

DATE SUBMITTED 05/31/2023  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 06/07/2023

COUNCIL ACTION (x)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION ( )  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS 498

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: MAYFIELD SUBDIVISION UNIT 3C RECONVEYANCE - LOTS 311, 370-380, 364-369 and 384-390 PER FM 27/86-89  1. AUTHORIZE PARTIAL RECONVEYANCE TO IMPERIAL RANCH PARTNERS, LLC	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY:  City staff conducted regular field inspection during the construction of the off-site improvements of Mayfield Subdivision Unit 3C. At this time the improvements have been completed. Now the developer is requesting Partial Reconveyance of lots 311, 370-380, 364-369 and 384-390 PER FM 27/86-89. See Exhibit "A" (FM 27-86-89) attached herewith for details.  At this time all off-site improvements have been found to be complete.	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>Dep</u>
STAFF RECOMMENDATION: Staff recommends authorization of Partial reconveyance regarding lots 311, 370-380, 364-369 and 384-390 PER FM 27/86-89	DEPT. INITIALS <u>DM</u>
MANAGER'S RECOMMENDATION: <i>approve staff recommendation</i>	CITY MANAGER'S INITIALS <u>DM</u>
MOTION:  SECONDED: APPROVED ( ) REJECTED ( ) AYES: DISAPPROVED ( ) DEFERRED ( ) NAYES: ABSENT: REFERRED TO:	

# EXHIBIT "A"

## FM B27 P86

SHEET 1 OF 4 SHEETS

### 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 THE CITY OF IMPERIAL, 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 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: [Signature] DATE: 12-2-19  
FOR: MORNINGSIDE VENTURES, LLC  
TITLE: SOLE MEMBER

#### 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 PAGE 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.

#### 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 OPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- AN AGREEMENT BY AND BETWEEN ALLAN R. HEYENER AND H.T. 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. HEYENER, RECORDED APRIL 14, 1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS OVER THE EAST 30 FEET OF SAID LAND (PLOTTED).
- 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 1658, 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 02-05-2020, 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]  
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, ANY APPROVED ALTERATIONS THEREOF, AND THE CONDITIONS RELATED THERETO, AS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 19, 2007.

[Signature] 2/11/2020  
OTHON MORA, COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF IMPERIAL DATE

#### SOILS REPORT:

A SOILS REPORT HAS BEEN PREPARED SPECIFICALLY FOR THIS SUBDIVISION BY LANDMARK CONSULTANTS, INC., PROJECT NO. LE05452, DATED DECEMBER 7, 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 RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF.

DATED: 11-26-19

[Signature]  
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: 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 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.

[Signature]  
NAME: Morgan Chaney  
TITLE OFFICER:  
STEWART TITLE

11-26-19  
DATE

#### COUNTY RECORDER'S STATEMENT:

FILED THIS 26<sup>th</sup> DAY OF February, 2020 AT 3:55 A.M. IN BOOK 27 OF FINAL MAPS, AT PAGE 86, AT THE REQUEST OF DYNAMIC CONSULTING ENGINEERS, INC. FEE: \$91.00

DOCUMENT: 2020003674

[Signature]  
CHECK STOREY, COUNTY RECORDER

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



NO.	DELTA	RADIUS	LENGTH	REFERENCE
C1	89.9957	25.00	39.27	909004 R-25.00 L-39.27 (R1)

NO.	BEARING	LENGTH	REFERENCE
L1	M89°37'37"E	40.00	M89°37'37"E 40.00' (R1)
L2	M44°37'37"E	14.44	M44°37'37"E 14.44' (R1)
L3	M85°22'47"W	60.00	M85°22'47"W 60.00' (R1)
L4	M07°22'47"W	21.83	M07°22'47"W 21.83' (R1)
L5	M07°22'47"W	30.00	M07°22'47"W 30.00' (R1)

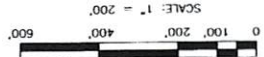
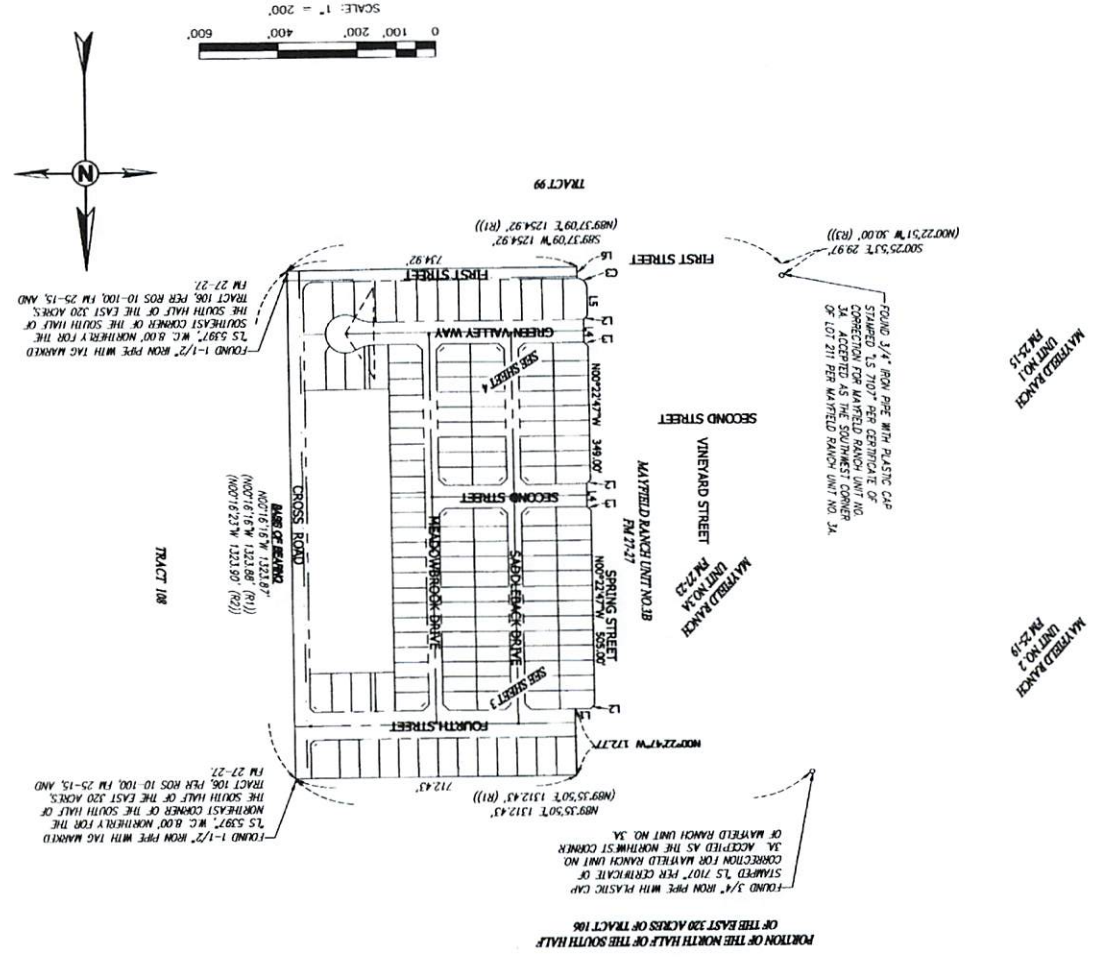
- LEGEND:**
- FOUND MONUMENT AS NOTED
  - SET A 4-INCH DIA CONCRETE CHAINNER W/ BRASS TAG STAMPED "T'S BARZ", IN WELL BOX
  - ▽ 10.00-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON 4/14/1953 IN BOOK 862, PAGE 5 OF OFFICIAL RECORDS
  - AN EASEMENT GRANTED TO IMPERIAL REGISTRATION DISTRICT, RECORDED 11/7/1980 IN BOOK 1659, PAGE 1288 AS FILE NO. 90019501 OF O.H.
  - ⑩ 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 PLAYS
  - (R3) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER FM 27-27
  - STREET CENTER LINE
  - LOT LINE
  - PUBLIC UTILITY EASEMENT LINE
  - SUBMISSION BOUNDARY
- SURVEYOR'S NOTES:**
1. BEGINNING AND FINISH LOTS NUMBERS ARE 276 THROUGH 420
  2. TOTAL AREA (GROSS) IS 22,879 ACRES.
  3. ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HUNDREDTH OF A FOOT.
  4. A 1/2" X 18" BEAM AND FINISH PLYS BARZ 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 CONCRETE SET FOR THAT LOT.
  5. WHERE SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD WITH BRASS TAG STAMPED "T'S BARZ" WILL BE SET.
  6. WHERE CENTERLINE INTERSECTIONS OCCUR WITH CENTER MARKERS, THE CENTERLINE OF THE MONUMENTS ARE SHOWN HEREON.
  7. THE MONUMENTS WILL BE SET AT A 5.00' OFFSET TO THE INTERSECTION, THE PLACEMENT OF THE CENTERLINE INTERSECTIONS CONFLICT WITH CENTER MARKERS, THE PLACEMENT OF LOTS "A", "B", "C", AND "D" ARE DEDICATED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND DRAINAGE BASIN PURPOSES.
  8. DISTANCE INDICATED DUE TO ROUND OFF ERRORS.
  9. THE INCORPORATED DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.

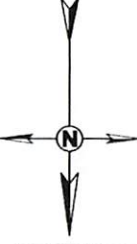
**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 007°16' WEST, WHICH IS THE BEARING OF THE EASTLY BOUNDARY LINE OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF IMPERIAL, THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FM 27-27.

FOUND WITNESS CORNER FOR SAID EASTERLY LINE, ACCORDING TO FM 27-27.

**PROCEDURE OF SURVEY**

**MAYFIELD RANCH UNIT NO. 3C**  
CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF.





**LINE DATA TABLE**

NO.	BEARING	LENGTH	REFERENCE
L1	N89°37'13"E	40.00'	
L2	N44°37'13"E	14.14'	
L3	N55°22'47"W	14.14'	
L4	N00°22'47"W	60.00'	
L5	N00°22'47"W	71.83'	
L6	N00°22'51"W	30.00'	(R1)
L7	S45°27'47"E	21.21'	
L8	M 14.14'	14.14'	
L9	S45°27'47"E	14.14'	
L10	S45°27'47"E	14.14'	
L11	N11°47'19"E	20.00'	
L12	N89°37'13"E	5.13'	

- LEGEND:**
- FOUND MONUMENT AS NOTED
  - SET A 4" WOOD DIA. CONCRETE CYPINDER W/BRASS TAG STAMPED "T'S BROS.", IN WELL BOX
  - ▽ 10.00'-FOOT PUBLIC UTILITY EASEMENT, CAPAINT PERSON
  - ⑩ AN EASEMENT GRANTED TO ALAN R. HEINER, RECORDED 4/14/1953 IN BOOK 660, PAGE 5 OF OFFICIAL RECORDS
  - ⑪ AN EASEMENT GRANTED TO MARTEL IRRIGATION DISTRICT, RECORDED 11/2/1990 IN BOOK 659, PAGE 158 AS FILE NO. 900901 OF O.R.
  - (R1) MONUMENT RECORD DATA PER MAYFIELD RANCH UNIT NO. 30
  - (R2) MONUMENT RECORD DATA PER RECORD OF SURVEY IN BOOK 10
  - (R3) MONUMENT RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER FM 27-27

- SURVEYOR'S NOTES:**
1. BEGINNING AND ENDING LOT NUMBERS ARE 276 THROUGH 420
  2. TOTAL AREA (GROSS) IS 22.874 ACRES.
  3. TOTAL AREA (NET) IS 22.874 ACRES.
  4. ALL DISTANCES AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HUNDREDTH OF A FOOT.
  5. DISTANCES SHOWN HEREON ARE GIVEN IN ASSUMED POSITIONS.
  6. A 1/2" X 1/2" BRASS AND PLASTIC DISC STAMPED "T'S BROS." WILL BE SET WHERE CENTERLINE INTERSECTIONS OCCUR WITH STREET MONUMENTS.
  7. LEAD MARKERS STAMPED "T'S BROS." WILL BE SET FOR MONUMENTS AND CORNERS OF STORM DRAIN LINE AND INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
  8. LOTS 276, 277, 278, AND 279 ARE DEDICATED TO THE CITY OF MARTEL DETENTION BASIN PURPOSES.
  9. THE INCIDENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE ORIGINAL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.

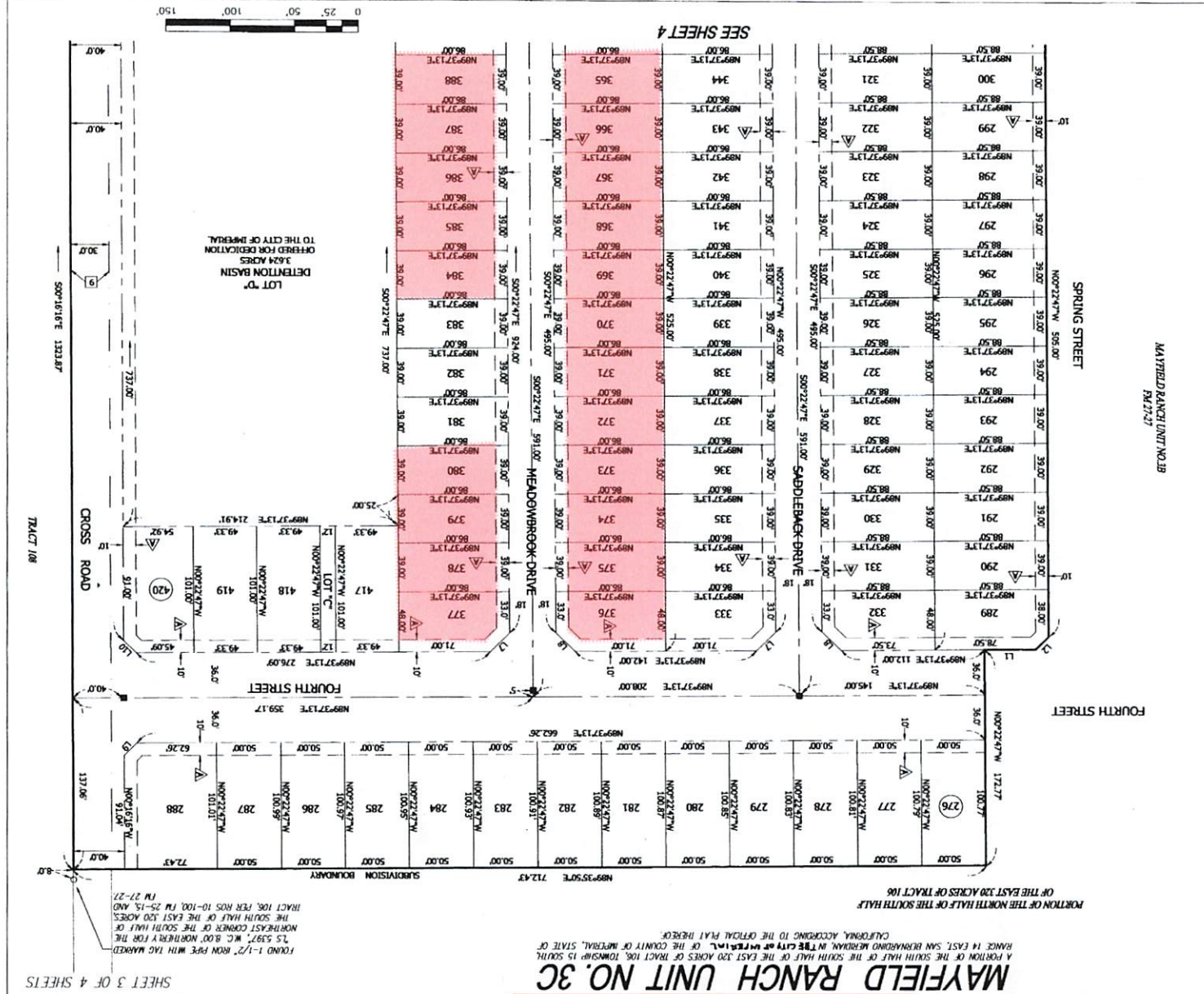
**EXHIBIT "A"**

**MAYFIELD RANCH UNIT NO. 3C**

FOUND 1-1/2" IRON PIPE WITH TAG MARKED "T.S. BROS.", W.C. 8.00' NORTHERLY FOR THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO COUNTY, IN THE CITY AND COUNTY OF MARTEL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT HEREON.

A PORTION OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO COUNTY, IN THE CITY AND COUNTY OF MARTEL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT HEREON.

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



**FM B27 P88**

SHEET 3 OF 4 SHEETS

77ALCT 108

500°36'16"E 1333.87'

LOT 70  
3.624 ACRES  
OFFERED FOR DEDICATION  
TO THE CITY OF MARTEL

SEE SHEET 4

EXHIBIT "A"

FM B27 P89

SHEET 4 OF 4 SHEETS

MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 108, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MOUNTAIN, IN THE CITY OF IMPERIAL, OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN THEREOF.

SEE SHEET 3

- SURVEYOR'S NOTES:
1. BEGINNING AND ENDING LOT NUMBERS ARE 276 THROUGH 470
2. TOTAL NUMBER OF LOTS IS 144
3. TOTAL AREA (GROSS) IS 228.09 ACRES
4. BEARING AND DISTANCE TO THE CORNER OF THE NEIGHBORING SECTION 16, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MOUNTAIN, IMPERIAL, CALIFORNIA, ARE 5.00' S 89.00' E 100.00'

LEGEND:

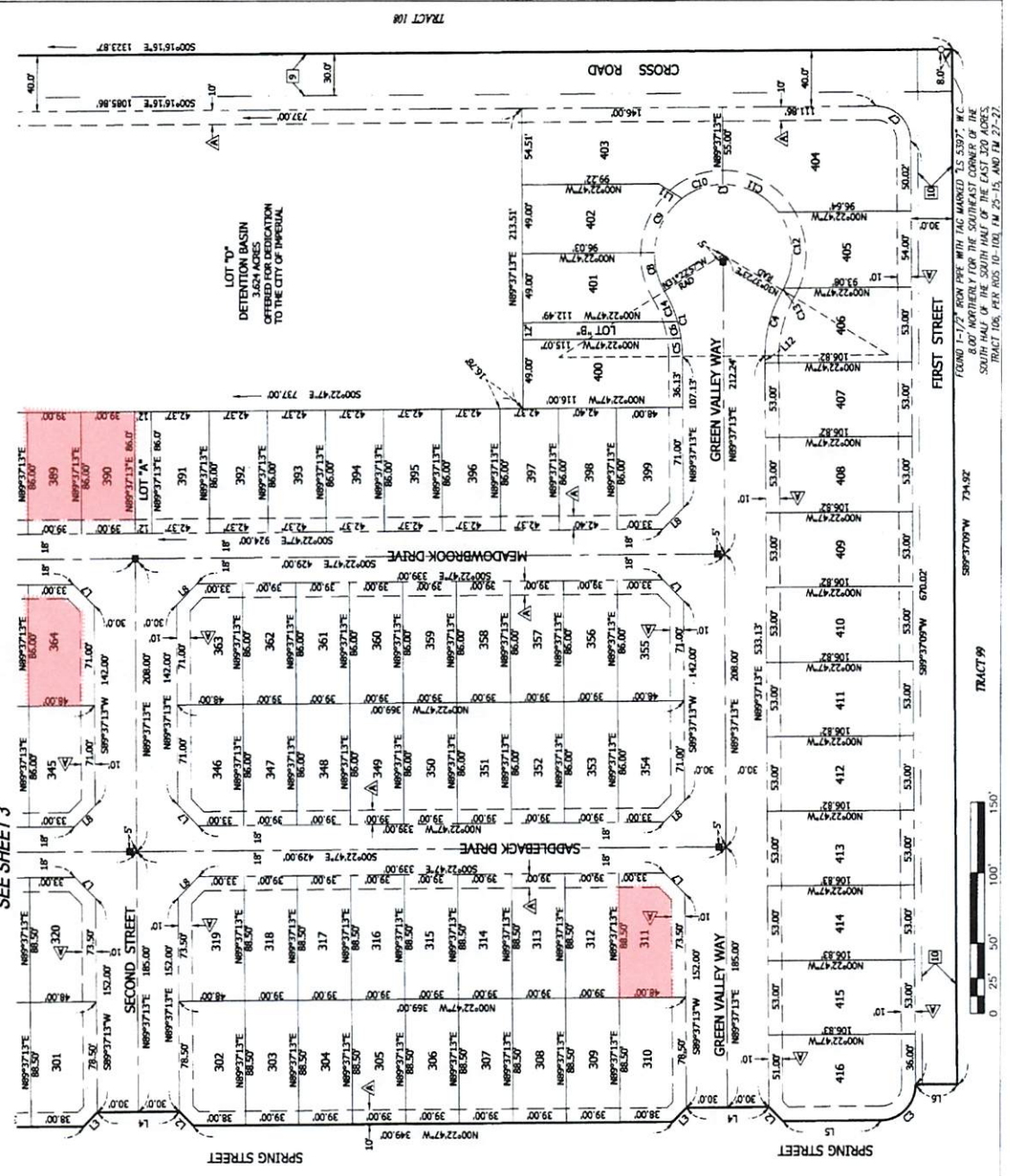
- FOUND MONUMENT AS NOTED
1. 4" x 4" REINFORCED CONCRETE CHAMBER W/ BRASS TAG STAMPED '715 8482', IN WELL BORE
2. 10.00-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON
3. AN EASEMENT GRANTED TO ALLAN R. HEENER, RECORDED 4/14/1963 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS
4. AN EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT, RECORDED 11/27/1990 IN BOOK 1858, PAGE 1580 AS FILE NO. 90019500 OF O.R. PER FM 27-27
5. INDICATES RECORDED DATA PER MAYFIELD RANCH UNIT NO. 3A
6. INDICATES RECORDED DATA PER RECORD OF SURVEY IN BOOK 10, PAGE 100 OF RECORD OF SURVEY MAPS
7. INDICATES RECORDED DATA PER MAYFIELD RANCH UNIT NO. 3A PER FM 27-23
8. SIREL CENTER LINE
9. LOT LINE
10. PUBLIC UTILITY EASEMENT LINE
11. SUBDIVISION BOUNDARY

LINE DATA TABLE

Table with columns: NO., BEARING, LENGTH, REFERENCE. Lists line segments from L1 to L12 with bearings and lengths.

CURVE DATA

Table with columns: NO., DELTA, RADIUS, LENGTH. Lists curve data for C1 to C14.



TRAJECT 99

TRAJECT 108

TRAJECT 109

Dynamic CONSULTING ENGINEERS logo and contact information.

RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:

City of Imperial  
420 S Imperial Ave  
Imperial, CA 92251

SPACE ABOVE THIS LINE FOR RECORDERS USE

**PARTIAL RECONVEYANCE**

City of Imperial, as Substituted Trustee as per the Substitution of Trustee recorded June 5, 2015 as instrument No. 2015-011310 of official records. Under the Deed of Trust, dated January 14, 2014 executed by Imperial Ranch Partners, LLC, a California Limited Liability Company, as Trustor(s), and recorded on January 15, 2014, as instrument No. 2014000744 of the Official Records in the Office of the County Recorder of Imperial County, State of California, having received from the Beneficiary under said Deed of Trust a written request to reconvey, do hereby reconvey, in accordance with said request and the provisions of said Deed of Trust, without warranty, to the person or persons legally entitled thereto, all right, title and interest heretofore acquired and now held by said Trustee, in and to the portion of the real property described in said Deed of Trust, located in the County of Imperial, State of California and described as follows:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

Dated: March 31, 2023

City of Imperial, a California  
A Municipal Corporation, as Trustee

By: \_\_\_\_\_  
Dennis Morita-Interim, City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Imperial

On \_\_\_\_\_ before me \_\_\_\_\_, Notary Public personally appeared \_\_\_\_\_, who 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/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of Imperial, City of Imperial and described as follows:

Lot 311 and Lots 370-380, Mayfield Ranch Unit No. 3C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 27 Pages 86 through 89 of Final Maps in the Office of the County Recorder 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 1677 Page 905 of Official Records.

And

Lotst 364-369 and Lots 384-390, Mayfield Ranch Unit No. 3C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 27 Pages 86 through 89 of Final Maps in the Office of the County Recorder 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 1677 Page 905 of Official Records.

VICTERRA, Inc.  
 Mayfield Ranch Unit 3C

Sequence Sheet

Date:  
 2/9/2022

Project # Victoria Terraza  
 Zip Code: 92251  
 Unit #: 3C

Phase: 5B

Production Mix:							Total
Plan	1	1R	2	2R	3	3R	
1st Fl	1110	1110	1202	1202	1347	1347	
Sq Ft	1110	1110	1202	1202	1347	1347	
Gar Sq Ft	381	381	382	382	381	381	
Total Sq Ft	1491	1491	1584	1584	1728	1728	
A.	0	0	3	0	3	1	
B.	0	0	4	1	3	0	
C.	0	0	0	0	0	0	
Total	0	0	7	1	6	1	

Sequence	Phase	Lot #	Plan	Elevation	Facing House Gar On The	Color	Stucco	Roof	Address			Structural Pre Plot	Permit Numbers	APN #		
									Sch #	Tile	Number				Street	Lot Size SF
1	Phase 5B	376	3	B		L=Left	6	Egg Shell	SCB-8825	2743	MeadowBrook Drive	4015		18183	044-718-052-000	
2		375	2	A		L=Left	3	Oatmeal	3605	2741	MeadowBrook Drive	3354		18182	044-718-051-000	
3		374	3	B		L=Left	6	Egg Shell	SCB-8825	2739	MeadowBrook Drive	3354		18181	044-718-050-000	
4		373	2	B		L=Left	4	Mesa Verde	4602	2737	MeadowBrook Drive	3354		18180	044-718-049-000	
5		372	3	A		L=Left	5	Crystal White	3687	2735	MeadowBrook Drive	3354		18179	044-718-048-000	
6		371	2	A		L=Left	3	Oatmeal	3605	2733	MeadowBrook Drive	3354		18178	044-718-047-000	
7		370	2	B		L=Left	4	Mesa Verde	4602	2731	MeadowBrook Drive	3354		18177	044-718-046-000	
8		383	2	B		L=Left	4	Mesa Verde	4602	2730	MeadowBrook Drive	3354		18190	044-716-029-000	
9		382	3	A		L=Left	5	Crystal White	3687	2732	MeadowBrook Drive	3354		18189	044-716-028-000	
10		381	2	B		L=Left	4	Mesa Verde	4602	2734	MeadowBrook Drive	3354		18188	044-716-027-000	
11		380	3	A		L=Left	5	Crystal White	3687	2736	MeadowBrook Drive	3354		18187	044-716-026-000	
12		379	3	B		L=Left	6	Egg Shell	SCB-8825	2738	MeadowBrook Drive	3354		18186	044-716-025-000	
13		378	2	A		L=Left	3	Oatmeal	3605	2740	MeadowBrook Drive	3354		18185	044-716-024-000	
14		377	2	BR		R=Right	4	Mesa Verde	4602	2742	MeadowBrook Drive	4016		18184	044-716-023-000	
15		311	3	AR		R=Right	5	Crystal White	3687	2701	SaddleBack Drive	4135	PARKING	18191	044-719-010-000	



VICTERRA, Inc.  
 Mayfield Ranch Unit 3C

Sequence Sheet

Date:  
 1/4/2022

Project # Victoria Terraza  
 Zip Code: 92251  
 Unit #: 3C

Phase: 5A

Production Mix:

Plan	1	1R	2	2R	3	3R	Total
1st Fl	1110	1110	1202	1202	1347	1347	
Sq Ft	1110	1110	1202	1202	1347	1347	
Gar Sq Ft	381	381	382	382	381	381	
Total Sq Ft	1491	1491	1584	1584	1728	1728	
A.	1	0	3	1	1	0	
B.	1	0	4	0	2	0	
C.	0	0	0	0	0	0	
Total	2	0	7	1	3	0	13

Sequence	Phase	Lot #	Plan	Elevation	Facing House Gar On The	L=Left	Color	Roof	Address			Structural Pre Plot	Permit Numbers	A P N #	
						R=Right	Sch #	Stucco	Tile	Number	Street				Lot Size SF
1	Phase 5A	364	2	AR		R=Right	3	Oatmeal	3605	2719	MeadowBrook Drive	4015		18164	044-718-040-000
2		365	2	B		L=Left	4	Mesa Verde	4602	2721	MeadowBrook Drive	3354		18165	044-718-041-000
3		366	3	B		L=Left	6	Egg Shell	SCB-8825	2723	MeadowBrook Drive	3354		18166	044-718-042-000
4		367	1	A		L=Left	1	Silver Grey	3687	2725	MeadowBrook Drive	3354		18167	044-718-043-000
5		368	2	B		L=Left	4	Mesa Verde	4602	2727	MeadowBrook Drive	3354		18168	044-718-044-000
6		369	3	A		L=Left	5	Crystal White	3687	2729	MeadowBrook Drive	3354		18169	044-718-045-000
7		384	2	A		L=Left	3	Oatmeal	3605	2728	MeadowBrook Drive	3354		18170	044-716-030-000
8		385	2	B		L=Left	4	Mesa Verde	4602	2726	MeadowBrook Drive	3354		18171	044-716-031-000
9		386	1	B		L=Left	2	Dove Grey	4602	2724	MeadowBrook Drive	3354		18172	044-716-032-000
10		387	2	A		L=Left	3	Oatmeal	3605	2722	MeadowBrook Drive	3354		18173	044-716-033-000
11		388	2	B		L=Left	4	Mesa Verde	4602	2720	MeadowBrook Drive	3354		18174	044-716-034-000
12		389	2	A		L=Left	3	Oatmeal	3605	2718	MeadowBrook Drive	3354		18175	044-716-035-000
13		390	3	B		L=Left	6	Egg Shell	SCB-8825	2716	MeadowBrook Drive	3354		18176	044-716-036-000