

**LEGAL DESCRIPTION**

APN 541-146-003, 541-150-023, 024  
 PARCEL A  
 LOTS 1 AND 6 IN BLOCK 5 OF AMENDED MAP OF BANNING LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,  
 INCLUDING THE WESTERLY 30.63 FEET OF LOT 167 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND A COPY THEREOF ON FILE IN BOOK 5, PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF INCLUDED IN MARTIN STREET ON THE WEST, RAMSEY STREET ON THE SOUTH, AND WILLIAM STREET ON THE NORTH

**EASEMENT NOTES:**

(THE FOLLOWING EASEMENTS HAVE BEEN TAKEN FROM CHICAGO TITLE COMPANY, TITLE REPORT NO. 80703672, DATED NOVEMBER 3, 2008)  
 ① INDICATES AN EASEMENT FOR POLE LINES, CONDUITS AND PIPE LINES, AS DESCRIBED IN DOCUMENT RECORDED DECEMBER 27, 1934, IN BOOK 209, PAGE 537 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. THE CENTERLINE OF THE EASEMENT, HAVING AN UNDISCLOSED WIDTH, IS SHOWN HEREON  
 ② INDICATES AN EASEMENT FOR POLE LINES AND CONDUITS, AS DESCRIBED IN DOCUMENT RECORDED DECEMBER 27, 1934, IN BOOK 209, PAGE 537 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. THE CENTERLINE OF THE EASEMENT, HAVING AN UNDISCLOSED WIDTH, IS SHOWN HEREON  
 ③ INDICATES AN EASEMENT FOR POLE LINES AND CONDUITS, AS DESCRIBED IN DOCUMENT RECORDED FEBRUARY 6, 1935, IN BOOK 217, PAGE 115 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. THE CENTERLINE OF THE EASEMENT, HAVING AN UNDISCLOSED WIDTH, IS SHOWN HEREON

**LEGEND**

- LEGEND (cont.)**
- Area Light
  - Fire Hydrant
  - Guy Anchor
  - Power Pole
  - Power Pole with Street Light
  - Sewer Manhole
  - Survey Monument as noted
  - Telecomm Vault
  - Traffic Signal Pullbox
  - Water Meter
  - Water Riser
  - Water Valve
  - Property / Boundary Line
  - Lot Line / Parcel Line
  - Easement Line
  - Street Centerline
  - Street Right-of-Way
  - Curb Line
  - Flow Line
  - Edge of Gutter Line
  - Edge of Asphalt Pavement
  - Fence - Chainlink 6' High
  - Wall - Concrete Block
  - Overhead Electrical Line
  - Gas Paintmarks
  - Water Paintmarks

**COMMENTS**

BOUNDARY LINES . . . . . BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.  
 BASIS OF BEARING . . . . . THE BASIS OF BEARINGS FOR THIS PROJECT SITE IS THE CALIFORNIA COORDINATE SYSTEM, NAD 1983, ZONE 6, EPOCH 2002.00 AS DETERMINED LOCALLY BY CORS STATION "BILL LAKE SKINNER" CORS ARP (PID AFR688) AND STATION "POTEROKRCS2004" CORS ARP (PID D99740). THE AVERAGE CONVERGENCE ANGLE FOR THIS PROJECT SITE IS -02'20.31".  
 DISTANCES SHOWN HEREON ARE GROUND.  
 DATUM . . . . . HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA SPATIAL REFERENCE CENTER CORS DATA (2002.00 EPOCH), ZONE 6  
 VERTICAL DATUM . . . . . NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).  
 AREA . . . . . BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON. THE AREA IS  
 EXISTING AREA = 4.46 ACRES  
 PROPOSED AREA = 4.86 ACRES

**TOPOGRAPHY SURVEY**

THIS SURVEY WAS PREPARED BY CONVENTIONAL SURVEY METHODS FROM FIELD SURVEYS CONDUCTED ON THE GROUND ON SEPTEMBER 16, 2008 WITH NATIONAL MAP ACCURACY STANDARDS.

**UTILITY NOTE**

THE UNDERGROUND UTILITIES AS SHOWN HEREON, WERE ESTABLISHED FROM LOCATED PAINT MARKING AND/OR ACQUIRED IMPROVEMENT PLANS AS SUPPLIED FROM THE CITY OF BANNING

**SURVEYOR'S NOTES**

THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES.  
 1. BEFORE USING THIS MAP FOR DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.  
 2. THIS MAP SHOULD BE EXAMINED TO MEET ALL REQUIREMENTS IF FINANCING IS TO BE OBTAINED FOR THE PROJECT, REQUIRING AN EXTENDED COVERAGE POLICY OF TITLE INSURANCE.  
 3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.  
 4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTY AND/OR OTHER SOURCES NOT GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE CITY STANDARD RESEARCH PERFORMED FOR THIS PROJECT AND CHANGED CONDITIONS NOT REFLECTED IN THE SURVEYOR'S RECORDS. THE SURVEYOR HAS BEEN ADVISED BY THE LOCAL AGENCY THAT THE CITY HAS URGED TO CONTACT THE UTILITY COMPANY OR LOCAL AGENCY DIRECTLY.  
**SURVEYOR'S CERTIFICATE**  
 THIS TOPOGRAPHIC PLAT HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION:  
 Paul A. Pavesi, P.L.S. 6189  
 Expires 3/31/2010  
 PSOMAS  
 Date 11-27-08

**DESIGNED**

CMK

**DRAWN**

CMK

**CHECKED**

SMS

**BY**

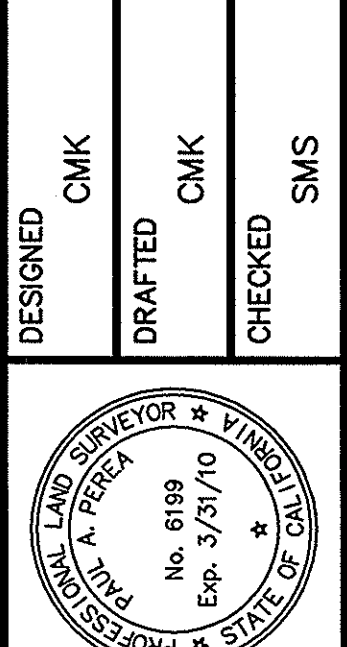
**APPD.**

**DESCRIPTION**

**REV.**

**DATE**

**DATE**



DESIGNED	CMK
DRAWN	CMK
CHECKED	SMS
BY	APPD.
DESCRIPTION	
REV.	DATE
DATE	DATE

BENCHMARK: RCPD Z-8255  
 Found 1/2" spike LS 946", flush at the intersection of Ramsey Street and  
 Hogrove Street, flush

ELEVATION: 2301.313  
 ADJUSTMENT: NAVD 29

PSOMAS  
 2010 Iowa Avenue #101  
 Riverside, California 92507  
 (951) 781-8421 www.psomas.com

TOPOGRAPHIC SURVEY FOR:  
**AOC-MID COUNTY RIVERSIDE COURTHOUSE**  
 CITY OF BANNING  
 IN THE CITY OF BANNING  
 COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA

DATE: SEP 29, 2008  
 SCALE: 1" = 30'  
 PROJECT NUMBER: 4B1010100  
 SHEET 1 OF 1

