



## City Council Staff Report

December 19, 2012

CONSENT CALENDAR

Subject: APPROVAL OF FINAL MAP 34627 FOR A TWO-LOT TRACT MAP FOR CONDOMINIUM PURPOSES LOCATED AT 6300 BOLERO DRIVE, IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST.

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

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### SUMMARY

C. J. Queyrel, representing Palm Springs Investment Company, LP, a California Limited Partnership, has prepared a final map for subdivision of property into a two-lot Tract Map for condominium purposes, located at 6300 Bolero Drive, in Section 29, Township 4 South, Range 5 East. Approval of the final map will allow the map to be recorded, and the existing 184-space mobile home park rentals to be converted to condominium ownership. This action completes the condominium conversion of the Palm View Estates Mobile Home Park, and is merely a ministerial action, as required by the Municipal Code and the Subdivision Map Act.

### RECOMMENDATION:

- 1) Adopt Resolution No. \_\_\_\_\_ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING FINAL MAP 34627 FOR PROPERTY LOCATED AT 6300 BOLERO DRIVE IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST".

### STAFF ANALYSIS:

C. J. Queyrel, representing Palm Springs Investment Company, LP, a California Limited Partnership, submitted Final Map 34627, requesting that the property located at 6300 Bolero Drive, in Section 29, Township 4 South, Range 5 East, be subdivided into two lots for condominium purposes on a 26.1 acre site. The intent of this subdivision is to convert the Palm View Estates Mobile Home Park, an existing 184-space mobile home park rental complex located at 6300 Bolero Drive, to condominium ownership.

At its meeting of July 21, 2010, the City Council approved Tentative Tract Map 34627, subject to conditions.

ITEM NO. 2F

It has been determined that required conditions have been satisfied, that Final Map 34627 is in substantial conformance with the approved Tentative Tract Map, and that Final Map 34627 is ready for City Council approval.

FISCAL IMPACT:

None.



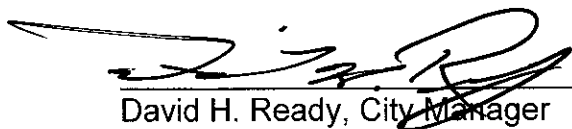
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David J. Barakian  
Director of Public Works/City Engineer



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Thomas J. Wilson  
Assistant City Manager



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David H. Ready, City Manager

ATTACHMENTS:

1. Map
2. Resolution

# TRACT NO. 34627

LISTED AS A PORTION OF LOT 17, SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS ON FILE IN BOOK 14, PAGE 852 OF MAPS, SAN DIEGO COUNTY.

## ANACAL ENGINEERING COMPANY JANUARY 2011 FOR CONDOMINIUM PURPOSES

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF TRACT MAPS.  
AT THE REQUEST OF THE CITY  
CLERK OF THE CITY OF PALM SPRINGS.  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
LARRY H. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY \_\_\_\_\_ DEPUTY  
SUBDIVISION GUARANTEE CHARGED-BLANK COMPANY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE INTEND TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN LOTS "A" AND "B" AS INDICATED AS "PRIVATE STREET" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS SUBDIVISION MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENT FOR PUBLIC UTILITY PURPOSES INCLUDING SEWERS, WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL OVER LOTS A AND B.

PALM SPRINGS INVESTMENT COMPANY, L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNER

George Chammie AS GENERAL PARTNER  
GEORGE CHAMMIE  
220 INVESTMENT CONCEPTS INC. GENERAL PARTNER  
Estate of George Chammie, By George Chammie as General Partner, LLC, a California Limited Liability Partnership, Attorney in Fact, under a deed of trust recorded July 23, 2003 as instrument no. 2003-580419, official records by assessor's records July 23, 2003 as instrument no. 2003-549420, official records.

BY Brett N. Blackwood  
TITLE Senior Vice President

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PALM SPRINGS INVESTMENT COMPANY ON JANUARY 4, 2011. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO CHANGE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

David Babarian  
C.E. 28831  
EXPIRES: 3/31/13  
DATE: 1-28-11



### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT MAP NO. 34627 CONSISTING OF SEVEN SHEETS, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR ANY APPROVED ALTERNATIVES THEREOF. THAT THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SURE THAT SAID MAP IS TECHNICALLY CORRECT.

DAVID BABARIAN R.C.E. 28831  
CITY ENGINEER EXPIRES: 3/31/13

### TAX COLLECTOR'S STATEMENT

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATE: October 18, 2012  
DON KENT  
COUNTY TAX COLLECTOR

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER WERE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN FULLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: 10/18/2012  
KENDRA HENNER-HELL  
CLERK OF THE BOARD OF SUPERVISORS  
CASH TAX BOND  
DON KENT  
COUNTY TAX COLLECTOR BY:  
BY: \_\_\_\_\_ DEPUTY  
DATE: \_\_\_\_\_

### CITY CLERK'S CERTIFICATE

JAMES THOMPSON, CITY CLERK AND EX-OFFICIO ASSESSOR OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, FULLY APPROVED THE WITHIN MAP OF TRACT MAP NO. 34627, AND DID ACCEPT ON BEHALF OF THE PUBLIC, WE HEREBY ACCEPT LOTS "A" AND "B" AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING SEWERS, WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN HEREON. THE TENTATIVE MAP FOR SAID TRACT WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

JAMES THOMPSON  
CITY CLERK AND EX-OFFICIO ASSESSOR  
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA  
DATED: \_\_\_\_\_ 20\_\_\_\_

### SOILS REPORT

PURSUANT TO SECTION 66490 OF THE SUBDIVISION MAP ACT, A PRELIMINARY SOILS REPORT NO. 10670307 WAS PREPARED BY PATEL AND ASSOCIATES ON JUNE 4, 2007 AND IS ON FILE WITH THE CITY OF PALM SPRINGS ENGINEERING DEPARTMENT.

Signature Omissions (Cont.)  
1. California Water and Telephone Company, Easement for Public Utilities, Recorded December 13, 1959 as instrument 16,157311 of Official Records, Easement is Blanket in Nature.

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss  
ON February 23, 2012 BEFORE ME, DANA SIMS, Notary Public  
PERSONALLY APPEARED: George Chammie WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/OTHER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/OTHER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND FOR SAID STATE  
SIGNATURE: DANA SIMS  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY, CALIFORNIA  
MY COMMISSION NO. 7884751  
MY COMMISSION EXPIRES 4-24-14

### NOTARY ACKNOWLEDGMENT

STATE OF Alabama )  
COUNTY OF Selma ) ss  
ON June 21, 2012 BEFORE ME, Felicia Minley  
PERSONALLY APPEARED Brett N. Blackwood, Sr. of Greendale Park Estate Capital LLC as Attorney in Fact for George Chammie WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/OTHER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/OTHER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND  
SIGNATURE: Felicia Minley  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN Selma COUNTY, ALABAMA  
MY COMMISSION NO. N/A  
MY COMMISSION EXPIRES 3-23-14

### SIGNATURE OMISSIONS

- 1. CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY UTILITY EASEMENT RECORDED FEBRUARY 22, 1953 IN BOOK 3494, PAGE 84 OF OFFICIAL RECORDS. EASEMENT IS NOT PLOTTABLE.
- 2. COACHELLA VALLEY COUNTY WATER DISTRICT, ROAD AND WATER PIPELINES RECORDED OCTOBER 6, 1958 IN BOOK 2343, PAGE 222 AS INSTRUMENT NO. 71475 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- 3. PALM SPRINGS WATER COMPANY EASEMENT FOR WATER DISTRIBUTION AND SERVICE FACILITIES RECORDED JUNE 18, 1963 AS INSTRUMENT NO. 16857 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- 4. PALM SPRINGS WATER COMPANY EASEMENT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, CONSTRUCTION, REPAIR AND REMOVAL OF A WATER DISTRIBUTION AND SERVICE FACILITIES RECORDED JUNE 26, 1963 AS INSTRUMENT NO. 16842 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- 5. AN EASEMENT FOR PUBLIC UTILITIES LYING WITHIN THE RIGHT OF WAY OF THAT UNNAMED ROAD LYING BETWEEN LOTS 16 AND 17 AS RESERVED IN THE RESOLUTION OF ABANDONMENT OF SAID UNNAMED ROAD RECORDED MARCH 24, 1965 AS INSTRUMENT NO. 33690 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- 6. A NON-EXPLOSIVE EASEMENT FOR ROADWAY AND ACCESS PURPOSES AS DISCLOSED BY SURVEY RECORDED SEPTEMBER 22, 1970 AS INSTRUMENT NO. 93269 OF OFFICIAL RECORDS.
- 7. CITY OF PALM SPRINGS, CALIFORNIA, A MUNICIPAL CORPORATION, EASEMENT FOR SEWER LINE PURPOSES RECORDED JANUARY 15, 1971 AS INSTRUMENT NO. 4979 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- 8. SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, EASEMENT FOR UTILITIES RECORDED FEBRUARY 4, 1974 AS INSTRUMENT NO. 11378 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- 9. DESERT WATERS AGENCY, A PUBLIC DISTRICT, VARIOUS EASEMENTS, RECORDED DECEMBER 23, 1974 AS INSTRUMENT NO. 148561 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- 10. GENERAL TELEPHONE COMPANY OF CALIFORNIA, EASEMENT FOR UTILITY PURPOSES RECORDED SEPTEMBER 14, 1972 AS INSTRUMENT NO. 122874 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE.
- 11. A CABLE SERVICE LICENSE AGREEMENT BY AND BETWEEN PALM SPRINGS VUE ESTATES AND COLONY CABLEVISION OF CALIFORNIA, A BEHARRE CORPORATION, RECORDED SEPTEMBER 22, 1994 AS INSTRUMENT NO. 1984-0385504 OF OFFICIAL RECORDS. AGREEMENT IS NOT PLOTTABLE.

# TRACT NO. 34627

LOT 16 AND A PORTION OF LOT 17, SECTION 28, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS ON FILE IN BOOK 14, PAGE 652 OF MAPS, SAN DIEGO COUNTY.

ANACAL ENGINEERING COMPANY JANUARY 2011

## BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE EAST LINE OF SECTION 29 BEARING NORTH 00°05'00" EAST AS SHOWN ON TRACT MAP NO. 28087 BOOK 338 PAGES 39 & 40 RECORDS OF SAID COUNTY

C NAIL AND TIN NO RECORD ACCEPTED AS CL INT. MARTHA ST. & LAWRENCE STREET PER CROSSLEY TRACT M.B. 32, PAGE 44

FOUND NOTHING, SET NOTHING ESTABLISHED FROM RECORD DISTANCE THROUGH FOUND MONUMENTS PER THE CROSSLEY TRACT RECORDED IN M.B. 32, PAGE 44 M.M. RECORDS OF RIVERSIDE CO.

ESTABLISHED USING REC. DISTANCE THROUGH FOUND MONUMENTS PER CROSSLEY TRACT REC. IN M.B. 32, PAGE 44 M.M. REC. OF RIVERSIDE CO.

FOUND 2" I.P. TAGGED RCFC DN. 1.0' PER R.S. 98/17-23. ACCEPTED AS B.C.

FOUND 1" I.P. TAGGED R.C.E. 30846 DOWN 0.8' PER TRACT MAP NO. 28087 M.B. 338, PAGES 39 & 40. ACCEPTED AS POINT ON THE WESTERLY LINE OF LOT 16 IN SEC. 29, T.4S, R.5E, S.B.M. OF PALM VALLEY COLONY LANDS AS SHOWN ON A MAP ON FILE IN M.B. 14, PAGE 652 OF SAN DIEGO COUNTY

S.F.N. SET 2" I.P. TAGGED LS 2988 FLUSH ESTABLISHED AT INTERSECTION THROUGH FOUND MONUMENTS

FOUND NAIL AND TAG TAGGED R.C.E. 30846 IN LEAF OF 1" I.P. AND PLASTIC PLUG TAGGED R.C.E. 30846 PER TRACT MAP NO. 28087 M.B. 338, PAGES 39 & 40. ACCEPTED AS THE N.W. COR. LOT 16 OF THE PALM VALLEY COLONY LANDS, M.B. 14/652.

FOUND 2-1/2" STEEL POST WITH BLM BRASS CAP MARKED FOR SECTION CORNER AND DATED 2006 PER FIELD NOTES VOLUME R 616, PAGES 70-71 CERTIFIED 6/26/2007 ACCEPTED AS N.E. COR. SEC. 29, T.4S, R.5E.

FOUND WELL MON. WITH TAG LS 4146 NO RECORD ACCEPTED AS CL INT. MARTHA ST. & MARGUERITE STREET PER CROSSLEY TRACT M.B. 32, PAGE 44 REC. RIVERSIDE CO.

FOUND 1-1/2" I.P. TAG ILLEGIBLE DOWN 1.5' ACCEPTED AS THE S.E. COR. LOT 1 OF SEC. 29, T.4S, R.5E, S.B.M. OF PALM VALLEY COLONY LANDS AS SHOWN ON A MAP ON FILE IN M.B. 14, PAGE 652 PER CROSSLEY TRACT RECORDED IN M.B. 32, PAGE 44 M.M. RECORDS OF RIVERSIDE CO. TAGGED L.S.2988

FOUND 3/4" I.P. TAGGED RCFC DN. 1.0' PER R.S. 98/17-23. ACCEPTED AS B.C.

FOUND 1-1/2" I.P. TAGGED R.C.E. 11322 DN. 1.0' PER R.S. 98/17-23 ACCEPTED AS POINT 0.22' S18°09'38"W. OF THE SOUTHERLY RIGHT OF WAY OF LAND TO COACHELLA VALLEY COUNTY WATER DISTRICT PER DEED RECORDED OCT. 6, 1958 IN BOOK 2343, PAGE 222. O.R. AS INST. NO. 71475

FOUND 3/4" I.P. TAGGED RCFC DN. 0.5' ACCEPTED AS POINT ON THE SOUTHERLY RIGHT OF WAY OF LAND TO COACHELLA VALLEY COUNTY WATER DISTRICT PER DEED RECORDED OCT. 6, 1958 IN BOOK 2343, PAGE 222. O.R. AS INST. NO. 71475

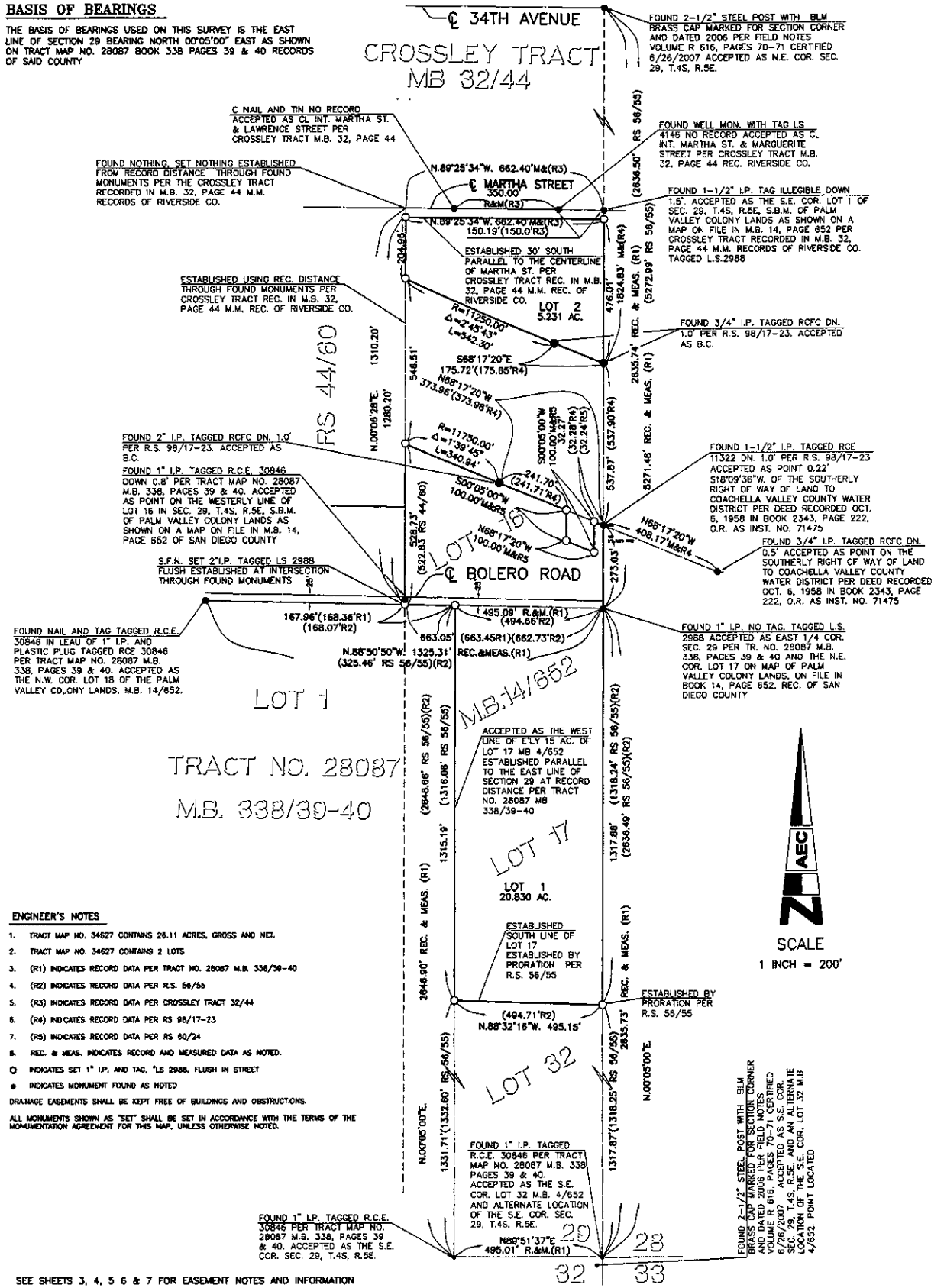
FOUND 1" I.P. NO TAG. TAGGED L.S. 2988 ACCEPTED AS EAST 1/4 COR. SEC. 29 PER TR. NO. 28087 M.B. 338, PAGES 39 & 40 AND THE N.E. COR. LOT 17 ON MAP OF PALM VALLEY COLONY LANDS, ON FILE IN BOOK 14, PAGE 652, REC. OF SAN DIEGO COUNTY

## ENGINEER'S NOTES

- TRACT MAP NO. 34627 CONTAINS 26.11 ACRES, GROSS AND NET.
- TRACT MAP NO. 34627 CONTAINS 2 LOTS
- (R1) INDICATES RECORD DATA PER TRACT NO. 28087 M.B. 338/39-40
- (R2) INDICATES RECORD DATA PER R.S. 56/55
- (R3) INDICATES RECORD DATA PER CROSSLEY TRACT 32/44
- (R4) INDICATES RECORD DATA PER R.S. 98/17-23
- (R5) INDICATES RECORD DATA PER R.S. 60/24
- REC. & MEAS. INDICATES RECORD AND MEASURED DATA AS NOTED.
- INDICATES SET 1" I.P. AND TAG, "LS 2988, FLUSH IN STREET
- INDICATES MONUMENT FOUND AS NOTED

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

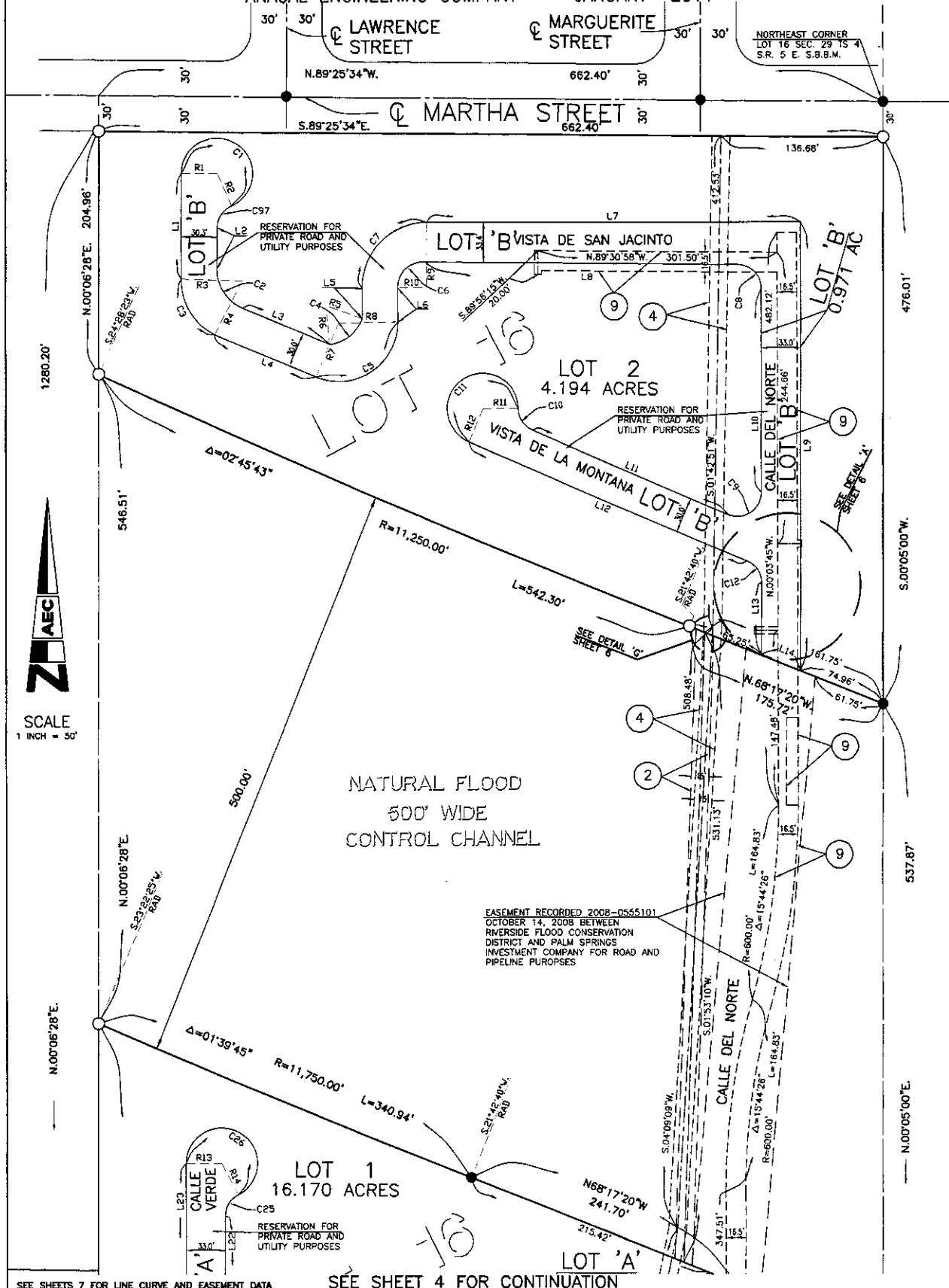
SEE SHEETS 3, 4, 5 & 7 FOR EASEMENT NOTES AND INFORMATION



# TRACT NO. 34627

LOT 16 AND A PORTION OF LOT 17, SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS ON FILE IN BOOK 14, PAGE 652 OF MAPS, SAN DIEGO COUNTY.

ANACAL ENGINEERING COMPANY JANUARY 2011



SCALE  
1 INCH = 50'

SEE SHEETS 7 FOR LINE CURVE AND EASEMENT DATA

SEE SHEET 4 FOR CONTINUATION

# TRACT NO. 34627

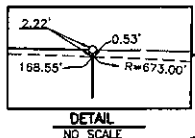
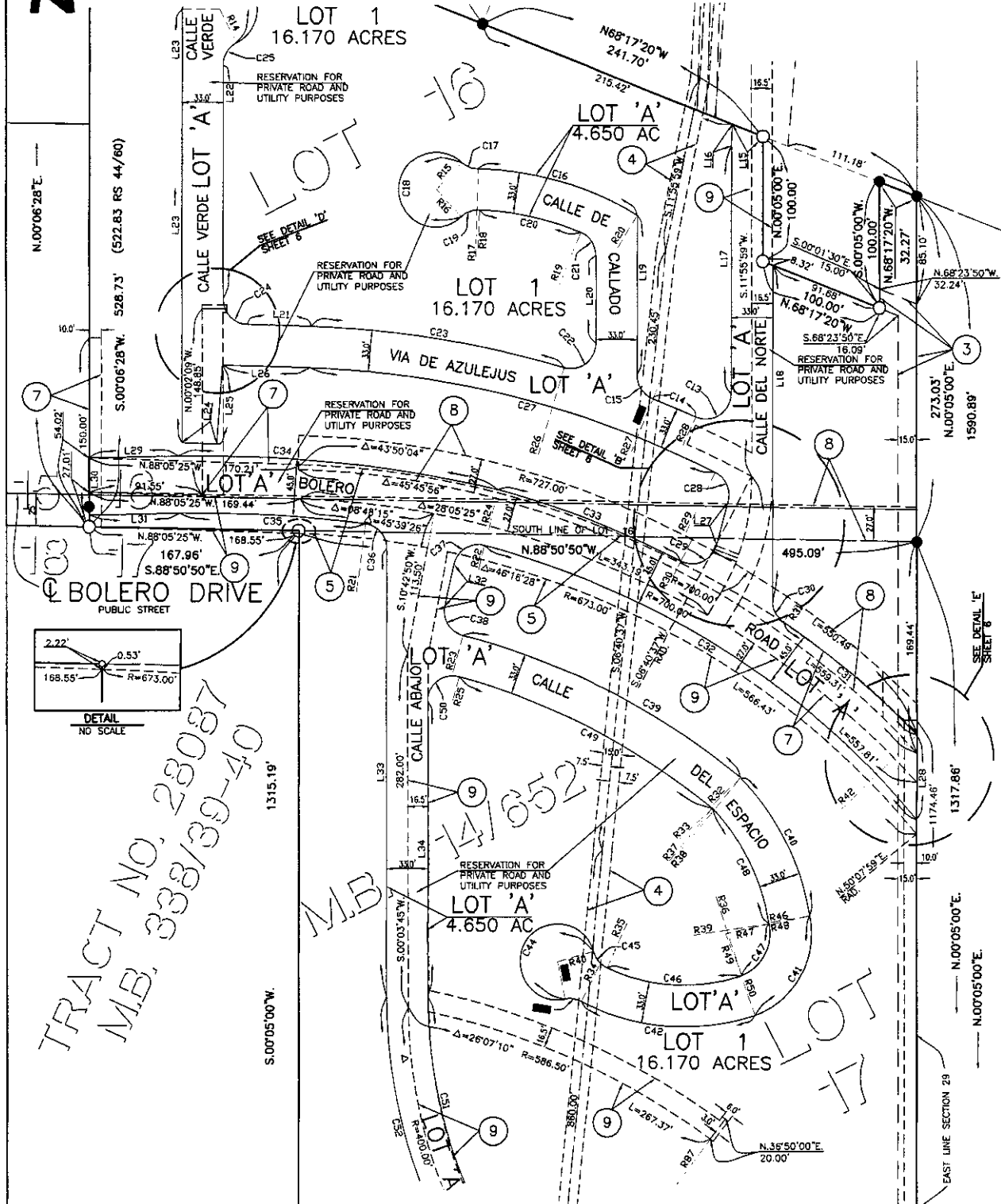
LOT 16 AND A PORTION OF LOT 17, SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS ON FILE IN BOOK 14, PAGE 652 OF MAPS, SAN DIEGO COUNTY.

ANACAL ENGINEERING COMPANY      JANUARY 2011



SCALE  
1 INCH = 50'

SEE SHEET 3 FOR CONTINUATION



TRACT NO. 28087  
M.B. 338/39-40

M.B.

SEE SHEET 5 FOR CONTINUATION

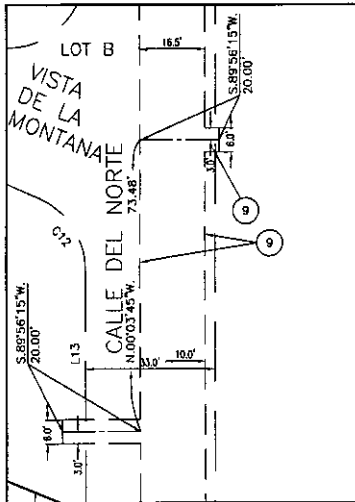


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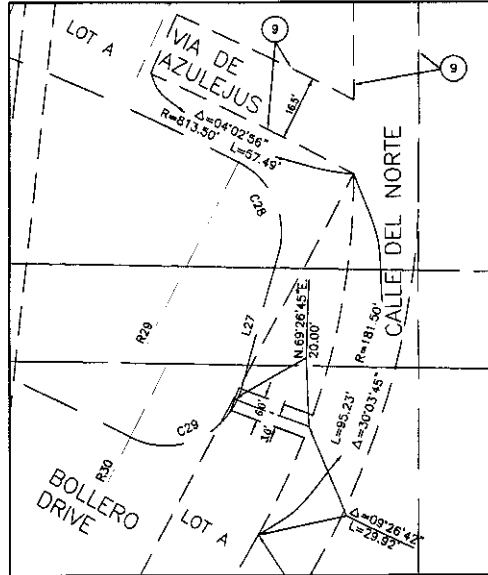
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ANACAL ENGINEERING COMPANY      JANUARY 2011

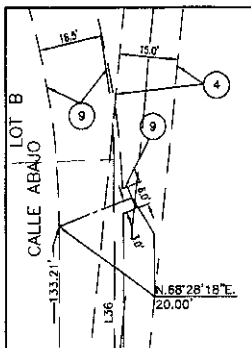
## DETAIL SHEET



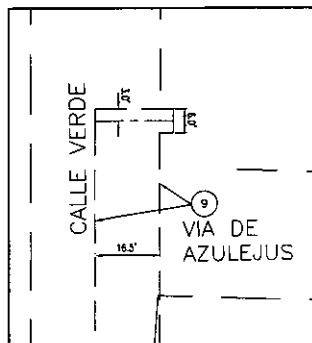
DETAIL 'A'



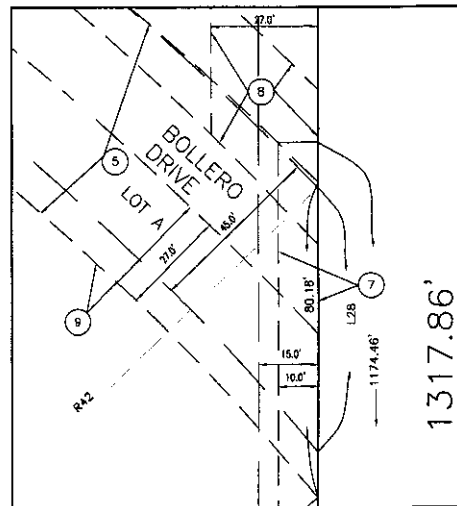
DETAIL 'B'



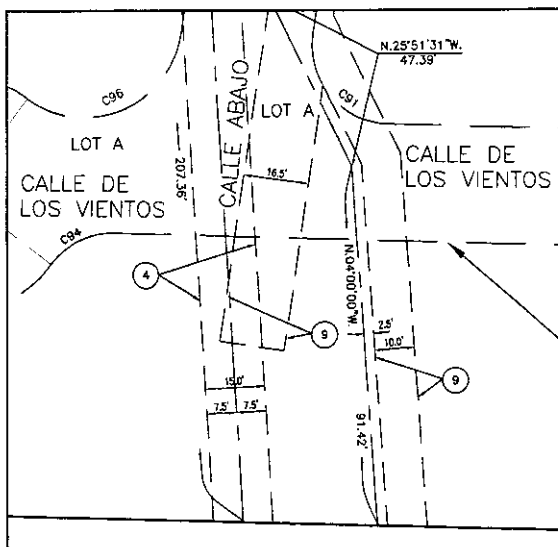
DETAIL 'C'



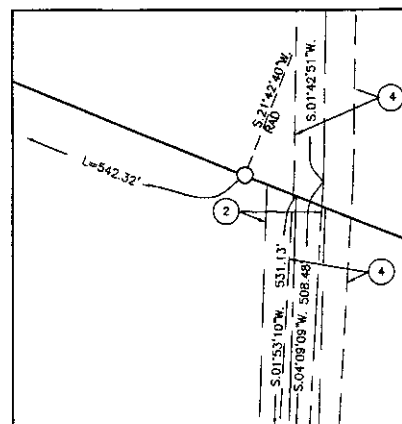
DETAIL 'D'



DETAIL 'E'



DETAIL 'F'



DETAIL 'G'



SCALE  
1" = 20'



# TRACT NO. 34627

LOT 16 AND A PORTION OF LOT 17, SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS ON FILE IN BOOK 14, PAGE 652 OF MAPS, SAN DIEGO COUNTY.

ANACAL ENGINEERING COMPANY  
DATA SHEET

JANUARY 2011

LINE TABLE		
LINE	LENGTH	BEARING
L1	88.39'	S00°01'31"W
L2	34.50'	N00°31'54"E
L3	79.58'	N66°58'58"W
L4	92.19'	S66°58'58"E
L5	25.55'	S00°32'10"E
L6	28.60'	N00°32'09"W
L7	315.65'	N89°57'08"W
L8	264.15'	S89°25'31"E
L9	376.93'	N00°02'52"E
L10	173.37'	S00°02'52"W
L11	181.78'	N66°56'04"W
L12	254.95'	S66°56'04"E
L13	60.99'	S00°02'52"W
L14	35.51'	S68°17'20"E
L15	26.28'	N68°17'20"W
L16	17.21'	S02°46'43"W
L17	218.75'	S00°05'47"W
L18	266.62'	S00°05'46"W
L19	126.77'	N00°09'29"E
L20	69.09'	N00°09'29"E
L21	50.85'	N88°05'44"W
L22	185.54'	N00°03'22"E
L23	344.60'	S00°03'22"W
L24	27.72'	S87°24'01"E
L25	63.47'	N04°17'07"E
L26	69.93'	S88°05'44"E
L27	35.20'	S15°32'28"W
L28	67.19'	N00°05'00"E
L29	72.28'	S89°02'53"W
L30	44.84'	S00°06'28"W
L31	73.11'	N89°03'36"E
L32	34.47'	N12°34'49"E
L33	357.36'	S00°06'42"W
L34	234.87'	N00°06'42"E
L35	38.08'	S59°22'39"W
L36	57.01'	N00°03'25"W
L37	129.78'	S00°02'45"E
L38	137.71'	N89°48'08"W
L39	127.94'	S89°48'08"E
L40	11.09'	N00°02'57"W
L41	22.91'	N89°55'44"W
L42	26.45'	S89°55'44"E
L43	129.95'	N06°27'12"W
L44	114.87'	S06°27'12"E
L45	50.28'	S81°02'25"W
L46	27.16'	N66°39'39"E
L47	66.81'	N81°02'25"E
L48	25.47'	S86°08'17"W
L49	25.69'	S86°08'17"E
L50	123.89'	N08°26'11"E
L51	119.07'	S08°26'11"W
L52	124.14'	N88°18'29"W
L53	238.64'	S88°15'51"E

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	246°08'26"	128.88'	30.00'
C2	67°30'53"	41.24'	35.00'
C3	64°52'04"	57.74'	51.00'
C4	64°33'33"	37.18'	33.00'
C5	113°23'11"	99.09'	50.00'
C6	95°19'57"	35.77'	21.50'
C7	90°31'08"	86.10'	54.50'
C8	89°28'23"	31.23'	20.00'
C9	113°01'04"	39.45'	20.00'
C10	66°25'18"	23.19'	20.00'
C11	246°34'51"	129.11'	30.00'
C12	66°58'56"	23.38'	20.00'
C13	114°22'09"	39.92'	20.00'
C14	2°35'40"	37.36'	825.00'
C15	68°17'12"	23.84'	20.00'
C16	29°31'49"	134.78'	261.50'
C17	41°42'39"	14.56'	20.00'
C18	266°10'45"	139.37'	30.00'
C19	44°57'07"	15.69'	20.00'
C20	21°05'11"	84.09'	228.50'
C21	67°06'28"	23.43'	20.00'
C22	106°28'25"	37.17'	20.00'
C23	14°17'54"	205.88'	825.00'
C24	88°09'05"	30.77'	20.00'
C25	62°36'42"	21.86'	20.00'
C26	243°02'34"	127.26'	30.00'
C27	24°28'39"	338.35'	792.00'
C28	78°43'50"	27.48'	20.00'
C29	101°45'03"	35.52'	20.00'
C30	55°13'25"	19.28'	20.00'
C31	11°08'42"	140.25'	721.00'
C32	34°18'26"	416.57'	676.00'
C33	12°29'10"	157.12'	721.00'
C34	14°01'38"	257.18'	1050.50'
C35	8°27'20"	148.39'	1005.50'
C36	82°36'21"	28.83'	20.00'
C37	90°27'04"	31.57'	20.00'
C38	87°44'07"	30.63'	20.00'
C39	24°24'23"	251.54'	590.50'
C40	35°00'11"	125.85'	206.00'
C41	81°51'06"	97.86'	68.50'
C42	45°14'48"	143.33'	181.50'
C43	38°22'58"	13.40'	20.00'
C44	265°38'46"	139.09'	30.00'
C45	49°47'46"	17.38'	20.00'
C46	42°29'00"	110.11'	148.50'
C47	82°13'47"	50.95'	35.50'
C48	34°40'38"	104.71'	173.00'
C49	23°39'38"	259.57'	557.50'
C50	105°20'24"	36.77'	20.00'
C51	27°53'50"	183.37'	389.00'
C52	36°14'11"	193.24'	422.00'
C53	82°16'21"	28.72'	20.00'
C54	32°46'03"	120.10'	210.00'
C55	8°05'28"	54.23'	384.00'
C56	77°12'25"	26.95'	20.00'
C57	230°32'19"	120.71'	30.00'
C58	21°04'33"	64.56'	175.50'
C59	7°51'09"	56.74'	414.00'
C60	28°57'08"	90.96'	180.00'
C61	95°04'51"	33.19'	20.00'
C62	85°30'07"	29.65'	20.00'
C63	245°28'39"	128.53'	30.00'
C64	161°36'38"	42.31'	15.00'
C65	22°41'31"	68.24'	172.30'
C66	19°46'38"	70.86'	205.30'
C67	89°45'12"	31.33'	20.00'
C68	37°21'37"	13.04'	20.00'
C69	270°07'10"	141.43'	30.00'
C70	52°45'34"	18.42'	20.00'
C71	90°14'48"	31.50'	20.00'
C72	6°55'35"	54.58'	451.50'
C73	90°07'13"	31.46'	20.00'
C74	45°34'23"	15.91'	20.00'
C75	271°08'46"	141.97'	30.00'
C76	45°34'22"	15.91'	20.00'
C77	83°28'32"	29.14'	20.00'
C78	92°30'23"	32.29'	20.00'
C79	7°53'18"	35.66'	259.00'
C80	71°09'36"	24.84'	20.00'
C81	244°40'08"	128.11'	30.00'
C82	12°35'52"	63.54'	289.00'
C83	72°36'14"	25.34'	20.00'
C84	90°37'02"	31.63'	20.00'
C85	14°49'57"	43.75'	169.00'
C86	39°52'25"	13.92'	20.00'
C87	270°22'14"	141.57'	30.00'
C88	53°38'24"	18.72'	20.00'
C89	11°41'22"	28.36'	139.00'
C90	94°34'28"	33.01'	20.00'
C91	96°44'41"	33.77'	20.00'
C92	66°32'53"	23.23'	20.00'
C93	246°35'32"	129.12'	30.00'
C94	54°31'01"	19.03'	20.00'
C95	269°13'56"	140.97'	30.00'
C96	118°00'53"	51.49'	25.00'
C97	65°26'25"	22.84'	20.00'

RADIAL TABLE	
LINE	BEARING
R1	S89°46'47"E
R2	S23°45'43"E
R3	N88°27'52"W
R4	S26°40'04"W
R5	S70°08'21"E
R6	S05°34'48"E
R7	S23°01'02"W
R8	S89°27'50"W
R9	N00°02'52"E
R10	N89°14'48"E
R11	N89°29'14"E
R12	N22°54'23"E
R13	S89°37'30"W
R14	S27°19'56"E
R15	N43°11'27"E
R16	S42°59'18"E
R17	S01°28'50"W
R18	S01°57'49"W
R19	N23°03'00"E
R20	S31°00'38"W
R21	S07°30'22"W
R22	N14°48'21"E
R23	S14°50'41"W
R24	S13°04'39"W
R25	S15°27'06"W
R26	S16°37'53"W
R27	S21°52'17"W
R28	N24°27'56"E
R29	S26°48'38"W
R30	S27°17'32"W
R31	S34°52'22"W
R32	S45°59'39"W
R33	S46°37'10"W
R34	N27°09'30"E
R35	N24°37'32"E
R36	N17°51'28"W
R37	N39°02'44"E
R38	S39°15'04"W
R39	S81°17'48"W
R40	N74°29'18"E
R41	N11°13'28"W
R42	S46°01'05"W
R43	N15°59'58"E
R44	N15°52'25"E
R45	S80°01'16"W
R46	S80°59'50"W
R47	S77°03'00"W
R48	S78°11'46"W
R49	N20°43'13"W
R50	N19°57'08"W
R51	N63°52'32"E
R52	N62°13'12"E
R53	N07°33'50"E
R54	N13°30'42"W
R55	S69°17'55"E
R56	S07°54'53"W
R57	S18°45'35"E
R58	S12°42'54"W
R59	S12°27'25"W
R60	S16°29'43"E
R61	S20°03'09"E
R62	N30°37'21"W
R63	S83°54'00"W
R64	S65°30'32"W
R65	S68°25'25"W
R66	N88°12'03"E
R67	N37°09'45"W
R68	N52°57'25"E
R69	S89°31'28"W
R70	N81°33'26"W
R71	N16°50'53"W
R72	N88°57'35"W
R73	S45°38'39"W
R74	S45°30'06"E
R75	N88°00'30"W
R76	S23°20'21"E
R77	S89°02'52"E
R78	N28°54'11"E
R79	N61°28'03"W
R80	S01°44'10"W
R81	S10°58'14"E
R82	N07°49'39"W
R83	N12°25'54"E
R84	S36°27'04"W
R85	S52°46'51"E
R86	S64°51'22"E
R87	S36°47'06"W

**EASEMENT NOTES**

- CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY. UTILITY EASEMENT RECORDED FEBRUARY 24, 1953 IN BOOK 1444, PAGE 94 OF OFFICIAL RECORDS. EASEMENT IS NOT PLOTTABLE.
- COACHELLA VALLEY COUNTY WATER DISTRICT, ROAD AND WATER PIPELINES RECORDED OCTOBER 6, 1958 IN BOOK 2343, PAGE 222 AS INSTRUMENT NO. 71475 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- PALM SPRINGS WATER COMPANY, EASEMENT FOR WATER DISTRIBUTION AND SERVICE FACILITIES RECORDED JUNE 18, 1963 AS INSTRUMENT NO. 68537 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- PALM SPRINGS WATER COMPANY, EASEMENT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, CONSTRUCTION, REPAIR AND REMOVAL OF A WATER DISTRIBUTION AND SERVICE FACILITIES, RECORDED JUNE 26, 1963 AS INSTRUMENT NO. 68542 OF OFFICIAL RECORDS. EASEMENT PLOTTED.
- AN EASEMENT FOR PUBLIC UTILITIES LYING WITHIN THE RIGHT OF WAY OF THAT UNNAMED ROAD LYING BETWEEN LOTS 16 AND 17, AS RESERVED IN THE RESOLUTION OF ABANDONMENT OF SAID UNNAMED ROAD RECORDED MARCH 24, 1965 AS INSTRUMENT NO. 33690 OFFICIAL RECORDS. EASEMENT PLOTTED.
- A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND ACCESS PURPOSES AS DISCLOSED BY SUBLEASE RECORDED SEPTEMBER 22, 1970 AS INSTRUMENT NO. 93508 OFFICIAL RECORDS.
- CITY OF PALM SPRINGS, CALIFORNIA, A MUNICIPAL CORPORATION. EASEMENT FOR SEWER LINE PURPOSES RECORDED JANUARY 18, 1971 AS INSTRUMENT NO. 4970 OFFICIAL RECORDS. EASEMENT PLOTTED.
- SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION. EASEMENT FOR UTILITIES. RECORDED FEBRUARY 4, 1971 AS INSTRUMENT NO. 11376 OFFICIAL RECORDS. EASEMENT PLOTTED.
- DESERT WATERS AGENCY, A PUBLIC DISTRICT. VARIOUS EASEMENTS, RECORDED DECEMBER 23, 1971 AS INSTRUMENT NO. 148561 OFFICIAL RECORDS. EASEMENT PLOTTED.
- GENERAL TELEPHONE COMPANY OF CALIFORNIA, EASEMENT FOR UTILITY PURPOSES RECORDED SEPTEMBER 14, 1972 AS INSTRUMENT NO. 122874 OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE.
- A CABLE SERVICE LICENSE AGREEMENT BY AND BETWEEN PALM SPRINGS VIEW ESTATES AND COLONY CABLEVISION OF CALIFORNIA, A DELAWARE CORPORATION, RECORDED SEPTEMBER 22, 1994 AS INSTRUMENT NO. 1894-0365504 OF OFFICIAL RECORDS. AGREEMENT IS NOT PLOTTABLE.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING FINAL MAP 34627 FOR PROPERTY LOCATED AT 6300 BOLERO DRIVE, IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 5 EAST

WHEREAS, the City Council, at its meeting of July 21, 2010, approved Tentative Tract Map 34627, prepared by C. J. Queyrel, representing Palm Springs Investment Company, LP, a California Limited Partnership, for the above described property, subject to conditions.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

1. That Final Map 34627 is in substantial conformance with approved Tentative Tract Map 34627; and
2. That requisite conditions associated with Tentative Tract Map 34627 have been satisfied; and
3. That Final Map 34627 is in conformance with the General Plan; and
4. That Final Map 34627 conforms to all requirements of the Subdivision Map Act of the State of California; and
5. That Final Map 34627 is hereby approved for purposes therein defined.

ADOPTED THIS 19th day of December, 2012.

\_\_\_\_\_  
David H. Ready, City Manager

ATTEST:

\_\_\_\_\_  
James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF PALM SPRINGS )

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. \_\_\_\_\_ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on January 18, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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James Thompson, City Clerk  
City of Palm Springs, California