

DATE SUBMITTED 1/29/2020
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 2/5/2020

COUNCIL ACTION (x)
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS [Signature]

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: MAYFIELD UNIT 3C FINAL MAP 1. APPROVE FINAL MAP AND SUBDIVISION AGREEMENT FOR MAYFIELD 3C 2. AUTHORIZE CITY CLERK TO RECORD FINAL MAPS AND RELATED DOCUMENTS	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: Staff completed its review of the Final Map for Mayfield Unit 3C and finds all items acceptable. The approved cost estimate for required off-site improvements for Unit 3C is \$2,183,618 which is included in the Subdivision Agreement. Security for the off-site improvements will be in the form of a First Lien position in specified real estate property, similar to those approved in other subdivisions. There is sufficient value in the property involved to secure the required amount. The Final Map contains revisions approved by City Council on May 1, 2019 (See attached Revised Tentative Map).	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>[Signature]</u>
STAFF RECOMMENDATION: Staff recommends approval of the Final Map for Mayfield Unit 3C	DEPT. INITIALS <u>OM</u>
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>[Signature]</u>
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	

**SUBDIVISION AGREEMENT AND IMPROVEMENT SECURITY
(CITY OF IMPERIAL)**

(Government Code Section 66462 and Section 66463)

(S1) Subdivision: Mayfield Unit 3C
(S2) Effective Date: February 5, 2020
(S3) Completion Period: February 5, 2020– February 5, 2021

THESE PARTIES ATTEST TO THE PARTIES' AGREEMENT HERETO:

CITY COUNCIL

SUBDIVIDER

By: _____
Darrell Pechtl, Mayor

By: _____
Marty Coyne, LLC

APPROVAL RECOMMENDED:

FORM APPROVED - CITY ATTORNEY:

By: _____
Community Development Director

By: _____
Dennis Morita, City Attorney

(NOTE: All signatures to be acknowledged.
If Subdivider is incorporated, signatures
must conform with the designated
representative groups pursuant to
Corporations Code §313).

.....
1. PARTIES, DATE AND LEGAL DESCRIPTION

Effective on the above date, the City of Imperial, California, hereinafter called ("City"), and the above named Subdivider, mutually promise and agree as follows concerning this Subdivision. The legal description for this Subdivision is attached hereto as *Exhibit A*.

2. IMPROVEMENTS

Subdivider agrees to install certain improvements (both public and private), including the following: road, drainage, signs, (including appurtenant equipment), water, sewer and such other improvements as required by City ordinance or regulation, conditions of approval for the Subdivision, mitigation measures set forth in environmental documentation, engineer's estimates and as shown on improvement plans for this Subdivision as reviewed and on file with the City of Imperial, Public Services Department (including future amendments thereto).

Subdivider shall complete all of said Work and improvements (hereinafter called "Work")

within the above completion period as required by the California Subdivision Map Act (Government Code Section 66410 and following), in a good workmanlike manner, in accordance with accepted construction practices and in a manner equal or superior to the requirements of the City Code and rulings made thereunder; and where there is a conflict between the improvement plans, City Code or conditions of approval, the stricter requirements shall govern.

3. IMPROVEMENT SECURITY:

Upon executing this Agreement, the Subdivider shall, pursuant to Government Code Section 66499, and the City Code, provide as security to the City:

- A. For Performance and Guarantee of the Work: First Lien position on real property described in *Exhibit A* ("Property") in the sum of two million, one-hundred eighty three thousand, six hundred eighteen dollars (\$2,183,618.00), which represents the estimated cost of the Work.

With this security, the Subdivider guarantees performance of all of the Work under this Agreement and maintenance of the Work for one (1) year after its completion and acceptance against any defective workmanship or materials or any unsatisfactory performance. Engineer's estimates are for the purpose of estimating the cost of the Work for establishing the dollar value of the security and shall not define or limit the scope of the Subdivider's obligation to perform all of the Work under this Agreement. The warranty period begins to run only upon completion of all of the Work called for by this agreement and acceptance of such Work as complete by the City.

City agrees to subordinate its first position in the Property to a second position on portions of the Property in favor of a construction lender as Subdivider develops and constructs improvements required by the Agreement as depicted on the attached Exhibit B; provided that a fund control is in place to assure payment directly to contractors for installation of such improvements and provided further that the City determines, in its sole discretion, that the City's remaining first lien position on the Property is sufficient to secure Subdivider's performance called for by this Agreement.

- B. For Payment: First Lien position on real property described in *Exhibit A* in the sum of two million, one-hundred eighty three thousand, six hundred eighteen dollars (\$2,183,618.00), which represents one hundred percent (100%) of the estimated cost of the Work.

With this security, the Subdivider guarantees payment to the contractor, to his subcontractors, and to persons renting equipment or furnishing labor or materials to them or to the Subdivider.

City agrees to subordinate its first position in the Property to a second position on portions of the Property in favor of a construction lender as Subdivider develops and constructs improvements required by the Agreements as depicted on the attached Exhibit B; provided that a fund control is in place to assure payment directly to contractors for installation of such improvements and provided further that the City determines, in its sole discretion, that the City's remaining first lien position on the Property is sufficient to secure Subdivider's performance called for by this Agreement.

- C. Reduction of Security: Upon acceptance of the Work as complete by the City Council and upon request of the Subdivider, the amount of the securities may be reduced in accordance with Government Code Sections 66497, et. seq. "Acceptance," as used in this subparagraph is solely for the purpose of considering whether security can be reduced. The improvement security required herein for faithful performance of this Agreement may be reduced in amount, but not more often than once per month, as the Work of improvement is completed. Further, the market value of the First Lien position must not be less than 100% of the estimated cost (including payment of prevailing wage) associated with completion of the Work remaining to be completed. In no event shall this security be reduced until progress reports are submitted to the City, and the City determines the Work in fact has been completed and the amount by which the security shall be reduced. The determination by the City as to the completion of Work or improvement and the amount by which the security shall be reduced shall be conclusive. The performance security shall not be reduced to an amount less than ten percent (10%) until the liability established by all parts and subsections of this Agreement is satisfied. Payment security may be reduced only in accordance with Government Code §66499.7.

4. GUARANTEE AND WARRANTY OF WORK

Subdivider guarantees that said Work shall be free from defects in material or workmanship and shall perform satisfactorily for a period of one (1) year from and after the City Council accepts the Work as complete in accordance with Government Code Section 66499.7. Subdivider agrees to correct, repair, or replace, at his expense, any defects in said Work.

5. PLANT ESTABLISHMENT WORK

Subdivider agrees to perform plant establishment work for landscaping installed under this Agreement. Said plant establishment work shall consist of adequately watering plants, replacing unsuitable plants, doing weed, rodent and other pest control, and other work determined by the Public Services Department to be necessary to ensure establishment of plants. Said plant establishment work shall be performed for a period of one (1) year from and after the City Council accepts the work as completed.

6. IMPROVEMENT PLAN WARRANTY

Subdivider warrants the improvement plans for the Work are adequate to accomplish the Work as promised in Section 2. If, at any time before the City Council accepts the Work as complete or during the one year guarantee period, said improvement plans prove to be inadequate in any respect, Subdivider shall make whatever changes are necessary to accomplish the Work as promised.

7. NO WAIVER BY CITY

Inspection of the Work and/or materials, or approval of Work and/or materials or statement by any officer, agent or employee of the City indicating the Work or any part thereof complies with the requirements of this Agreement, or acceptance of the whole or any part of said Work and/or materials, or payments therefor, or any combination or all of these acts, shall not relieve the Subdivider of his obligation to fulfill this Agreement as prescribed; nor shall the City thereby be estopped from bringing any action for damages arising from the failure to comply with any of the terms and conditions hereof.

8. INDEMNITY

Subdivider shall defend, hold harmless and indemnify the indemnitees from the liabilities as defined in this section:

- A. The indemnitees benefited and protected by this promise are the City and its elective and appointive boards, commissions, officers, agents and employees.
- B. The liabilities protected against are any liability or claim for damage of any kind allegedly suffered, incurred or threatened because of actions defined below, and including personal injury, death, property damage, inverse condemnation, or any combination of these, and regardless of whether or not such liability, claim or damage was unforeseeable at any time before the City reviewed said improvement plans or accepted the Work as complete, and including the defense of any suit(s), action(s) or other proceeding(s) concerning said liabilities and claims, excepting only those claims arising from the sole negligence of City.
- C. The actions causing liability are any act or omission (negligent or non-negligent) in connection with the matters covered by this Agreement and attributable to the Subdivider, contractor, subcontractor or any officer, agent or employee of one or more of these.
- D. Non-Conditions. The promise and Agreement in this section are not conditioned or dependent on whether or not any indemnitee has prepared, supplied or reviewed any plans or specifications in connection with this Work or Subdivision, or has insurance or other indemnification covering any of these matters, or that the alleged damage resulted partly from any negligent or willful misconduct of any indemnitee.

9. COSTS
Subdivider shall pay when due all the costs of the Work including inspections thereof and relocating existing utilities required thereby.

10. SURVEYS
Subdivider shall set and establish survey monuments in accordance with the filed map and to the satisfaction of the City Engineer before acceptance of any Work as complete by the City Council.

11. NON-PERFORMANCE AND COSTS
If Subdivider fails to complete the Work within the time specified in this Agreement and subsequent extensions, or fails to maintain the Work, the City may proceed to complete and/or maintain the Work by contract or otherwise, and Subdivider agrees to pay all costs and charges incurred by the City (including, but not limited to: engineering, inspection, surveys, contract, overhead, etc.) immediately upon demand.

Subdivider hereby consents to entry on the Subdivision property by the City and its forces, including contractors, in the event the City proceeds to complete and/or maintain the Work.

Once action is taken by City to complete or maintain the Work, Subdivider agrees to pay all costs incurred by the City, even if Subdivider subsequently completes the Work. Should City sue to compel performance under this Agreement or to recover costs incurred in completing or maintaining the Work, Subdivider agrees to pay all attorney's fees, and all other expenses of litigation incurred by City in connection therewith, even if Subdivider subsequently proceeds to complete the Work.

12. RECORD MAP
In consideration hereof, City shall allow Subdivider to file and record the Final Map for said Subdivision.

13. MONUMENTATION SECURITY
Subdivider shall file or deposit with the City a monument bond or security as applicable in an amount specified by the City Engineer pursuant to Sections 66496 and 66499 of the Government Code of the State of California.

City agrees to subordinate its first position in the Property to a second position on portions of the Property in favor of a construction lender as Subdivider develops and constructs improvements required by the Agreements as depicted on the attached Exhibit B; provided that a fund control is in place to assure payment directly to contractors for installation of such improvements for performance, labor and materials and monumentation related to the subordinated amounts and provided further that the City determines, in its sole discretion, that the City's remaining first lien position on the Property is sufficient to secure Subdivider's performance called

for by this Agreement.

14. ENGINEERING FEES

Subdivider shall pay such fees as have been duly established by City.

15. DATE OF COMPLETION

The completion of improvements required hereunder and the date of completion shall be determined and certified by the City Engineer.

16. FEES

Subdivider shall pay such fees as have been duly established by City.

Grading and Improvements - Mayfield Ranch Unit 3C Construction Cost Estimate

CONSTRUCTION COST ESTIMATE

November 19, 2019

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	AMOUNT
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Saddleback Dr.

Surface Improvements

1	440	TON	3.5" AC Paving (20,300 SF)	\$ 80.00	\$ 35,200
2	750	CY	Agg Base Class II (20,300 S.F.) - 12-Inch	\$ 23.00	\$ 17,250
3	20,300	SF	Subgrade Preparation	\$ 0.20	\$ 4,060
4	1,700	L.F.	P.C.C. Rolled Curb	\$ 20.00	\$ 34,000
5	0	EA.	ADA Access Ramp	\$ 1,400.00	\$ -
6	7,530	S.F.	4.5 ft P.C.C. Sidewalk Including base and Sub-grade Preparation	\$ 6.00	\$ 45,180
7	3	EA.	Street Lights Including Electrical Wiring	\$ 4,500.00	\$ 13,500
8	0	SF	Driveways (177 SF Each)	\$ 6.00	\$ -
Subtotal					\$ 149,190

Water Improvements

1	1,050	LF	8-Inch Water Pipeline and Appurtenances	\$ 47.00	\$ 49,350
2	44	EA.	Water Services Including Water Meter	\$ 1,400.00	\$ 61,600
3	3	EA.	Fire Hydrant (6")	\$ 4,200.00	\$ 12,600
Sub-Total					\$ 123,550

Sewer Improvements

1	960	LF	8-inch Sewer line	\$ 50.00	\$ 48,000
2	0	LF	12-inch Sewer line	\$ 68.00	\$ -
3	44	EA.	Sewer Laterals	\$ 950.00	\$ 41,800
4	3	EA.	Sewer Manholes	\$ 3,900.00	\$ 11,700
Sub-Total					\$ 101,500

Storm Drain Improvements

1	0	LF	30-Inch Storm Drain Line	\$ 76.00	\$ -
2	0	LF	18-Inch Storm Drain Line	\$ 43.00	\$ -
3	0	EA.	Curb Inlets	\$ 4,200.00	\$ -
4	0	EA.	Storm Drain Manhole/Structure	\$ 7,200.00	\$ -
Sub-Total					\$ -

Total Saddleback Dr.:	\$ 374,240
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ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	AMOUNT
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Meadowbrook Dr.

Surface Improvements

1	440	TON	3.5" AC Paving (20,300 SF)	\$ 80.00	\$ 35,200
2	750	CY	Agg Base Class II (20,300 S.F.) - 12-Inch	\$ 23.00	\$ 17,250
3	20,300	SF	Subgrade Preparation	\$ 0.20	\$ 4,060
4	1,780	L.F.	P.C.C. Rolled Curb	\$ 20.00	\$ 35,600
5	0	EA.	ADA Access Ramp	\$ 1,400.00	\$ -
6	7,930	S.F.	4.5 ft P.C.C. Sidewalk Including base and Sub-grade Preparation	\$ 6.00	\$ 47,580
7	3	EA.	Street Lights Including Electrical Wiring	\$ 4,500.00	\$ 13,500
8	0	SF	Driveways (177 SF Each)	\$ 6.00	\$ -
				Subtotal	\$ 153,190

Water Improvements

1	1,050	LF	8-Inch Water Pipeline and Appurtenances	\$ 47.00	\$ 49,350
2	45	EA.	Water Services Including Water Meter	\$ 1,400.00	\$ 63,000
3	3	EA.	Fire Hydrant (6")	\$ 4,200.00	\$ 12,600
				Sub-Total	\$ 124,950

Sewer Improvements

1	980	LF	8-inch Sewer line	\$ 50.00	\$ 49,000
2	0	LF	12-inch Sewer line	\$ 68.00	\$ -
3	45	EA.	Sewer Laterals	\$ 950.00	\$ 42,750
4	3	EA.	Sewer Manholes	\$ 3,900.00	\$ 11,700
				Sub-Total	\$ 103,450

Storm Drain Improvements

1	0	LF	30-Inch Storm Drain Line	\$ 76.00	\$ -
2	0	LF	18-Inch Storm Drain Line	\$ 43.00	\$ -
3	0	EA.	Curb Inlets	\$ 4,200.00	\$ -
4	0	EA.	Storm Drain Manhole/Structure	\$ 7,200.00	\$ -
				Sub-Total	\$ -

Total Meadowbrook Dr.:	\$ 381,590
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ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	AMOUNT
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4th Street

Surface Improvements

1	725	TON	3.5" AC Paving (33,600 SF)	\$ 80.00	\$ 58,000
2	1,250	CY	Agg Base Class II (33,600 S.F.) - 12-Inch	\$ 23.00	\$ 28,750
3	33,600	SF	Subgrade Preparation	\$ 0.20	\$ 6,720
4	1,200	L.F.	6" Curb and Gutter	\$ 24.00	\$ 28,800
5	6	EA.	ADA Access Ramp	\$ 1,400.00	\$ 8,400
6	5,250	S.F.	4.5 ft P.C.C. Sidewalk Including base and Sub-grade Preparation	\$ 6.00	\$ 31,500
7	3	EA.	Street Lights Including Electrical Wiring	\$ 4,500.00	\$ 13,500
8	1	EA.	End of Road Barricade	\$ 2,600.00	\$ 2,600
9	276	SF	Install Cross Gutter	\$ 15.00	\$ 4,140
10	3,200	SF	Driveways (177 SF Each)	\$ 6.00	\$ 19,200
Subtotal					\$ 201,610

Water Improvements

1	650	LF	8-Inch Water Pipeline and Appurtenances	\$ 47.00	\$ 30,550
2	17	EA.	Water Services Including Water Meter	\$ 1,400.00	\$ 23,800
3	2	EA.	Fire Hydrant (6")	\$ 4,200.00	\$ 8,400
Sub-Total					\$ 62,750

Sewer Improvements

1	610	LF	8-inch Sewer line	\$ 50.00	\$ 30,500
2	17	EA.	Sewer Laterals	\$ 950.00	\$ 16,150
3	3	EA.	Sewer Manholes	\$ 3,900.00	\$ 11,700
Sub-Total					\$ 58,350

Storm Drain Improvements

1	1,220	LF	24-Inch Storm Drain Line	\$ 76.00	\$ 92,720
2	120	LF	18-Inch Storm Drain Line	\$ 43.00	\$ 5,160
3	2	EA.	Curb Inlets	\$ 4,200.00	\$ 8,400
4	2	EA.	Storm Drain Manhole/Structure	\$ 7,200.00	\$ 14,400
Sub-Total					\$ 120,680

Total 4th Street:				\$	443,390
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ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	AMOUNT
2nd Street					
Surface Improvements					
1	330	TON	3.5" AC Paving (15,000 SF)	\$ 80.00	\$ 26,400
2	560	CY	Agg Base Class II (15,000 S.F.) - 12-Inch	\$ 23.00	\$ 12,880
3	15,000	SF	Subgrade Preparation	\$ 0.20	\$ 3,000
4	600	L.F.	P.C.C. Rolled Curb	\$ 20.00	\$ 12,000
5	6	EA.	ADA Access Ramp	\$ 1,400.00	\$ 8,400
6	2,500	S.F.	4.5 ft P.C.C. Sidewalk Including base and Sub-grade Preparation	\$ 6.00	\$ 15,000
7	0	EA.	Street Lights Including Electrical Wiring	\$ 4,500.00	\$ -
8	0	SF	Driveways (177 SF Each)	\$ 6.00	\$ -
				Subtotal	\$ 77,680
Water Improvements					
1	370	LF	8-Inch Water Pipeline and Appurtenances	\$ 47.00	\$ 17,390
2	0	EA.	Water Services Including Water Meter	\$ 1,400.00	\$ -
3	0	EA.	Fire Hydrant (6")	\$ 4,200.00	\$ -
				Sub-Total	\$ 17,390
Sewer Improvements					
1	440	LF	12-inch Sewer line	\$ 68.00	\$ 29,920
2	0	EA.	Sewer Laterals	\$ 950.00	\$ -
3	2	EA.	Sewer Manholes	\$ 3,900.00	\$ 7,800
				Sub-Total	\$ 37,720
Storm Drain Improvements					
1	1,150	LF	30-Inch Storm Drain Line	\$ 76.00	\$ 87,400
2	120	LF	18-Inch Storm Drain Line	\$ 43.00	\$ 5,160
3	5	EA.	Curb Inlets	\$ 4,200.00	\$ 21,000
4	3	EA.	Storm Drain Manhole/Structure	\$ 7,200.00	\$ 21,600
				Sub-Total	\$ 135,160
				Total 2nd Street:	\$ 267,950

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	AMOUNT
Green Valley Way					
Surface Improvements					
1	550	TON	3.5" AC Paving (25,000 SF)	\$ 80.00	\$ 44,000
2	930	CY	Agg Base Class II (25,000 S.F.) - 12-Inch	\$ 23.00	\$ 21,390
3	25,000	SF	Subgrade Preparation	\$ 0.20	\$ 5,000
4	1,230	L.F.	P.C.C. Curb and Gutter	\$ 20.00	\$ 24,600
5	4	EA.	ADA Access Ramp	\$ 1,400.00	\$ 5,600
6	5,400	S.F.	4.5 ft P.C.C. Sidewalk Including base and Sub-grade Preparation	\$ 6.00	\$ 32,400
7	2	EA.	Street Lights Including Electrical Wiring	\$ 4,500.00	\$ 9,000
8	3,200	SF	Driveways (177 SF Each)	\$ 6.00	\$ 19,200
Subtotal					\$ 161,190
Water Improvements					
1	640	LF	8-Inch Water Pipeline and Appurtenances	\$ 47.00	\$ 30,080
2	17	EA.	Water Services Including Water Meter	\$ 1,400.00	\$ 23,800
3	2	EA.	Fire Hydrant (6")	\$ 4,200.00	\$ 8,400
Sub-Total					\$ 62,280
Sewer Improvements					
1	575	LF	8-inch Sewer line	\$ 50.00	\$ 28,750
2	17	EA.	Sewer Laterals	\$ 950.00	\$ 16,150
3	4	EA.	Sewer Manholes	\$ 3,900.00	\$ 15,600
Sub-Total					\$ 60,500
Storm Drain Improvements					
1	1,220	LF	12-Inch Storm Drain Line	\$ 33.00	\$ 40,260
2	180	LF	18-Inch Storm Drain Line	\$ 46.00	\$ 8,280
3	6	EA.	Curb Inlets	\$ 4,200.00	\$ 25,200
4	4	EA.	Storm Drain Manhole/Structure	\$ 7,200.00	\$ 28,800
Sub-Total					\$ 102,540
Total Green Valley Way:					\$ 386,510

Unit 3C Estimated Construction Cost Summary:

Total Saddleback Dr.:	\$ 374,240.00
Total Meadowbrook Dr.:	\$ 381,590.00
Total 4th Street:	\$ 443,390.00
Total 2nd Street:	\$ 267,950.00
Total Green Valley Way:	\$ 386,510.00
Sub-Total Unit 3C:	\$ 1,853,680.00
10% Contingency:	\$ 185,368.00
Total Unit 3C:	\$ 2,039,048.00
Unit 3C Site Grading:	\$ 144,570.00
Total Unit 3C Site Improvements and Site Grading:	\$ 2,183,618.00

CLTA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY
a corporation, herein called the Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

GUARANTEES

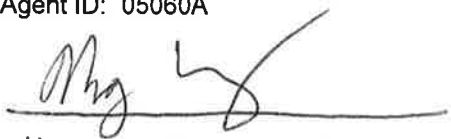
the Assured named in Schedule A of this Guarantee

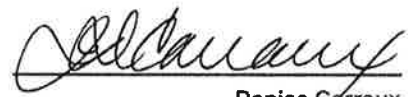
against loss or damage not exceeding the Amount of Liability stated in Schedule A, sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.


Authorized Countersignature
Stewart Title of California, Inc.
11870 Pierce Street, Ste 100
Riverside, CA 92505
Agent ID: 05060A




Matt Morris
President and CEO


Morgan Chaney Marketing Rep.


Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- (b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- (f) "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in

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File No: 599848-2

CLTA Subdivision Guarantee 6-5-14

Guarantee Serial No.: G-2910-1832

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Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured.. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

- (a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- (b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- (b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that that the Company is obligated to pay; or
- (c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that

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File No: 599848-2

CLTA Subdivision Guarantee 6-5-14

Guarantee Serial No.: G-2910-1832

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were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. Limitation of Liability.

- (a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
- (b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien or, encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- (d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. Arbitration.

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability

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CLTA Subdivision Guarantee 6-5-14

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is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. Liability Limited to This Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Severability

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. Choice of Law; Forum

- (a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P. O. Box 2029, Houston, TX 77252-2029.

**CLTA FORM NO. 14 SUBDIVISION GUARANTEE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 599848-2

Customer Reference:

Guarantee No.: G-2910-1832

Amount of Liability: \$10,000.00

Date of Guarantee: November 1, 2019 at 7:30AM

Fee: \$400.00

1. Name of Assured: Morningside Ventures, LLC, a California limited liability company

2. Subdivision Map Reference:

Mayfield Ranch Unit No. 3C

3. The map referred to above recites that it is a subdivision of the following described Land:

See Exhibit "A" Attached Hereto

4. ASSURANCES:

According to the Public Records the only parties having any record title interest in the Land included within the exterior boundary shown on the map of the above referenced subdivision whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

Owner: Morningside Ventures, LLC, a California limited liability company

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File No: 599848-2

CLTA Subdivision Guarantee 6-5-14

Guarantee Serial No.: G-2910-1832

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**CLTA FORM NO. 14 SUBDIVISION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 599848-2

Guarantee No.: G-2910-1832

The Map hereinbefore referred to is a Subdivision of Land Described as follows:

The South half of the South half of the East 320 acres of Tract 106, Township 15 South, Range 14 East, San Bernardino Base and Meridian, in the City of Imperial, County of Imperial, State of California, according to the Official Plat thereof.

Excepting therefrom any portion lying within Mayfield Ranch Unit No. 1, as per map recorded in Book 25 pages 15 through 18 of Final Maps and any portion lying within Mayfield Ranch Unit No. 2, as per map recorded in Book 25 pages 19 through 22 of Final Maps, Records of said County.

Also excepting therefrom those portions lying within Mayfield Ranch Unit No. 3A, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 27 page 23 of Final Maps, Records of Imperial County, and that portion lying within Mayfield Ranch Unit No. 3B, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 27 page 27 of Final Maps, Records of Imperial County.

Also excepting therefrom all of the oil, gas, hydrocarbon substances and all other minerals, whether solid, liquid or gaseous; including, but not limited to hot water, steam, geothermal resources, geothermal energy and extractable minerals in and under said land lying below a depth of 500 feet from the surface thereof; without, however, the right of entry through the surface thereof for the purpose of production and extraction of the aforesaid minerals as reserved by F.A.D. Farms, Inc., a California corporation, in deed recorded April 18, 1991 as Instrument No. 6921 in Book 1670 page 1730 of Official Records, and recorded July 17, 1991 as Instrument No. 13286 in Book 1677 page 905 of Official Records.

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File No: 599848-2

CLTA Subdivision Guarantee 6-5-14

Guarantee Serial No.: G-2910-1832

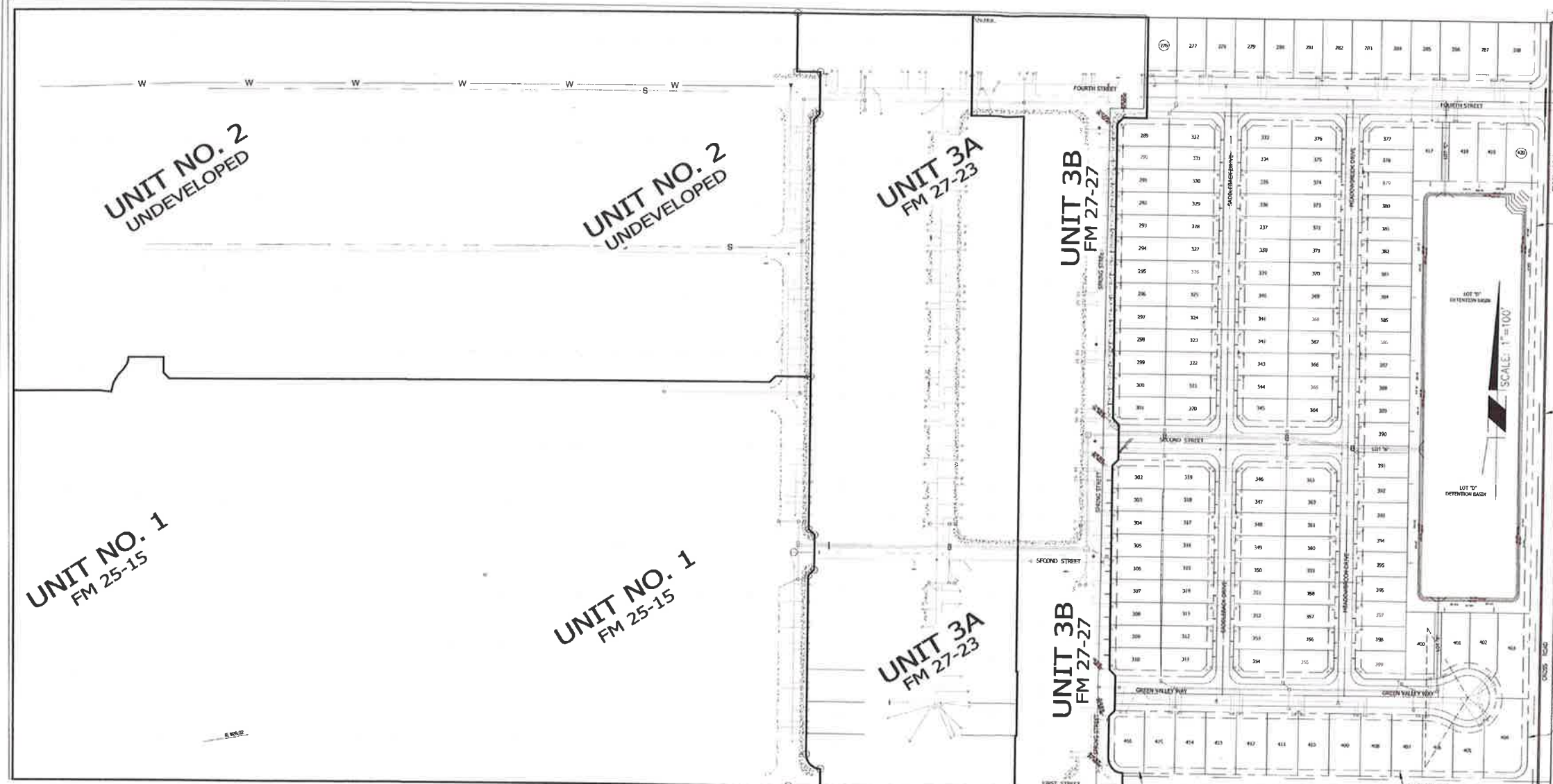
Page 7 of 7

MAYFIELD RANCH SUBDIVISION UNIT 3C REVISED TENTATIVE MAP CITY OF IMPERIAL, IMPERIAL COUNTY, CALIFORNIA

DEVELOPER
MORNINGSIDE VENTURES, LLC
780 N 4TH STREET
EL CENTRO, CA 92243
TEL 760-554-6401

GEOTECHNICAL
LANDMARK CONSULTANTS
780 N 4TH STREET
EL CENTRO, CA 92243
TEL 760-370-3000

CIVIL ENGINEER
DYNAMIC CONSULTING ENGINEERS, INC.
2415 IMPERIAL BUSINESS PARK DR. STE. B
IMPERIAL, CA 92251



LEGAL DESCRIPTION
THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 370 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 1, AS PER MAP RECORDED IN BOOK 25 PAGES 15 THROUGH 18 OF FINAL MAPS AND ANY PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 2, AS PER MAP RECORDED IN BOOK 25 PAGES 19 THROUGH 22 OF FINAL MAPS, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN MAYFIELD RANCH UNIT NO. 3A, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 27 PAGE 23 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY, AND THAT PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 3B, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 27 PAGE 27 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFROM ALL OF THE OIL, GAS, HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS, WHETHER SOLID, LIQUID OR GASEOUS, INCLUDING, BUT NOT LIMITED TO HOT WATER, STEAM, GEOTHERMAL RESOURCES, GEOTHERMAL ENERGY AND EXTRACTABLE MINERALS IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; WITHOUT, HOWEVER, THE RIGHT OF ENTRY THROUGH THE SURFACE THEREOF FOR THE PURPOSE OF PRODUCTION AND EXTRACTION OF THE AFORESAID MINERALS AS RESERVED BY F.A.D. FARMS, INC., A CALIFORNIA CORPORATION, IN DEED RECORDED APRIL 18, 1991 AS INSTRUMENT NO. 6921 IN BOOK 1670 PAGE 1730 OF OFFICIAL RECORDS, AND RECORDED JULY 17, 1991 AS INSTRUMENT NO. 13286 IN BOOK 1677 PAGE 905 OF OFFICIAL RECORDS.

SOURCE OF TOPO
PRECISION UAV, INC.
1016 BROADWAY, STE. B, EL CAJON CA 92021
PHONE: (619) 245-4547
DATED: FEBRUARY 2016

FLOOD ZONE
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL 060055 0800 B, THE SITE IS LOCATED IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING.

ASSESSOR'S PARCEL NUMBERS
A.P.N. 044-200-099-000
AREA: 22.879 ACRES

AGENCY TELEPHONE NUMBERS

1. CITY OF IMPERIAL (PUBLIC WORKS)	TELEPHONE NO (760) 355-1152
2. CITY OF IMPERIAL (WATER & SEWER)	TELEPHONE NO (760) 355-1152
3. IMPERIAL IRRIGATION DISTRICT (POWER)	TELEPHONE NO (760) 339-9280
4. SPECTRUM (CABLE)	TELEPHONE NO (844) 757-2833
5. AT&T (TELEPHONE)	TELEPHONE NO (800) 422-4133
6. SOUTHERN CALIFORNIA GAS CO. (GAS)	TELEPHONE NO (800) 422-4133

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS THE CCS 83, ZONE 6, GRID BEARING BETWEEN FIRST ORDER STATION "VGN 38" AND FIRST ORDER STATION "VGN 41", PER RECORD OF SURVEY 13 - 56 I.E. N 36°26'54" E

BENCHMARK
THE PROJECT BENCHMARK IS THE COUNTY "D 1225" ELEVATION: 942.82' (NAVD 88 + 1000)

RECORDED EASEMENTS
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT BE OPEN INTO A FEED AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

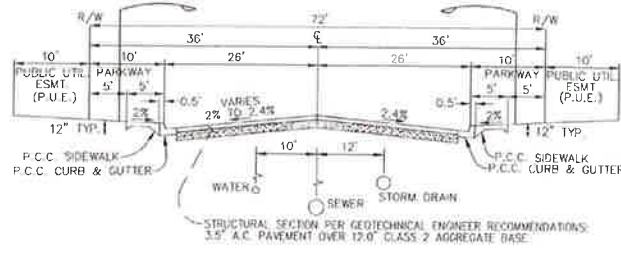
AN AGREEMENT BY AND BETWEEN ALLAN R. HEVENER AND H.F. McWILLIAMS, RECORDED IN BOOK 848, PAGE 90 OF OFFICIAL RECORDS. SAID AGREEMENT IS LISTED IN THE TITLE REPORT, BUT IS NOT APPURTENANT TO THE LAND SUBDIVIDED HEREIN.

AN EASEMENT FOR A SUPPLY CANAL, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF ALLAN R. HEVENER, RECORDED APRIL 14, 1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS. SAID EASEMENT IS LISTED IN THE TITLE REPORT, BUT IS NOT APPURTENANT TO THE LAND SUBDIVIDED HEREIN.

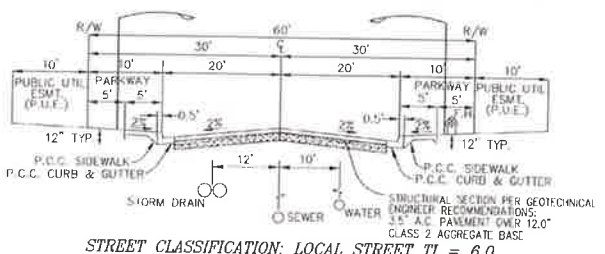
AN EASEMENT FOR OPEN AND/OR UNDERGROUND CONCRETE LINED CANALS, OVERHEAD AND/OR UNDERGROUND TELEPHONE AND/OR ELECTRIC POWER LINES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED NOVEMBER 2, 1990 IN BOOK 1659, PAGE 1388 OF OFFICIAL RECORDS. SAID EASEMENT IS LISTED IN THE TITLE REPORT, BUT IS NOT APPURTENANT TO THE LAND SUBDIVIDED HEREIN.

SURVEYOR'S NOTES

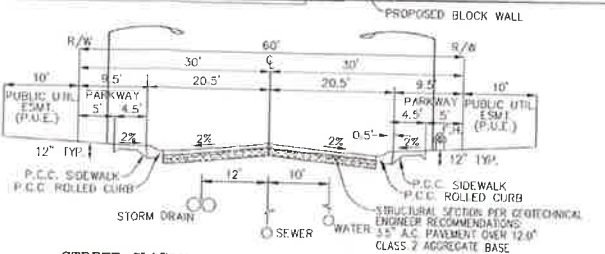
- BEGINNING AND ENDING LOTS NUMBERS ARE 278 THROUGH 420.
- TOTAL NUMBER OF LOTS IS 144.
- TOTAL AREA (GROSS) IS 22.879 ACRES.
- ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HUNDREDTH OF A FOOT.
- DISTANCES SHOWN HEREON, ARE GROUND MEASUREMENT DISTANCES.
- A 1/2" X 18" REBAR AND PLASTIC PLUG STAMPED "PLS 8482" WILL BE SET AT ALL LOT CORNERS WITHIN 90 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS; EXCEPT OCCUPANCY OF BUILDINGS AND/OR STRUCTURES WILL NOT BE ALLOWED ON LOTS WITHOUT CORNERS SET FOR THAT LOT. WHERE SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD WITH BRASS TAG STAMPED "PLS 8482" WILL BE SET.
- WHERE CENTERLINE INTERSECTIONS CONFLICT WITH SEWER MANHOLES, THE CENTERLINE MONUMENT WILL BE SET AT A 5.00' OFFSET TO THE INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
- LOTS "A", "B", "C", AND "D" ARE DEDICATED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND DETENTION BASIN PURPOSES.
- THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.



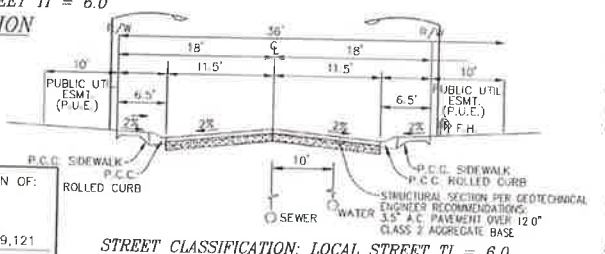
STREET CLASSIFICATION: MINOR COLLECTOR TI = 6.0
TYPICAL STREET SECTION
FOURTH STREET
NOT TO SCALE



STREET CLASSIFICATION: LOCAL STREET TI = 6.0
TYPICAL STREET SECTION
SPRING STREET AND GREEN VALLEY WAY
NOT TO SCALE



STREET CLASSIFICATION: LOCAL STREET TI = 6.0
TYPICAL STREET SECTION
SECOND STREET
NOT TO SCALE



STREET CLASSIFICATION: LOCAL STREET TI = 6.0
TYPICAL STREET SECTION
SADDLEBACK DRIVE AND MEADOWBROOK DRIVE
NOT TO SCALE

APPROVED

CITY OF IMPERIAL

BY: JJP DATE: 01-17-20

PROJECT TITLE: MAYFIELD RANCH SUBDIVISION UNIT 3C REVISED TENTATIVE MAP LAYOUT	SCALE: DRAWN BY: DR, CB REVISED BY: CB DATE: AUGUST 23, 2019
SHEET CONTENT: UNIT 3C REVISED TENTATIVE MAP LAYOUT	SHEET 1 OF 1 SHEET JOB NO. DCE 650818

APPROVED BY THE CITY OF IMPERIAL:

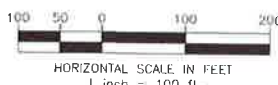
CARLOS CORRALES, P.E.
DATE: 1/15/2020

55,432 R.C.E. NO.
12/31/20 REG. EXP.

PREPARED UNDER THE DIRECT SUPERVISION OF:

CARLOS L. BELTRAN, P.E.
DATE: 1/14/2020

69,121 R.C.E. NO.
06/30/20 REG. EXP.



MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SHEET 1 OF 4 SHEETS

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE, THE PARTIES LISTED BELOW, ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF FOUR (4) SHEETS AND DESCRIBED IN THE CAPTION THEREOF. WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE, A PORTION OF FIRST STREET, A PORTION OF SECOND STREET, A PORTION OF FOURTH STREET, PORTION OF SADDLEBACK DRIVE, A PORTION OF MEADOWBROOK DRIVE, A PORTION OF CROSS ROAD, LOT "A", LOT "B", LOT "C", LOT "D", AND THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP AND BEING A PART OF THIS SUBDIVISION.

MORNINGSIDE VENTURES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MARTIN D. COYNE DATE: _____
FOR: _____
TITLE: _____

SUPPORTING DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE RECORDED CONCURRENTLY WITH THIS FINAL MAP AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL, IN SUPPORT OF THIS MAP:

TITLE: OWNER'S CERTIFICATE INSTRUMENT NO. _____
TITLE: OWNER'S CERTIFICATE INSTRUMENT NO. _____
TITLE: TAX CERTIFICATE INSTRUMENT NO. _____
TITLE: TAX CERTIFICATE INSTRUMENT NO. _____
TITLE: SUBDIVISION GUARANTEE INSTRUMENT NO. _____
TITLE: _____ INSTRUMENT NO. _____
TITLE: _____ INSTRUMENT NO. _____
TITLE: _____ INSTRUMENT NO. _____
TITLE: _____ INSTRUMENT NO. _____
TITLE: _____ INSTRUMENT NO. _____
TITLE: _____ INSTRUMENT NO. _____

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 1, AS PER MAP RECORDED IN BOOK 25 PAGES 19 THROUGH 18 OF FINAL MAPS AND ANY PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 2, AS PER MAP RECORDED IN BOOK 25 PAGES 19 THROUGH 22 OF FINAL MAPS, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN MAYFIELD RANCH UNIT NO. 3A, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 27 PAGE 23 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY, AND THAT PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 3B, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 27 PAGE 27 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFROM ALL OF THE OIL, GAS, HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS, WHETHER SOLID, LIQUID OR GASEOUS; INCLUDING, BUT NOT LIMITED TO HOT WATER, STEAM, GEOTHERMAL RESOURCES, GEOTHERMAL ENERGY AND EXTRACTABLE MINERALS IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; WITHOUT, HOWEVER, THE RIGHT OF ENTRY THROUGH THE SURFACE THEREOF FOR THE PURPOSE OF PRODUCTION AND EXTRACTION OF THE AFORESAID MINERALS AS RESERVED BY F.A.D. FARMS, INC., A CALIFORNIA CORPORATION, IN DEED RECORDED APRIL 18, 1991 AS INSTRUMENT NO. 1921 IN BOOK 1670 PAGE 1750 OF OFFICIAL RECORDS, AND RECORDED JULY 17, 1991 AS INSTRUMENT NO. 13286 IN BOOK 1677 PAGE 905 OF OFFICIAL RECORDS.

SIGNATURE OMISSION STATEMENT:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT BEEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- 8 AN AGREEMENT BY AND BETWEEN ALLAN R. HEVENER AND H.F. McWILLIAMS, RECORDED IN BOOK 848, PAGE 90 OF OFFICIAL RECORDS. SAID AGREEMENT IS LISTED IN THE TITLE REPORT, BUT IS NOT APPURTENANT TO THE LAND SUBDIVIDED HEREIN.
- 9 AN EASEMENT FOR A SUPPLY CANAL, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF ALLAN R. HEVENER, RECORDED APRIL 14, 1953 IN BOOK 660, PAGE 5 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS OVER THE EAST 30 FEET OF SAID LAND. (PLOTTED).
- 10 AN EASEMENT FOR OPEN AND/OR UNDERGROUND CONCRETE LINED CANALS, OVERHEAD AND/OR UNDERGROUND TELEPHONE AND/OR ELECTRIC POWER LINES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED NOVEMBER 2, 1990 IN BOOK 1659, PAGE 1388 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS OVER A STRIP OF LAND 50 FEET IN WIDTH, THE CENTER LINE OF WHICH IS THE CENTER LINE OF THE CONCRETE LINED DATE LATERAL 7 CANAL (10-31-1990) CONSTRUCTED ACROSS THE SOUTH SIDE OF SAID LANDS. (PLOTTED)

CITY CLERK'S CERTIFICATE:

I, DEBRA JACKSON, CITY CLERK OF THE CITY OF IMPERIAL, CALIFORNIA, HEREBY STATE THAT THE CITY OF IMPERIAL CITY COUNCIL, ON _____ HAS APPROVED THIS FINAL MAP, CONSISTING OF FOUR (4) SHEETS, AS THE OFFICIAL MAP OF MAYFIELD RANCH UNIT NO. 3C, FOR SUBDIVISION PURPOSES IN ACCORDANCE WITH THE APPROVAL OF THE TENTATIVE MAP THEREOF AND ANY APPROVED ALTERATIONS THEREOF AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE OFFER FOR DEDICATION OF PUBLIC ROADS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS MAP.

DEBRA JACKSON
CITY CLERK OF THE CITY OF IMPERIAL

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I, OTHON MORA, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF IMPERIAL, HEREBY STATE THAT THIS FINAL MAP, CONSISTING OF FOUR (4) SHEETS, CONFORMS WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THE CONDITIONS RELATED THERETO, AS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 19, 2007.

OTTHON MORA, COMMUNITY DEVELOPMENT DIRECTOR DATE _____
CITY OF IMPERIAL

SOILS REPORT:

A SOILS REPORT HAS BEEN PREPARED SPECIFICALLY FOR THIS SUBDIVISION BY LANDMARK CONSULTANTS, INC., PROJECT NO. LE05452, DATED DECEMBER 1, 2005, BY REGISTERED CIVIL ENGINEER NO. 31921. A COPY OF SAID REPORT IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MORNINGSIDE VENTURES, LLC, ON MAY 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 90 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF.

DATED: _____

DAVID BELTRAN L.S. 8482



ACTING CITY SURVEYOR'S STATEMENT:

I, GORDON O. OLSON, ACTING CITY SURVEYOR OF THE CITY OF IMPERIAL, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF FOUR (4) SHEETS; THAT THE SUBDIVISION SHOWN HEREWITH IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON NOVEMBER 2019, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF LOCAL ORDINANCES APPLICABLE WHEN THE TENTATIVE MAP WAS APPROVED, AND ALL THE REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT, AS AMENDED JANUARY 1, 2019 HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____

GORDON O. OLSON, PLS 7107
ACTING CITY LAND SURVEYOR



TITLE COMPANY'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PERSONS SPECIFIED IN THE OWNER'S STATEMENT SHOWN HEREON ARE THE OWNERS AND THE ONLY ONES WHOSE CONSENT IS NECESSARY TO PASS TITLE TO THE LAND WITHIN THIS SUBDIVISION.

DATE _____

NAME: _____
TITLE OFFICER
STEWART TITLE

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGE _____, AT THE REQUEST OF DYNAMIC CONSULTING ENGINEERS, INC.

FEE: _____

DOCUMENT: _____

CHUCK STOREY, COUNTY RECORDER

DCE JOB NO. 650818 DATE: 08/07/2019
Dynamic CONSULTING ENGINEERS

MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SHEET 2 OF 4 SHEETS

PROCEDURE OF SURVEY

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS MAP IS NORTH 00°16'16" WEST, WHICH IS THE BEARING OF THE EASTERLY BOUNDARY LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., BETWEEN THE TWO FOUND WITNESS CORNER FOR SAID EASTERLY LINE, ACCORDING TO FM 27-27.

SURVEYOR'S NOTES:

1. BEGINNING AND ENDING LOTS NUMBERS ARE 276 THROUGH 420.
2. TOTAL NUMBER OF LOTS IS 144.
3. TOTAL AREA (GROSS) IS 22,879 ACRES.
4. ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HUNDREDTH OF A FOOT.
5. DISTANCES SHOWN HEREON, ARE GROUND MEASUREMENT DISTANCES.
6. A 1/2" X 1/8" REBAR AND PLASTIC CAP STAMPED "PLS 8482" WILL BE SET AT ALL LOT CORNERS WITHIN 90 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS, EXCEPT, OCCUPANCY OF BUILDINGS AND/OR STRUCTURES WILL NOT BE ALLOWED ON LOTS WITHOUT CORNERS SET FOR THAT LOT. WHERE SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD WITH BRASS TAG STAMPED "PLS 8482" WILL BE SET.
7. WHERE CENTERLINE INTERSECTIONS CONFLICT WITH SEWER MANHOLES, THE CENTERLINE MONUMENT WILL BE SET AT A 5.00' OFFSET TO THE INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
8. LOTS "A", "B", "C", AND "D" ARE DEDICATED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND DETENTION BASIN PURPOSES.
9. THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.

LEGEND:

- FOUND MONUMENT AS NOTED
- SET A 4-INCH DIA. CONCRETE CYLINDER W/BRASS TAG STAMPED "PLS 8482", IN WELL BOX.
- △ 10.00-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON.
- ⑨ AN EASEMENT GRANTED TO ALLAN R. HEVENER, RECORDED 4/14/1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS.
- ⑩ AN EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT, RECORDED 11/2/1990 IN BOOK 1659, PAGE 1388 AS FILE NO. 90019501 OF O.R.
- (R1) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3B PER FM 27-27.
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY IN BOOK 10, PAGE 100 OF RECORD OF SURVEY MAPS.
- (R3) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER FM 27-23.
- STREET CENTER LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT LINE
- SUBDIVISION BOUNDARY

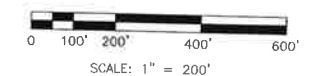
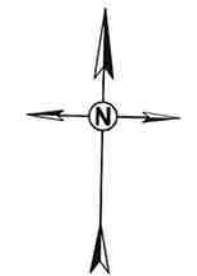
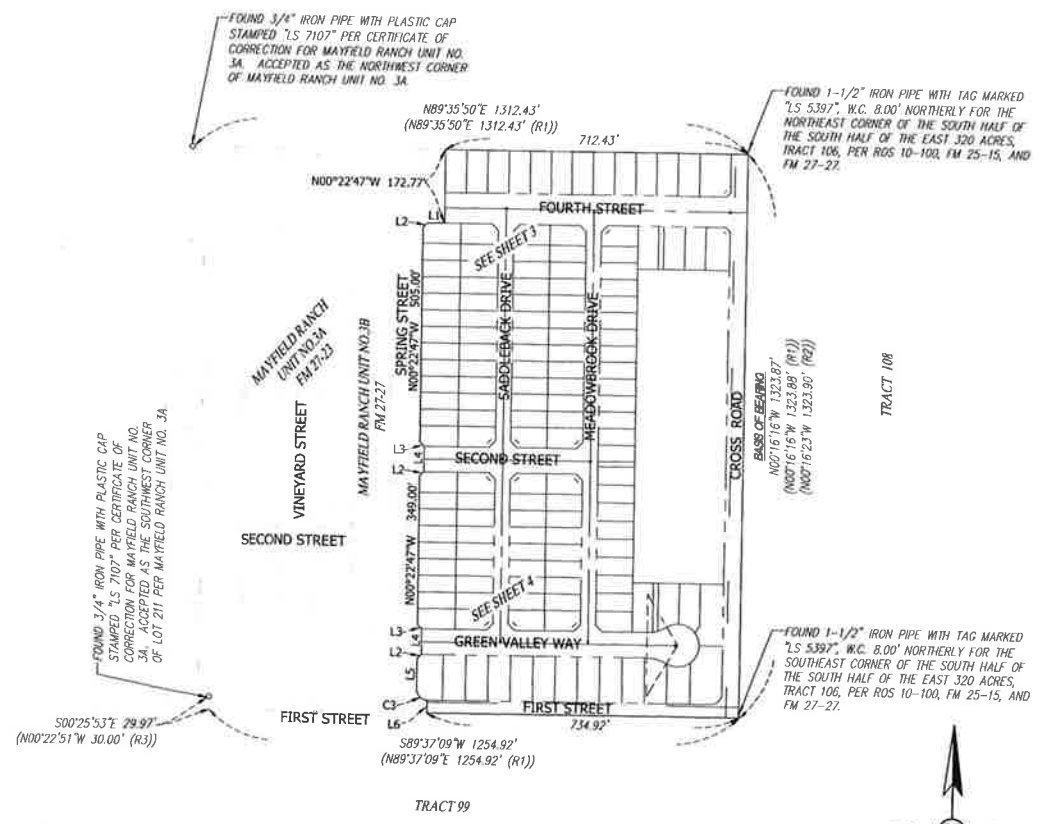
LINE DATA TABLE			
NO.	BEARING	LENGTH	REFERENCE
L1	N89°37'13"E	40.00'	N89°37'13"E 40.00' (R1)
L2	N44°37'13"E	14.14'	N44°37'13"E 14.14' (R1)
L3	N45°22'47"W	14.14'	N45°22'47"W 14.14' (R1)
L4	N00°22'47"W	60.00'	N00°22'47"W 60.00' (R1)
L5	N00°22'47"W	71.83'	N00°22'47"W 71.83' (R1)
L6	N00°22'51"W	30.00'	N00°22'51"W 30.00' (R1)

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C3	89°59'57"	25.00'	39.27'

PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106

MAYFIELD RANCH UNIT NO. 2

MAYFIELD RANCH UNIT NO. 1



Dynamic CONSULTING ENGINEERS DATE: 08/07/2019 DCE JOB NO. 650818

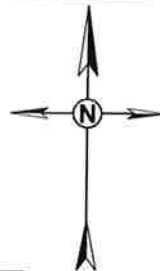
SURVEYOR'S NOTES:

- BEGINNING AND ENDING LOTS NUMBERS ARE 276 THROUGH 420.
- TOTAL NUMBER OF LOTS IS 144.
- TOTAL AREA (GROSS) IS 22.879 ACRES.
- ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HUNDREDTH OF A FOOT.
- DISTANCES SHOWN HEREON, ARE GROUND MEASUREMENT DISTANCES.
- A 1/2" X 18" REBAR AND PLASTIC PLS STAMPED "PLS 8482" WILL BE SET AT ALL LOT CORNERS WITHIN 90 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS; EXCEPT, OCCUPANCY OF BUILDINGS AND/OR STRUCTURES WILL NOT BE ALLOWED ON LOTS WITHOUT CORNERS SET FOR THAT LOT. WHERE SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD WITH BRASS TAG STAMPED "PLS 8482" WILL BE SET.
- WHERE CENTERLINE INTERSECTIONS CONFLICT WITH SEWER MANHOLES, THE CENTERLINE MONUMENT WILL BE SET AT A 5.00' OFFSET TO THE INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
- LOTS "A", "B", "C", AND "D" ARE DEDICATED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND DETENTION BASIN PURPOSES.
- THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.

LEGEND:

- FOUND MONUMENT AS NOTED
- SET A 4-INCH DIA. CONCRETE CYLINDER W/BRASS TAG STAMPED "PLS 8482", IN WELL BOX
- ▲ 10.00-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON.
- AN EASEMENT GRANTED TO ALLAN R. HEVNER, RECORDED 4/14/1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS.
- ▭ AN EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT, RECORDED 11/2/1990 IN BOOK 1639, PAGE 1388 AS FILE NO. 80019501 OF O.R.
- (R1) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3B PER FM 27-27.
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY IN BOOK 10, PAGE 100 OF RECORD OF SURVEY MAPS.
- (R3) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER FM 27-23.
- STREET CENTER LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT LINE
- SUBDIVISION BOUNDARY

LINE DATA TABLE			
NO.	BEARING	LENGTH	REFERENCE
L1	N89°37'13"E	40.00'	N89°37'13"E 40.00' (R1)
L2	N44°37'13"E	14.14'	N44°37'13"E 14.14' (R1)
L3	N45°22'47"W	14.14'	N45°22'47"W 14.14' (R1)
L4	N00°22'47"W	60.00'	N00°22'47"W 60.00' (R1)
L5	N00°22'47"W	71.83'	N00°22'47"W 71.83' (R1)
L6	N00°22'51"W	30.00'	N00°22'51"W 30.00' (R1)
L7	S44°37'13"W	21.21'	---
L8	S45°22'47"E	21.21'	---
L9	S44°37'13"W	14.14'	---
L10	S45°22'47"E	14.14'	---
L11	N31°47'19"E	20.00'	---
L12	N89°37'13"E	5.13'	---



Dynamic CONSULTING ENGINEERS DATE: 08/01/2019
OCC. JOB NO. 650818

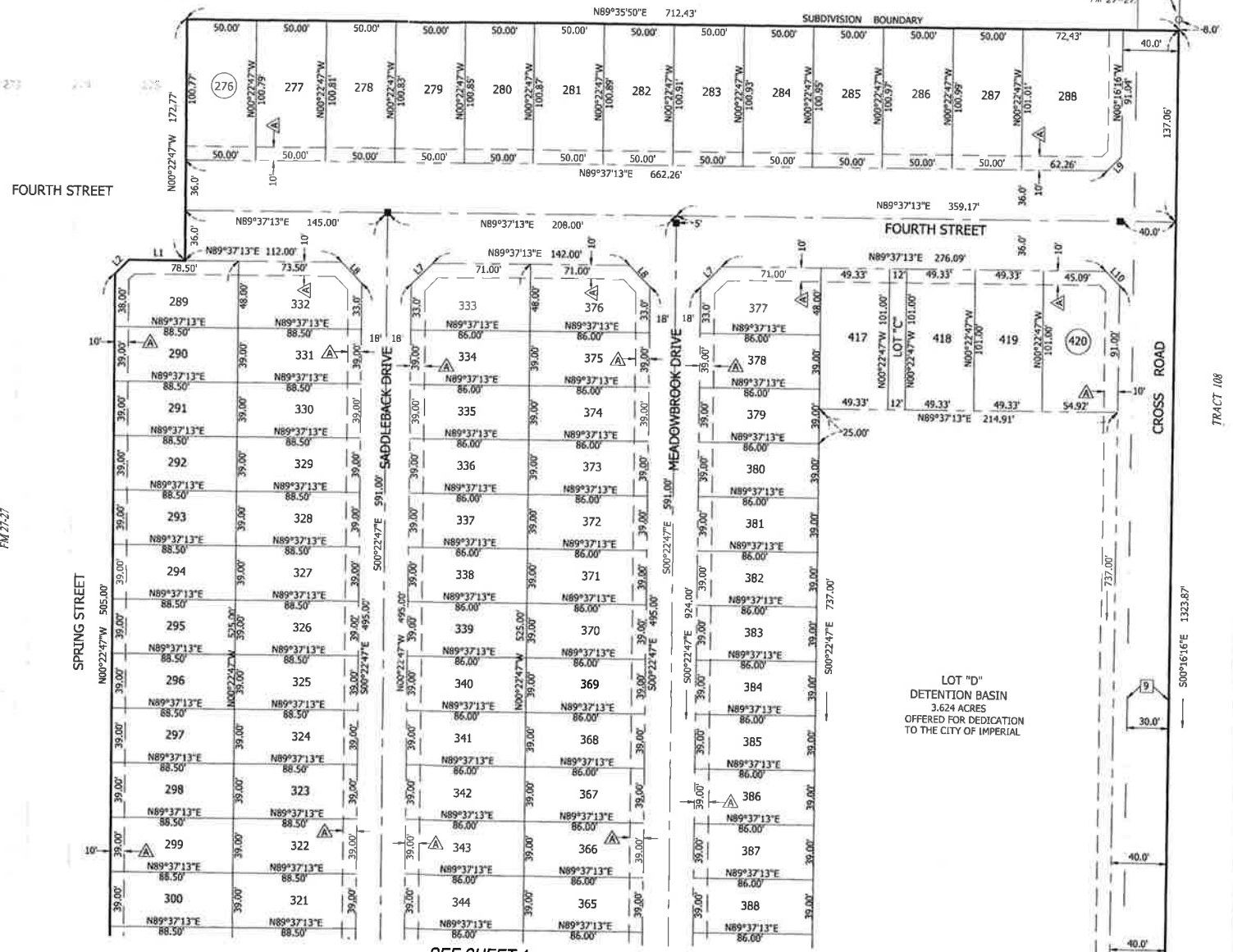
MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SHEET 3 OF 4 SHEETS

PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106

FOUND 1-1/2" IRON PIPE WITH TAG MARKED "LS 5397", W.C. 8.00' NORTHERLY FOR THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES TRACT 106, PER ROS 10-100, FM 25-15, AND FM 27-27



SEE SHEET 4



SURVEYOR'S NOTES:

- BEGINNING AND ENDING LOTS NUMBERS ARE 276 THROUGH 420.
- TOTAL NUMBER OF LOTS IS 144.
- TOTAL AREA (GROSS) IS 22.879 ACRES.
- ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HUNDREDTH OF A FOOT.
- DISTANCES SHOWN HEREON, ARE GROUND MEASUREMENT DISTANCES.
- A 1/2" X 18" REBAR AND PLASTIC PLUG STAMPED "PLS 8482" WILL BE SET AT ALL LOT CORNERS WITHIN 90 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS; EXCEPT, OCCUPANCY OF BUILDINGS AND/OR STRUCTURES WILL NOT BE ALLOWED ON LOTS WITHOUT CORNERS SET FOR THAT LOT. WHERE SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD WITH BRASS TAG STAMPED "PLS 8482" WILL BE SET.
- WHERE CENTERLINE INTERSECTIONS CONFLICT WITH SEWER MANHOLES, THE CENTERLINE MONUMENT WILL BE SET AT A 5.00' OFFSET TO THE INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
- LOTS "A", "B", "C", AND "D" ARE DEDICATED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND DETENTION BASIN PURPOSES.
- THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.

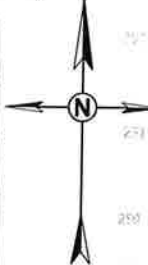
LEGEND:

- FOUND MONUMENT AS NOTED
- SET A 4-INCH DIA. CONCRETE CYLINDER W/BRASS TAG STAMPED "PLS 8482" IN WELL BOX.
- △ 10.00-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON.
- AN EASEMENT GRANTED TO ALLAN R. HEVENER, RECORDED 4/14/1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS.
- ⑩ AN EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT, RECORDED 11/2/1990 IN BOOK 1659, PAGE 1388 AS FILE NO. 90019501 OF O.R.
- (R1) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER FM 27-27.
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY IN BOOK 10, PAGE 100 OF RECORD OF SURVEY MAPS.
- (R3) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER FM 27-23.

- STREET CENTER LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT LINE
- SUBDIVISION BOUNDARY

LINE DATA TABLE			
NO.	BEARING	LENGTH	REFERENCE
L1	N89°37'13"E	40.00'	N89°37'13"E 40.00' (R1)
L2	N44°37'13"E	14.14'	N44°37'13"E 14.14' (R1)
L3	N45°22'47"W	14.14'	N45°22'47"W 14.14' (R1)
L4	N00°22'47"W	60.00'	N00°22'47"W 60.00' (R1)
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L7	S44°37'13"W	21.21'	---
L8	S45°22'47"W	21.21'	---
L9	S44°37'13"W	14.14'	---
L10	S45°22'47"W	14.14'	---
L11	N31°47'19"E	20.00'	---
L12	N89°37'13"E	5.13'	---

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	31°00'10"	90.00'	48.70'
C2	242°00'20"	50.00'	211.19'
C3	89°59'57"	25.00'	39.27'
C4	31°00'10"	90.00'	48.70'
C5	8°13'28"	90.00'	12.92'
C6	7°49'12"	90.00'	12.28'
C7	89°53'25"	25.00'	39.22'
C8	33°01'26"	50.00'	28.82'
C9	51°19'47"	50.00'	44.79'
C10	36°38'57"	50.00'	31.98'
C11	53°28'05"	50.00'	46.66'
C12	65°31'36"	50.00'	57.18'
C13	2°00'29"	50.00'	1.75'
C14	14°57'30"	90.00'	23.50'

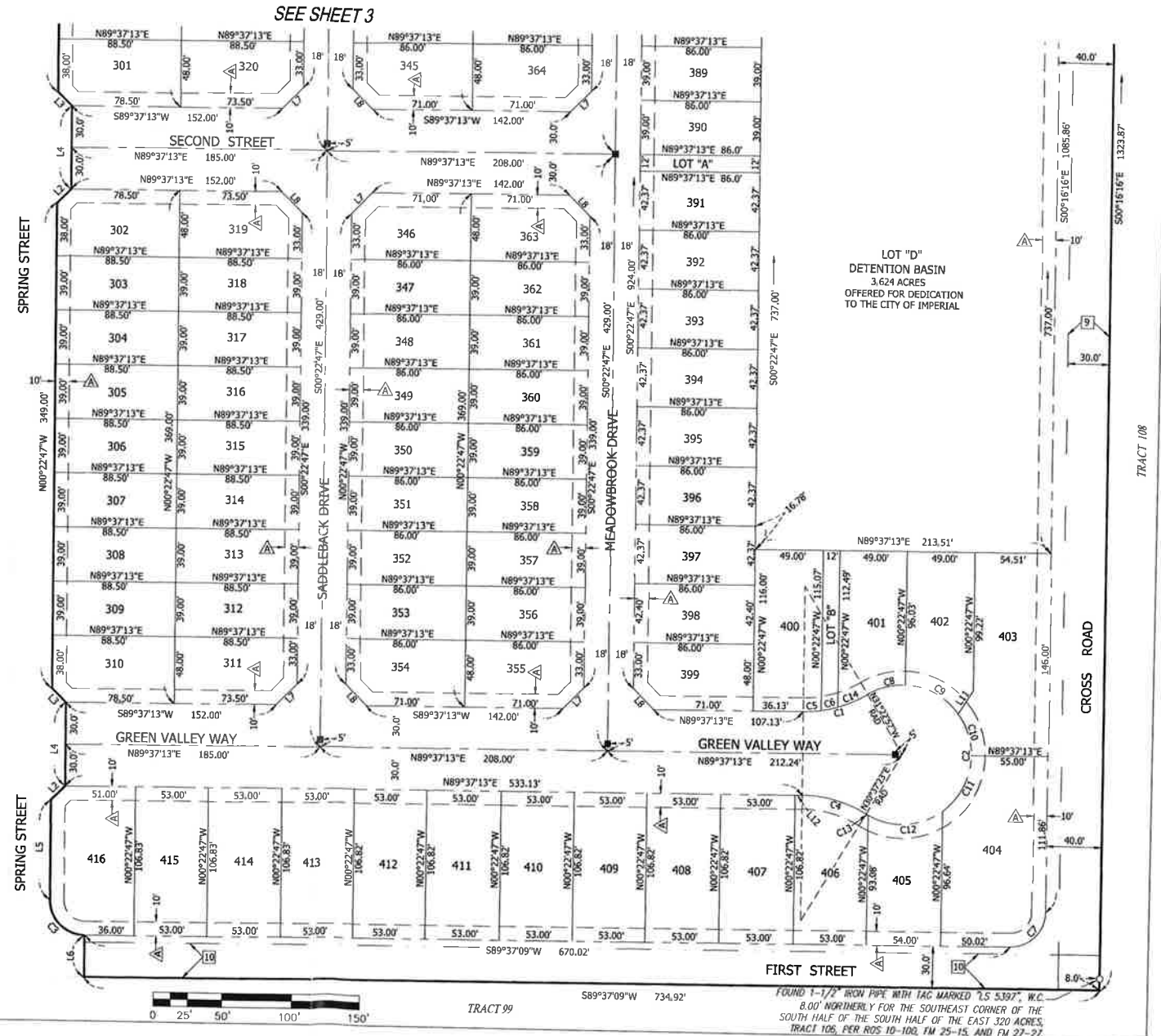


MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 108, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SHEET 4 OF 4 SHEETS

MAYFIELD RANCH UNIT NO. 3B
FM 27-27



Dynamic CONSULTING ENGINEERS DATE: 08/07/2019
DCE JOB NO. 650818

FOUND 1-1/2" IRON PIPE WITH TAG MARKED "S 5397", W.C. 8.00' NORTHERLY FOR THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES, TRACT 108, PER ROS 10-100, FM 25-15, AND FM 27-27.