SHEET 1 OF 1

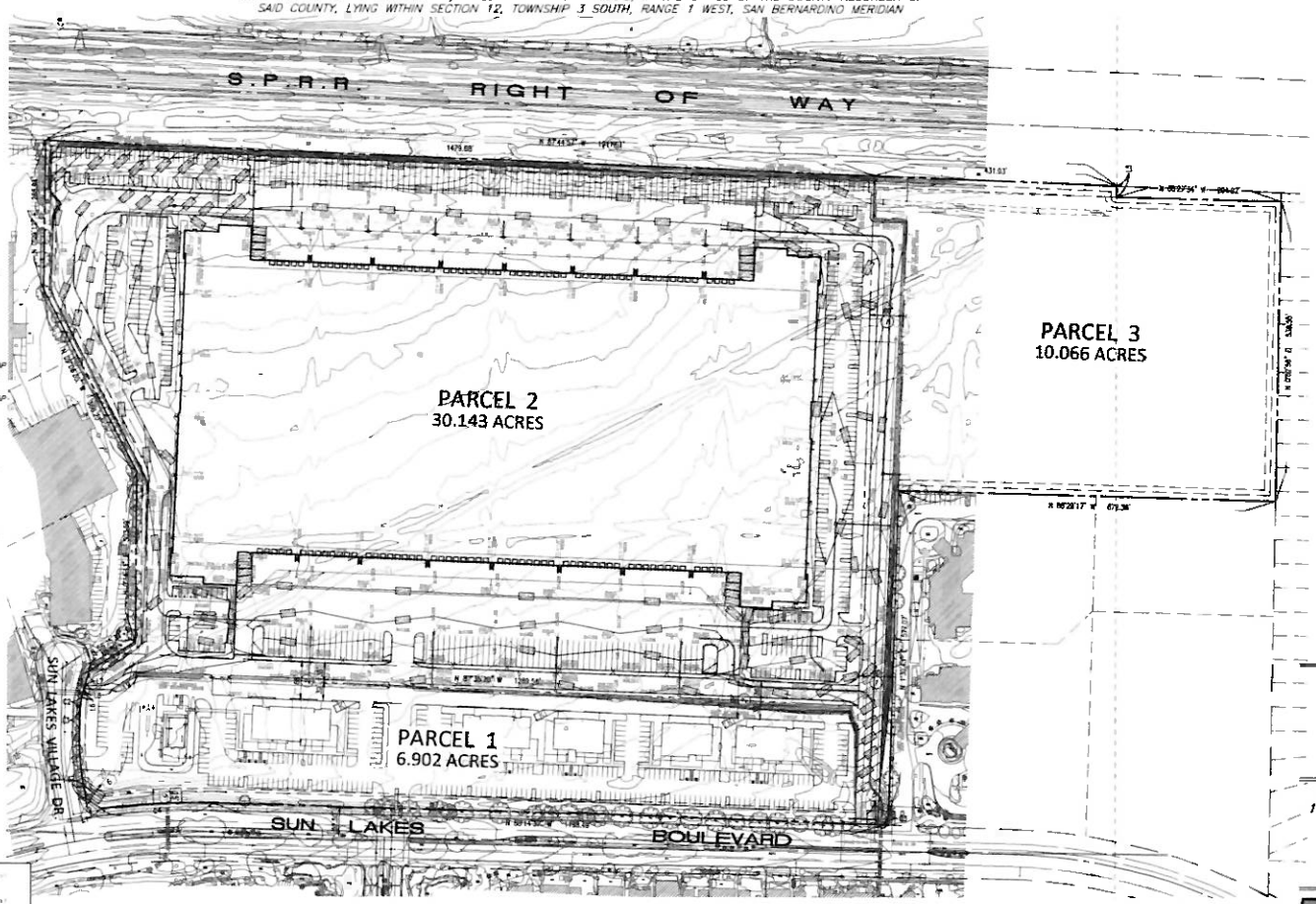
TENTATIVE PARCEL MAP NO. 38164

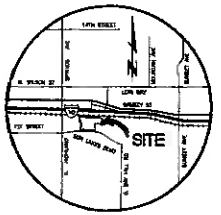
IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

BEING A SUBDIVISION OF A PORTION OF THE REMAINDER PARCEL ON PARCEL MAP NO. 22175, AS PER MAP FILED IN BOOK 145 PAGES 61 THROUGH 67, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN

APNs:
419-140-057

NOTES:
DATE OF PREPARATION: 04-19-2021
GROSS ACREAGE: 47.111
NET ACREAGE: 47.111
NUMBER OF PROPOSED PARCELS: 3





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, SHOWN AS A PORTION OF THE REMAINDER PARCEL ON PARCEL MAP NO. 22175 ON FILE IN BOOK 145 PAGES 61 THROUGH 67, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LYING NORTH OF THE NORTH LINE OF SUN LAKES BOULEVARD AS DESCRIBED IN THE GRANT DEED TO THE CITY OF BANNING BY DEED RECORDED DECEMBER 12, 1988 AS INSTRUMENT NO. 88-318885 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AS SHOWN ON SAID PARCEL MAP

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT NO. 27430-3 IN BOOK 249 PAGES 58 THROUGH 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF PARCEL MAP NO. 23821 IN BOOK 159 PAGES 68 THROUGH 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF PARCEL MAP NO. 24,065 IN BOOK 185 PAGES 88 AND 89 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT NO. 27430-1 IN BOOK 254 PAGES 85 THROUGH 94 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT NO. 27430-2 IN BOOK 260 PAGES 34 THROUGH 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT NO. 28142-1 IN BOOK 260 PAGES 37 THROUGH 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT NO. 28142-2 IN BOOK 259 PAGES 67 THROUGH 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT NO. 30184 IN BOOK 321 PAGES 77 THROUGH 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT NO. 28030 IN BOOK 254 PAGES 55 THROUGH 98 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

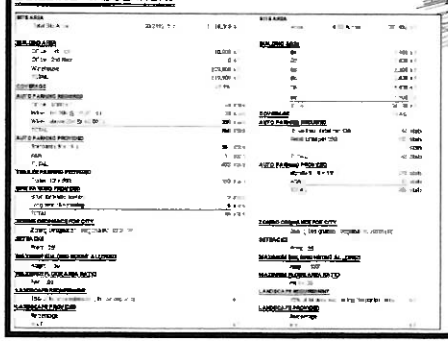
APN: 419-140-057

ZONING:

ZONING INFORMATION:
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF BANNING PLANNING DEPARTMENT)

SPECIFIC PLAN DESIGNATIONS: SUN LAKES VILLAGE NORTH SPECIFIC PLAN

BUILDING TABULATION:



LEGEND:

CL	CENTERLINE		CONCRETE
CONC	CONCRETE		
DRW	DRAIN		TREE
DRWY	DRIVEWAY		
ELEC MTRS	ELECTRIC METERS		
GA	GUY ANCHOR		
GM	GAS METER		
PA	PLANTER AREA		PALM TREE
PL	PROPERTY LINE		
PP	POWER POLE		
SDMH	STORM DRAIN MANHOLE		IRON FENCE
SMH	SEWER MANHOLE		
STLT	STREET LIGHT		BLOCK WALL
WDF	WOOD FENCE		
WM	WATER METER		
WV	WATER VALVE		
1005			INDICATES PROPOSED CONTOUR
1006			INDICATES EXISTING CONTOUR
1006.21			INDICATES PROPOSED ELEVATION/DESCRIPTION
EG (1008.21)			INDICATES EXISTING DESCRIPTION/ELEVATION

EXISTING EASEMENTS:

1. AN EASEMENT FOR DRAINAGE, ACCESS AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF BANNING, RECORDED DECEMBER 12, 1988 AS INSTRUMENT NO. 88-318885 OF OFFICIAL RECORDS.
(SAID EASEMENT PLOTTED HEREON)

2. AN EASEMENT FOR OFF-SITE DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF BANNING, RECORDED SEPTEMBER 22, 1988 AS INSTRUMENT NO. 89-328681 OF OFFICIAL RECORDS.
(SAID EASEMENT PLOTTED HEREON)

PROPOSED EASEMENTS:

1. AN EASEMENT FOR INGRESS, EGRESS, CROSS LOT DRAINAGE AND UTILITY CORRIDOR PURPOSES OVER PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2, TO BE RESERVED ON THE PARCEL MAP.

2. AN EASEMENT FOR INGRESS, EGRESS, CROSS LOT DRAINAGE AND UTILITY CORRIDOR PURPOSES OVER PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 1 AND 2, TO BE RESERVED ON THE PARCEL MAP.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S 55°49'51" E	32.14'
L2	S 1°17'08" W	41.06'
L3	S 14°55'48" W	46.04'
L4	N 56°25'39" E	99.69'
L5	N 0°02'06" W	19.70'
L6	S 14°55'48" W	13.41'
L7	S 14°55'48" W	30.63'
L8	N 88°43'24" W	49.54'
L9	S 56°30'41" W	52.19'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	11°37'56"	467.00'	93.45'
C2	13°38'40"	190.00'	23.81'

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

Underground Service Alert
Dial TOLL FREE
1-800
227-2600

UTILITY PROVIDERS:

TELEPHONE
FRONTIER
750 W. KETTERING AVENUE
LANCASTER, CA 93534
PHONE: (661) 945-8804
CONTACT: ALFRED THOMO

CABLE
CHARTER COMMUNICATIONS
2357 CENTRE AVENUE
RIVERSIDE, CA 92504
PHONE: (951) 439-1613
CONTACT: CLAUDIA PAONE

WATER & SEWER
CITY OF BANNING
99 E. RAMSEY STREET
BANNING, CA 92220
PHONE: (951) 922-3130
CONTACT: LUIS CARDENAS

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1919 S. STATE COLLEGE BLVD.
ANAHEIM, CA 92806
PHONE: 800-427-2000
CONTACT: NICOLE KRAHNKE

ELECTRIC
CITY OF BANNING
176 E. LINCOLN 92922
BANNING, CA 92220
PHONE: (951) 922-3265
CONTACT: TOM MILLER

DEVELOPER:

LGE DESIGN GROUP
1200 N. 52ND STREET
PHOENIX, AZ 85008
PHONE: (480) 966-4001

ARCHITECT:

HPA ARCHITECTURE
18831 BARDEEN AVE., STE # 100
IRVINE, CA 92612
PHONE: (949) 863-1770

ENGINEER:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/2021

04 / 19 / 21
DATE

PROFESSIONAL LAND SURVEYOR
BRIAN L. THIENES
No. 5750
STATE OF CALIFORNIA

Last Update: 4/19/21
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