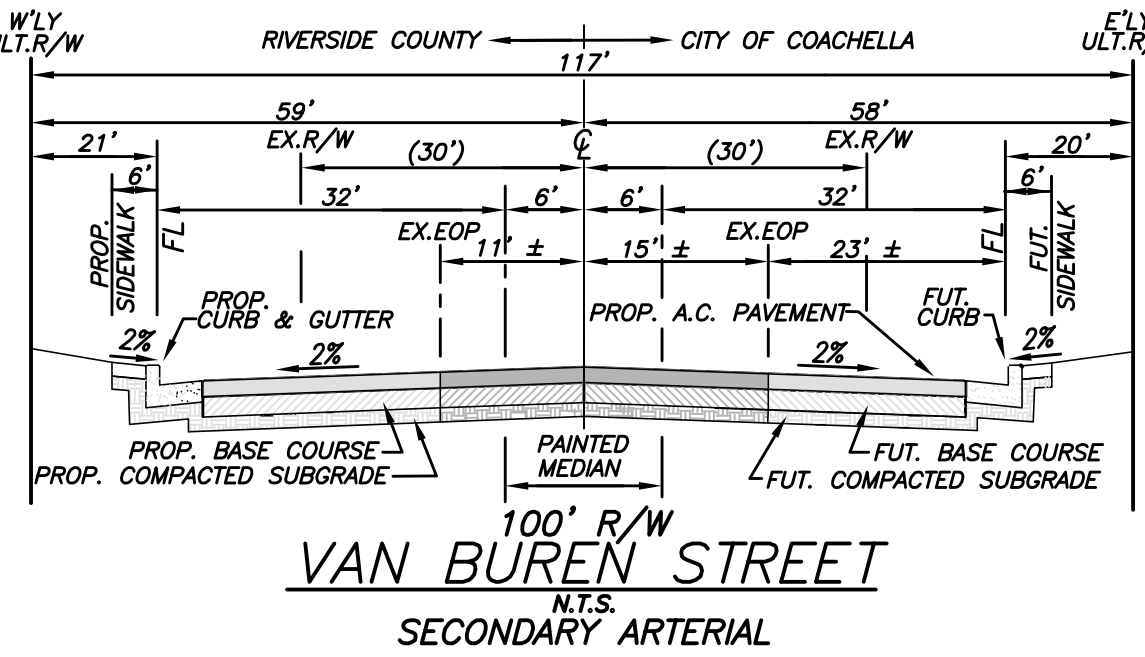
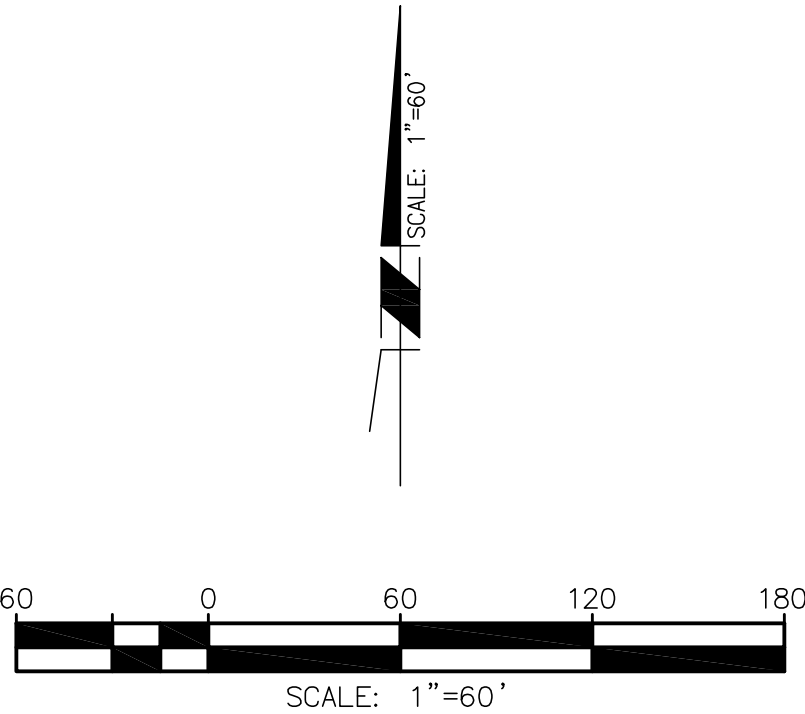
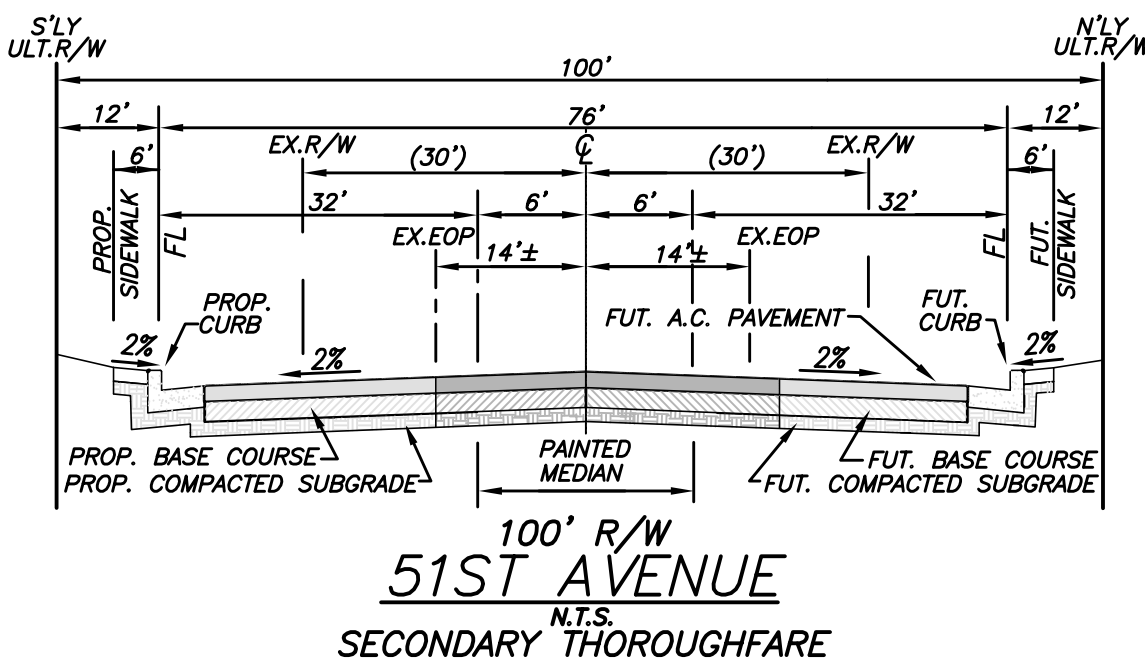
FLOOD ZONE: "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 060245 2300 B
MAP REVISED: MARCH 22, 1983

THOMAS BROTHERS GUIDE

THOMAS GUIDE - SAN BERNARDINO AND RIVERSIDE COUNTIES
STREET GUIDE 2006 EDITION
PG. 5470 SEC. (J,5)

PRELIMINARY EARTHWORK

RAW CUT 10,240 CY
RAW FILL 10,240 CY
BALANCED SITE 0 CY



TENTATIVE PARCEL MAP NO. 35491

LOT 5 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

(APN: 767-180-006)

(APN: 767-180-005)

PARCEL 2
GROSS: 8.13 AC
NET: 7.53 AC

PARCEL 1
GROSS: 12 AC
NET: 10.26 AC

(SCHOOL SITE)

LAND USE/ZONING DATA

WEST 8.3 ACRES OF PROPERTY:
EXISTING/PROPOSED: A, AGRICULTURE

EAST 12 ACRES OF PROPERTY:
EXISTING: A, AGRICULTURE
PROPOSED: R-M, RESIDENTIAL MULTIPLE FAMILY

LOT AREAS

EXISTING: A.P.N. 767-180-005 ... 20.13 ACRES
PROPOSED: PARCEL 1 ... 12.00 ACRES GROSS ... 10.26 NET
PARCEL 2 ... 8.13 ACRES GROSS ... 7.53 NET

UTILITIES/SERVICES

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
P.O. BOX 847
THERMAL, CA 92274
760-399-5137

CITY OF COACHELLA WATER/SEWER DEPARTMENT
1515 6TH ST.
COACHELLA, CA 92236
(760) 398-2702

IMPERIAL IRRIGATION DISTRICT (ELEC)
81-600 AVE. 58
LA QUINTA, CA 92253
(760) 398-5811

SOUTHERN CALIFORNIA GAS COMPANY
45-123 TOWNE AVE.
INDIO, CA 92210
1-800-427-2200

VERIZON (residential)
82-901 BLISS AVE.,
INDIO, CA 92011
1-800-483-4000

TIME WARNER CABLE
42-725 COOK ST
PALM DESERT, CA 92260
(760) 340-2225

COACHELLA VALLEY WATER DISTRICT (CWD)
85-995 AVENUE 52
COACHELLA, CA 92356
(760) 398-2651

ASSESSOR'S PARCEL NO.

767-180-005

OWNER/APPLICANT:

THIS MAP WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

REYNOLDS C. WRIGHT, L.S.

RCE NO. 65246, EXP. 09-30-2007

WLD Wright Land Development Inc.

CIVIL ENGINEERING & SURVEYING

73-280 HIGHWAY 111, SUITE 102

PALM DESERT, CA 92260

TELEPHONE (760) 341-8030

FAX (760) 341-8028

DATE: APRIL 13, 2007

