

Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION

PROFICIENCY

PROVEN RESULTS



Sensational Mountain Home Site

60833 Table Mountain Rd, Garner Valley, CA 92561

APN 568-310-001

Property Highlights

Offered at \$1,200,000

Majestic Home Site situated above 20+/- acres of gorgeous varied terrain, this exquisite property offers unmatched beauty & is ready for your Custom Dream House! Located at the end of a quiet cul-de-sac in the lovely & upscale community of Garner Valley, this offering is conveniently located between Lake Hemet & Palm Desert. Upon entering the property one is met by seasonal Martinez Creek which gently meanders through a rich and diverse forest, running the full length of the property into the surrounding mountains.



Kent Dover

Kentdoverproperties@gmail.com

415-205-8742

CA DRE # 02047735



For more property info:

RedHawkRealty.com

800.371.6669



Sensational Mountain Home Site



- Panoramic Homesite (above Garner Valley)
- Privately located at the end of a cul-de-sac
- Endless Hiking & Recreational Opportunities
- Seasonal Martinez Creek
- Borders National Forest
- Diverse Flora & Fauna



RedHawkRealty.com



800-371-6669



Boundary Lines Are Approximate

IN THE COUNTY OF RIVERSIDE
TRACT NO. 4074

BEING A SUBDIVISION OF PORTION OF SECTION 31, T.6S., R.4E.
AND SECTION 5, T.7S., R.4E., S.B.M.

ENGINEER: McCUTCHAN & ASSOCIATES, INC.
FEBRUARY, 1973

SHEET 1 OF 12 SHEETS

FILED
On Sept 13 1973

3.00 P.M.

W.D. BALOGH

County Recorder

34 Donna B. Babcock

Deputy

Fee \$ 27.00

10 120796

Filed by County Clerk

Subn. G. Fee F.A.T.C.

OWNER'S CERTIFICATE

We hereby certify that we are the owners of, or have right, title or interest in 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 consent to the making and recording of said map and subdivision, as shown within the colored border line. We hereby offer to public use for street purposes Lots A through D inclusive. We hereby dedicate to public use for construction and maintenance of water, lines and appurtenances, the easements shown on this map as "water easement". We also dedicate to public use for passage of storm and flood water those easements shown on this map as "drainage easement". We also dedicate to public use those easements shown on this map as "access easement".

We hereby reserve to ourselves, our successors and assigns, and for future lot owners of record, there successors and assigns, for construction and maintenance of Bridle Trails and appurtenant facilities, those easements designated and shown hereon as "Bridle Trail Easement".

GREATAMERICAN LAND CO. A California Corporation

David C. Seager President

FIRST AMERICAN TITLE INSURANCE CO A California Corporation

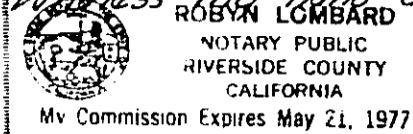
Woodward-Clyde & Associates Joe Brusca
Vice President Secretary

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 1st day of August, 1973, before me Robyn Lombard, a Notary Public in and for said County and State, personally appeared David C. Seager known to me to be the President and Joe Brusca known to me to be the Vice President of GREATAMERICAN LAND CO., a California Corporation, as owner, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand and official seal.



My commission expires 5/21/77.

Robyn Lombard
Notary Public in and for the County of Riverside, State of California

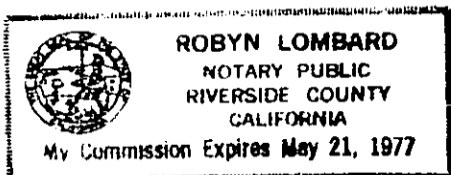
STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 16th day of August, 1973, before me Robyn Lombard, a Notary Public in and for said County and State, personally appeared Robert W. Johnston known to me to be the Asst. V. Pres. and Joe Brusca known to me to be the Asst. Sec. of FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, as trustee, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand and official seal.

My commission expires 5/21/77.

Robyn Lombard
Notary Public in and for the County of Riverside, State of California



SIGNATURE OMISSION

In accordance with Section 11587 of the Business and Profession Code, the signatures of the United States of America, owners of a right-of-way for ditches or canals, constructed by the authority of the United States, as reserved in the United States Patent recorded June 17, 1930, in Book 9 Page 450 of Patent's Official Records of Riverside County; the United States of America, owners of an easement for specific and incidental purposes, in instrument recorded June 17, 1930, in Book 9 Page 450 of Patent's Official Records of Riverside County, and Anga Electric Cooperative, Inc., owners of an easement for specific and incidental purposes, recorded December 23, 1954 in Book 1677 page 54, Records of Riverside County, California, said easement cannot be located from the records; were omitted.

CIVIL ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of 12 sheets correctly represents a survey made under my supervision during February, 1973, that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year of recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated March 23, 1973
W.D. Balogh
Registered Civil Engineer 9890

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map and find it to be substantially the same as it appeared on the Tentative Map of Tract 4074 as filed amended and approved by the Board of Supervisors on November 2, 1971 the expiration date being October 14, 1973 that all provisions of applicable State Law and County regulations have been complied with; and that I am satisfied this map is technically correct.

Dated September 7, 1973 B. Douglas Powell, County Surveyor
By J. M. Riddle Deputy

BOARD OF SUPERVISORS CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the foregoing dedications with the exceptions that the drainage, waterline and access easements are not accepted. Furthermore as provided in section 11587 of the Subdivision Map Act it is found this subdivision will not interfere with the existing utility within this tract Anga Electric Cooperative Inc. being endorsed hereon their signatures are hereby not required.

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
Dated September 11, 1973
By Morton Thompson
Chairman, Board of Supervisors

ATTEST:
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors

By Sue Moldenhauer Deputy

TAX COLLECTOR'S CERTIFICATE

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 \$10,000.00.

Dated AUGUST 23, 1973
DONNA BOUER BABCOCK
County Tax Collector
By Harold M. Tansie Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$10,000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California conditioned upon the payment of all taxes, State, County, Municipal and Local and all special assessments collected as taxes which at the time of the filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated September 11, 1973
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Sue Moldenhauer Deputy

SOIL REPORT

A preliminary soil report was prepared by Woodward-Clyde & Associates on the 15th day of September, 1970 as required by the Health and Safety Code

TRACT NO. 4074

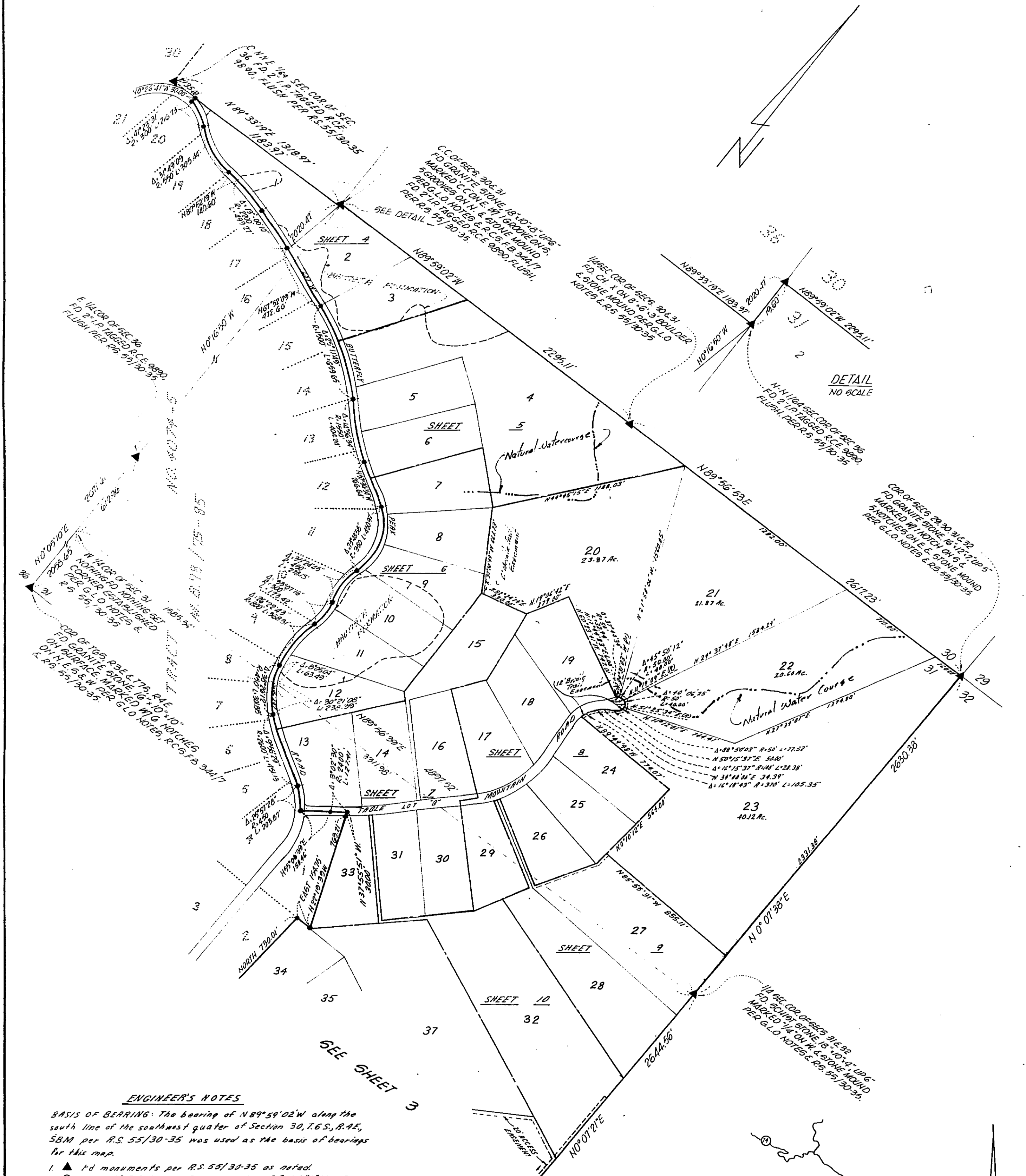
ENGINEER: McCUTCHAN & ASSOCIATES, INC.

SCALE 1"=400'

FEBRUARY, 1973

SHEET 2 OF 10 SHEETS

75/87

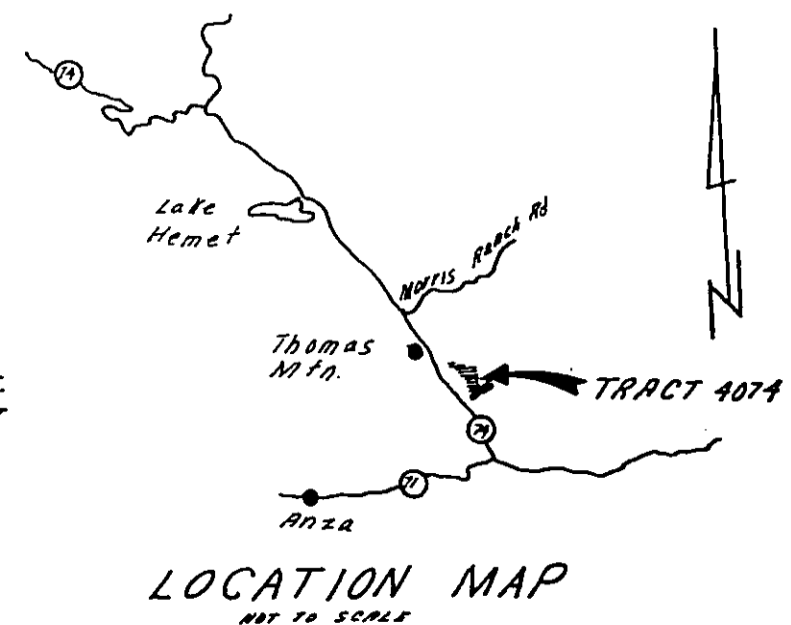


ENGINEER'S NOTES

BASIS OF BEARING: The bearing of N89°59'02"W along the south line of the southwest quarter of Section 30, T.6S., R.4E., S.B.M. per R.S. 55/30-35 was used as the basis of bearings for this map.

1. ▲ 1/4" I.P. tagged R.C.E. 9890 Dn 6" (Std. "A" Mon. Riv. Co. Ord. 461.2) unless otherwise noted.
2. ○ Set 1/4" Pin w/cap stamped R.C.E. 9890 unless otherwise noted (Std. "B" Mon. Riv. Co. Ord. 461.2) Set Flush.
3. Set 1/4" I.P. tagged R.C.E. 9890 Flush (Std. "D" Mon. Riv. Co. Ord. 461.2) for all lot corners & tract boundary unless otherwise noted.
4. Building setback lines shall conform to existing zoning.
5. All monuments to be set per Riv. Co. Ord. 461.2.
6. 1 1/4" I.P. tagged R.C.E. 9890 to be set per Tract No. 4074-M.B. 78/47-58 or Tract No. 4074-S. 108/78/75-85 unless otherwise noted.
7. This Tract contains 539 ± Acres.

NATURAL WATERCOURSES AND FLOOD PLAIN AREAS MUST BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS, OR ENCROACHMENT BY LAND FILLS. A PERCOLATION RATE OF 100 GALLONS PER DRY PER 65 SQUARE FEET IS APPLICABLE TO EACH OF THE LOTS WITHIN THIS SUBDIVISION OUTSIDE THE AREAS DEEMED TO BE "BAUTISTA FORMATION". WITHIN THE "BAUTISTA AREAS" A PERCOLATION RATE OF 100 GALLONS PER DRY PER 200 SQUARE FEET IS APPLICABLE.





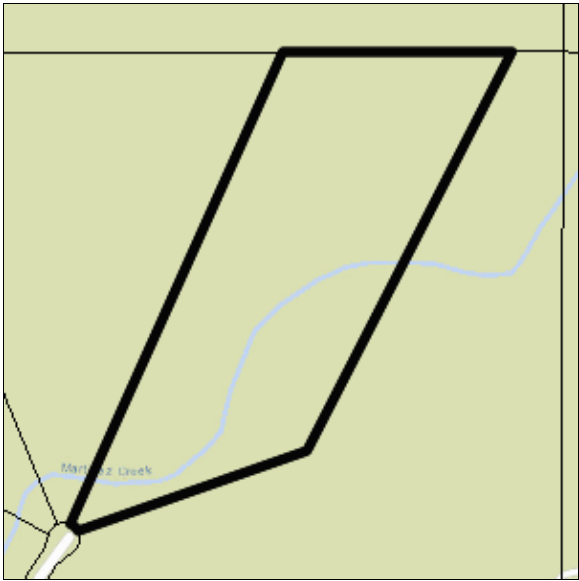
Riverside County Parcel Report

APN(s):568310001

DISCLAIMER

Maps, permit information and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

MAPS/IMAGES



PARCEL

APN	568-310-001-8	Supervisory District	Boundaries for Districts 2, 4 and 5 will be updated in January, 2023. Boundaries for Districts 1 and 3 will be updated in January, 2025. CHUCK WASHINGTON, DISTRICT 3
Previous APN	568310001 568140030	Township/Range	T6SR4E SEC 31 E
Owner Name	NOT AVAILABLE ONLINE	Elevation	4696 ft
Address		Thomas Bros. Map Page/Grid	PAGE: 905, GRID: H3 PAGE: 905, GRID: H4
Mailing Address	568310001 52015 AVENIDA OBREGON LA QUINTA CA 92253	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	568310001 Recorded Book/Page: MB 78/86 Subdivision Name: TR 4074 Lot/Parcel: 22 Block: Tract Number:	City Boundary	NOT IN A CITY
		City Spheres of influence	NOT IN A CITY SPHERE
Lot Size	568310001 Recorded lot size is 20.60 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

Property Characteristics	568310001	County Service Area	NOT IN A COUNTY SERVICE AREA
	Year Constructed:		
	Baths:		
	Bedrooms:		
	Construction Type:		
	Garage Type:		
	Property Area (sq ft):		
	Roof Type:		
	Stories:		
	Pool: NO		
	Central Cool: NO		
	Central Heat: NO		

Annexation Date	N/A	LAFCO Case	N/A
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Proposals	N/A		
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PLANNINGmore...

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
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Land Use Designations	OS-RUR	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
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General Plan Policy Overlays	N/A		
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Area Plan (RCIP)	REMAP	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
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General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
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Zoning Classifications (ORD. 348)	R-A-20	Zoning Districts and Zoning Areas	GARNER VALLEY DIST
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Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
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Enviromental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY		
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Residential Permit Stats			
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TR04074 - ALL PHASES RECORDED|139|16|0|1|99|99|100|71|71|72

ENVIRONMENTAL more...

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	NOT IN A COACHELLA VALLEY MSHCP FEE AREA	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
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CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA	WRMSHCP Cell Number	NOT IN A CELL NUMBER
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CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
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WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	WESTERN RIVERSIDE COUNTY	Vegetation (2005)	JEFFREY PINE - (INTERIOR OAK - PALMER OAK) MAPPING UNIT JEFFREY PINE / BIG SAGEBRUSH MAPPING UNIT REDSHANK - CHAMISE - CUPLEAF CEANOTHUS ASSOCIATION REDSHANK - CHAMISE ALLIANCE
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DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	NOT IN A COACHELLA VALLEY MSHCP FEE AREA	RBBD (Road & Bridge Benefit District)	NOT IN A ROAD BRIDGE BENEFIT DISTRICT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	WESTERN RIVERSIDE COUNTY	DIF (Development Impact Fee Area Ord. 659)	REMAP, AREA 11
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT IN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephen’s Kagaroo Rat Ord. 663.10)	NOT IN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT IN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

TRANSPORTATION more...

Circulation Element Ultimate Right-of-Way	NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY	Road Book Page	193A
		Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

HYDROLOGY

Flood Plan Review	*MAYBE REQUIRED, CONTACT RIVERSIDE COUNTY FLOOD CONTROL TO VERIFY	Watershed	SAN JACINTO VALLEY
Water District	EASTERN MUNICIPAL WATER DISTRICT		
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	NOT IN A LIQUEFACTION AREA		
Subsidence	NOT IN A SUBSIDENCE AREA		

MISCELLANEOUS

School District	HEMET UNIFIED
Communities	SAN BERNARDINO NATIONAL FOREST
Lighting (Ord. 655)	ZONE: B
Census Tract	444.07
Farmland	NOT MAPPED
Special Notes	WITHIN ANZA ELECTRIC COOPERATIVE UTILITY BOUNDARY CONTACT AT 951-763-4333
Tax Rate Areas	071002 - CITRUS PEST CONTROL 2 071002 - CO FREE LIBRARY 071002 - CO STRUCTURE FIRE PROTECTION 071002 - CO WASTE RESOURCE MGMT DIST 071002 - COACHELLA VALLEY RESOURCE CONS 071002 - CSA 152

071002 - CSA 153
071002 - EMWD
071002 - EMWD IMP DIST U-11
071002 - FLOOD CONTROL ADMIN
071002 - FLOOD CONTROL ZN 6
071002 - GENERAL
071002 - GENERAL PURPOSE
071002 - HEMET UNIFIED SCHOOL
071002 - LAKE HEMET MUNI WTR IMP A
071002 - LAKE HEMET MUNI WTR IMP U-1
071002 - LAKE HEMET MUNICIPAL WATER
071002 - MT SAN JACINTO JR COLLEGE
071002 - MWD EAST 1301999
071002 - RIV CO REGIONAL PARK & OPEN SP
071002 - RIVERSIDE CO OFC OF EDUCATION
071002 - SO. CALIF,JT(19,30,33,36,37,56)

Department of Enviromental Health Permits				
Septic Permits				
Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A
Well Water Permits				
Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A
PLUS PERMITS & CASES				
Administrative Cases				
Case		Case Description		Status
N/A	N/A			N/A
Building and Safety Cases				
Case		Case Description		Status
BGR051651	GRADING FOR SINGLE FAMILY LOT			EXPIRED
BRS060168	SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE			EXPIRED
Code Cases				
Case		Case Description		Status
N/A	N/A			N/A
Fire Cases				
Case		Case Description		Status
N/A	N/A			N/A
Planning Cases				
Case		Case Description		Status
N/A	N/A			N/A
Survey Cases				
Case		Case Description		Status
CR030146	LOT 22 IN MB 78/86-97			FILED

Transportation Cases		
Case	Case Description	Status
N/A	N/A	N/A