

TENTATIVE PARCEL MAP NO. 38118
IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION SECTIONS 1 AND 8 T 3 S R 1 E S.P.M.

EASEMENT NOTES:

THE FOLLOWING MATTERS AFFECT PARCEL “

(23) AN EASEMENT FOR PIPELINE FOR THE TRANSPORTATION OF GAS AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1947 IN BOOK 837, PAGE 151 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCELS 1, 3 AND 4), (AFFECTS, PLOTTED AND SHOWN).

(24) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 1955 IN BOOK 1776, PAGE 565 OF OFFICIAL RECORDS. IN FAVOR OF: THE SOUTHERN PACIFIC PIPE LINES AFFECTS: AS DESCRIBED THEREIN, (AFFECTS, PLOTTED AND SHOWN)

(25) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 9, 1957 IN BOOK 2160, PAGE 197 OF OFFICIAL RECORDS. IN FAVOR OF: FOUR CORNERS PIPE LINE COMPANIES, A CORPORATION AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCELS 3 AND 4), (AFFECTS, PLOTTED AND SHOWN).

(26) AN EASEMENT FOR POLE LINES AND CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1967 AS INSTRUMENT NO. 95256 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING AFFECTS: AS DESCRIBED THEREIN (AFFECTS THAT PORTION OF PARCELS 1 AND 2 AND LOTS F, G, H AND I AS SHOWN BY SAID PARCEL MAP), (AFFECTS, PLOTTED AND SHOWN).

(27) AN EASEMENT FOR VALVE SITE AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1970 AS INSTRUMENT NO. 2822 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN PACIFIC PIPE LINES AFFECTS: AS DESCRIBED THEREIN, (AFFECTS, PLOTTED AND SHOWN)

(28) AN EASEMENT FOR POLE LINES AND CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1971 AS INSTRUMENT NO. 120393 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCELS 2 AND LOTS F AND G) (UNABLE TO PLOT, ILLEGIBLE DOCUMENT)

(29) AN EASEMENT FOR ROADWAY AND UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 1, 1985 AS INSTRUMENT NO. 91551 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING AFFECTS: AS DESCRIBED THEREIN AFFECTS, PLOTTED AND SHOWN

(30) AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 27, 1985 AS INSTRUMENT NO. 267807, JULY 15, 1986 AS INSTRUMENT NO. 165173 AND JULY 18, 1986 AS INSTRUMENT NO. 169201, ALL OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCELS 2 AND 4 AND LOT G) (AFFECTS, PLOTTED AND SHOWN)

(31) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 2, 1993 AS INSTRUMENT NO. 206062 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL 3), (AFFECTS, PLOTTED AND SHOWN)

(32) AN EASEMENT FOR TELEPHONE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 8, 2000 AS INSTRUMENT NO. 2000-083977 OF OFFICIAL RECORDS. IN FAVOR OF: WILLIAMS COMMUNICATIONS, INC, D/B/A VYOX, INC. AFFECTS: AS DESCRIBED THEREIN (AFFECTS PORTIONS OF PARCEL C LOTS A, F AND G), (AFFECTS, PLOTTED AND SHOWN)

THE FOLLOWING MATTERS AFFECT PARCEL "B":

(43) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 1956 AS INSTRUMENT NO. 61764 IN BOOK 1967, PAGE 154 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN PACIFIC PIPELINES, INC. AFFECTS: AS DESCRIBED THEREIN, (AFFECTS, BLANKET IN NATURE)

(44) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1971 AS INSTRUMENT NO. 15792 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN (AFFECTS THOSE PORTIONS OF LOTS "J" AND "K" AS DEFINED AND DELINEATED ON SAID MAP) (AFFECTS, PLOTTED AND SHOWN)

(45) AN EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17525 OF OFFICIAL RECORDS. IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA AFFECTS: AS DESCRIBED THEREIN (AFFECTS THOSE PORTIONS OF LOTS "H" AND "I" AS DEFINED AND DELINEATED ON SAID MAP) (AFFECTS, PLOTTED AND SHOWN)

(46) AN OFFER OF DEDICATION FOR ROADS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 1980 AS INSTRUMENT NO. 167534 OF OFFICIAL RECORDS. TO: COUNTY OF RIVERSIDE (AFFECTS LOTS "A" THROUGH "I" AS DEFINED AND DELINEATED ON SAID MAP), AFFECTS, PLOTTED AND SHOWN

(47) AN EASEMENT TO CONSTRUCT, OPERATE, REMOVE AND USE, STORM DRAINS, CULVERTS AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 1990 AS INSTRUMENT NO. 145145 OF OFFICIAL RECORDS. IN FAVOR OF: SAN GORGONIO VENTURES, A JOINT VENTURE AFFECTS: PARCEL 6 AND LOT F (AFFECTS, PLOTTED AND SHOWN)

(48) AN EASEMENT FOR PIPELINES AND UTILITY LINES, VEHICULAR ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1998 AS INSTRUMENT NO. 015510 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN, (AFFECTS, BLANKET IN NATURE)

THE FOLLOWING MATTERS AFFECT PARCEL "C":

(51) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1981 AS INSTRUMENT NO. 27112 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN, (AFFECTS, BLANKET IN NATURE)

(52) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES. (AFFECTS LOTS A, B AND C) THE SAID OFFERS OF DEDICATION WERE NOT ACCEPTED AS PER MAP. SAID OFFER OF DEDICATIONS WERE ACCEPTED FOR THE PURPOSES OF VESTING TITLE IN THE COUNTY OF RIVERSIDE ON BEHALF OF THE PUBLIC FOR PUBLIC ROAD AND UTILITY USES, BUT THAT SAID ROADS SHALL NOT BECOME A PART OF THE COUNTY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE, AS PER RESOLUTION NO. 83-214 RECORDED AUGUST 01, 1983 AS INSTRUMENT NO. 155250 OF OFFICIAL RECORDS. A PORTION OF THE SAID PUBLIC ROAD HAS BEEN ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM THROUGH RESOLUTION NO. 92-077 RECORDED MARCH 03, 1992 AS INSTRUMENT NO. 72074 OF OFFICIAL RECORDS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

(55) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 2, 1980 AS INSTRUMENT NO. 181265 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 8, 2003 AS INSTRUMENT NO. 2003-331721 OF OFFICIAL RECORDS. (AFFECTS, NO PLOTTABLE ITEMS)

(56) AN EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REMOVE, RECONSTRUCT AND USE, STORM DRAIN CULVERTS AND/OR ENERGY DISSIPATORS APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 1990 AS INSTRUMENT NO. 145146 OF OFFICIAL RECORDS. IN FAVOR OF: SAN GORGONIO VENTURES, A JOINT VENTURE AFFECTS: PARCEL 1, (AFFECTS, PLOTTED AND SHOWN)

(57) AN EASEMENT FOR AND/OR REMOVE PIPELINES AND UTILITY LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1998 AS INSTRUMENT NO. 015510 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS, BLANKET IN NATURE)

THE FOLLOWING MATTERS AFFECT ALL PARCELS:

(80) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT BETWEEN CO-TENANTS, EXECUTED BY AND BETWEEN LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND MSD SUNSET CROSSROADS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 15, 2011 AS INSTRUMENT NO. 2011-0167574 OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)

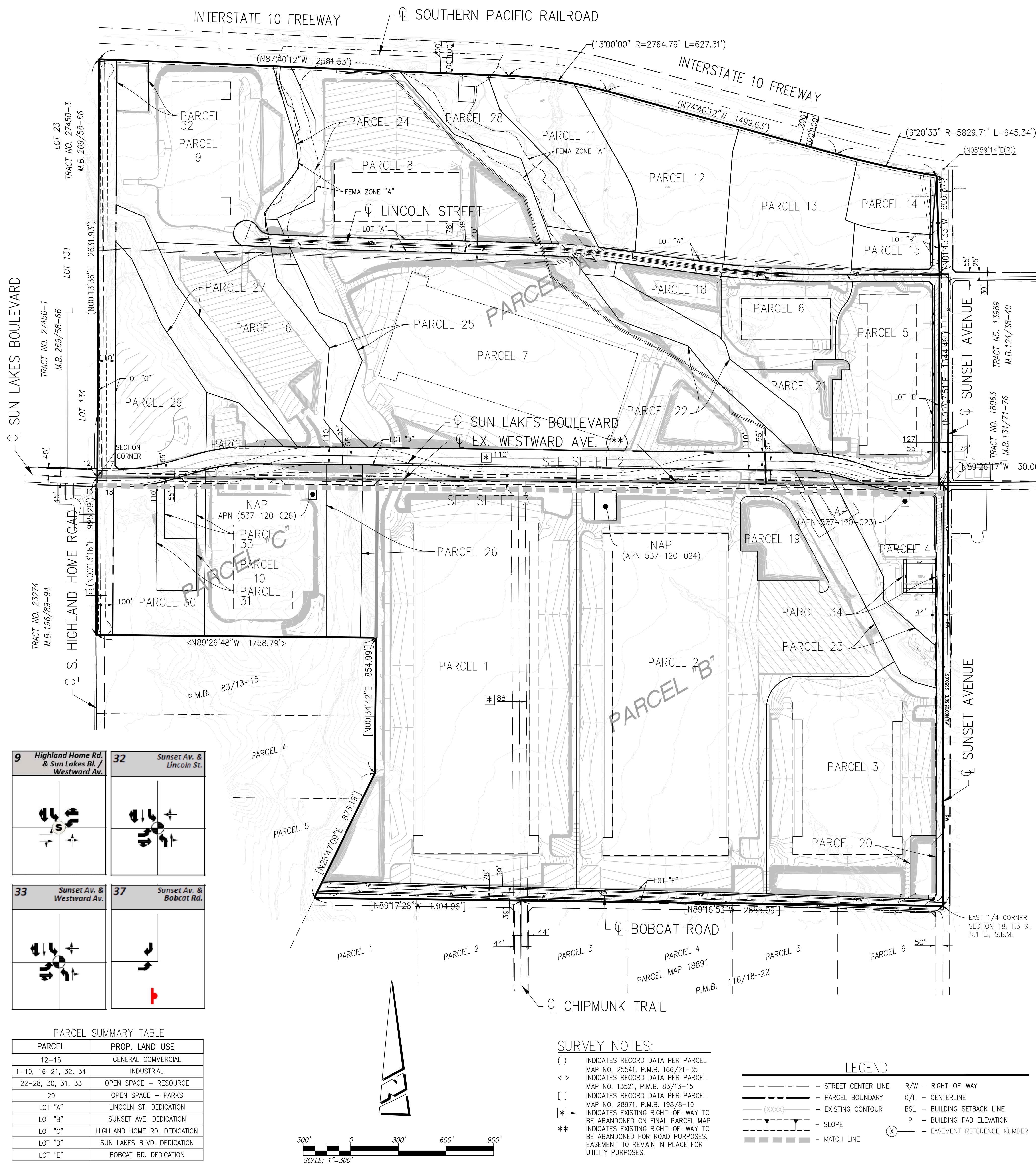
(40) AN EASEMENT FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 2012 AS INSTRUMENT NO. 2012-0542517 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING AFFECTS: AS DESCRIBED THEREIN, (AFFECTS, PLOTTED AND SHOWN)

(41) AN EASEMENT FOR SLOPE AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 2012 AS INSTRUMENT NO. 2012-0542518 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING AFFECTS: AS DESCRIBED THEREIN (AFFECTS, PLOTTED AND SHOWN)

(42) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 2012 AS INSTRUMENT NO. 2012-0542519 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BANNING AFFECTS: AS DESCRIBED THEREIN, (AFFECTS, PLOTTED AND SHOWN)

BEING A SUBDIVISION OF A PORTION SECTIONS 1 AND 8, T.3 S., R.1 E., S.B.M.

NOVEMBER 2022



SURVEY NOTES:

() INDICATES RECORD DATA PER PARCEL
MAP NO. 25541, P.M.B. 166/21-35

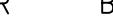
< > INDICATES RECORD DATA PER PARCEL
MAP NO. 13521, P.M.B. 83/13-15

[] INDICATES RECORD DATA PER PARCEL
MAP NO. 28971, P.M.B. 198/8-10

 INDICATES EXISTING RIGHT-OF-WAY TO
BE ABANDONED ON FINAL PARCEL MAP

** INDICATES EXISTING RIGHT-OF-WAY TO
BE ABANDONED FOR ROAD PURPOSES.
EASEMENT TO REMAIN IN PLACE FOR
UTILITY PURPOSES.

LEGEND

- STREET CENTER LINE R/W – RIGHT-OF-WAY
- PARCEL BOUNDARY C/L – CENTERLINE
- EXISTING CONTOUR BSL – BUILDING SETBACK LINE
- SLOPE P – BUILDING PAD ELEVATION
- MATCH LINE  – EASEMENT REFERENCE NUMBER

This vicinity map illustrates the area around Bay Hill. Key features include:

- W. RAMSEY ST.** and **S. HIGHLAND SPRINGS AVE.** running north-south.
- SUN LAKES BLVD.** running east-west.
- SOUTHERN PACIFIC R/R** indicated by a wavy line.
- BOBCAT RD.** and **HILL TOP DR.** leading into the hill area.
- CHIPMUNK TERRACE** and **S. HIGHLAND HOME RD.** leading up the hill.
- W. LINCOLN ST.** and **S. SUNSET AVE.** located to the east of the hill.
- Highway 60** (60) is shown as a road to the west.
- BAY HILL** is the central shaded area.

1. FGAI DESCRIPTION:

LEADER
BARCEL

PARCEL A
PARCELS 1 THROUGH 4, AND LETTERED LOTS LOTS "A" THROUGH "J", OF PARCEL MAP 25541, AS PER
MAP RECORDED
IN BOOK 166, PAGES 27-35, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY
OF BANNING, STATE OF CALIFORNIA.

A.P.N.: 537-110-003, 537-110-004, 537-110-005, 537-

537-110-011, 537-110-013 AND 537-110-014

PARCEL "B"

PARCELS 1 THROUGH 9, AND LETTERED LOTS "A" THROUGH "O", OF PARCEL MAP 28971, AS PER MAP
RECORDED IN BOOK 198, PAGES 8-10, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN
THE CITY OF Banning, STATE OF CALIFORNIA.

EXCEPTING THEREFROM PARCELS 3 AND 7, THOSE PORTIONS CONVEYED TO THE CITY OF BANNING BY A DEED RECORDED JANUARY 18, 1998, AS INSTRUMENT NO. 98-015506, OF OFFICIAL RECORDS OF RIVERSIDE

ALSO EXCEPTING THEREFROM, PARCEL 3 ALL THAT PORTION CONVEYED TO THE CITY OF BANNING BY A
DEED RECORDED MARCH 22, 2002, AS INSTRUMENT NO. 2002-146041, OF OFFICIAL RECORDS OF

A.P.N.: 537-120-028, 537-120-029, 537-120-031, 537-120-032, 537-120-033, 537-120-034,
537-120-035, 537-120-036 AND 537-120-030

CALIFORNIA.

A.P.N. 557-120-025 AND 557-120-015

GENERAL INFORMATION:

1. DATE OF MAP PREPARATION: NOVEMBER 2022
2. GROSS AREA: 555.6 ACRES NET AREA: 503.9 ACRES
3. THIS PARCEL MAP CONTAINS 34 PARCELS AND 5 LETTERED LOTS.
4. EXISTING LAND USE: VACANT
5. EXISTING GENERAL PLAN WITH ZONING OVERLAY:
 - GENERAL COMMERCIAL
 - HIGH DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - OPEN SPACE—HILLSIDE PRESERVATION
 - OPEN SPACE—PARKS
6. PROPOSED LAND USE: COMMERCIAL/INDUSTRIAL/OPEN SPACE/PARKS
7. PROPOSED ZONING: SPECIFIC PLAN (SP)
8. ADJACENT LAND USES:
 - WEST: RESIDENTIAL
 - SOUTH: VACANT/RESIDENTIAL
 - NORTH: RAILROAD/FREEWAY
 - EAST: VACANT/RESIDENTIAL
9. SCHOOL: BANNING UNIFIED SCHOOL DISTRICT
10. PROPOSED WATER: SERVICE WILL BE PROVIDED BY THE CITY OF BANNING
11. POLICE AND FIRE: SERVICES WILL BE PROVIDED BY THE CITY OF BANNING
12. PROPOSED SEWER: SERVICES WILL BE PROVIDED BY THE CITY OF BANNING
13. ALL UTILITIES SHALL BE UNDERGROUND
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC: CITY OF BANNING
 - TELEPHONE: FRONTIER
 - CABLE TV: SPECTRUM
 - SEWER: CITY OF BANNING
 - WATER: CITY OF BANNING
 - STORM DRAIN: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND CITY OF BANNING
14. THOMAS GUIDE: MAP PAGE 721
15. AERIAL TOPOGRAPHY PREPARED BY: AEROTECH MAPPING
16. FEMA FLOOD ZONE: 'X' AND 'A' PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06065C0816G, EFFECTIVE 8/28/2008
 - (ZONE "A" NOTED ON PLAN, REMAINDER ZONE "X")
17. CONTOUR INTERVAL: 2'
18. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE MAP
19. STREETS WILL BE CONSTRUCTED PER THE CITY OF BANNING STANDARDS

OWNER/DEVELOPER:
NP BANNING INDUSTRIAL, LLC.
3315 N. OAK TRAFFICWAY

EARTHWORK:

ENGINEER/REPRESENTATIVE:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590

PREPARED BY:
ENGINEER / REPRESENTATIVE

PREPARED UNDER THE SUPERVISION OF:

GEORGE ALAN LENFESTEY
R.C.E. 45920, EXP 12/31/24

09/16/24

DATE

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTY
No. 45920
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA


REVISIONS		
NO.	BY	DESCRIPTION

TENTATIVE PARCEL MAP NO. 38118
IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION SECTIONS 1 AND 8, T.3 S., R.1 E., S.B.M.
NOVEMBER 2022

INTERSTATE 10 FREEWAY

BEING A SUBDIVISION OF A PORTION SECTIONS 1 AND 8, T.3 S., R.1 E., S.B.M.

NOVEMBER 2022



REVISIONS		
NO.	BY	DESCRIPTION

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 IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A PORTION SECTIONS 1 AND 8, T.3 S., R.1 E., S.B.M.
 NOVEMBER 2022

