

DATE SUBMITTED 04/14/2021  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 04/21/2021

COUNCIL ACTION (x)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION ( )  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS JK

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: MAYFIELD RANCH SUBDIVISION UNIT No. 3C <ul style="list-style-type: none"> <li>• LOTS 312-319 and 346-354 PER FM 27/86-89</li> </ul> <p style="text-align: center;">1. AUTHORIZE PARTIAL RECONVEYANCE TO IMPERIAL RANCH PARTNERS, LLC</p>	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY:  City staff conducted regular field inspection during the construction of the off-site improvements of Mayfield Ranch Subdivision Unit No. 3C. At this time improvements have been successfully completed.  Now the developer is requesting Partial Reconveyance of the above-referenced lots (312-319 and 346-354). See Exhibit A (Sheet 4 of 4, FM 27/86-89) attached herewith for details. The City will remain secured.	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS _____
STAFF RECOMMENDATION: Staff recommends authorization of Partial reconveyance regarding lots 312-319 and 346-354 as illustrated on Sheet 4 of FM 27/86-89 to Imperial Ranch Partners, LLC.	DEPT. INITIALS <u>OM</u>
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>JHM</u>
MOTION:  SECONDED: _____ APPROVED ( ) REJECTED ( ) AYES: _____ DISAPPROVED ( ) DEFERRED ( ) NAYES: _____ ABSENT: _____ REFERRED TO: _____	

# Exhibit A

FM B27 P86

## MAYFIELD RANCH UNIT NO. 3C

SHEET 1 OF 4 SHEETS

A PORTION OF THE SOUTH HALF OF THE EAST 300 ACRES OF TRACT 108, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

### OWNER'S STATEMENT:

WE HEREBY STATE THAT WE, THE PARTIES LISTED BELOW, ARE THE OWNERS OF OR HAVE INTEREST IN THE UNDERSIGNED SUBDIVISION AND WE HEREBY CERTIFY THAT THE PREPARATION AND REVISION 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 SANDLEBLACK DRIVE, A PORTION OF IMPERIALWALK, 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.

MORNINGSTAR SERVICES, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]

FOR: MORNINGSTAR SERVICES, LLC

TITLE: SOLE DEVELOPER

DATE: 12-2-19

### 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. 2020003625
- TITLE: Final Certificate INSTRUMENT NO. 2020003626
- TITLE: Final Certificate INSTRUMENT NO. 2020003627
- TITLE: Final Certificate INSTRUMENT NO. 2020003628
- TITLE: Final Certificate INSTRUMENT NO. 2020003629
- TITLE: Final Certificate INSTRUMENT NO. 2020003630
- 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 300 ACRES OF TRACT 108, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ANY PORTION LING WITHIN MAYFIELD RANCH UNIT NO. 1, AS PER MAP RECORDED IN BOOK 25 PAGE 15 THROUGH 18 OF FINAL MAPS, AND ANY PORTION LING 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 LING WITHIN MAYFIELD RANCH UNIT NO. 1A, IN THE CITY OF IMPERIAL, RECORDS OF IMPERIAL COUNTY, AND THAT PORTION LING WITHIN MAYFIELD RANCH UNIT NO. 2, IN THE CITY OF IMPERIAL, RECORDS OF IMPERIAL COUNTY, ACCORDING TO MAP ON FILE IN BOOK 27 PAGE 27 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFROM ALL OF THE 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 LING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT OF ENTRY THROUGH THE SURFACE THEREOF FOR THE PURPOSE OF DRILLING, OPERATION AND EXTRACTION OF THE ABOVE-SUB MINERALS AS RESERVED BY T.A.D. FARMS, INC., A CALIFORNIA CORPORATION, TO THE DEPTHS OF 500 FEET OR THEREFROM, AS SHOWN ON THE OFFICIAL RECORDS, AND RECORDED JULY 17, 1991 AS INSTRUMENT NO. 13288 IN BOOK 1677 PAGE 905 OF OFFICIAL RECORDS.

### SIGNATURE COMMISSION STATEMENT:

PURSUANT TO SECTION 66306 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN LIMITED AS THEIR INTEREST CANNOT OPEN INTO A FEE AND SAID SIGNATURES ARE NOT RECORDED BY THE GOVERNING BODY.

- [2] AN AGREEMENT BY AND BETWEEN ALLAN R. HEVENER AND J.F. MANNING, INCORPORATED IN BOOK 368 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 THEREIN IN FAVOR OF ALLAN R. HEVENER, RECORDED APRIL 14, 1993 IN BOOK 860 PAGE 5 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS 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 THEREIN IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED NOVEMBER 2, 1980 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 (10-31-1980) CONSTRUCTED ACROSS THE SOUTH SIDE OF SAID LANDS. (PLOTTED)

### CITY CLERK'S CERTIFICATE:

I, GORDON O. OLSON, 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.

[Signature]  
CITY CLERK OF THE CITY OF IMPERIAL

### COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

I, OTIMAN MORRA, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF IMPERIAL, HEREBY STATE THAT THIS FINAL MAP CONSISTING OF FOUR (4) SHEETS, COMPLETION WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THE CONDITIONS RELATED THEREIN, AS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 18, 2007.

[Signature]  
OTIMAN MORRA, COMMUNITY DEVELOPMENT DIRECTOR  
DATE: 2/11/2020

### SOILS REPORT:

A SOILS REPORT HAS BEEN PREPARED, SPECIFICALLY FOR THIS SUBDIVISION BY LAURIMARK CONSULTANTS, INC. PROJECT NO. L200428, DATED DECEMBER 7, 2005, BY REGISTERED CIVIL ENGINEER NO. 10281. 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 MORNINGSTAR SERVICES, LLC, ON MAY 2019. I HAVE CONDUCTED A VISUAL INSPECTION OF THE LANDS TO BE SUBDIVIDED AND INDICATED ON THAT THEY WILL BE SET IN THESE POSITIONS, WITHIN THE BASIS OF CONVEYANCE OF PUBLIC IMPROVEMENTS, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETAINED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.

DATED: 11-26-19

[Signature]

DAVID BEITRAN, 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 HEREIN IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED BY THE CITY OF IMPERIAL, CALIFORNIA, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT, 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: 12-02-19

[Signature]

GORDON O. OLSON, PLS 7107

ACTING CITY LAND SURVEYOR



### TITLE COMPANY'S STATEMENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PERSONS SPECIFIED IN THE OWNERS' STATEMENT HAVE BEEN ADVISED OF THE DEDICATION OF PUBLIC ROADS AND PUBLIC UTILITY EASEMENTS NECESSARY TO PASS TITLE TO THE LAND WITHIN THIS SUBDIVISION.

[Signature]  
DATE: 11-26-19

### NAME:

MORRA

Chaseley

TITLE: OTIMAN MORRA

STEWART TITLE

### COUNTY RECORDERS STATEMENT:

FILED THIS 20th DAY OF February, 2020 AT 11:35:55 AM IN BOOK 27 OF FINAL MAPS, AT PAGE 86, AT THE REQUEST OF DYNAMIC CONSULTING ENGINEERS, INC.

FEES: \$9,000

DOCUMENT: 2020003629

[Signature]  
CHUCK STEWART, COUNTY RECORDER

DCE JOB NO. 650818 DATE: 08/07/2019



# Exhibit A

FM B27 P87

SHEET 2 OF 4 SHEETS

## MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF IMPERIAL, THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN HEREOF.

### 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 LOT NUMBERS ARE 276 THROUGH 420.
2. TOTAL NUMBER OF LOTS IS 144.
3. TOTAL AREA (GROSS) IS 72,879 ACRES.
4. ALL DISTANCE AND/OR STREET MEASUREMENTS, SHOWN WITHOUT DECIMALS, REPRESENT THAT THE MEASUREMENTS WERE MADE WITH AN ELECTRONIC DISTANCE MEASUREMENT DEVICE (EDM).
5. DISTANCES SHOWN WITHIN PARETHESIS ARE GROUND MEASUREMENT DISTANCES.
6. A 1/2" X 18" BEARING AND PLASTIC PLUG STAMPED "P.S. 8487" 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 "P.S. 8487" WILL BE SET. MANHOLES, THE CENTERLINE WHERE CENTERLINE IS SET, SHALL BE 5.00' OFFSET TO THE INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
7. LOTS "A", "B", "C", AND "D" ARE DEDICATED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND JUNCTION BASIN PURPOSES.
8. THE INCIDENTAL 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 LUNCH CAN, CONCRETE CINDER W/BALUS TAG STAMPED "P.S. 8487", IN WELL BAY.
- ▲ 100-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON.
- AN EASEMENT GRANTED TO ALLAN R. HEWNER, RECORDED 4/14/1953 IN BOOK 880, PAGE 5 OF OFFICIAL RECORDS.
- ▭ AN EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT, RECORDED 11/2/1980 IN BOOK 1859, PAGE 1388 AS FILE NO. S0019501 OF O.R. PER FM 27-27.
- (R1) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3B.
- (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**

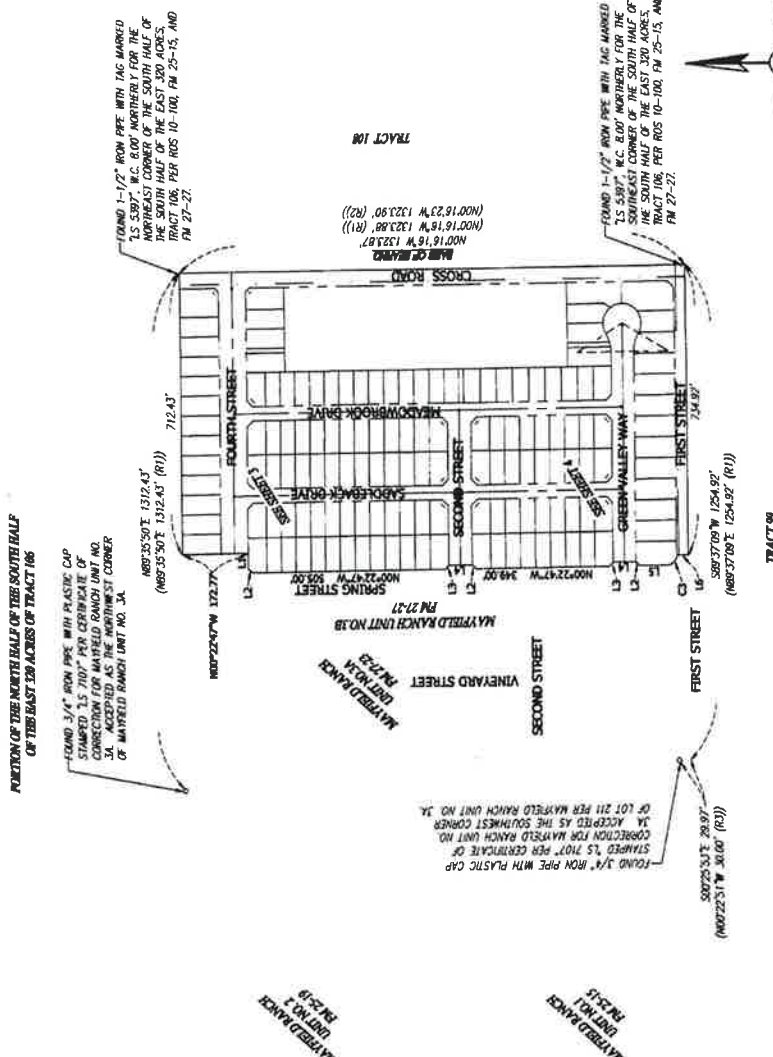
NO.	BEARING	LENGTH	REFERENCE
L1	N89°27'13"E	60.00'	N89°27'13"E 60.00' (R1)
L2	N44°37'13"E	14.14'	N44°37'13"E 14.14' (R1)
L3	N89°22'47"W	14.14'	N89°22'47"W 14.14' (R1)
L4	N00°22'47"W	60.00'	N00°22'47"W 60.00' (R1)
L5	N00°22'47"W	71.85'	N00°22'47"W 71.85' (R1)
L6	N00°22'51"W	30.00'	N00°22'51"W 30.00' (R1)

**CURVE DATA TABLE**

NO.	DELTA	RADIUS	LENGTH	REFERENCE
C1	89°59'57"	25.00'	39.27'	S90°00'00" R=25.00' L=39.27' (R1)

**Dynamic** CONSULTING ENGINEERS

DATE: 08/07/2019  
DCE JOB NO. 630818



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

FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "S 7107" PER CERTIFICATE OF CONNECTION FOR MAYFIELD RANCH UNIT NO. 3A. ACCEPTED AS THE NORTHWEST CORNER OF MAYFIELD RANCH UNIT NO. 3A.

FOUND 1-1/2" IRON PIPE WITH TAG MARKED "S 5387", W.C. 8.00' NORTHERLY FOR THE SOUTHWEST CORNER OF THE EAST 320 ACRES OF TRACT 106, PER RODS 10-100, FM 25-15, AND FM 27-27.

N00°16'16"W 1323.90' (R2)  
N00°16'16"W 1323.87' (R1)

FOUND 1-1/2" IRON PIPE WITH TAG MARKED "S 5387", W.C. 8.00' NORTHERLY FOR THE SOUTHWEST CORNER OF THE EAST 320 ACRES OF TRACT 106, PER RODS 10-100, FM 25-15, AND FM 27-27.





# Exhibit A

FM B27 P88

SHEET 3 OF 4 SHEETS

## MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTHWEST QUARTER OF THE EAST 1/2 SECTION 15 SOUTH RANGE 14 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST 1/2 SECTION OF TRACT 106

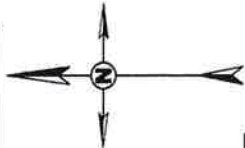
### SURVEYOR'S NOTES:

1. BEGINNING AND ENDING LOT NUMBERS ARE 276 THROUGH 420.
2. TOTAL AREA (GROSS) IS 22,819 ACRES.
3. ALL DISTANCES AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, ARE IN FEET.
4. DISTANCES SHOWN IN PARENTHESES ARE GROUND MEASURED DISTANCES.
5. A 1/2" x 18" REBAR AND PLASTIC PLUG STAMPED "PLS 8487" WILL BE SET AT ALL LOT CORNERS WITHIN 30 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS, EXCEPT OCCUPANCY OF BUILDINGS AND/OR STRUCTURES WILL NOT BE ALLOWED ON LOTS WITHOUT CORNERS SET WITHIN 30 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS.
6. LEAD WITH BRASS TAG STAMPED "PLS 8487" WILL BE SET IN CONCRETE, A 1/2" x 18" REBAR AND PLASTIC PLUG STAMPED "PLS 8487" WILL BE SET AT ALL LOT CORNERS WITHIN 30 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS, EXCEPT OCCUPANCY OF BUILDINGS AND/OR STRUCTURES WILL NOT BE ALLOWED ON LOTS WITHOUT CORNERS SET WITHIN 30 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS.
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 AS NOTED.
8. MONUMENTS "1", "20", "20" AND "21" ARE DEPOSITED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND DETENTION BASIN PURPOSES.
9. THE DIMENSIONAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.

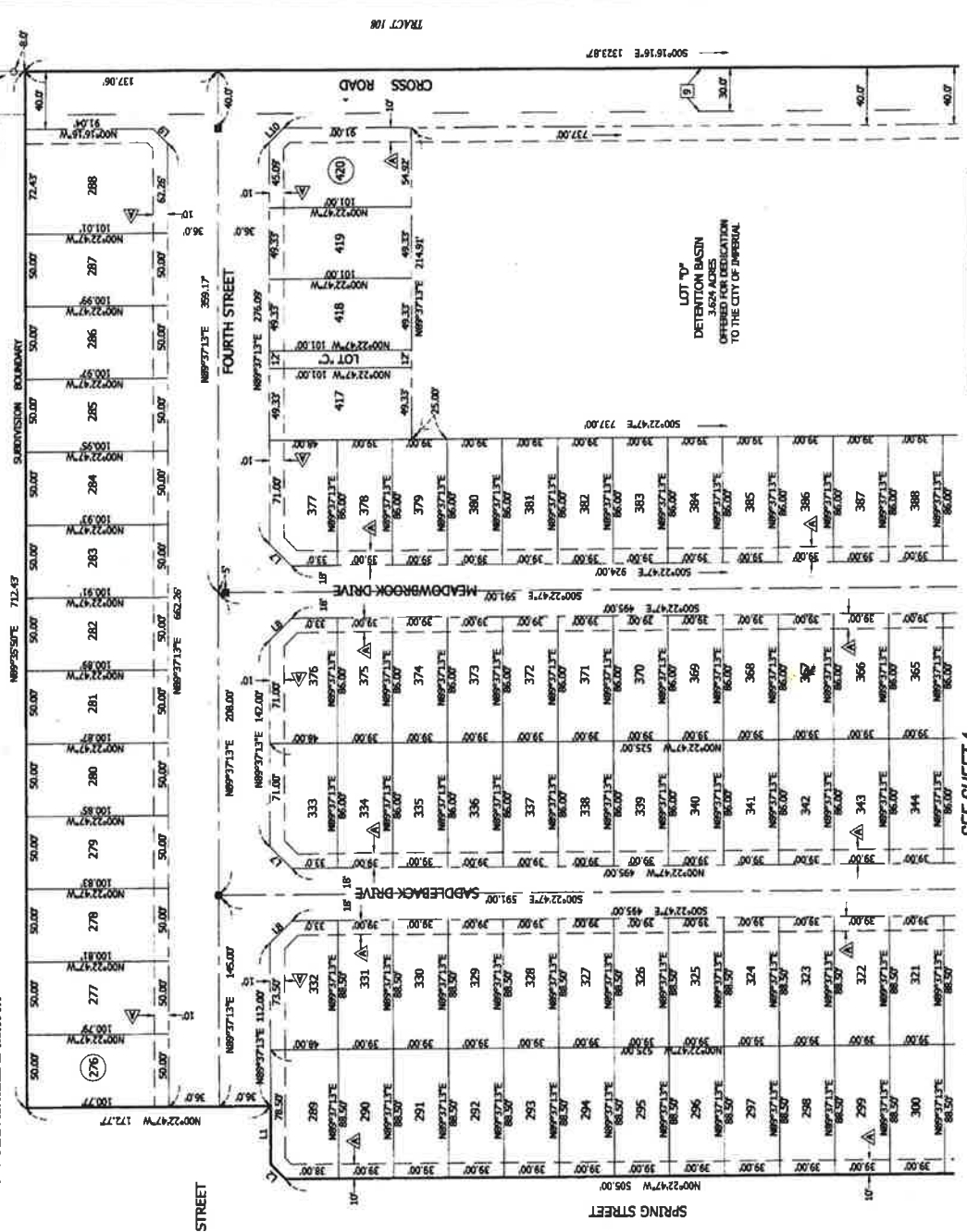
### LEGEND:

- FOUND MONUMENT AS NOTED
- SET A 4" RICH OIL CONCRETE CUMBER W/BRASS TAG STAMPED "PLS 8487" IN WELL BOX
- 100'-FOOT PUBLIC UTILITY CASSEMENT, GRANTED HEREON, 4/14/1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS.
- ⑨ AN EASEMENT GRANTED TO ALLAN R. HEWNER, RECORDED 11/2/1990 IN BOOK 1630, PAGE 1388 AS FILE NO. 80018001 OF O.R. PER FM 27-27.
- (RT) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3B.
- (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.
- STREET CENTER LINE
- - - LOT LINE
- - - PUBLIC UTILITY EASEMENT LINE
- - - SUBDIVISION BOUNDARY

NO.	BEARING	LENGTH	REFERENCE
L1	N00°22'47"W	40.00	N00°22'47"W 14.14' (R1)
L2	N00°22'47"W	14.14	N00°22'47"W 14.14' (R1)
L3	N00°22'47"W	14.14	N00°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	71.87	N00°22'47"W 71.87' (R1)
L6	N00°22'47"W	30.00	N00°22'47"W 30.00' (R1)
L7	S44°37'13"W	21.21	S44°37'13"W 21.21'
L8	S45°22'47"E	14.14	S45°22'47"E 14.14'
L9	S44°37'13"W	14.14	S44°37'13"W 14.14'
L10	S45°22'47"E	14.14	S45°22'47"E 14.14'
L11	N01°47'15"E	20.00	N01°47'15"E 20.00'
L12	N00°22'47"E	5.17	N00°22'47"E 5.17'



MAYFIELD RANCH UNIT NO. 3B  
PL 27-27



SEE SHEET 4

# Exhibit A

## MAYFIELD RANCH UNIT NO. 3C

SHEET 4 OF 4 SHEETS

### STAKEYER'S NOTES:

1. BOUNDING AND ENDING LOT NUMBERS ARE 276 THROUGH 420.
2. TOTAL NUMBER OF LOTS IS 144.
3. TOTAL AREA (GROSS) IS 22,679 ACRES.
4. ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HANDEDNESS OF A FOOT.
5. ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITH DECIMALS, REPRESENT THAT DISTANCE TO THE HANDEDNESS OF AN INCH.
6. SET 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 SAND CORNERS FALL IN AREAS OF CONCRETE, A LEGAL WITH BEARS TAG STAMPED "AS BUILT" WILL BE SET. MARKERS HEREON SHALL BE SET AT A 5.00' OFFSET TO THE CORNER. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
7. LOTS "A", "B", "C", AND "D" ARE DEDICATED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND DRAINAGE CANALS. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
8. THE OVERALL 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 CHAMBER W/BRASS TAG STAMPED "715 8427", IN WELL BOX
- ▲ 10.00-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON
- AN EASEMENT GRANTED TO ALLAN R. HENDER, RECORDED 4/14/1983 IN BOOK 860, PAGE 5 OF ORIGINAL RECORDS.
- AN EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT, RECORDED 11/2/1980 IN BOOK 1658, PAGE 1388 AS FILE NO. 3005507 OF O.R. PER FM 27-27.
- (R) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY IN BOOK 10, PAGE 100 OF RECORD OF SURVEY MAPS.
- (R3) PER FM 27-27 RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A
- SHEET CENTER LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT LINE
- SUBDIVISION BOUNDARY

### LINE DATA TABLE

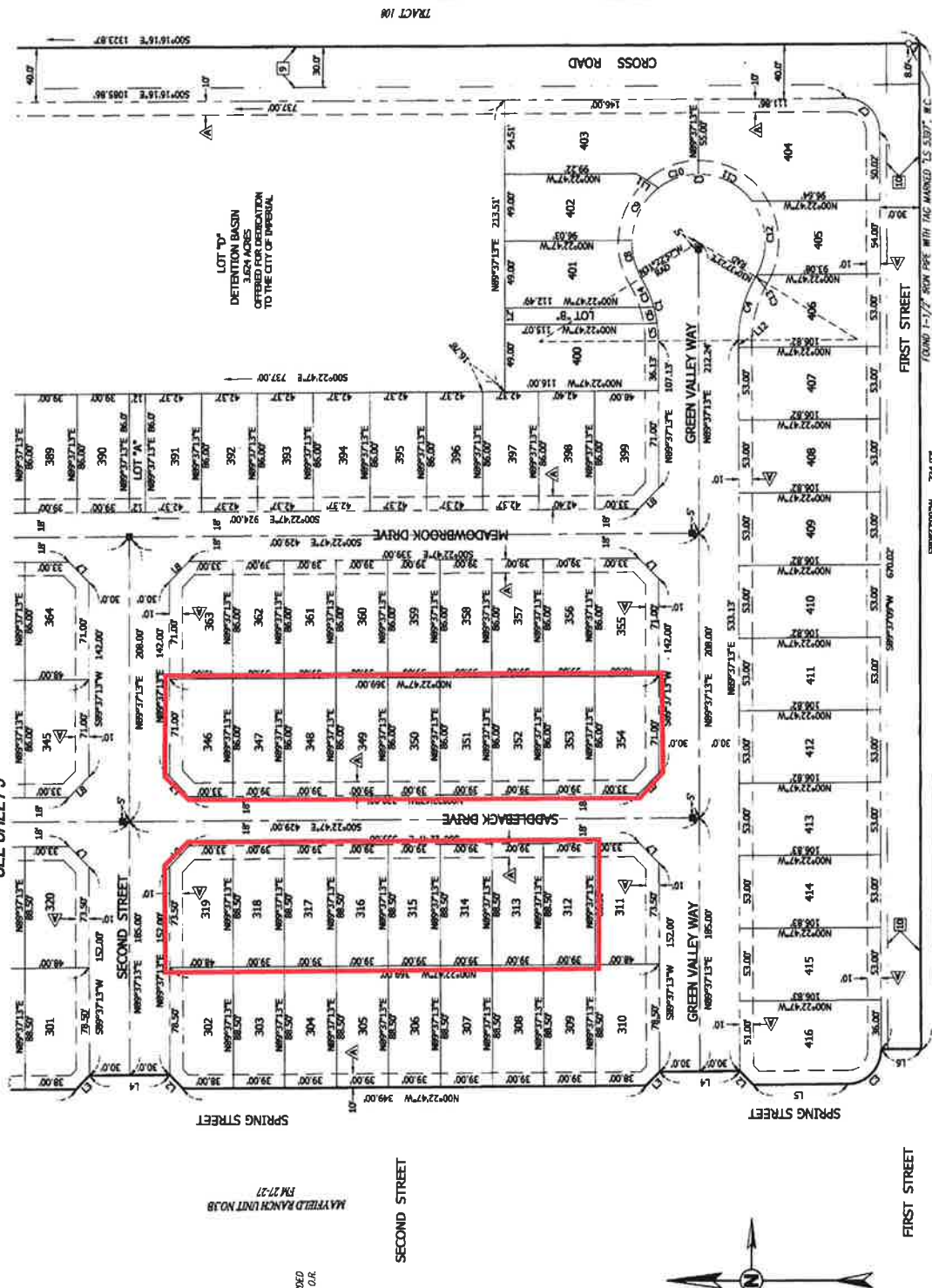
NO.	BEARING	LENGTH	REFERENCE
L1	N89°37'13"E	40.00'	MAYFIELD UNIT NO. 3C (R1)
L2	N89°37'13"E	14.14'	MAYFIELD UNIT NO. 3C (R1)
L3	N89°37'13"E	14.14'	MAYFIELD UNIT NO. 3C (R1)
L4	N89°37'13"E	60.00'	MAYFIELD UNIT NO. 3C (R1)
L5	N89°37'13"E	71.83'	MAYFIELD UNIT NO. 3C (R1)
L6	N89°37'13"E	30.00'	MAYFIELD UNIT NO. 3C (R1)
L7	S44°57'13"W	21.31'	MAYFIELD UNIT NO. 3C (R1)
L8	S44°57'13"W	14.14'	MAYFIELD UNIT NO. 3C (R1)
L9	S44°57'13"W	14.14'	MAYFIELD UNIT NO. 3C (R1)
L10	N01°47'15"E	20.00'	MAYFIELD UNIT NO. 3C (R1)
L11	N89°37'13"E	5.11'	MAYFIELD UNIT NO. 3C (R1)

### CURVE DATA

NO.	DELTA	RADIUS	LENGTH
C1	31°00'10"	90.00'	46.79'
C2	24°00'20"	90.00'	21.11'
C3	89°29'57"	90.00'	39.27'
C4	31°00'10"	90.00'	46.79'
C5	89°29'57"	90.00'	11.96'
C6	89°29'57"	90.00'	11.96'
C7	31°00'10"	90.00'	39.27'
C8	31°00'10"	90.00'	28.62'
C9	51°19'47"	90.00'	44.79'
C10	36°08'50"	90.00'	31.98'
C11	53°08'05"	90.00'	46.68'
C12	69°11'56"	90.00'	57.18'
C13	24°00'20"	90.00'	1.79'
C14	14°57'20"	90.00'	23.50'

### Dynamic CONSULTING ENGINEERS

DATE: 08/07/2019  
DCE JOB NO. 05889



SEE SHEET 3

TRACT 99

TRACT 100

TRACT 101

TRACT 102

TRACT 103

TRACT 104

TRACT 105

TRACT 106

TRACT 107

TRACT 108

TRACT 109

TRACT 110

TRACT 111

TRACT 112

TRACT 113

TRACT 114

TRACT 115

TRACT 116

TRACT 117

TRACT 118

TRACT 119

TRACT 120

TRACT 121

TRACT 122

TRACT 123

TRACT 124

TRACT 125

TRACT 126

TRACT 127

TRACT 128

TRACT 129

TRACT 130

TRACT 131

TRACT 132

TRACT 133

TRACT 134

TRACT 135

TRACT 136

TRACT 137

TRACT 138

TRACT 139

TRACT 140

TRACT 141

TRACT 142

TRACT 143

TRACT 144

TRACT 145

TRACT 146

TRACT 147

TRACT 148

TRACT 149

TRACT 150

TRACT 151

TRACT 152

TRACT 153

TRACT 154

TRACT 155

TRACT 156

TRACT 157

TRACT 158

TRACT 159

TRACT 160

TRACT 161

TRACT 162

TRACT 163

TRACT 164

TRACT 165

TRACT 166

TRACT 167

TRACT 168

TRACT 169

TRACT 170

TRACT 171

TRACT 172

TRACT 173

TRACT 174

TRACT 175

TRACT 176

TRACT 177

TRACT 178

TRACT 179

TRACT 180

TRACT 181

TRACT 182

TRACT 183

TRACT 184

TRACT 185

TRACT 186

TRACT 187

TRACT 188

TRACT 189

TRACT 190

TRACT 191

TRACT 192

TRACT 193

TRACT 194

TRACT 195

TRACT 196

TRACT 197

TRACT 198

TRACT 199

TRACT 200

TRACT 201

TRACT 202

TRACT 203

TRACT 204

TRACT 205

TRACT 206

TRACT 207

TRACT 208

TRACT 209

TRACT 210

TRACT 211

TRACT 212

TRACT 213

TRACT 214

TRACT 215

TRACT 216

TRACT 217

TRACT 218

TRACT 219

TRACT 220

TRACT 221

TRACT 222

TRACT 223

TRACT 224

TRACT 225

TRACT 226

TRACT 227

TRACT 228

TRACT 229

TRACT 230

TRACT 231

TRACT 232

TRACT 233

TRACT 234

TRACT 235

TRACT 236

TRACT 237

TRACT 238

TRACT 239

TRACT 240

TRACT 241

TRACT 242

TRACT 243

TRACT 244

TRACT 245

TRACT 246

TRACT 247

TRACT 248

TRACT 249

TRACT 250

TRACT 251

TRACT 252

TRACT 253

TRACT 254

TRACT 255

TRACT 256

TRACT 257

TRACT 258

TRACT 259

TRACT 260

TRACT 261

TRACT 262

TRACT 263

TRACT 264

TRACT 265

TRACT 266

TRACT 267

TRACT 268

TRACT 269

TRACT 270

TRACT 271

TRACT 272

TRACT 273

TRACT 274

TRACT 275

TRACT 276

TRACT 277

TRACT 278

TRACT 279

TRACT 280

TRACT 281

TRACT 282

TRACT 283

TRACT 284

TRACT 285

TRACT 286

TRACT 287

TRACT 288

TRACT 289

TRACT 290

TRACT 291

TRACT 292

TRACT 293

TRACT 294

TRACT 295

TRACT 296

TRACT 297

TRACT 298

TRACT 299

TRACT 300

TRACT 301

TRACT 302

TRACT 303

TRACT 304

TRACT 305

TRACT 306

TRACT 307

TRACT 308

TRACT 309

TRACT 310

TRACT 311

TRACT 312

TRACT 313

TRACT 314

TRACT 315

TRACT 316

TRACT 317

TRACT 318

TRACT 319

TRACT 320

TRACT 321

TRACT 322

TRACT 323

TRACT 324