

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

SERVICES:

SEWER:
COACHELLA VALLEY WATER DISTRICT
PHONE: (760) 398-2651

WATER:
COACHELLA VALLEY WATER DISTRICT
PHONE: (760) 398-2651

GAS:
THE GAS COMPANY
PHONE: (909) 335-7706

ELECTRIC:
IMPERIAL IRRIGATION DISTRICT
PHONE: (760) 398-5841

TELEPHONE:
FRONTIER COMMUNICATIONS
PHONE: (760) 778-3620

CABLE TV:
SPECTRUM
PHONE: (760) 340-2225

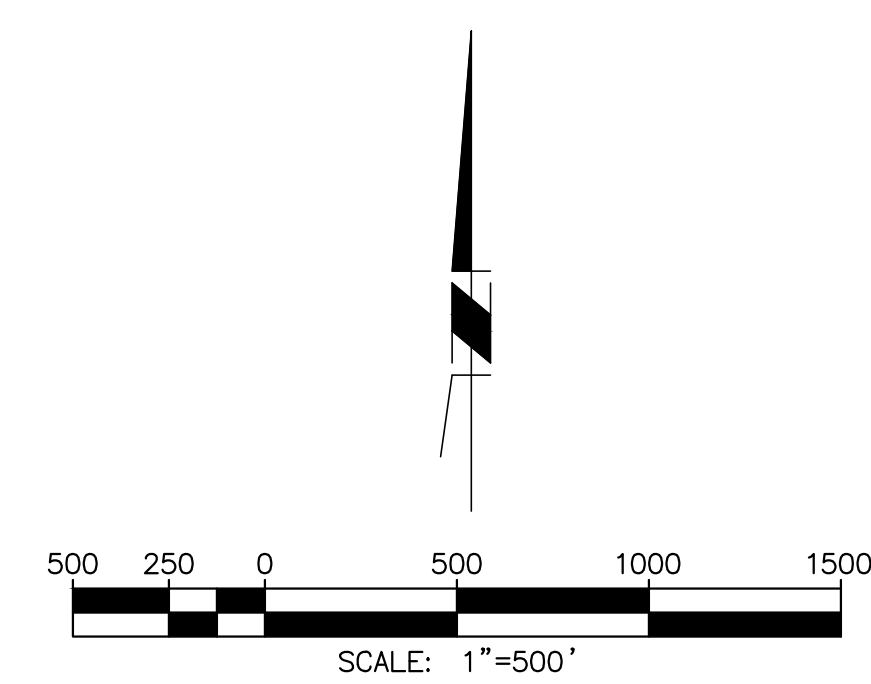
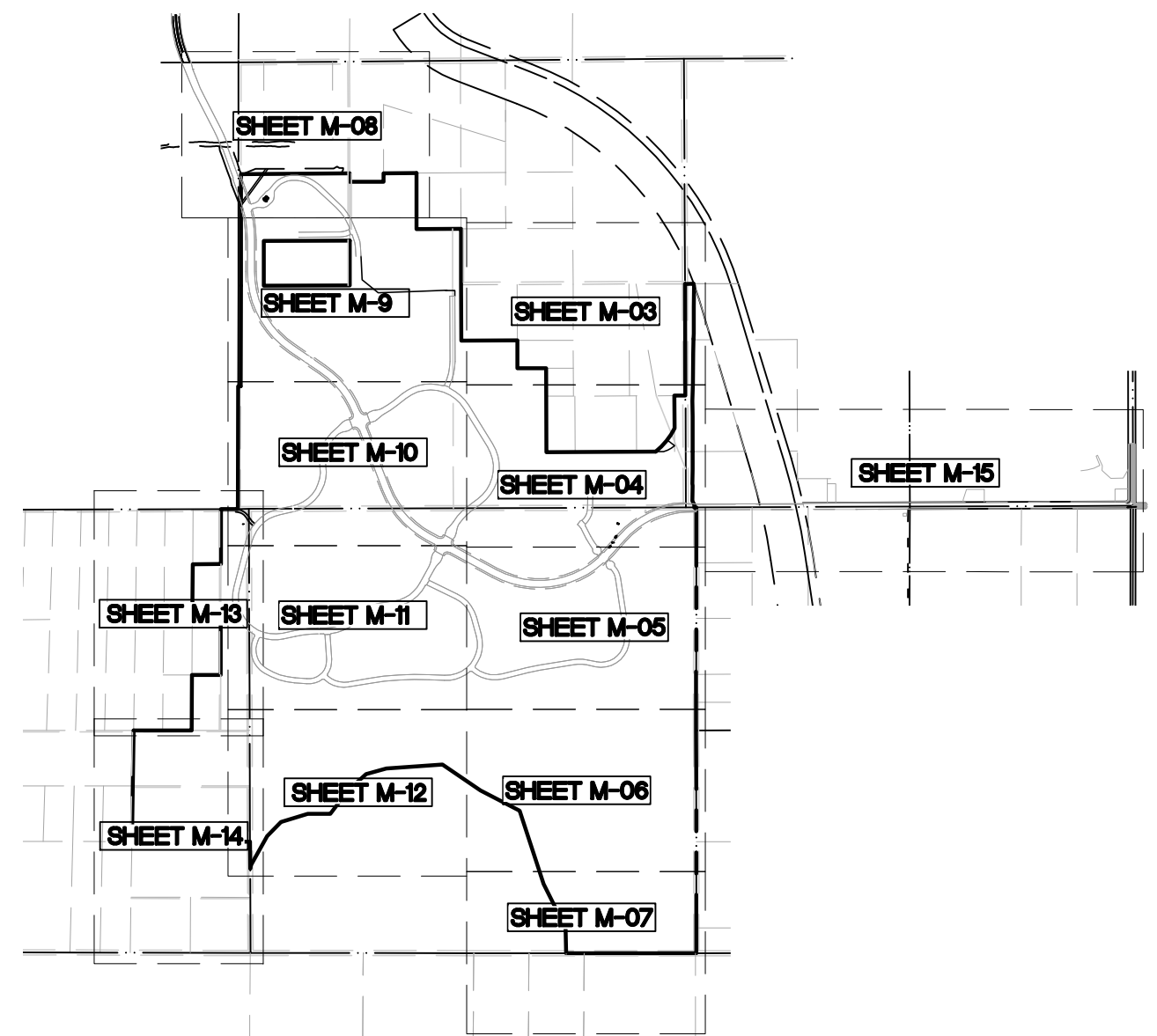
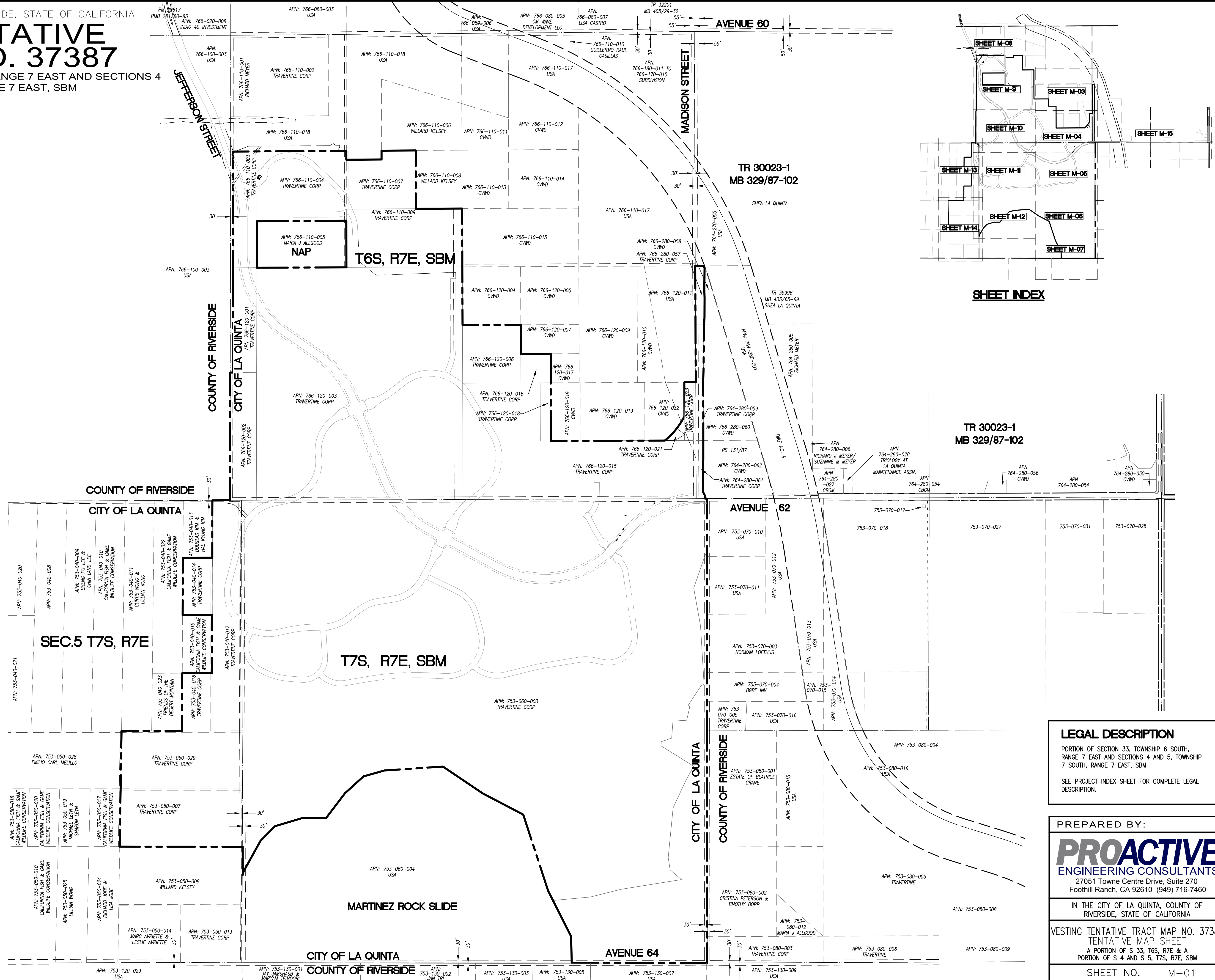
USA:
UNDERGROUND SERVICE ALERT
PHONE: (800) 227-2600

SCHOOL:
COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
PHONE: (760) 416-6000

DESERT SANDS UNIFIED SCHOOL DISTRICT
PHONE: (760) 777-4200

GENERAL NOTES

- SEWAGE DISPOSAL AND WATER SUPPLY WILL BE PROVIDED BY COACHELLA VALLEY WATER DISTRICT
- FEMA FLOOD ZONE- ZONE "D" (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE)
- CITY OF LA QUINTA BENCHMARK NO. 770 - 3.5" BRASS DISK IN TOP OF CURB, FLUSH, LOCATED SOUTH EAST OF INTERSECTION OF MADISON STREET AND AVENUE 60. NAVD88 DATUM, ELEVATION: -30.897



LEGAL DESCRIPTION
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM
 SEE PROJECT INDEX SHEET FOR COMPLETE LEGAL DESCRIPTION.

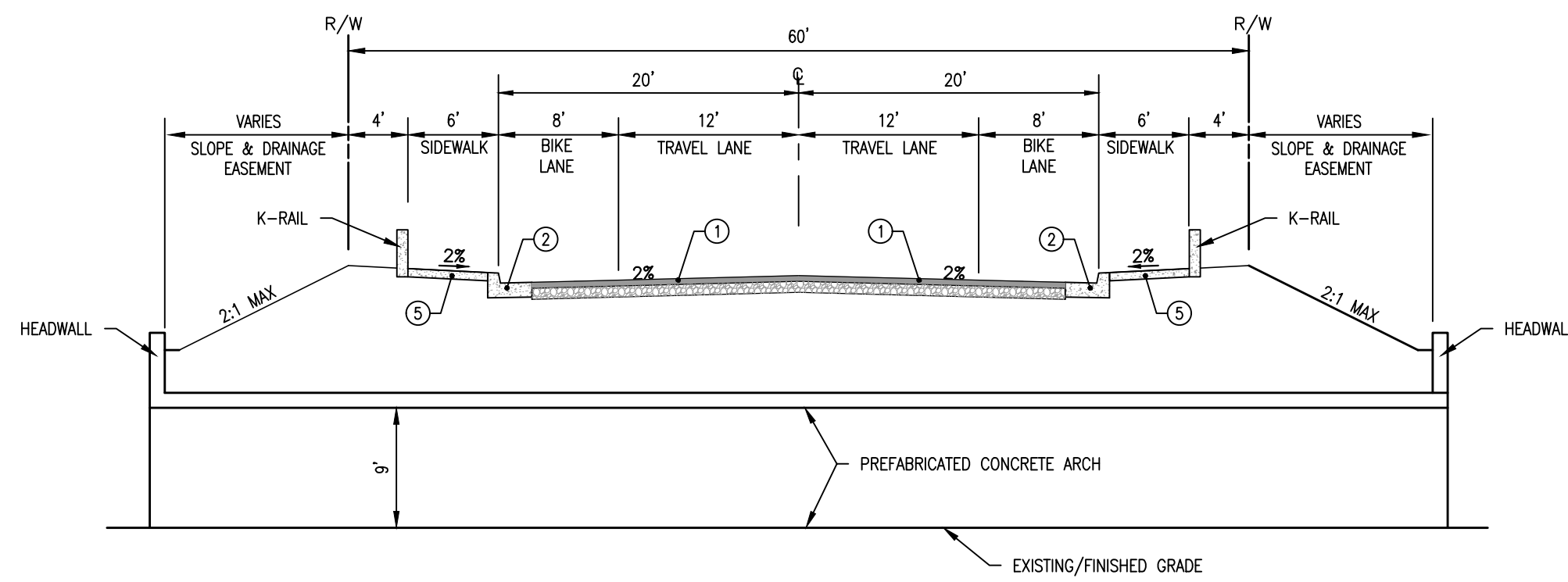
PREPARED BY:
PROACTIVE
 ENGINEERING CONSULTANTS
 27051 Towne Centre Drive, Suite 270
 Foothill Ranch, CA 92610 (949) 716-7460
 IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 VESTING TENTATIVE TRACT MAP NO. 37387
 TENTATIVE MAP SHEET
 A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM
 SHEET NO. M-01

Plotted: Mar 26, 2024 - 7:17:08 AM - N:\2025\37387\37387\PLANS\ENT\TM\053-TTM_02-TITLE.dwg

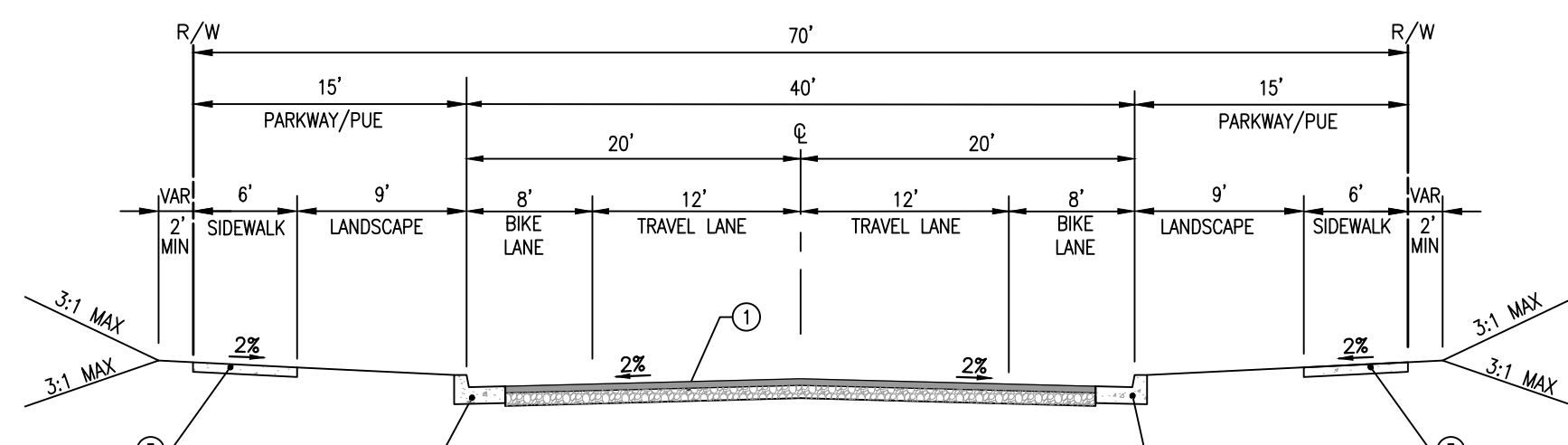
Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**VESTING TENTATIVE TRACT
 MAP NO. 37387**

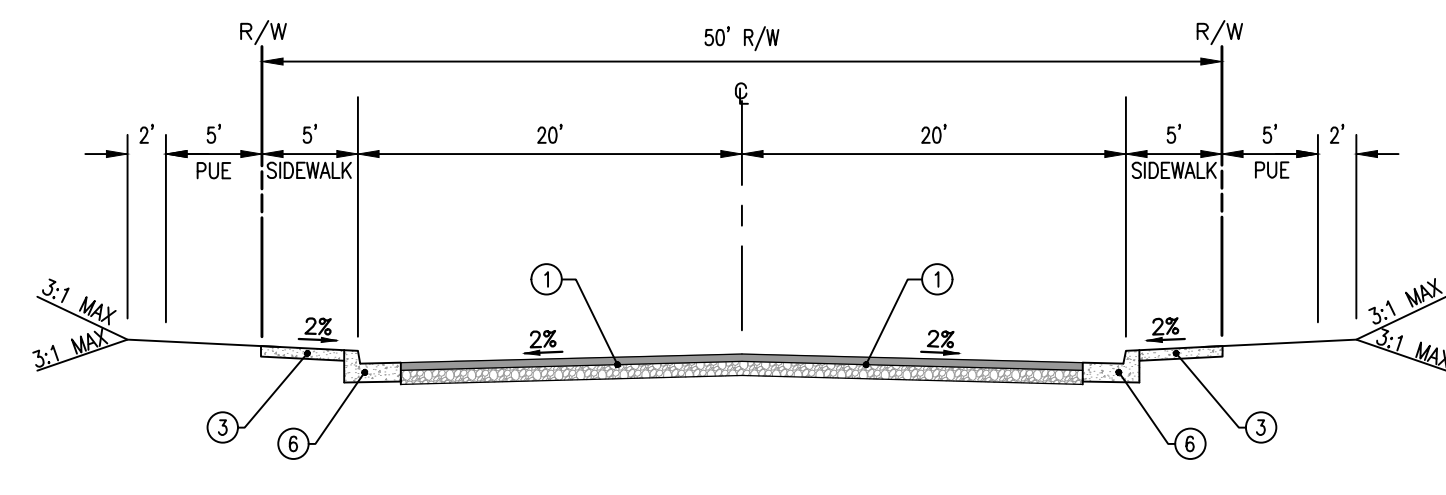
PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4
 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM



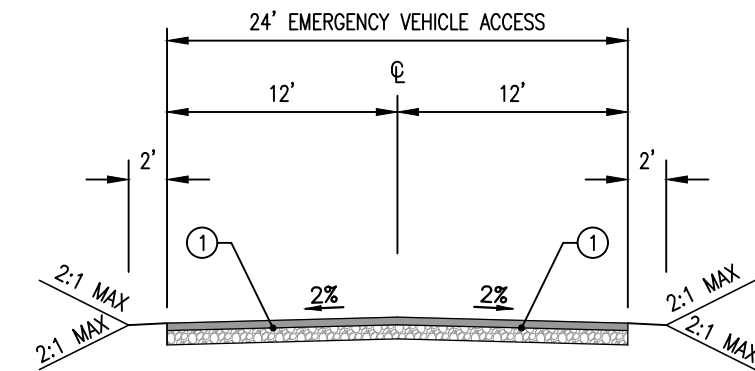
GUADALUPE CROSSING
N.T.S.



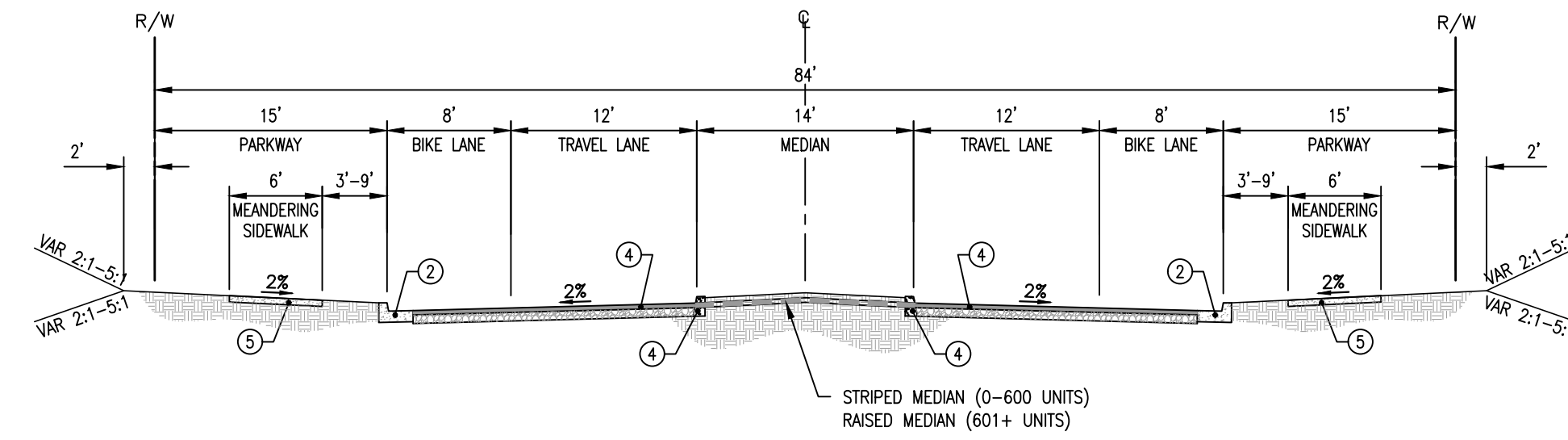
STREET 'D', 'G' (PRIVATE)
N.T.S.



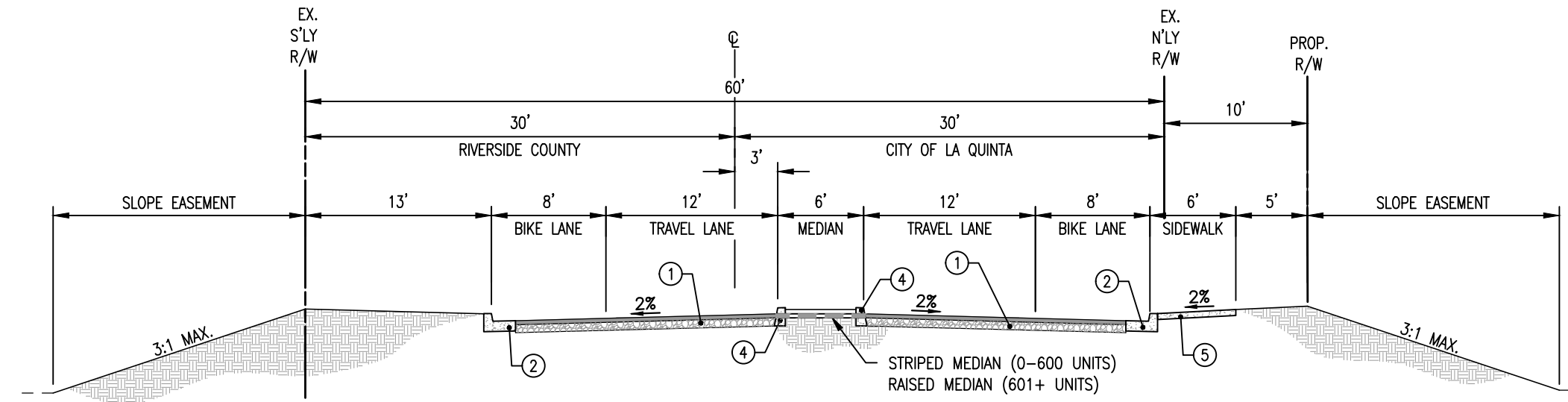
STREET 'A', 'B', 'C', 'E', 'F', 'H', 'I', 'J' (PRIVATE)
N.T.S.



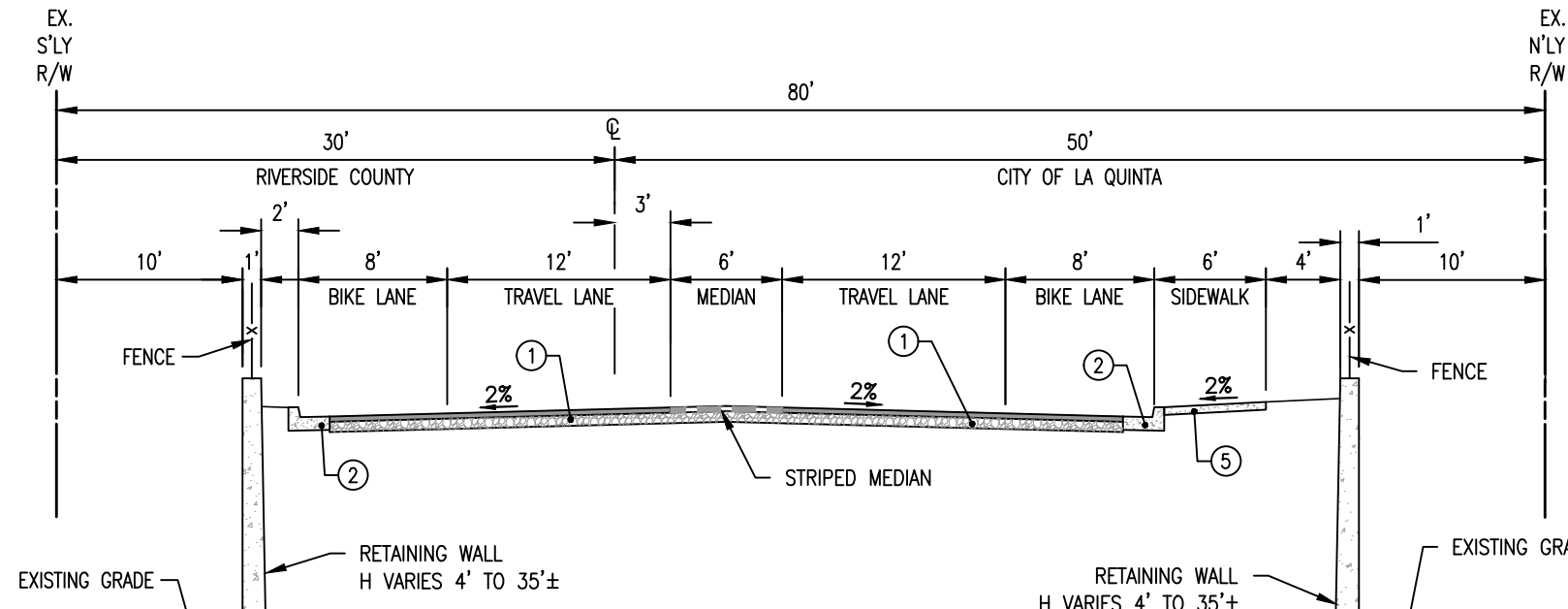
**MADISON EMERGENCY VEHICLE ACCESS
 N.A.P. ACCESS ROAD
 SECTION 5 ACCESS ROAD**
N.T.S.



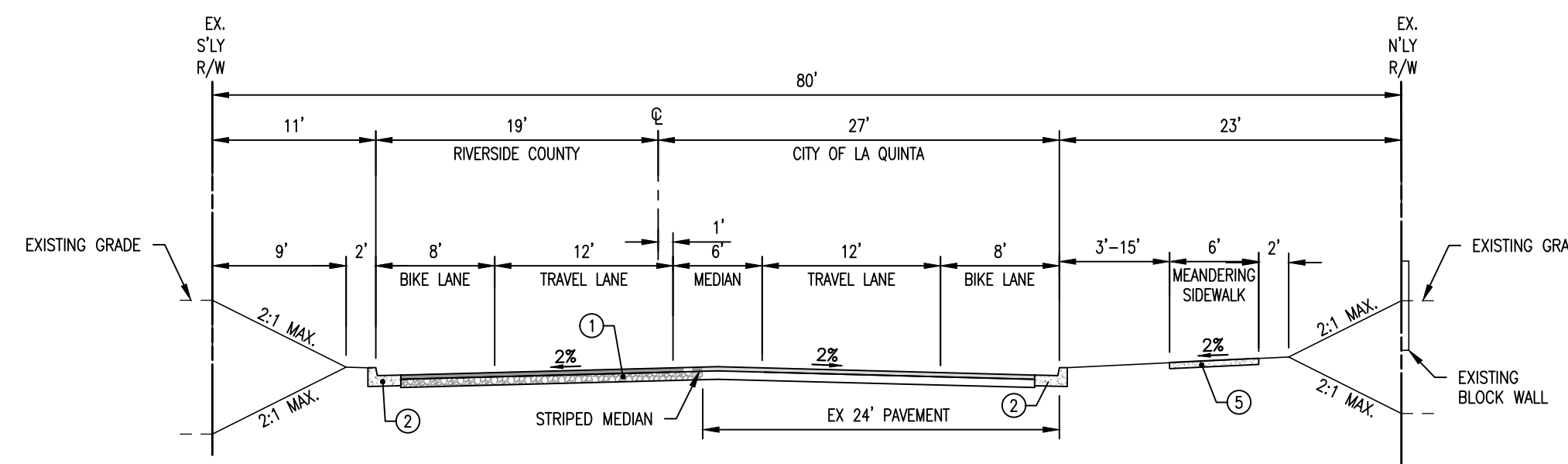
JEFFERSON STREET (PUBLIC)
N.T.S.



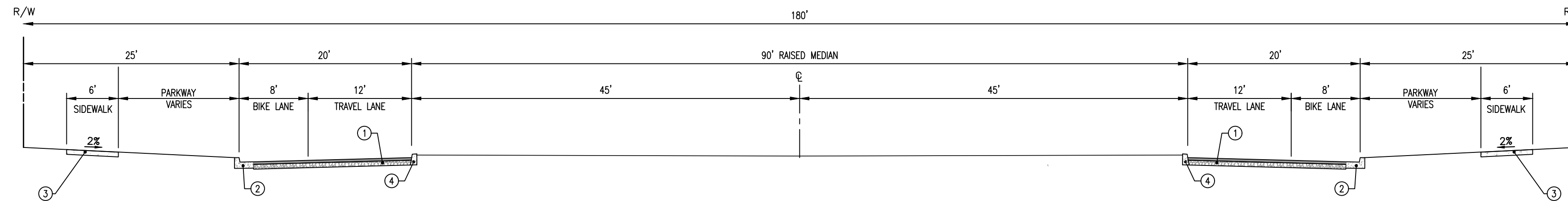
A AVENUE 62 (PUBLIC)
N.T.S.
STATION: 10+00-140+50



B AVENUE 62 (PUBLIC)
N.T.S.
STATION: 140+50-152+00



C AVENUE 62 (PUBLIC)
N.T.S.
STATION: 152+00-160+00



D ROUNDABOUT
N.T.S.

LOT DESIGNATIONS AND AREA:

1	3.75 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AA"	5.19 AC	- OPEN SPACE/SLOPE
2	4.98 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "BB"	1.60 AC	- OPEN SPACE/SLOPE
3	14.32 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "BC"	0.07 AC	- OPEN SPACE/SLOPE
4	12.96 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "CC"	1.24 AC	- OPEN SPACE/SLOPE
5	24.69 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "CD"	0.92 AC	- OPEN SPACE/SLOPE
6	15.66 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "DD"	0.60 AC	- OPEN SPACE/SLOPE
7	7.56 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "EE"	1.68 AC	- OPEN SPACE/SLOPE
8	6.09 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "FF"	11.25 AC	- OPEN SPACE/SLOPE
9	16.92 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "GG"	9.11 AC	- OPEN SPACE/SLOPE
10	13.79 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "HH"	16.20 AC	- OPEN SPACE/SLOPE
11	21.37 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "II"	2.23 AC	- OPEN SPACE/SLOPE
12	12.70 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "JJ"	1.68 AC	- OPEN SPACE/SLOPE
13	30.37 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "KK"	0.90 AC	- OPEN SPACE/SLOPE
14	2.47 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "LL"	0.76 AC	- OPEN SPACE/SLOPE
15	4.57 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "MM"	1.76 AC	- OPEN SPACE/SLOPE
16	29.73 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "NN"	1.58 AC	- OPEN SPACE/SLOPE
17	2.24 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "OO"	3.59 AC	- OPEN SPACE/SLOPE
18	4.08 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "PP"	1.36 AC	- OPEN SPACE/SLOPE
19	1.71 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "QQ"	4.33 AC	- OPEN SPACE/SLOPE
20	9.74 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "RR"	1.99 AC	- OPEN SPACE/SLOPE
21	10.72 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "SS"	2.82 AC	- OPEN SPACE/SLOPE
22	7.28 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "TT"	6.11 AC	- OPEN SPACE/SLOPE TRAIL
23	1.53 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "UU"	1.13 AC	- OPEN SPACE/SLOPE
24	3.55 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "VV"	2.87 AC	- OPEN SPACE/SLOPE
25	2.30 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "WW"	0.07 AC	- OPEN SPACE/SLOPE
26	3.54 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "XX"	1.57 AC	- OPEN SPACE/SLOPE
27	2.83 AC	- FUTURE PARK/OPEN SPACE	LOT "YY"	3.19 AC	- OPEN SPACE/SLOPE
28	1.34 AC	- FUTURE PARK/OPEN SPACE	LOT "ZZ"	2.26 AC	- OPEN SPACE/SLOPE
29	1.94 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AA"	0.88 AC	- OPEN SPACE/SLOPE/TRAIL
30	1.48 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AB"	2.83 AC	- OPEN SPACE/SLOPE
31	8.70 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AC"	1.23 AC	- OPEN SPACE/SLOPE
32	6.90 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AD"	7.35 AC	- OPEN SPACE/SLOPE
33	3.74 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AE"	2.71 AC	- OPEN SPACE/SLOPE
34	8.39 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AF"	1.71 AC	- OPEN SPACE/SLOPE
35	1.13 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AG"	3.46 AC	- OPEN SPACE/SLOPE
36	1.65 AC	- FUTURE RESIDENTIAL DEVELOPMENT	LOT "AH"	4.71 AC	- OPEN SPACE/SLOPE
37	8.58 AC	- ACCESS/WATER FACILITIES	LOT "AI"	2.18 AC	- OPEN SPACE/SLOPE
38	0.32 AC	- FUTURE BOOSTER STATION	LOT "AJ"	3.68 AC	- OPEN SPACE/SLOPE
			LOT "AK"	1.62 AC	- OPEN SPACE/SLOPE
			LOT "AL"	7.11 AC	- OPEN SPACE/SLOPE
			LOT "AM"	0.85 AC	- OPEN SPACE/SLOPE
			LOT "AN"	2.59 AC	- OPEN SPACE/SLOPE
			LOT "AO"	0.23 AC	- OPEN SPACE/SLOPE
			LOT "AP"	3.91 AC	- OPEN SPACE/SLOPE
			LOT "AQ"	4.01 AC	- OPEN SPACE/RECREATION/UTILITIES
			LOT "AR"	3.37 AC	- OPEN SPACE/RECREATION/UTILITIES
			LOT "AS"	6.27 AC	- OPEN SPACE/BASIN
			LOT "AT"	1.56 AC	- OPEN SPACE
			LOT "AU"	0.14 AC	- OPEN SPACE/SLOPE
			LOT "AV"	0.31 AC	- OPEN SPACE/SLOPE
			LOT "AW"	0.46 AC	- OPEN SPACE/SLOPE
			LOT "AX"		
			LOT "AY"		
			LOT "B"	9.62 AC	- PRIVATE STREET
			LOT "C"	5.70 AC	- PRIVATE STREET
			LOT "D"	4.31 AC	- PRIVATE STREET
			LOT "E"	2.34 AC	- PRIVATE STREET
			LOT "F"	0.70 AC	- PRIVATE STREET
			LOT "G"	1.48 AC	- PRIVATE STREET
			LOT "H"	3.00 AC	- PRIVATE STREET
			LOT "I"	0.84 AC	- PRIVATE STREET
			LOT "J"	4.20 AC	- PRIVATE STREET
			LOT "K"	18.37 AC	- OPEN SPACE/RECREATION
			LOT "L"	20.69 AC	- OPEN SPACE/BASIN
			LOT "M"	113.06 AC	- OPEN SPACE
			LOT "N"	22.64 AC	- OPEN SPACE/RECREATION
			LOT "O"	50.88 AC	- OPEN SPACE/RESTRICTED
			LOT "P"	56.00 AC	- OPEN SPACE/RESTRICTED
			LOT "Q"	36.99 AC	- OPEN SPACE/RESTRICTED
			LOT "R"	5.56 AC	- OPEN SPACE/RECREATION
			LOT "S"	3.11 AC	- OPEN SPACE/RECREATION
			LOT "T"	5.53 AC	- OPEN SPACE/RECREATION
			LOT "U"	0.53 AC	- PRIVATE STREET
			LOT "V"	0.22 AC	- PRIVATE WALK
			LOT "W"	6.49 AC	- OPEN SPACE

NUMBER OF COMMON AREA, OPEN SPACE, AND NON-BUILDABLE
 LOTS: 73
 NUMBER OF BUILDABLE LOTS: 38

PREPARED BY:

PROACTIVE
 ENGINEERING CONSULTANTS
 27051 Towne Centre Drive, Suite 270
 Foothill Ranch, CA 92610 (949) 716-7460

IN THE CITY OF LA QUINTA, COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387
 TENTATIVE MAP SHEET
 A PORTION OF S 33, T6S, R7E & A
 PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-02

Plotted: Mar 26, 2024 - 7:21:08 AM - N:\2025\37387\LA QUINTA\PLANS\ENT\TM\053-TTM 03-TITLE.dwg

Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

EASEMENT NOTES

FIRST AMERICAN TITLE COMPANY ORDER NUMBER: NHSC-6717950
 DATE: JANUARY 11, 2022
 EXCEPTION/EXCLUSION NUMBER (E) PER CURRENT TITLE REPORT

(12) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF ALBERT E. SCHWABACKER, JR., A ETHEL S. SOKOLOV AND JOHN L. SCHABAKER RECORDED OCTOBER 15, 1951 AS BOOK 1310, PAGE 289 OF OFFICIAL RECORDS; AND A QUITCLAIM DEED MODIFYING SAID EASEMENT AND RIGHTS WAS RECORDED SEPTEMBER 12, 1956 IN BOOK 1869, PAGE 485 OF OFFICIAL RECORDS.
 (NOT PLOTTABLE)

(16) A RESERVATION OF A STRIP OF LAND 200 FEET IN WIDTH, LYING EQUALLY ON EACH SIDE OF EACH MAIN TRACK, SIDE TRACK, SPUR, SWITCH AND BRANCH LINE, AS THE SAME ARE NOW, OR MAY HEREAFTER BE CONSTRUCTED UPON, ACROSS OR ADJACENT TO THE HEREIN DESCRIBED PROPERTY; ALSO A RESERVATION OF THE RIGHT TO USE WATER NATURALLY RISING UPON OR FLOWING ACROSS THE HEREIN DESCRIBED PROPERTY FOR THE OPERATION AND REPAIR OF RAILROAD, AS SET OUT IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, RECORDED MAY 21, 1958 IN BOOK 2274 PAGE 399, OFFICIAL RECORDS.
 (NOT PLOTTABLE)

(17) AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF FRED W. SNODGRASS AND ALICE C. SNODGRASS FROM ROBERT Y. ALLEN, RECORDED MARCH 19, 1959 AS INSTRUMENT NO. 1959-022788 AND DECEMBER 10, 1971 AS INSTRUMENT NO. 1971-0140921 OF OFFICIAL RECORDS.

(9) AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901 AND RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32692 OF OFFICIAL RECORDS.

(18) AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF F. HECHINGER AND DORIS HECHINGER, RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 1959-067955 OF OFFICIAL RECORDS.

(19) AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF F. HECHINGER AND DORIS HECHINGER, RECORDED JULY 5, 1960 AS INSTRUMENT NO. 1960-058923 OF OFFICIAL RECORDS.

(20A) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF DESERT RANCH HOMES, INC., A CALIFORNIA CORPORATION, RECORDED JULY 27, 1961 AS INSTRUMENT 1961-064366 AND 1961-064368, BOTH OF OFFICIAL RECORDS.

(21) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF DESERT PROPERTY CONSULTANTS, RECORDED JULY 27, 1961 AS INSTRUMENT NO. 1961-064372 OF OFFICIAL RECORDS.

(23) AN EASEMENT FOR FLOOD AND INCIDENTAL PURPOSES IN FAVOR OF UNITED STATES OF AMERICA, RECORDED OCTOBER 22, 1965 AS INSTRUMENT NO. 1965-0120832 AND RECORDED JANUARY 17, 1966 AS INSTRUMENT NO. 5584, BOTH OF OFFICIAL RECORDS.

(10) RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED DECEMBER 21, 1906 AS BOOK 3, PAGE 348, OFFICIAL RECORDS.
 (NOT PLOTTABLE)

(26) AN EASEMENT FOR MONITORING WELL ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED JUNE 29, 1995 AS INSTRUMENT NO. 1995-0209729 OF OFFICIAL RECORDS.

(62) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR RIGHT OF ENTRY AND TEMPORARY CONSTRUCTION EASEMENT" RECORDED SEPTEMBER 19, 2008 AS INSTRUMENT NO. 2008-0514551 OF OFFICIAL RECORDS IN FAVOR OF CWMD.

INTENTIONALLY LEFT BLANK

(39) EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM COACHELLA VALLEY WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, AS GRANTOR, TO TRAVERTINE CORPORATION, A MINNESOTA CORPORATION, AS GRANTEE, RECORDED MARCH 26, 2009 AS INSTRUMENT NO. 2009-0148257 OF OFFICIAL RECORDS.

(25) RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED SEPTEMBER 18, 1992 AS INSTRUMENT NO. 352835, OFFICIAL RECORDS.
 (NOT PLOTTABLE)

(CONTINUED ON THE FOLLOWING PAGE SHEET M-04)

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE/ QUARTER SECTION LINE
- RIGHT OF WAY
- LOTLINE
- EASEMENT
- PARCEL LINE
- LOT ACCESS

SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES

PREPARED BY:

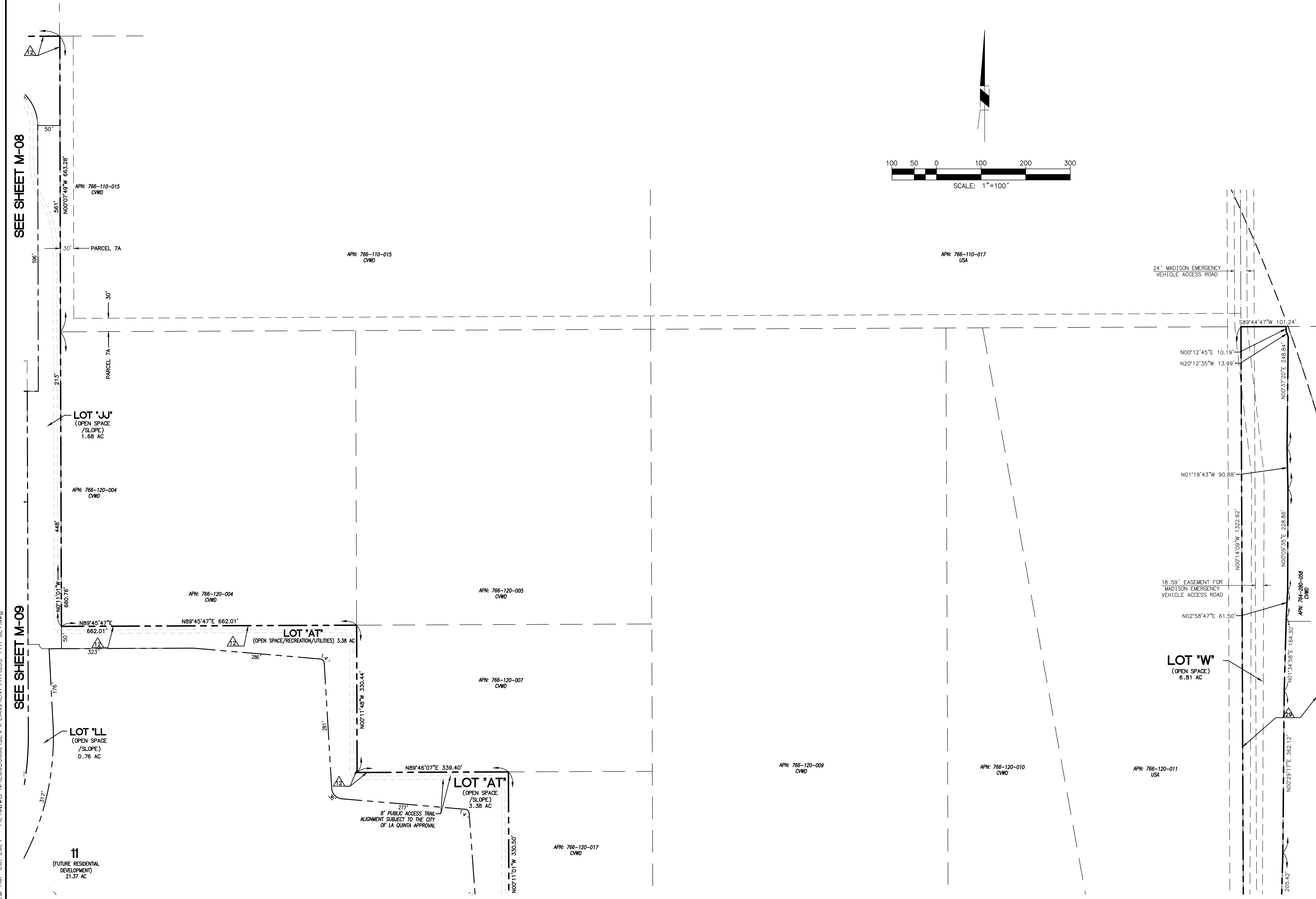
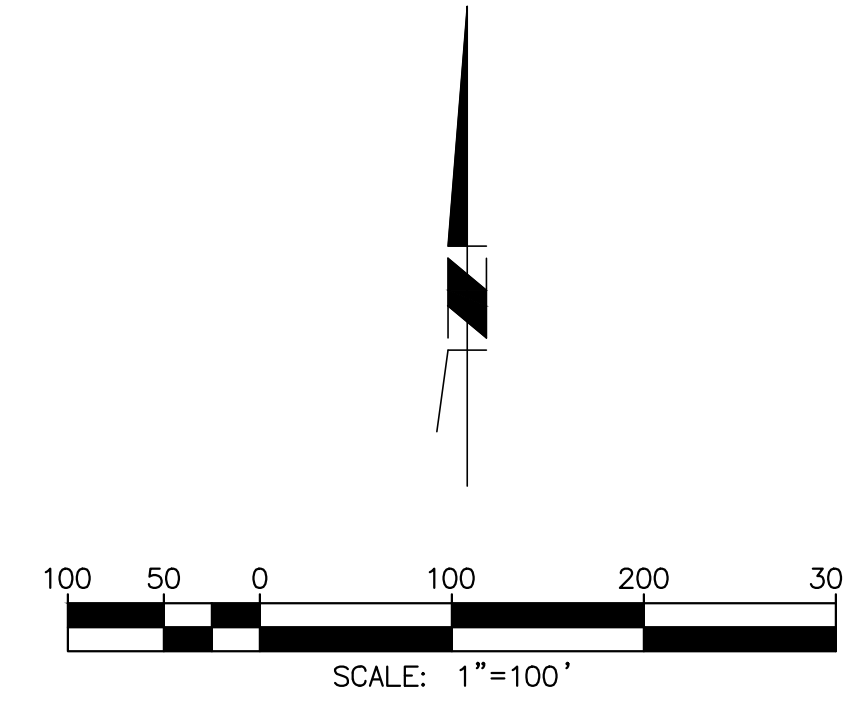
PROACTIVE
 ENGINEERING CONSULTANTS
 27051 Towne Centre Drive, Suite 270
 Foothill Ranch, CA 92610 (949) 716-7460

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-03



Plotted: Mar 26, 2024 - 7:24a@WG: N:\2024\37387\37387-TM-03-SET.dwg

SEE SHEET M-08

SEE SHEET M-09

SEE SHEET M-04

Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

EASEMENT NOTES

FIRST AMERICAN TITLE COMPANY ORDER NUMBER: NHSC-6717950
 DATE: JANUARY 11, 2022
 EXCEPTION/EXCLUSION NUMBER (#) PER CURRENT TITLE REPORT

- 18 (32) AN EASEMENT FOR FLOODING, OVERFLOW, SUBMERGING AND INCIDENTAL PURPOSES IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED MAY 20, 1966 AS INSTRUMENT NO. 53146 OF OFFICIAL RECORDS.
- 19 (33) THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901 AND RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32692 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 20 (36) AN EASEMENT FOR RAILROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 14, 1908 IN BOOK 263 OF DEEDS, PAGE 164.
- 21 (41) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONTRACT AND GRANT OF EASEMENT" RECORDED JANUARY 17, 1966 AS INSTRUMENT NO. 5584 OF OFFICIAL RECORDS.
- 22 (42) AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901 AND RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32692 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 23 (43) A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED FEBRUARY 6, 1922 IN BOOK 8, PAGE 217 OF PATENTS.
- 24 (44) AN EASEMENT FOR ANY IRRIGATION, DRAINAGE AND STORM-WATER PROTECTION WORKS AND CANALS, LATERALS AND APPURTENANT WORKS AND STRUCTURES AS MAY BE NECESSARY OR CONVENIENT FOR DISTRICT PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT RECORDED DECEMBER 27, 1944 IN BOOK 658, PAGE 175 OF OFFICIAL RECORDS.
- 25 (45) AN EASEMENT FOR RIGHT OF WAY FOR DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED JUNE 25, 1956 IN BOOK 1932, PAGE 403 OF OFFICIAL RECORDS.
- 26 (46) AN EASEMENT FOR RIGHT AND PRIVILEGE AND EASEMENT TO FLOOD, OVERFLOW, SUBMERGE, AND SEEP SAID LAND AND INCIDENTAL PURPOSES IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED OCTOBER 21, 1965 AS INSTRUMENT NO. 120163 OF OFFICIAL RECORDS.
- 27 (52) AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901 AND RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32692 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 28 (53) A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED FEBRUARY 6, 1922 IN BOOK 8, PAGE 217 OF PATENTS.
- 29 (54) AN EASEMENT FOR ANY IRRIGATION, DRAINAGE AND STORM-WATER PROTECTION WORKS AND CANALS, LATERALS AND APPURTENANT WORKS AND STRUCTURES AS MAY BE NECESSARY OR CONVENIENT FOR DISTRICT PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED DECEMBER 27, 1944 IN BOOK 658, PAGE 175 OF OFFICIAL RECORDS.
- 30 (56) AN EASEMENT FOR RIGHT AND PRIVILEGE TO FLOOD, OVERFLOW, SUBMERGE, AND SEEP SAID LAND AND INCIDENTAL PURPOSES, IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED APRIL 18, 1966 AS INSTRUMENT NO. 40072 OF OFFICIAL RECORDS.
- (64) THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

LEGEND

- BOUNDARY LINE
 - CENTERLINE
 - SECTION LINE/ QUARTER SECTION LINE
 - RIGHT OF WAY
 - LOTLINE
 - EASEMENT
 - PARCEL LINE
 - LOT ACCESS
- SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES

PREPARED BY:

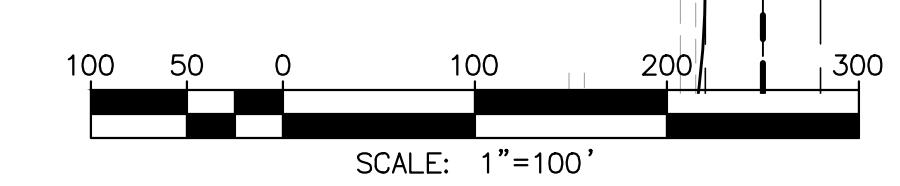
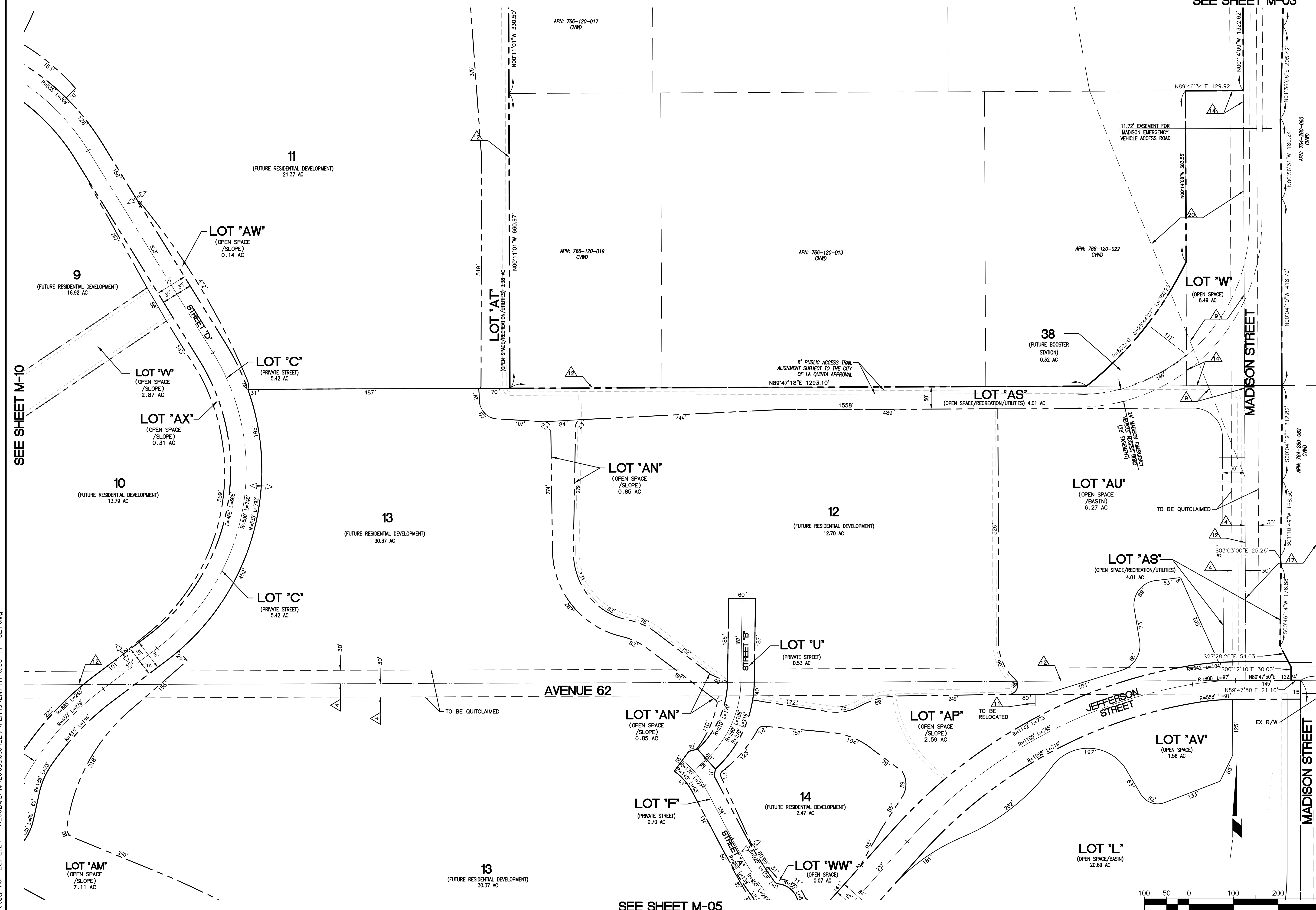
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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-04



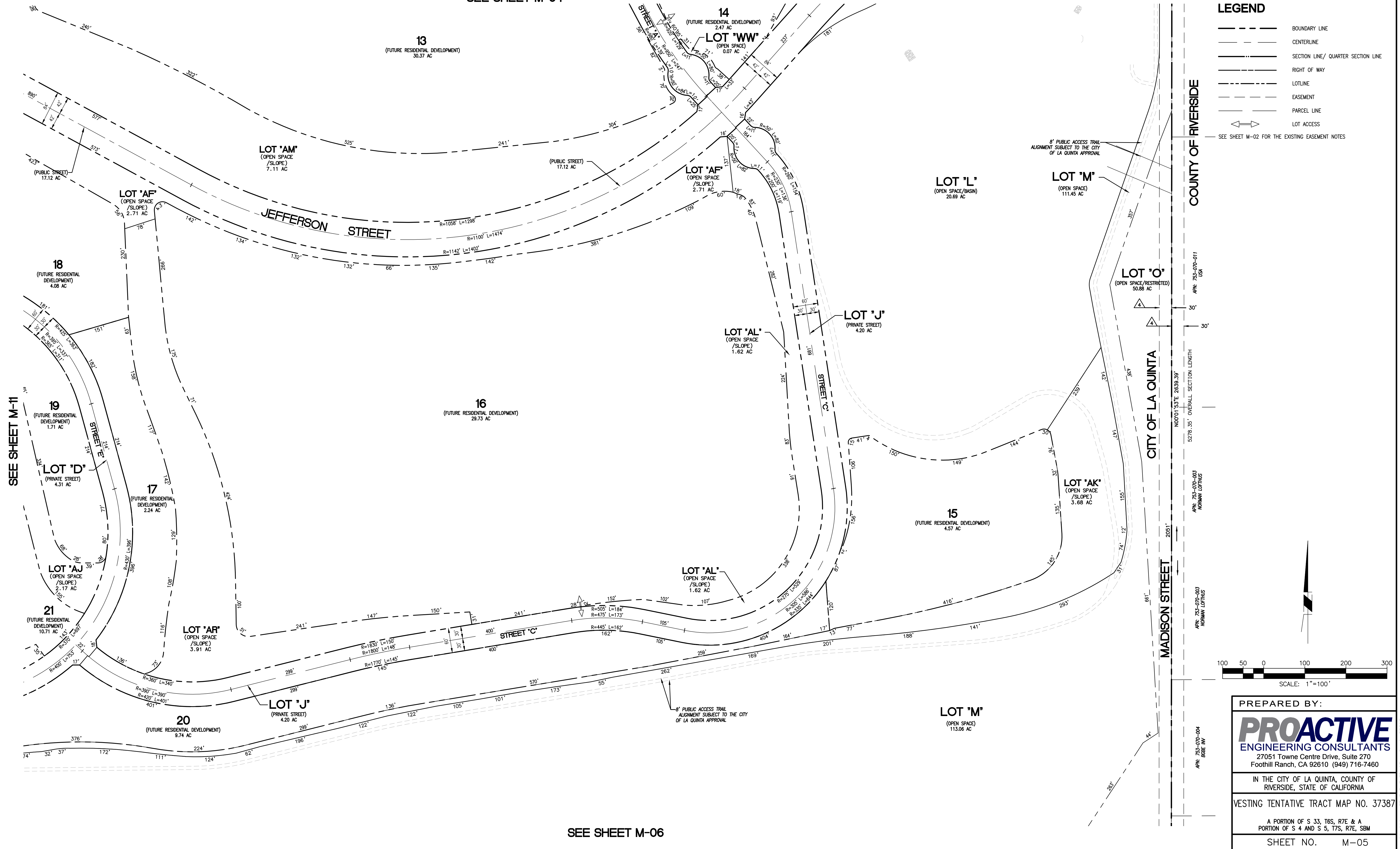
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Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387

PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

SEE SHEET M-04

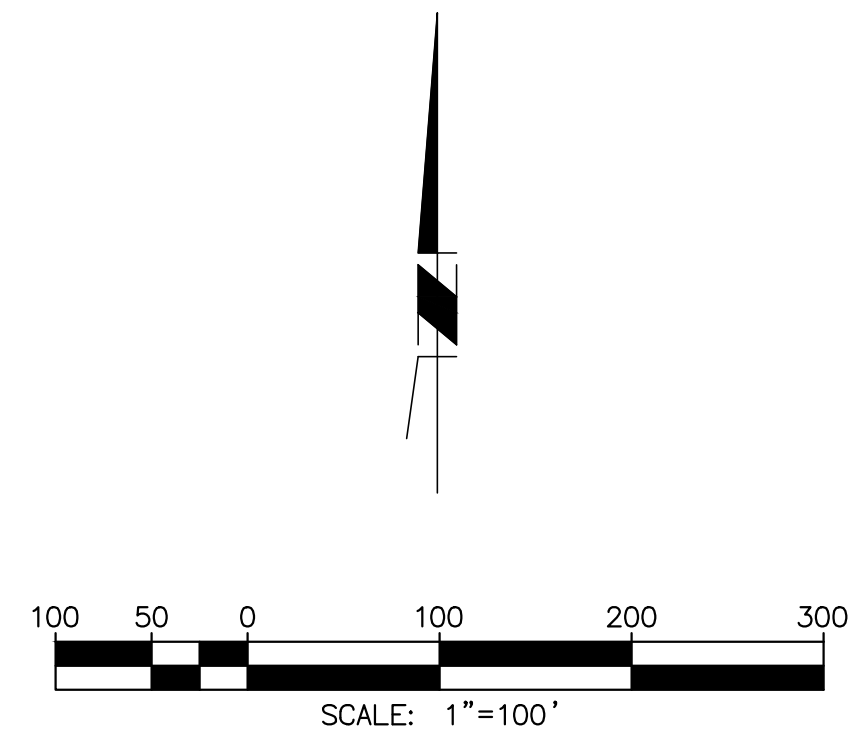
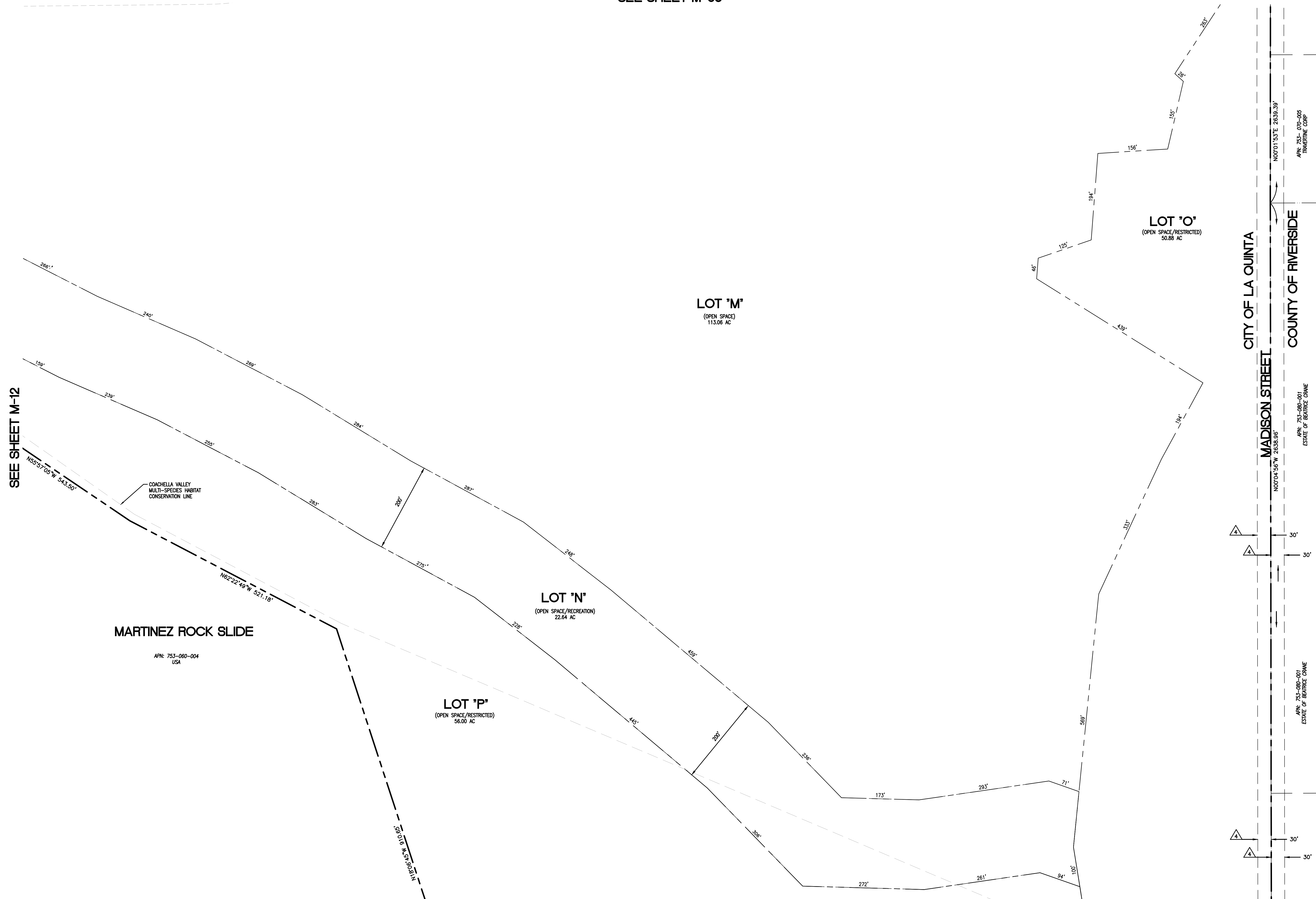


IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM
 SEE SHEET M-05

LEGEND

	BOUNDARY LINE
	CENTERLINE
	SECTION LINE/ QUARTER SECTION LINE
	RIGHT OF WAY
	LOTLINE
	EASEMENT
	PARCEL LINE
	LOT ACCESS

SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES



PREPARED BY:

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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-06

Plotted: Mar 26, 2024 - 7:29:46PM G:\N\20053\000\DLV\PLANS\ENT\TM\053-TTM_SET.dwg

Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

SEE SHEET M-07

SEE SHEET M-12

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

LEGEND

	BOUNDARY LINE
	CENTERLINE
	SECTION LINE/ QUARTER SECTION LINE
	RIGHT OF WAY
	LOTLINE
	EASEMENT
	PARCEL LINE
	LOT ACCESS

SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES

SEE SHEET M-06

MARTINEZ ROCK SLIDE

APN: 753-060-004
USA

LOT "P"
(OPEN SPACE/RESTRICTED)
56.00 AC

LOT "N"
(OPEN SPACE/RECREATION)
22.64 AC

LOT "O"
(OPEN SPACE/RESTRICTED)
50.88 AC

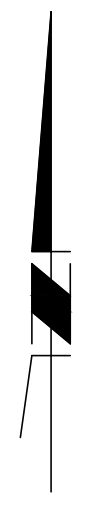
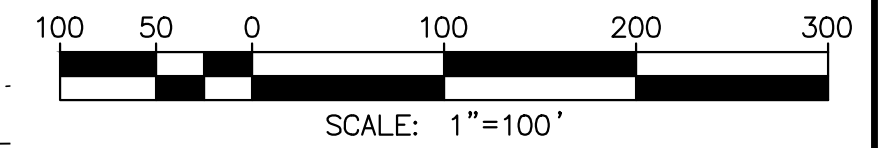
COACHELLA VALLEY
MULTI-SPECIES HABITAT
CONSERVATION LINE

LOT "O"
(OPEN SPACE/RESTRICTED)
50.88 AC

MADISON STREET
CITY OF LA QUINTA
COUNTY OF RIVERSIDE

APN: 753-060-005
CRISTINA PETERSON & DAUGHTER BRPP

APN: 753-080-003
TRIMETINE CORP



CITY OF LA QUINTA

AVENUE 64

COUNTY OF RIVERSIDE

APN: 753-130-003
USA

APN: 753-130-005
USA

APN: 753-130-007
USA

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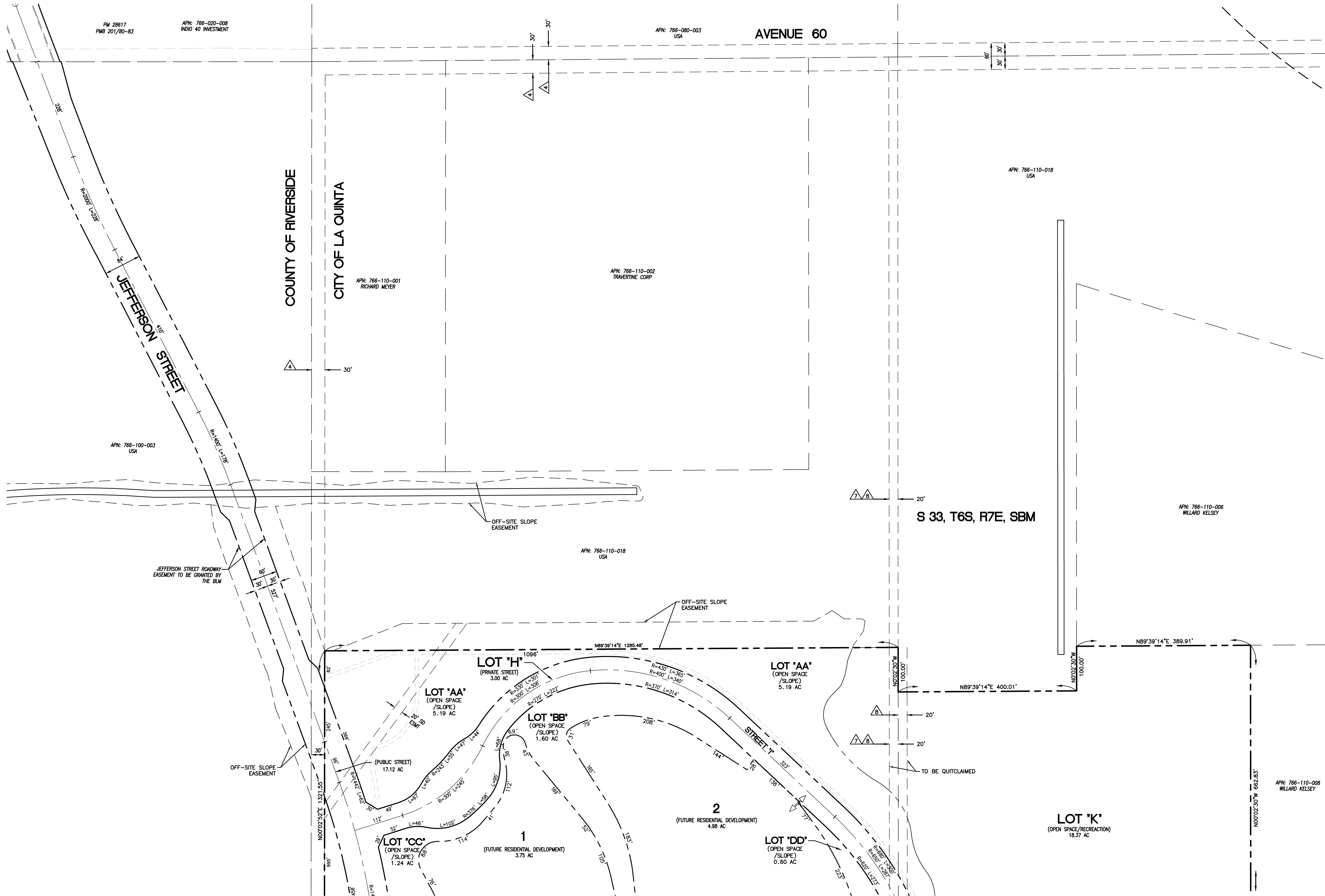
IN THE CITY OF LA QUINTA, COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A
PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-07

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM



LEGEND

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE/ QUARTER SECTION LINE
- RIGHT OF WAY
- LOTLINE
- EASEMENT
- PARCEL LINE
- LOT ACCESS

SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES

SCALE: 1"=100'

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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-08

Plotted: Mar 26, 2024 - 8:47:00 AM - N:\2024\053\000\DLV\PLANS\ENT\TM\053-TTM_SET.dwg

Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

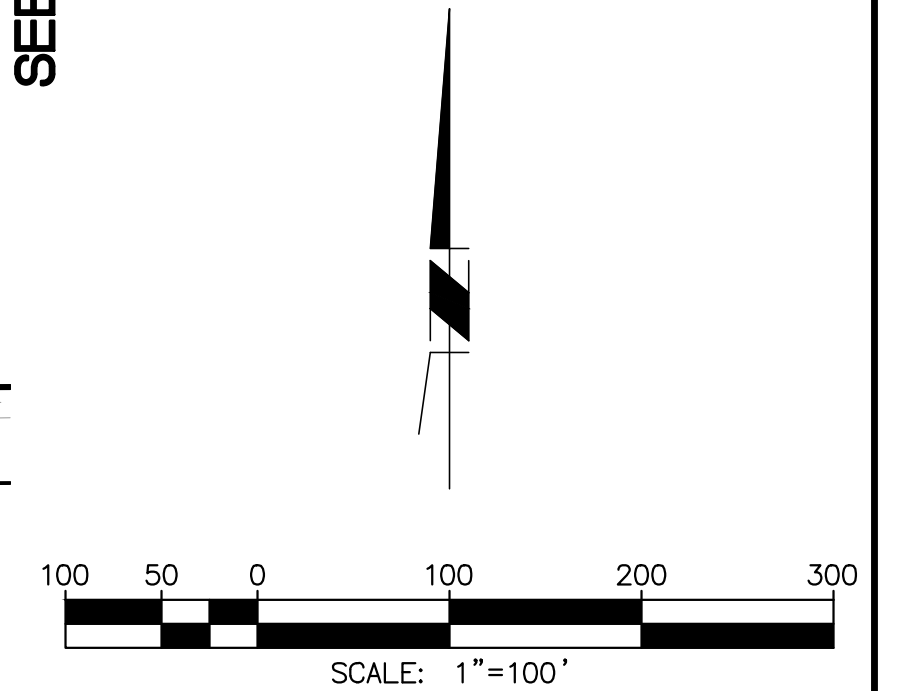
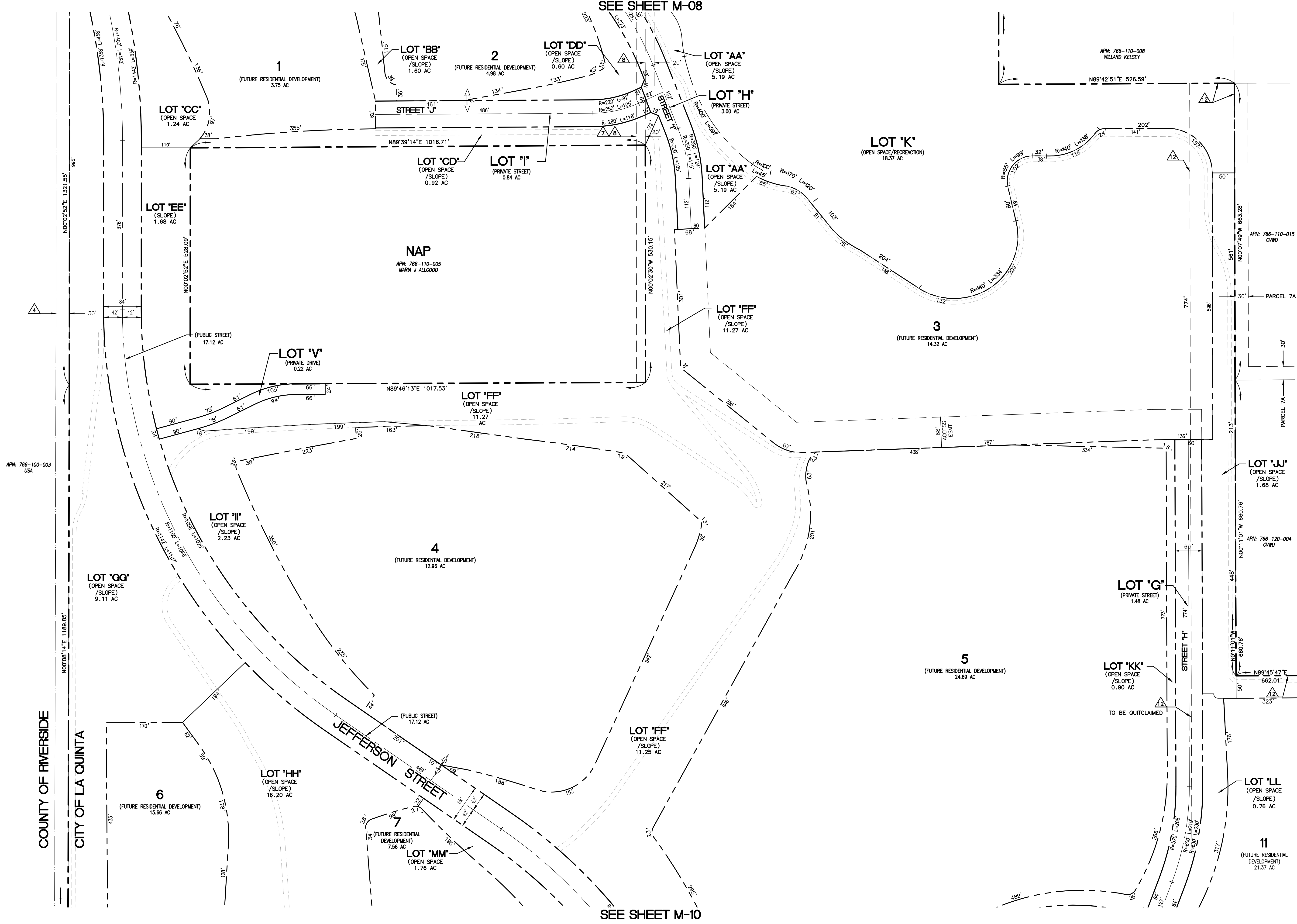
SEE SHEET M-09

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

LEGEND

	BOUNDARY LINE
	CENTERLINE
	SECTION LINE/ QUARTER SECTION LINE
	RIGHT OF WAY
	LOTLINE
	EASEMENT
	PARCEL LINE
	LOT ACCESS

SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES



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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-09

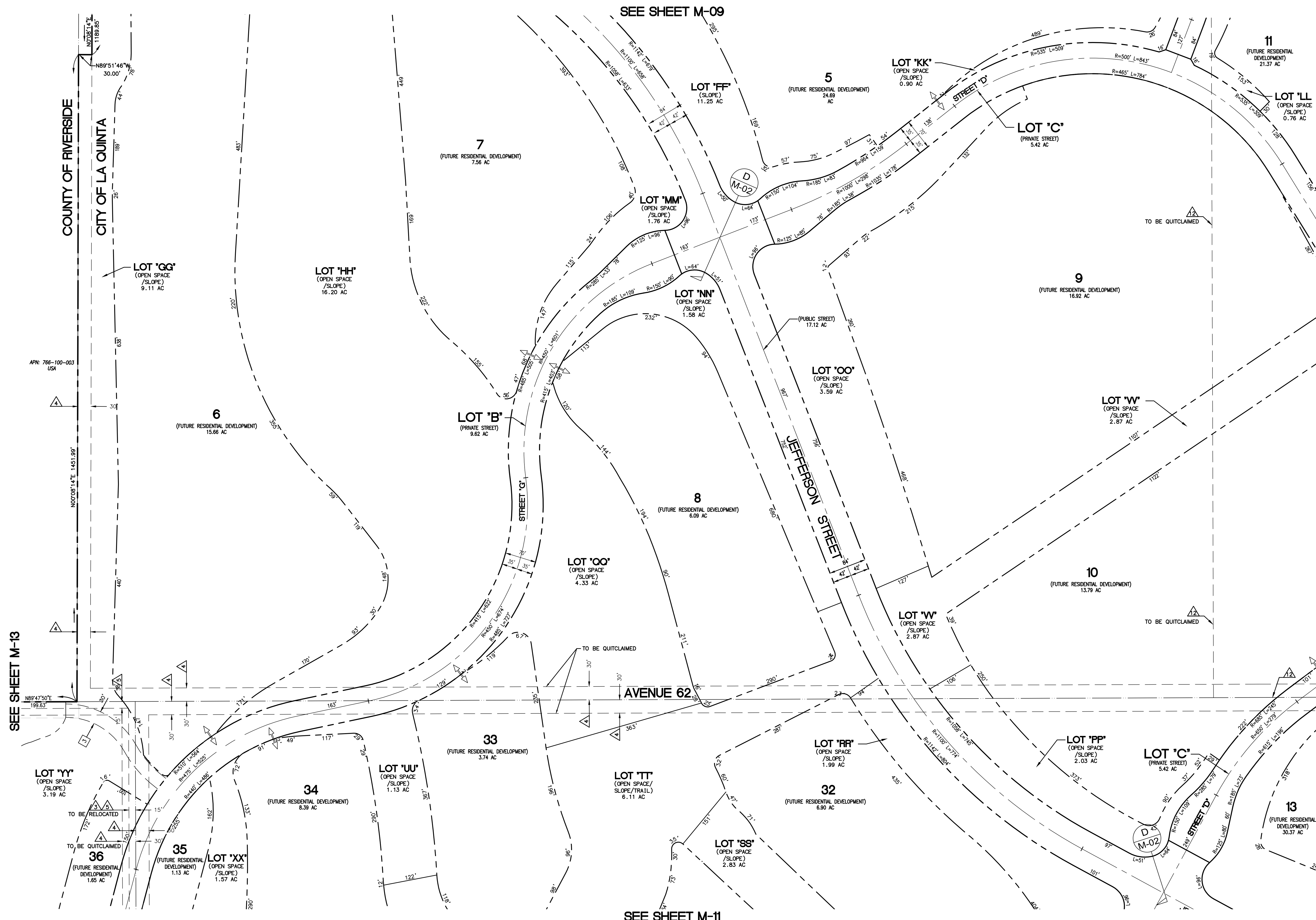
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Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

LEGEND

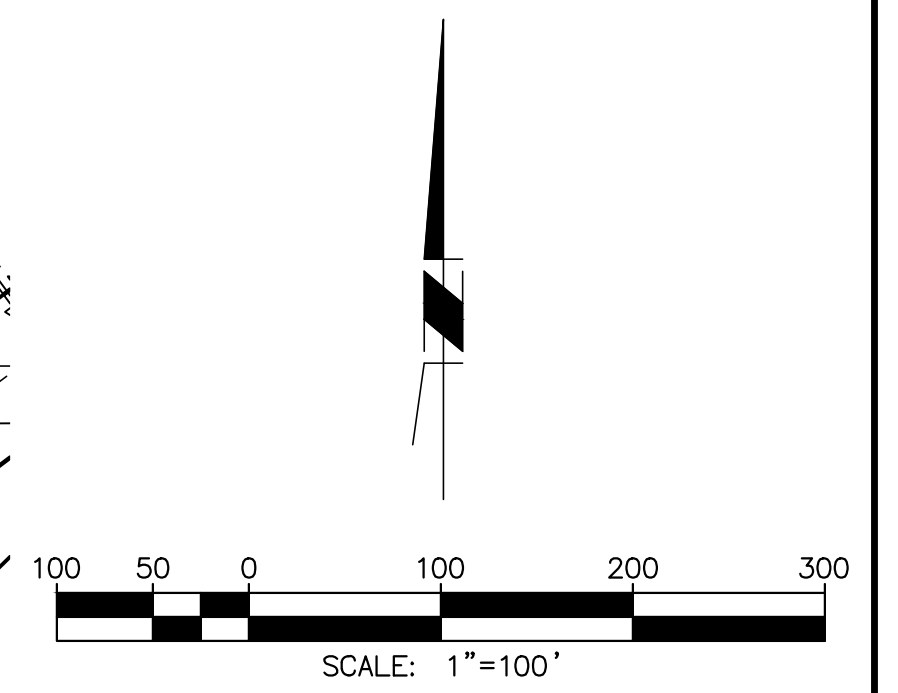
	BOUNDARY LINE
	CENTERLINE
	SECTION LINE/ QUARTER SECTION LINE
	RIGHT OF WAY
	LOTLINE
	EASEMENT
	PARCEL LINE
	LOT ACCESS
SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES	
	3 A PROPOSED 30' WIDE EASEMENT FOR ACCESS PURPOSES.



SEE SHEET M-04

SEE SHEET M-13

SEE SHEET M-11



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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-10

Plotted: Mar 26, 2024 - 7:34:06 PM; N:\2025\37387\37387.DWG; N:\2025\37387\37387.TTM; SET.dwg

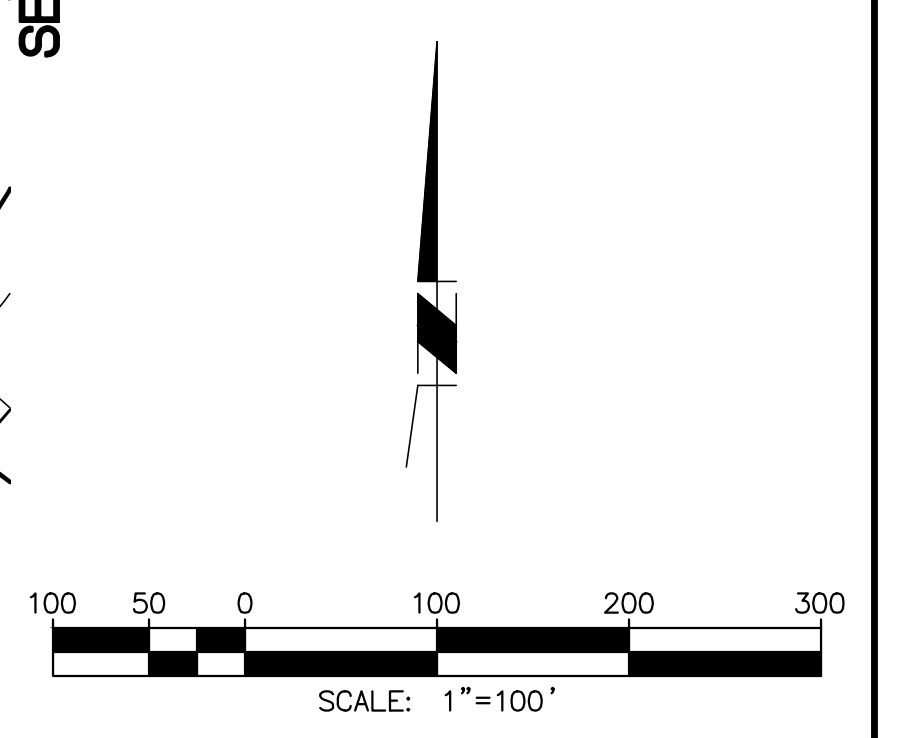
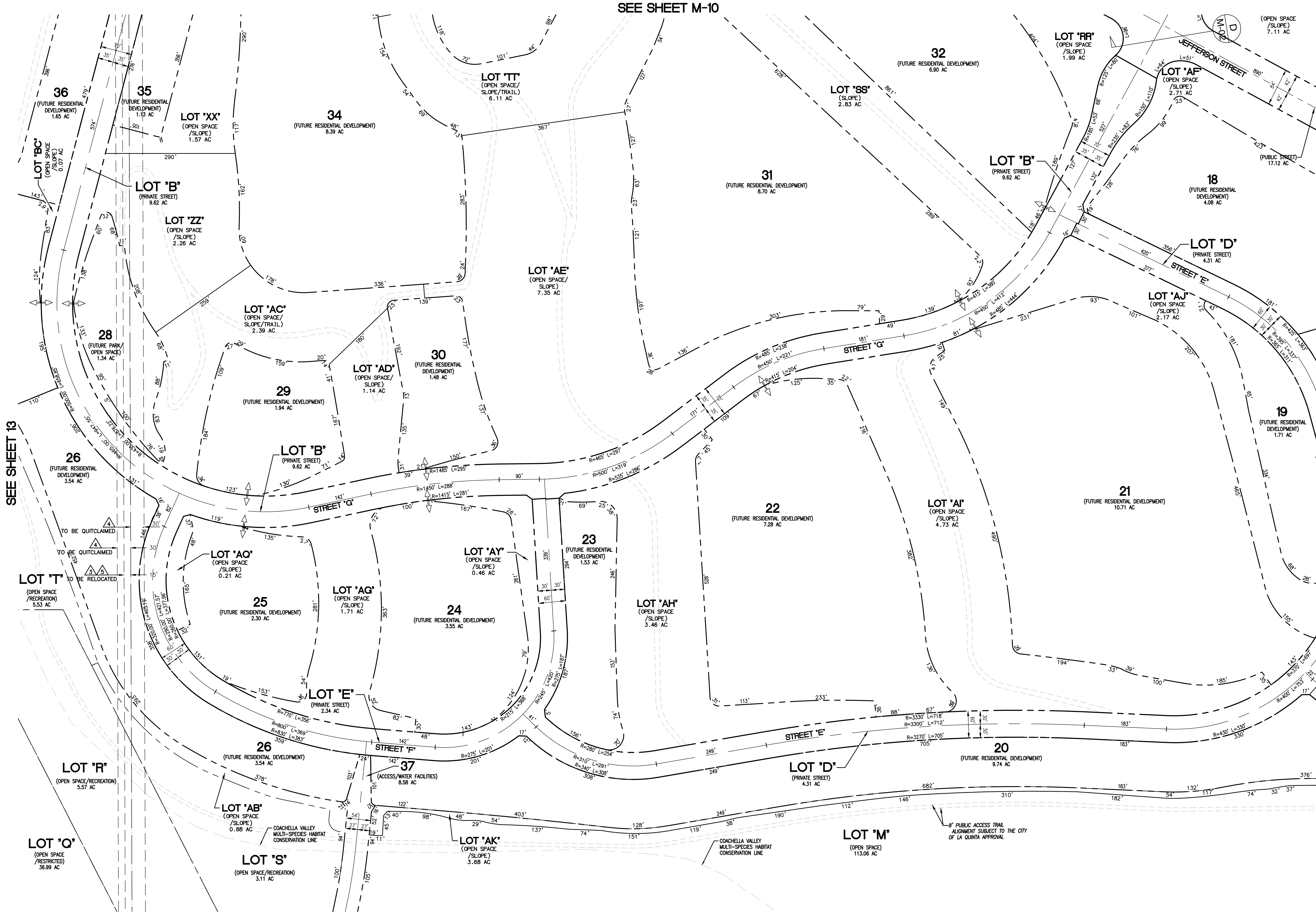
IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

LEGEND

	BOUNDARY LINE
	CENTERLINE
	SECTION LINE/ QUARTER SECTION LINE
	RIGHT OF WAY
	LOTLINE
	EASEMENT
	PARCEL LINE
	LOT ACCESS

SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES

- 1 A PROPOSED 10' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES.
- 3 A PROPOSED 30' WIDE EASEMENT FOR ACCESS PURPOSES.
- 4 A PROPOSED 60' WIDE EASEMENT FOR ACCESS PURPOSES.
- 5 A PROPOSED EASEMENT FOR ACCESS AND WATER PURPOSES.
- 6 A PROPOSED EASEMENT FOR ELECTRICAL AND POWER PURPOSES.
- 7 A PROPOSED 10' WIDE EASEMENT FOR TRAIL PURPOSES.



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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-11

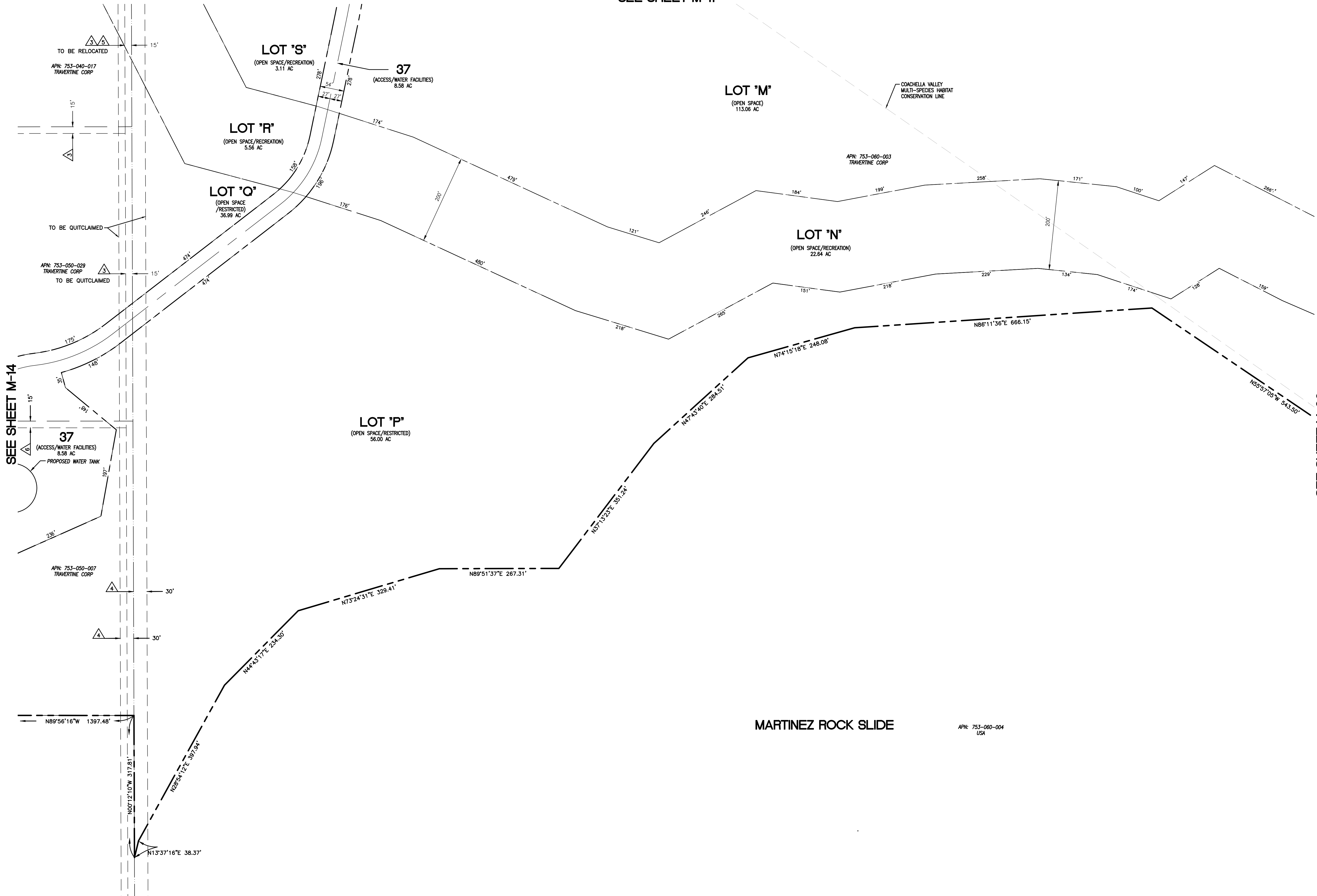
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Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

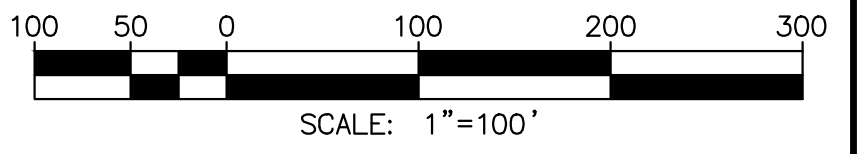
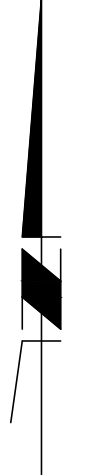
SEE SHEET M-11

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	SECTION LINE/ QUARTER SECTION LINE
	RIGHT OF WAY
	LOTLINE
	EASEMENT
	PARCEL LINE
	LOT ACCESS
SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES	



SEE SHEET M-06

SEE SHEET M-14



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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-12

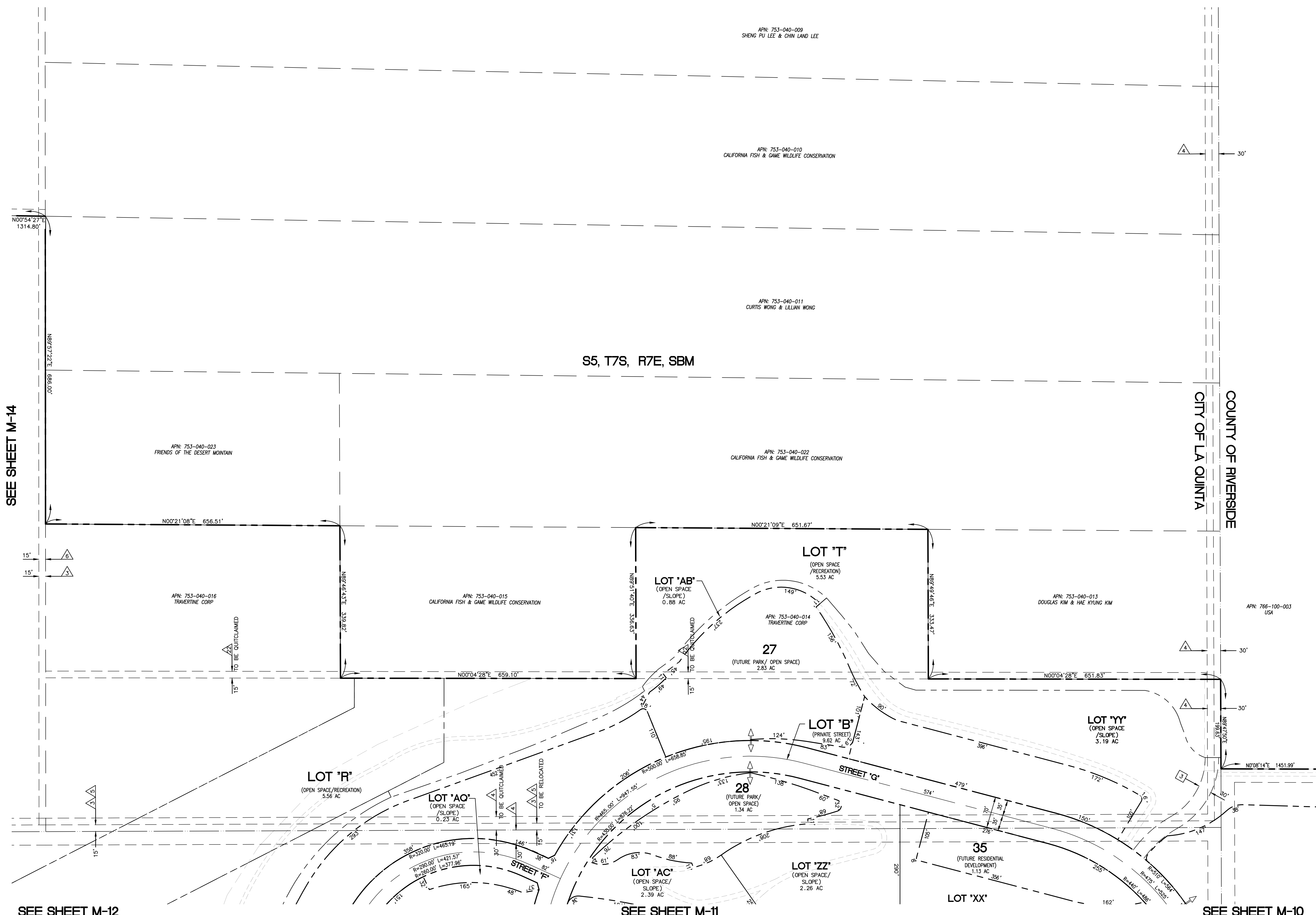
IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

LEGEND

- BOUNDARY LINE
 - - - CENTERLINE
 - SECTION LINE/ QUARTER SECTION LINE
 - RIGHT OF WAY
 - LOTLINE
 - EASEMENT
 - PARCEL LINE
 - ↔ LOT ACCESS
- SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES

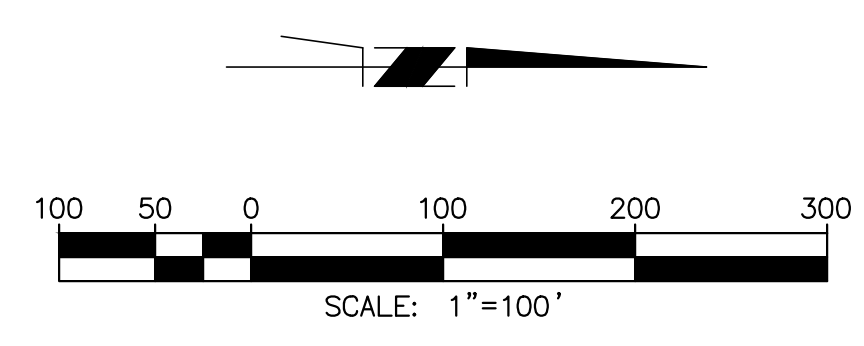
- 1 A PROPOSED 10' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES.
- 3 A PROPOSED 30' WIDE EASEMENT FOR ACCESS PURPOSES.
- 4 A PROPOSED 60' WIDE EASEMENT FOR ACCESS PURPOSES.
- 5 A PROPOSED EASEMENT FOR ACCESS AND WATER PURPOSES.
- 6 A PROPOSED EASEMENT FOR ELECTRICAL AND POWER PURPOSES.
- 7 A PROPOSED 10' WIDE EASEMENT FOR TRAIL PURPOSES.

S5, T7S, R7E, SBM



SEE SHEET M-14

CITY OF LA QUINTA
 COUNTY OF RIVERSIDE



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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM









SHEET NO. M-13

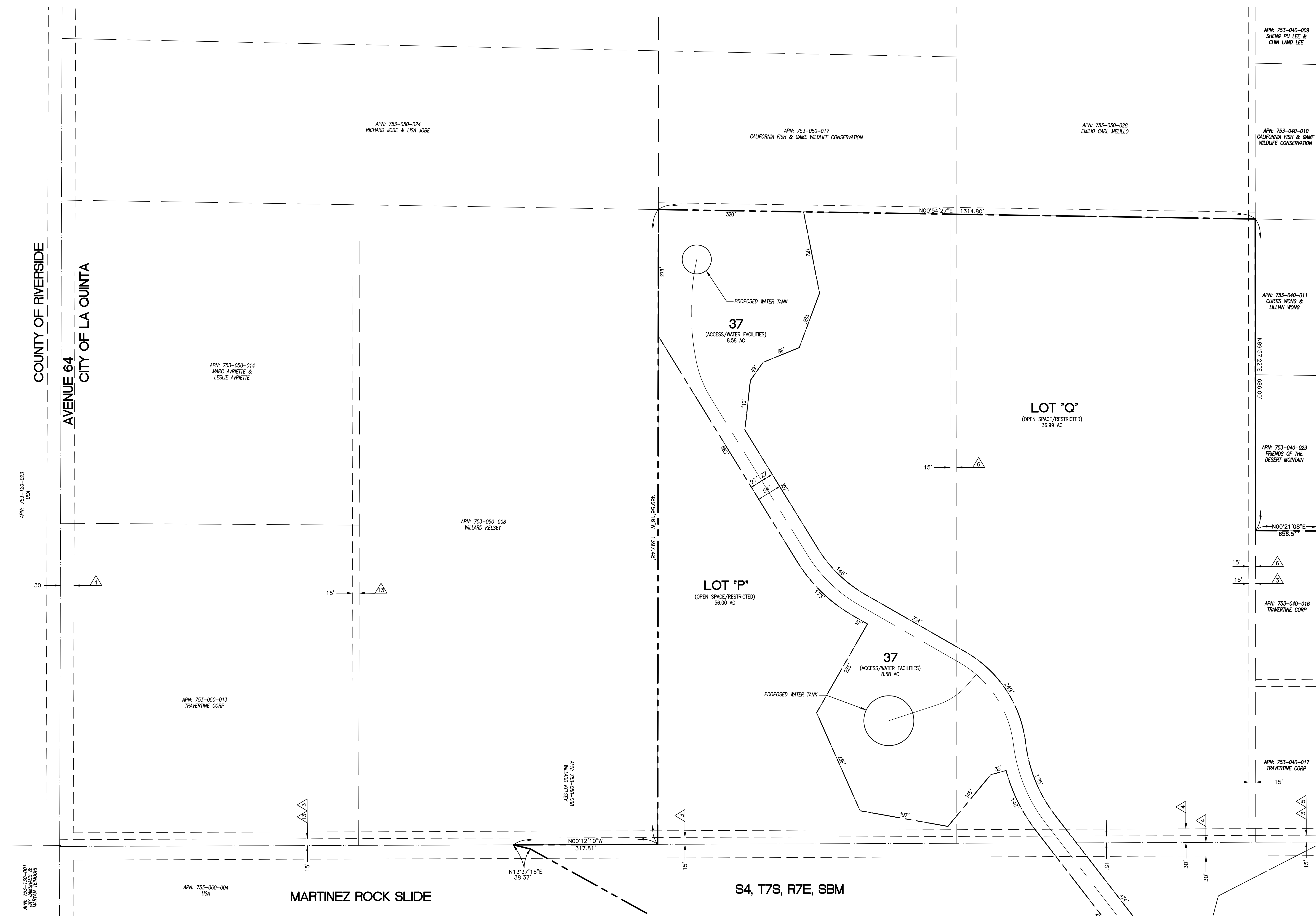
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Mar 26, 2024 - TENTATIVE TRACT MAP NO. 37387

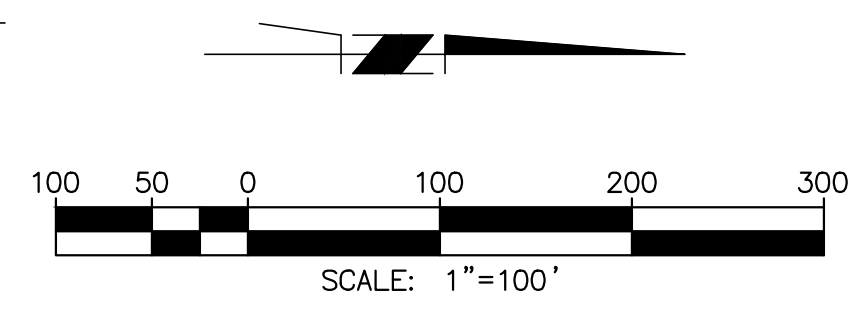
IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

LEGEND

-  BOUNDARY LINE
 -  CENTERLINE
 -  SECTION LINE/ QUARTER SECTION LINE
 -  RIGHT OF WAY
 -  LOTLINE
 -  EASEMENT
 -  PARCEL LINE
 -  LOT ACCESS
- SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES



SEE SHEET M-13



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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-14









SEE SHEET M-12

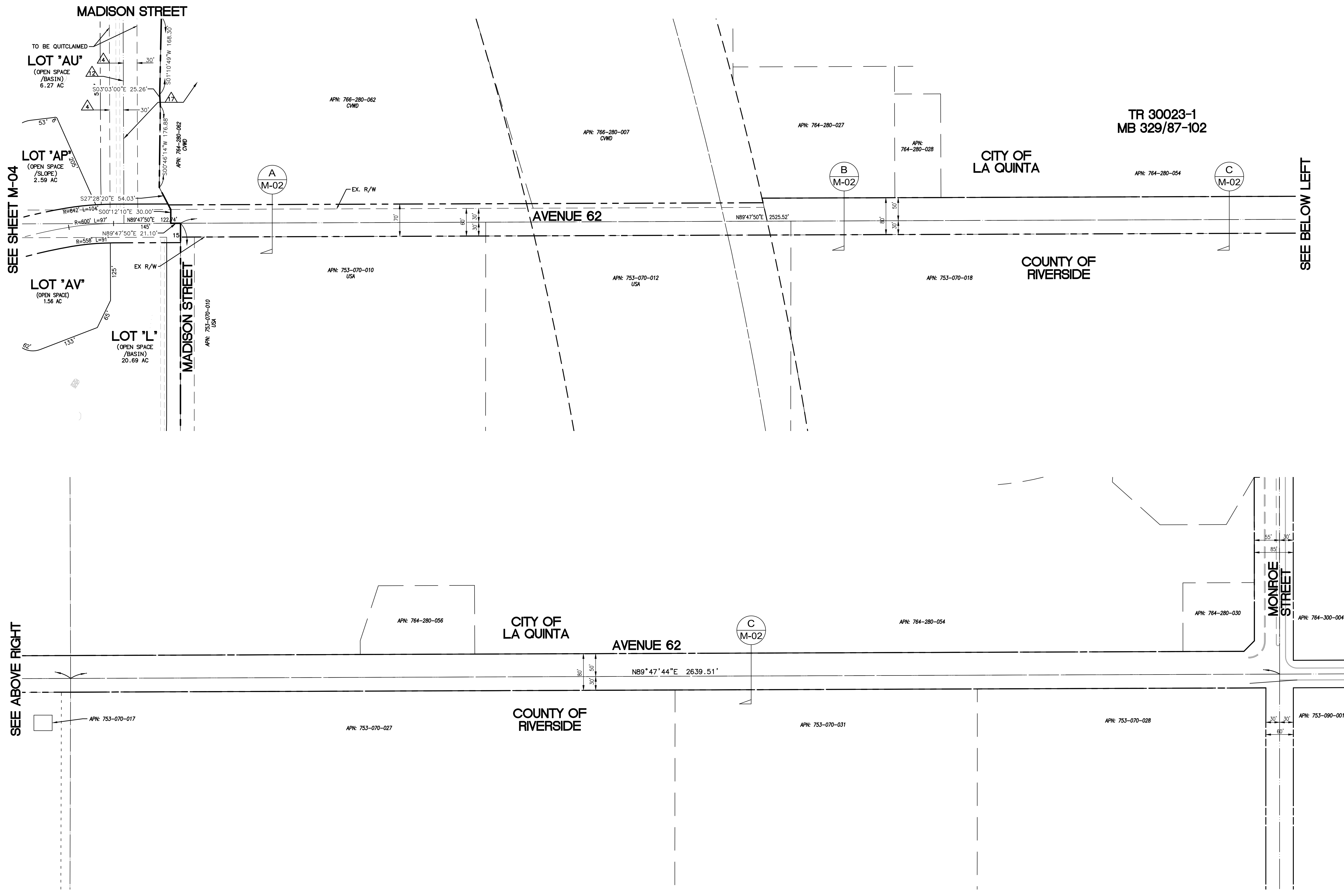
S4, T7S, R7E, SBM

Plotted: Mar 26, 2024 - 7:38am DWG: N:\2025\3.000\DLV\PLANS\ENT\TM\053-TTM_SET.dwg

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 37387
 PORTION OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 7 EAST AND SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SBM

LEGEND

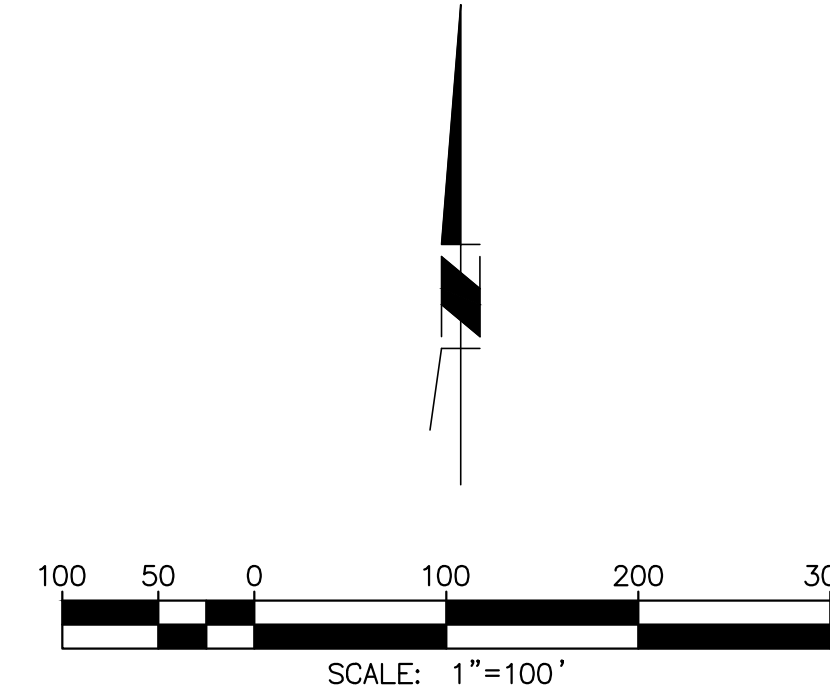
-  BOUNDARY LINE
 -  CENTERLINE
 -  SECTION LINE/ QUARTER SECTION LINE
 -  RIGHT OF WAY
 -  LOTLINE
 -  EASEMENT
 -  PARCEL LINE
 -  LOT ACCESS
- SEE SHEET M-02 FOR THE EXISTING EASEMENT NOTES



SEE SHEET M-04

SEE BELOW LEFT

SEE ABOVE RIGHT



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IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 37387

A PORTION OF S 33, T6S, R7E & A PORTION OF S 4 AND S 5, T7S, R7E, SBM

SHEET NO. M-15