

DATE SUBMITTED _____
 SUBMITTED BY PUBLIC SERVICES
 DATE ACTION REQUIRED 2/19/25

COUNCIL ACTION
 PUBLIC HEARING REQUIRED
 RESOLUTION
 ORDINANCE 1ST READING
 ORDINANCE 2ND READING
 CITY CLERK'S INITIALS

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT:	DISCUSSION/ACTION: 1. Approve and accept the transfer of property ownership through Grant Deeds of APN 063-064-001, containing 0.66 acres, and APN 063-064-022, containing 1.62 acres, to the City of Imperial, and take responsibility for the operation and maintenance of the parcels for retention basin purposes.
DEPARTMENT INVOLVED: Public Services	
BACKGROUND/SUMMARY: See attached staff report	
FISCAL IMPACT: No cost for the parcels. Total Estimate: \$5,000.00 – Storm Drains Acct. 01-325-5252 Costs include Preliminary Title Reports and filing costs through a Title Agency	FINANCE INITIALS <u>JMS</u>
STAFF RECOMMENDATION: Approve Request	DEPT. INITIALS <u>DD</u>
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>atm</u>
MOTION:	
SECONDED: AYES: NAYES: ABSENT:	APPROVED <input type="checkbox"/> REJECTED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> REFERRED TO:



February 19, 2025

Dear Honorable Councilmembers:

Requested Action:

Approve and accept the transfer of property ownership through Grant Deeds of APN 063-064-001, containing 0.66 acres, and APN 063-064-022, containing 1.62 acres, to the City of Imperial, and take responsibility for the operation and maintenance of the parcels for retention basin purposes.

Background:

When Sunset Ranch Estates Subdivision Unit No. 1 Final Map was recorded in 1992, it showed the parcels in question as one Parcel "B", purportedly for retention basin purposes. However, a subsequent Final Map 18-60 dated 1997 (Sunset Ranch Estates Subdivision Unit No. 6 "B") shows the area in question to be an IID right of way. The tax assessor shows Parcel "B" to be two separate parcels owned by the now-defunct original developer. As such, property taxes have never been paid on these parcels, and maintenance has not occurred. Staff have contacted the Imperial County Treasurer-Tax Collector, who will not oppose placing the parcels in the city's name since they cannot be sold or used for any other purpose.

The IID has indicated that there is no IID infrastructure in these parcels. The IID states that they do not use the basins in any way to convey drain water and have no further need for any IID right of way or easements. The IID is willing to abandon the right-of-way in this area. If approved, the next step would be to contact the IID to abandon the existing right-of-way.

It is recommended that the city take ownership of the parcels and operate and maintain the retention basin and stormwater conveyance system because it accepts water from public streets. The retention basins will not be maintained if the city does not perform the maintenance, which could cause local flooding, overgrowth, and pest control problems. The city owns and maintains the retention basin at the south end of these parcels, draining into the abovementioned parcels.

Fiscal Impact:

No cost for the parcels.

Total Estimate: **\$5,000.00** – Storm Drains 01-325-5252

Costs include Preliminary Title Reports and filing costs through a Title Agency

Attachments:

- Final Map 16-97, 16-98 and 16-99
- Final Map 18-59 and 18-60
- Sunset Ranch Retention Basins Layout Map

FM 16-97

FINAL MAP 49-92

IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

SUNSET RANCH ESTATES SUBDIVISION UNIT NO. 1

BEING A SUBDIVISION OF THE NORTH HALF OF TRACT 165, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.B. & M. IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF THE S.P.R.R. RIGHT OF WAY

SOUTH VALLEY ENGINEERING, INC.

ENGINEER'S CERTIFICATE:

I, NICK S. SERVIN, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF THREE SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON JUNE 14th, 1992 THAT SUCH SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE AREAS INDICATED THEREON, THAT THE MONUMENTS WILL BE SET IN SUCH POSITION AND AT SUCH TIME AS IS INDICATED THEREON, AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NICK S. SERVIN, R.C.E. 31,534
EXPIRES ON: 6/30/94

CITY ENGINEER'S STATEMENT:

I, CHARLES W. STEVENS, CITY ENGINEER OF THE CITY OF IMPERIAL, HEREBY CERTIFY THAT THE MAP CONSISTING OF THREE SHEETS, AS SHOWN, IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION SHOWN HEREIN, SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON JULY 23rd, 1991; THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND THE REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT AMENDED JANUARY 1, 1992, HAVE BEEN TECHNICALLY CORRECT.

Charles W. Stevens 12-21-92
CHARLES W. STEVENS, R.C.E. 28,725 EXP. 3/31/95
ENGINEER FOR THE CITY OF IMPERIAL

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY MINUTE ORDER ADOPTED ON July 24, 1992, HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL PARCELS OF LAND OFFERED FOR DEDICATION AS SHOWN HEREWITH.

City Clerk

IMPERIAL COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 93-04209
I, DOLORES PROVENCIO, COUNTY RECORDER OF THE COUNTY OF IMPERIAL, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR FILING THIS MAP CONSISTING OF THREE SHEETS, FILED AT THE RECORDER'S OFFICE THIS 23 DAY OF FEBRUARY, 1993 AT 1:26 O'CLOCK A. M. IN BOOK 16 AT PAGE 174 OF FINAL MAPS.

FEE: \$ 10.00

Dolores Provencio
DOLORES PROVENCIO
IMPERIAL COUNTY RECORDER

FEE: \$ 10.00

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PERSON'S SPECIFIED HEREIN IS THE ONLY ONE WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE LAND WITHIN THIS SUBDIVISION.

TICOR TITLE INSURANCE COMPANY:

LARRY YESALERA, VICE-PRESIDENT

SOILS REPORT:

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP WAS PREPARED BY JEFFREY O. LYON, REGISTERED CIVIL ENGINEER NO. 31,921, AND IS ON FILE WITH THE CITY OF IMPERIAL.

CERTIFICATES RECORDED:

SUBDIVISION GUARANTEE:
RECORDED FEBRUARY 22, 1993, IN BOOK 1724 AT PAGE 1482, OF OFFICIALS RECORDS OF THE COUNTY OF IMPERIAL.

TAX CERTIFICATE:

RECORDED FEBRUARY 25, 1993, IN BOOK 1724 AT PAGE 1125, OF OFFICIALS RECORDS OF THE COUNTY OF IMPERIAL.

CERTIFICATES RECORDED:

TITLE: 1724 PAGE: 1481
BOOK: 1724 PAGES: 1481-1487
OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

TITLE: 1724 PAGE: 1487
BOOK: 1724 PAGES: 1487
OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

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BOOK: 1724 PAGES: 1487
OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

JUNE THE 14th, 1992

NOTARY PUBLIC'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) SS
ON THIS 13th DAY OF January, 1993 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STANLEY M. GORDON, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE SAID INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAID INSTRUMENT AND INSTRUMENTS HEREIN WITH HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Stanley M. Gordon
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: May 6, 1996

Stanley M. Gordon
PRINCIPAL OFFICE IN IMPERIAL COUNTY



DIRECTOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY: THEY ARE ALL THE PARTIES HAVING RECORD TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP CONSISTING OF THREE SHEETS, THAT THEY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP, THAT THEY HEREBY OFFER FOR DEDICATION TO PUBLIC USE ANY STREETS, HIGHWAYS AND OTHER PUBLIC WAYS AND EASEMENTS SHOWN UPON SAID MAP AS BEING WITHIN SAID SUBDIVISION.

SUNSET RIDGE LIMITED, A CALIFORNIA LIMITED PARTNERSHIP
SUNSET RIDGE CONSULTANTS, INC. A CALIFORNIA CORPORATION
GENERAL PARTNER

BY: Stanley M. Gordon
STANLEY M. GORDON, CHAIRMAN
SUNSET RIDGE CONSULTANTS

VALLEY INDEPENDENT BANK

BY: R. C. Mapes
R. C. MAPES

TITLE: _____ PAGE: _____
BOOK: _____ OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

TITLE: _____ PAGE: _____
BOOK: _____ OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

FM 16-97



43-83

CITY OF IMPERIAL

1 OF 3

FM 16-98

SUNSET RANCH ESTATES SUBDIVISION UNIT NO. 1
IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA

TH 135

FOUND 2 7/8" H&B AND T&K
OLD CONCRETE
CORNER SET
NIP COR. OF TRACT 165 PER
IMP. CO. SURV. T&S

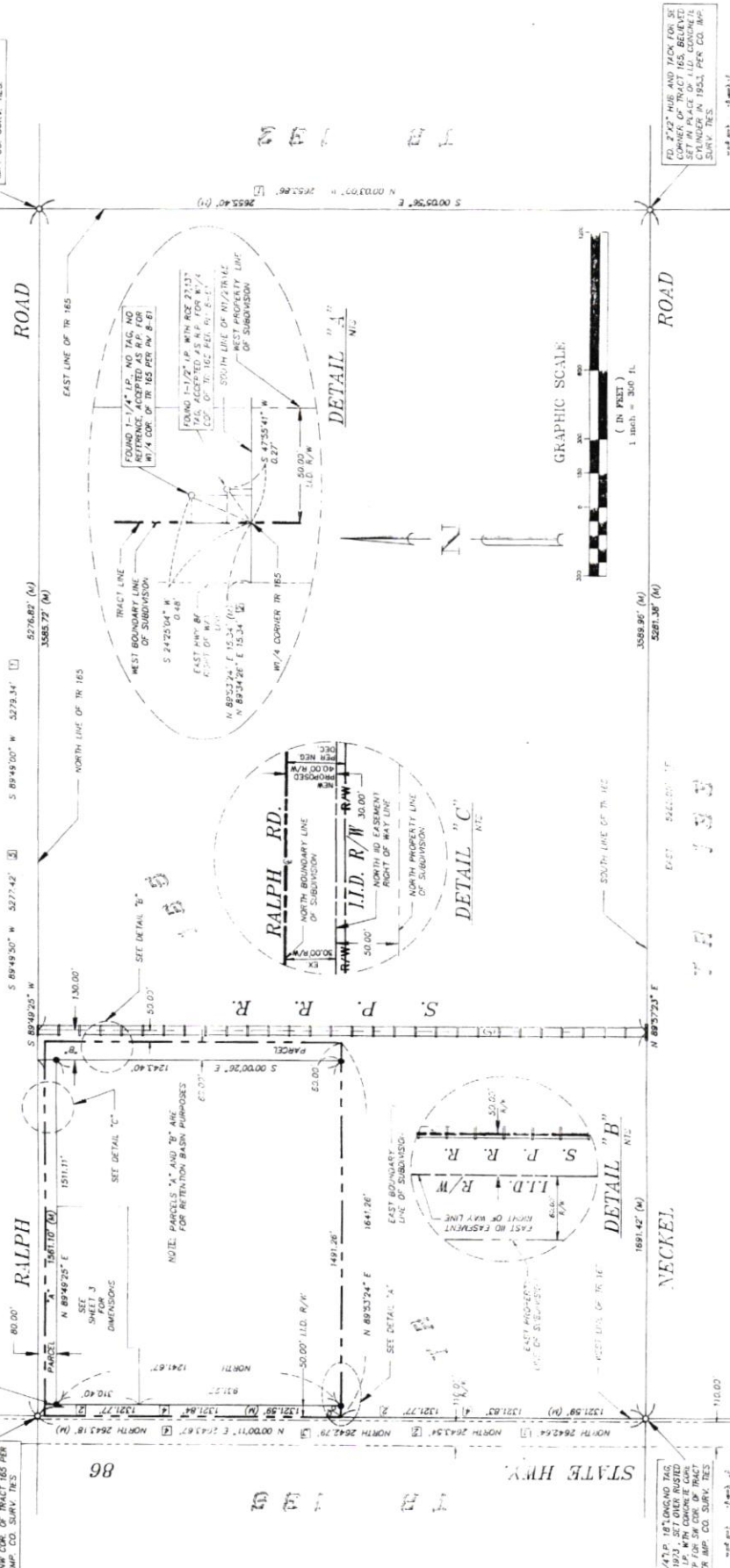
FOUND 1-1/4" H&B AND T&K
OLD CONCRETE
CORNER SET
NIP COR. OF TRACT 165 PER
IMP. CO. SURV. T&S

TH 143

FOUND 1-1/4" I.P. WITH ROSE 27 1/2"
TAG, ACCEPTED AS R.P. FOR W/4
COR. OF TR. 165 PER PW E-61

FOUND 1-1/2" I.P. WITH ROSE 27 1/2"
TAG, ACCEPTED AS R.P. FOR W/4
COR. OF TR. 165 PER PW E-61

FOUND 1-1/2" H&B AND T&K
OLD CONCRETE
CORNER SET
NIP COR. OF TRACT 165 PER
IMP. CO. SURV. T&S



- LEGAL DESCRIPTION**
- THE NORTH HALF OF THAT PORTION OF TRACT 165, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B. & M., IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.
- LEGAL DESCRIPTION**
- THE BEARING OF THE WEST LINE OF TRACT 165, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B. & M., IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.
- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 1-1/2" IRON PIPE WITH R.C.F. JALSAH TAG
 - ① RECORD DATA PER U.S.G.L.D. PLAT OF SURVEY
 - ② RECORD DATA PER PW E-61
 - ③ RECORD DATA PER PW E-62
 - ④ RECORD DATA PER PW E-63
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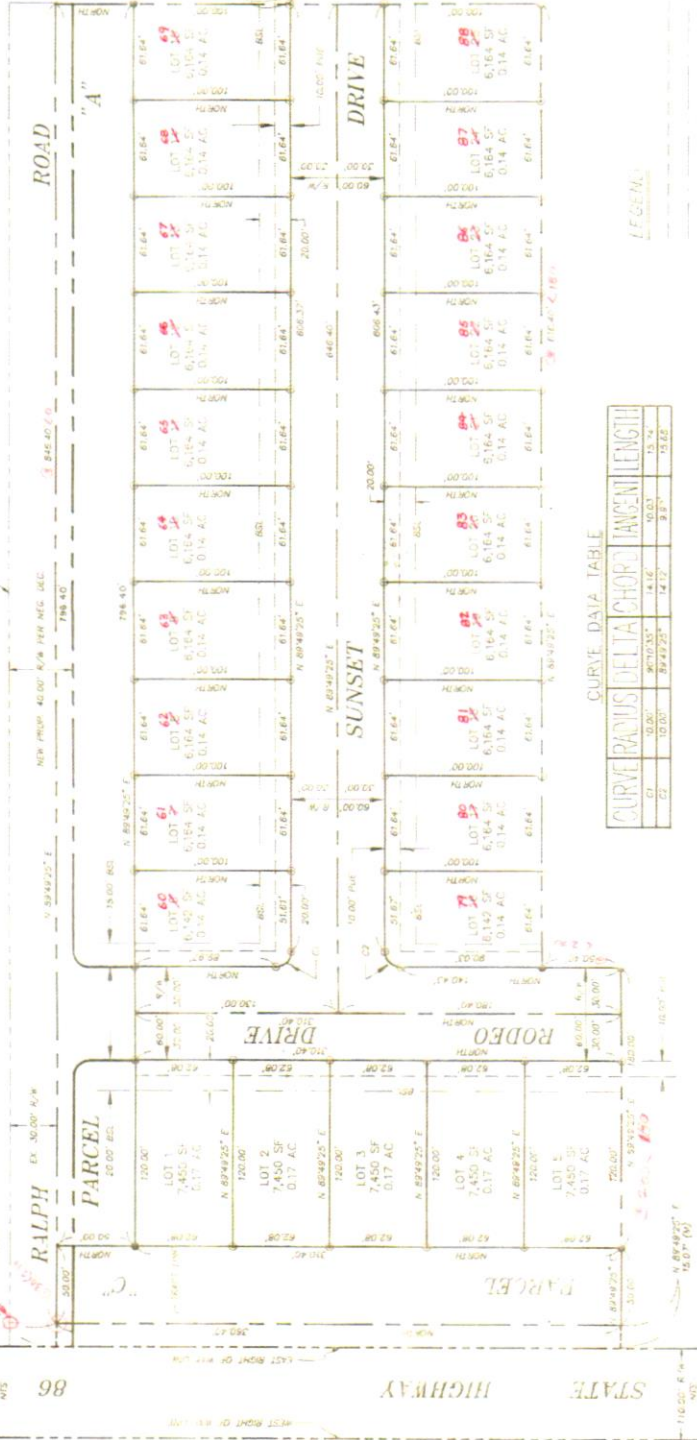
CITY OF IMPERIAL 2 OF 3 43-83 FM 16-98

FM 16-99

SUNSET RANCH ESTATES SUBDIVISION UNIT NO. 1

IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF THE NORTH HALF OF TRACT 165, TOWNSHIP 15 SOUTH,
 RANGE 14 EAST, S.B.B. & M. IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA
 RANGE 14 EAST, S.B.B. & M. ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF THE S.P.R.R. RIGHT OF WAY
 SOUTH VALLEY ENGINEERING, INC. JUNE, THE 14th, 1992

CERTIFICATE OF CORRECTION
 RECORDED JUN 1, 1993
 BA 1734 & 727



CURVE DATA TABLE

CURVE	RADIUS	DELTA	CHORD	TANGENT LENGTH
C1	10.00'	96°20'35"	14.12'	9.97'
C2	10.00'	84°42'25"	14.12'	9.97'

NEAREST ADJACENT ESTATES:
 SHERMAN STRADA TRACT
 SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.B. & M. 1992
 88111-127, NOW 450' 0" WIDE, 315.50' WIDE
 SET 20' WIDE WITH 10' E.E. 315.50' WIDE, 444'
 IMPERIAL IRRIGATION DISTRICTS EASEMENT TO
 BE USED FOR IRRIGATION, EASEMENT FOR
 IRRIGATION PURPOSES
 IMPERIAL IRRIGATION DISTRICTS EASEMENT TO
 BE USED FOR IRRIGATION, EASEMENT FOR
 IRRIGATION PURPOSES
 IMPERIAL IRRIGATION DISTRICTS EASEMENT TO
 BE USED FOR IRRIGATION, EASEMENT FOR
 IRRIGATION PURPOSES
 IMPERIAL IRRIGATION DISTRICTS EASEMENT TO
 BE USED FOR IRRIGATION, EASEMENT FOR
 IRRIGATION PURPOSES

ALL DIMENSIONS ARE SET WITH ONE (1) SIDE
 AFTER NEIGHBOR'S OF THIS PLAT ADVANCEMENT.
 ALL DIMENSIONS ARE SET WITH ONE (1) SIDE
 AFTER NEIGHBOR'S OF THIS PLAT ADVANCEMENT.
 ALL DIMENSIONS ARE SET WITH ONE (1) SIDE
 AFTER NEIGHBOR'S OF THIS PLAT ADVANCEMENT.
 ALL DIMENSIONS ARE SET WITH ONE (1) SIDE
 AFTER NEIGHBOR'S OF THIS PLAT ADVANCEMENT.

FM 16-99 43-83 CITY OF IMPERIAL 3 OF 3

FM 18-59

SUNSET RANCH ESTATES SUBDIVISION UNIT No. 6 'B'

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF TRACT 165, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

ENGINEER'S STATEMENT.

I, TERRY L. BARRETT, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 12781, EXPIRES 12/31/1981. THE SURVEY AND THE 3 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE IN ACCORDANCE WITH THE PROVISIONS OF LOCAL ORDINANCES AND OF ARTICLE 2, CHAPTER 2 OF THE SUBDIVISION MAP ACT, AS AMENDED JANUARY 1, 1985, HAVE BEEN CORRELATED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



TERRY L. BARRETT
RCE 26,441 EXPIRES 08 - 31 - 1986

CITY ENGINEER'S STATEMENT.

I, JERRY L. HAYS, ACTING AS CITY ENGINEER OF THE CITY OF IMPERIAL, CALIFORNIA, HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON JULY 29, 1981, AND THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND OF ARTICLE 2, CHAPTER 2 OF THE SUBDIVISION MAP ACT, AS AMENDED JANUARY 1, 1985, HAVE BEEN CORRELATED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



JERRY L. HAYS
RCE 28,006
LICENSE EXPIRES ON 12/31/1981
CITY ENGINEER OF THE CITY OF IMPERIAL

CITY CLERK'S CERTIFICATE.

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY ORDER OF THE CITY COUNCIL, HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND OFFERED FOR DEDICATION AS SHOWN HEREIN.



CLERK OF THE CITY COUNCIL

SOILS REPORT.

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP HAS BEEN PREPARED BY SOUTHLAND GEOTECHNICAL CORP. DATED AUGUST, 1982, PREPARED BY JEFFREY O. LYON, R. C. E. 54021, PROJECT NO. 940224. A COPY OF SAID REPORT IS ON FILE IN THE OFFICE OF THE CITY OF IMPERIAL.

TITLE COMPANY CERTIFICATE.

I HEREBY CERTIFY THAT THE PERSONS SPECIFIED IN THE CERTIFICATES HEREON ARE THE OWNERS, AND THE ONLY ONES WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE.

LARRY F. BEALER
VICE PRESIDENT

SUPPORTING DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE RECORDED AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL IN SUPPORT OF THIS FINAL MAP.

- TITLE, Certificates BOOK 1897 AT PAGE 1121
- OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA
- TITLE, Subdivision Certificate BOOK 1897 AT PAGE 1125
- OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA
- TITLE, Subdivision Agreement BOOK 1897 AT PAGE 1128
- OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA
- TITLE, Minutes BOOK 1897 AT PAGE 1136
- OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA
- TITLE, _____ BOOK _____ AT PAGE _____
- OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA
- TITLE, _____ BOOK _____ AT PAGE _____
- OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA
- TITLE, _____ BOOK _____ AT PAGE _____
- OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF THAT PORTION OF TRACT 165, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LIVING WEST OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.

EXCEPTING THEREFROM SUNSET RANCH ESTATES SUBDIVISION UNIT NO. 1, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 16, PAGE 41 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFROM SUNSET RANCH ESTATES SUBDIVISION UNIT NO. 2 IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 17, PAGE 26 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFROM SUNSET RANCH ESTATES UNIT NO. 3, CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 17, PAGE 53 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

IT IS THE POLICY OF THE CITY OF IMPERIAL TO RECORD ALL MAPS IN BOOKS OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFROM SUNSET RANCH ESTATES UNIT NO. 4, CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 17, PAGE 40 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFROM SUNSET RANCH ESTATES UNIT NO. 5, CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 18, PAGE 6 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

NOTE: SAID LAND LIES WITHIN THE BOUNDARIES OF THE IMPERIAL IRRIGATION DISTRICT.

ALSO EXCEPTING THEREFROM SUNSET RANCH ESTATES SUBD. UNIT NO. 6 'A', CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 18, PAGE 40 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

BASIS OF BEARINGS:

THE BEARING OF NORTH WHICH IS THE BEARING OF THE WEST LINE OF TRACT 165, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S. 8. 1/4 N., ACCORDING TO PARCEL MAP M-2015 RECORDED IN BOOK 5, PAGE 61 OF IMPERIAL COUNTY RECORDERS OFFICE.

IMPERIAL COUNTY RECORDER'S CERTIFICATE.

DOCUMENT NO. 97-16125
I, DOLORES PROVENCIO, COUNTY RECORDER OF THE COUNTY OF IMPERIAL, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR FILING THIS MAP AND THE 3 SHEETS, PLAT NO. 1897, AT 9:10 O'CLOCK, A. M., IN BOOK 18, AT PAGE 59, OF FINAL MAPS.

DOLORES PROVENCIO
COUNTY RECORDER

OWNER'S STATEMENT.

I HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD, TITLE, INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP THAT REPRESENTS THE SUBDIVISION OF THE LAND SHOWN ON THIS MAP INTO PARCELS AND OTHER PUBLIC MAPS AND EASEMENTS SHOWN UPON SAID MAP AND BEING AS SHOWN ON SAID MAP.

BY: SUNSET RIDGE CONSULTANTS, INC.
A CALIFORNIA CORPORATION
GENERAL PARTNER

BY: Stanley M. Gordon
STANLEY M. GORDON, CHAIRMAN
SUNSET RIDGE CONSULTANTS

VALLEY INDEPENDENT BANK
BY: Tom Randlett
TOM RANDLETT

NOTARY ACKNOWLEDGEMENTS:

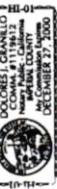
STATE OF CALIFORNIA }
COUNTY OF IMPERIAL }

ON JUNE 4, 1987, BEFORE ME, Dolores J. Provencio
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Stanley M. Gordon

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT(S) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT THE INSTRUMENT REPRESENTS THE TRUE INTENT OF THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE INSTRUMENT IS EXECUTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Dolores J. Provencio



STATE OF CALIFORNIA }
COUNTY OF IMPERIAL }

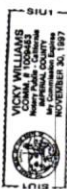
ON JUNE 4, 1987, BEFORE ME, Vicky Williams
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Tom Randlett and Keith Simmons

WITNESS MY HAND AND OFFICIAL SEAL

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT(S) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT THE INSTRUMENT REPRESENTS THE TRUE INTENT OF THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE INSTRUMENT IS EXECUTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Vicky Williams



FM 18-59

CITY OF IMPERIAL

43-83

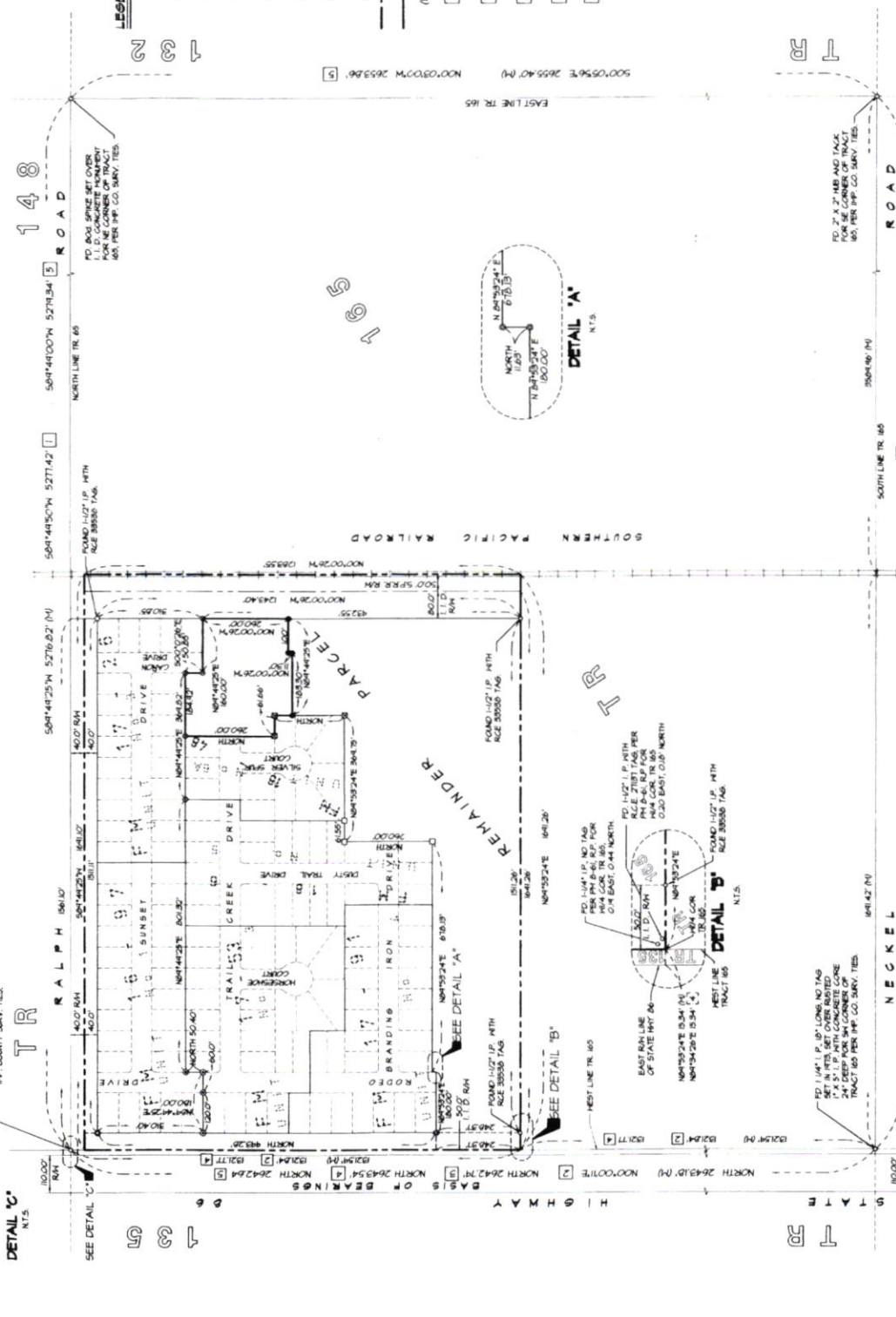
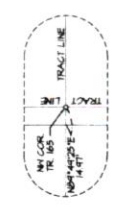
1 of 3

FM 18-60

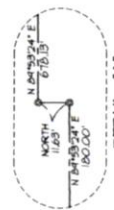
SUNSET RANCH ESTATES SUBDIVISION UNIT No. 6 'B'

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF TRACT 165, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF IMPERIAL, COUNTY OF CALIFORNIA.

2 of 3 43-83 CITY OF IMPERIAL FM 18-60



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND # 5 REBAR WITH R. C. E. 39530 TAG SET ON UNIT NO. 1, PER PH 16-97.
 - FOUND # 5 REBAR WITH R. C. E. 39530 TAG SET ON UNIT NO. 2, PER PH 17-26.
 - FOUND # 5 REBAR WITH R. C. E. 39530 TAG SET ON UNIT NO. 3, PER PH 17-33.
 - FOUND 1/2" I.P. WITH R. C. E. 28,447 TAG SET ON UNIT NO. 4, PER PH 17-41.
 - FOUND 1/2" I.P. WITH R. C. E. 28,447 TAG SET ON UNIT NO. 5, PER PH 18-16.
 - FOUND 1/2" I.P. WITH R. C. E. 28,447 TAG SET ON UNIT NO. 6 'A', PER PH 18-46.
 - SUBDIVISION BOUNDARY
 - UNIT NO. 6 'B' BOUNDARY
 - (M) MEASURED DISTANCE
 - 1 RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 5, PAGE 9.
 - 2 RECORD DATA PER PARCEL MAP RECORDED IN BOOK 4, PAGE 30.
 - 3 RECORD DATA PER PARCEL MAP RECORDED IN BOOK 2, PAGE 17.
 - 4 RECORD DATA PER PARCEL MAP RECORDED IN BOOK 6, PAGE 61.
 - 5 RECORD DATA PER 1956 LO PLAT OF SURVEY



TR 134 TR 133 TR 131 TR 132


ROAD

SHEET 2 OF 3

S J ENGINEERING, INC. C.P. MOSEPH B.J.

SUNSET RANCH



	<p>02/04/2025</p>	<p>RETENTION BASINS</p>	<p>1" = 513 ft</p>
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This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.