

DATE SUBMITTED 07/26/2023
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 08/02/2023

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

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: MAYFIELD SUBDIVISION UNIT 3C 1. APPROVAL AND ACCEPTANCE OF DETENTION BASIN (LOT "D").	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: City staff conducted regular field inspections during the construction of the Detention Basin. The final walk through for the Detention Basin was completed on May 31, 2023. Please see attached Exhibit A for reference. Now the developer is requesting that the City to accept the Detention Basin.	
FISCAL IMPACT: NO FISCAL IMPACT: No Fiscal Impact	ADMIN SERVICES SIGN INITIALS _____
STAFF RECOMMENDATION: 1. Staff recommends approval and acceptance of Detention Basin.	DEPT. INITIALS <u>GM</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

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 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.

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.

- 8 AN AGREEMENT BY AND BETWEEN ALLAN R. HEYNER 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 THEREIN IN FAVOR OF ALLAN R. HEYNER, 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).
- 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, 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 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 01-05-2020, 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] DATE: 2/11/2020
OTHON MORA, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF IMPERIAL

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 ON 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] DATE: 11-26-19
NAME: Morgan Chaney
TITLE OFFICER:
STEWART TITLE

COUNTY RECORDER'S STATEMENT:

FILED THIS 26th 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.

FEEL: \$91.00

DOCUMENT: 2020003674

[Signature]
CHUCK STOREY, COUNTY RECORDER

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

Dynamic CONSULTING ENGINEERS

EXHIBIT A

FM B27 P87

SHEET 2 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 OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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:

- 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 NEAREST OF A FOOT.
- DISTANCES SHOWN HEREON, ARE GROUND MEASUREMENT DISTANCES.
- A 1/2" X 1/8" 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
- ▭ 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	REFERENCE
C3	89°59'57"	25.00'	39.27'	90°00'04" R=25.00' L=39.27' (R1)

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

MAYFIELD RANCH UNIT NO. 2 FM 25-19

MAYFIELD RANCH UNIT NO. 3A FM 27-23

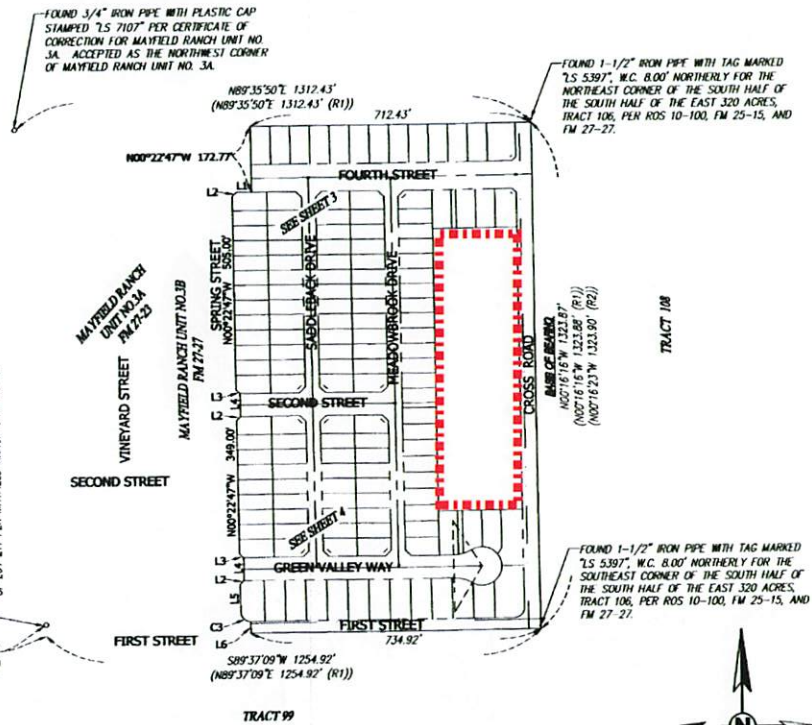
MAYFIELD RANCH UNIT NO. 1 FM 25-15

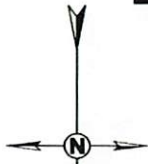
FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "LS 7107" PER CERTIFICATE OF CORRECTION FOR MAYFIELD RANCH UNIT NO. 3A ACCEPTED AS THE SOUTHWEST CORNER OF LOT 211 PER MAYFIELD RANCH UNIT NO. 3A

FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "LS 7107" PER CERTIFICATE OF CORRECTION 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 "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.

FOUND 1-1/2" IRON PIPE WITH TAG MARKED "LS 5397", W.C. 8.00' NORTHERLY FOR THE SOUTHWEST 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.





LINE DATA TABLE

NO.	DESCRIPTION	LENGTH	REFERENCE
L1	N89°37'13"E	40.00'	N89°37'13"E 40.00' (R1)
L2	M44°37'13"E	14.14'	M44°37'13"E 14.14' (R1)
L3	M52°47'13"E	14.14'	M52°47'13"E 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	S45°37'13"W	21.21'	S45°37'13"W 21.21' (R1)
L8	S45°22'47"E	14.14'	S45°22'47"E 14.14' (R1)
L9	S44°37'13"W	14.14'	S44°37'13"W 14.14' (R1)
L10	S45°22'47"E	14.14'	S45°22'47"E 14.14' (R1)
L11	N61°37'13"E	20.00'	N61°37'13"E 20.00' (R1)
L12	N89°37'13"E	5.13'	N89°37'13"E 5.13' (R1)

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET A 4" INCH DIA. CONCRETE CHISEL W/BRASS TAG STAMPED "P.S. 802", IN WELL BOX
 - ▽ 10.00'-FOOT PUBLIC UTILITY EASEMENT, QUANTITY RECORD AS AN EASEMENT GRANTED TO ALYAN R. HENDERSON, RECORDED 4/14/1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS.
 - ⑩ AN EASEMENT GRANTED TO ALYAN R. HENDERSON, RECORDED 11/2/1990 IN BOOK 1694, PAGE 1388 AS THE NO. 90053057 OF O.R.
 - (R1) NADKOT'S RECORD DATA PER MAYFIELD RANCH UNIT NO. 3B PER PLAT 27-27.
 - (R2) NADKOT'S RECORD DATA PER RECORD OF SURVEY IN BOOK NO. 10, PAGE 100 OF RECORD OF SURVEY.
 - (R3) NADKOT'S RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER PLAT 27-23.

- SURVEYOR'S NOTES:**
1. RECORDED AND FOUND 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 BEARING SHOWN WITHOUT DECIMALS.
 5. REFERENCE TO THE HUNDRETH OF A FOOT.
 6. DISTANCE'S SHOWN HEREON ARE MEASUREMENT DISTANCES.
 7. 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 SAND CORNERS FALL IN AREAS OF CONCRETE LEAD WITH BRASS TAGS STAMPED "P.S. 802" WILL BE SET.
 8. WHERE CENTERLINE INTERSECTION CORNER WITH S.W. QUARTERS, THE CENTERLINE MONUMENT BE SET AT A 5.00' OFFSET TO THE INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
 9. LOTS "A", "B", "C", AND "D" ARE DEDICATED TO THE CITY OF IMPERIAL FOR MAINTENANCE AND OPERATION OF STORM DRAIN LINE AND DETENTION BASIN PIPES.
 9. THE DIMENSIONAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE TOTAL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.

MAYFIELD RANCH UNIT NO.3B
 PM 27-27

SPRING STREET

FOURTH STREET

SADDLEBACK DRIVE

MEDOWBROOK DRIVE

LOT "D"
 DETENTION BASIN
 1.24 ACRES
 OFFERED FOR DEDICATION
 TO THE CITY OF IMPERIAL

SEE SHEET 4

MAYFIELD RANCH UNIT NO. 3C

EXHIBIT A

PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 108

A PORTION OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 108, TOWNSHIP 15 SOUTH

RANGE 14 EAST, SAN BERNARDINO COUNTY, IN THE CITY AND PARCELS OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT HEREOF.

FM B27 P88

SHEET 3 OF 4 SHEETS

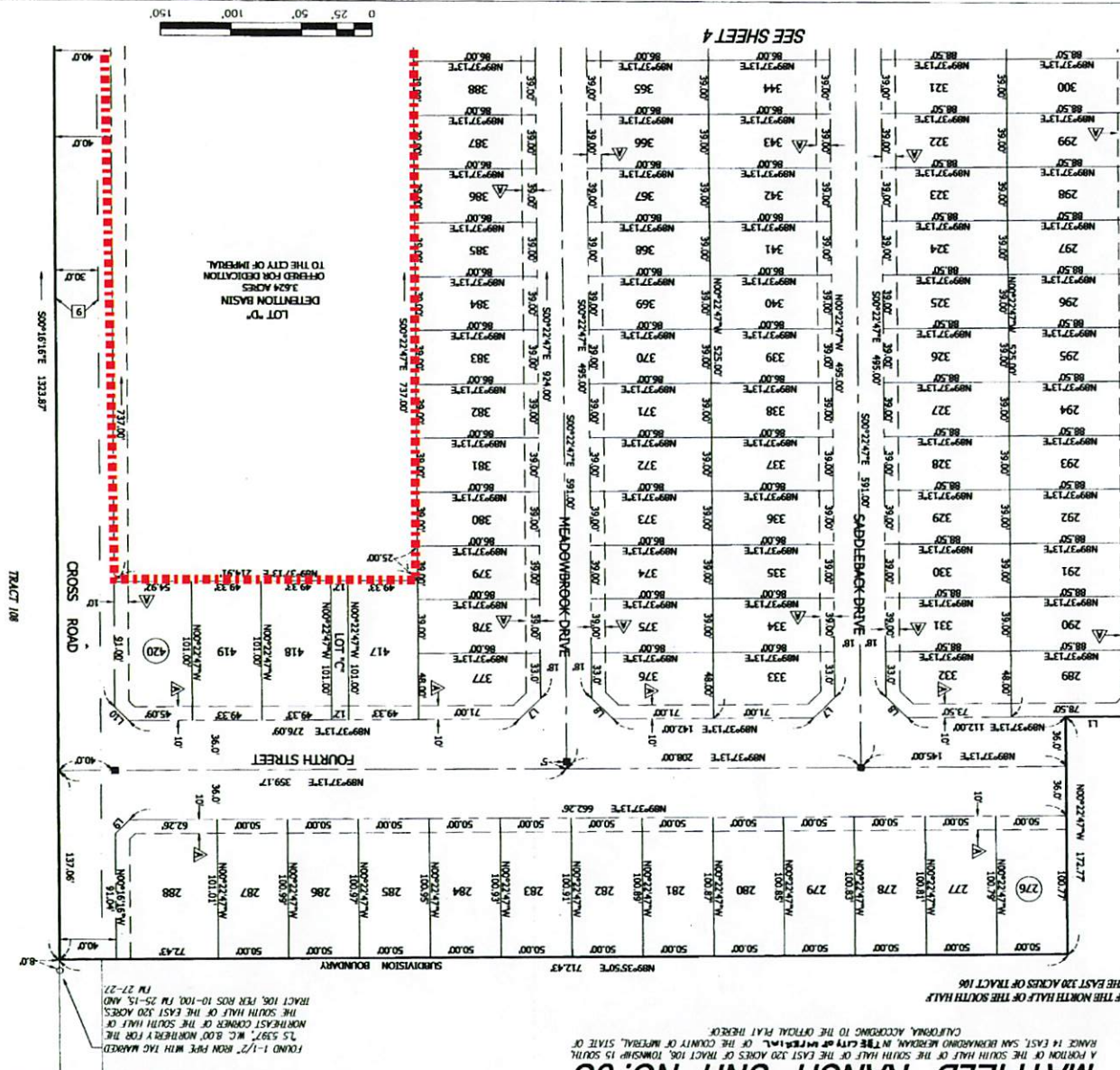


EXHIBIT A

FM B27 P89

SHEET 4 OF 4 SHEETS

SURVEYOR'S NOTES:

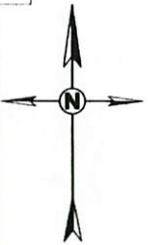
1. BEGINNING AND ENDING LOT NUMBERS ARE 276 THROUGH 420.
2. TOTAL NUMBER OF LOTS IS 144.
3. TOTAL AREA (GROSS) IS 22,839 ACRES.
4. ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HUNDREDTH OF A FOOT.
5. DISTANCES SHOWN HEREON, ARE GROUND MEASUREMENT DISTANCES.
6. A 1/2" X 18" REBAR AND PLASTIC FLAG STAMPED "7.5 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 "7.5 8482", IN WELL BOX
- ▲ 10.00-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON
- ⑨ AN EASEMENT GRANTED TO ALLAN R. HEYENER, RECORDED 4/14/1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS
- ⑩ AN EASEMENT GRANTED TO IMPERIAL IRREGULAR DISTRICT, RECORDED 11/2/1990 IN BOOK 1658, 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 MAP'S.
- (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'	—

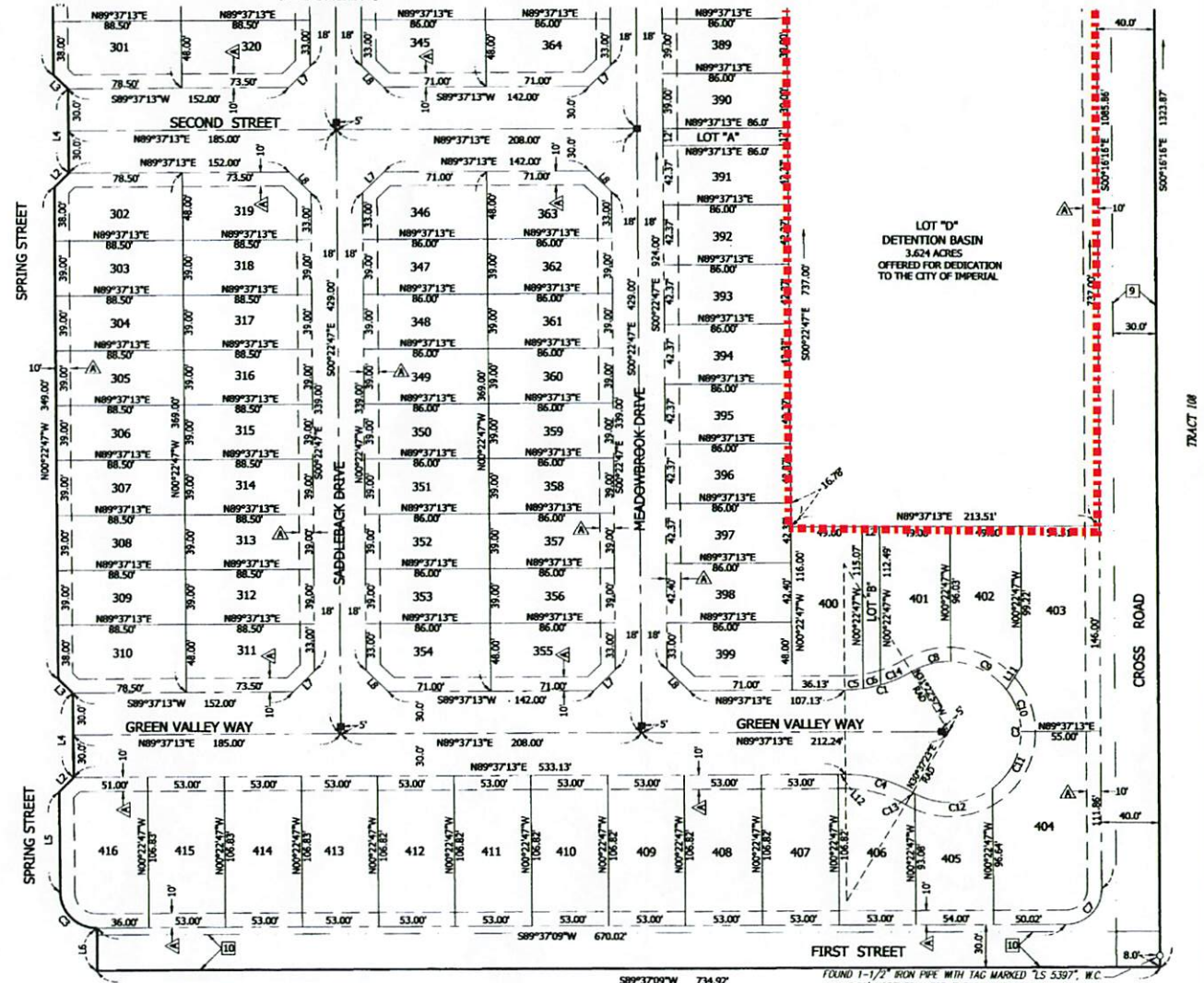
CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	31°00'10"	90.00'	48.70'
C2	242°00'20"	50.00'	211.19'
C3	89°59'57"	25.00'	39.27'
C4	31°00'10"	90.00'	48.70'
C5	8°13'28"	90.00'	12.92'
C6	7°49'12"	90.00'	12.28'
C7	89°53'25"	25.00'	39.22'
C8	33°01'26"	50.00'	28.82'
C9	51°19'47"	50.00'	44.79'
C10	36°38'57"	50.00'	31.98'
C11	53°28'05"	50.00'	46.66'
C12	65°31'36"	50.00'	57.18'
C13	7°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 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF IMPERIAL, OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SEE SHEET 3



Dynamic CONSULTING ENGINEERS

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



TRACT 99

S89°37'09"W 734.92

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 106, PER ROS 10-100, FM 25-15, AND FM 27-27.