

DATE SUBMITTED 11/10/2021
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 11/17/2021

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

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: RUSSELL COURT SUBDIVISION UNIT 2 (FM 27-79 to 82) 1. APPROVAL AND ACCEPTANCE MONUMENTATION OF RUSSELL COURT SUB U2.	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: Developer requested monumentation inspection for Russell Ct Sub U2 consisting of Rosser Ct, Helen Ct and Banta Ct as shown on sheet 3. See Exhibit 1 attached herewith for details. A final walk through was completed on November 01, 2021. At this time, the monumentation was found to be complete. Now the developer is requesting that the City accept and release monumentation bond.	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>DP</u>
STAFF RECOMMENDATION: 1. Staff recommends acceptance of Monumentation for Russell Court Subdivision Unit 2 and to release monumentation bond.	DEPT. INITIALS <u>AM</u>
MANAGER'S RECOMMENDATION:	CITY MANAGER'S INITIALS <u>AB</u>
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	

EXHIBIT 1

FM B27 P79

RUSSELL COURT SUBDIVISION - UNIT 2

A PORTION OF RUSSELL COURT SUBDIVISION No. 1, IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA

OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE: THEY ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ATTACHED MAP CONSISTING OF FOUR (4) SHEETS; THAT THEY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP; THAT THEY HEREBY OFFER FOR DEDICATION TO PUBLIC USE ANY STREETS, HIGHWAYS AND OTHER PUBLIC WAYS, PARKS, RETENTION BASINS AND PUBLIC UTILITY EASEMENTS SHOWN UPON SAID MAP AS BEING WITHIN SAID SUBDIVISION.

NANCE HOMES, INC., A CALIFORNIA CORPORATION

Ray D. Roben Sr. 9/10/2019
RAY D. ROBEN SR., MANAGING MEMBER (PARCEL B * C) DATE

NOTARY PUBLIC ACKNOWLEDGMENT

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 NO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) S.S.

ON 9/10/2019 BEFORE ME, Deborah Sigala, Notary Public

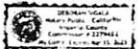
PERSONALLY APPEARED Ray D. Roben Sr.

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/IT/ THEY EXECUTED THE SAME IN HIS/HER/OTHER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/OTHER 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 Deborah Sigala



SIGNATURE OMISSION STATEMENT

THE SIGNATURE OF THE FOLLOWING HAS BEEN OMITTED UNDER THE PROVISION OF SECTION 66436, SUBSECTION (I) (3) (A) (I) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE GOVERNING BODY:

1. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT (PLOTTED HEREON)

RECORDED: BOOK 27 PAGES 57 THROUGH 59 OF MAPS.
FOR: PUBLIC UTILITIES, AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED TRACT MAP.

2. AN AGREEMENT, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN (NOT LOCATABLE, NOT PLOTTED HEREON)

REGARDING: DRAINAGE
EXECUTED BY AND BETWEEN: IMPERIAL IRRIGATION DISTRICT AND TOMMY N. NEFF AND BETTY J. NEFF
RECORDED: 5/12/1960, AS INSTRUMENT NO. IN BOOK 1050 PAGE 284, O.R.

SEE SHEET 4 FOR THE SIGNATURE OMISSION STATEMENT CONTINUATION

PROPERTY LEGAL DESCRIPTION

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LAND:

PARCELS B AND C OF RUSSELL COURT SUBDIVISION UNIT 1, IN THE CITY OF IMPERIAL, THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 PAGE 57 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY.

BASIS OF BEARING

THE BASIS FOR ALL BEARINGS SHOWN HEREON IS THE WESTERLY PROPERTY LINE OF UNIT 1, PARCEL "B", PARCEL "C" AND PARCEL "D" AS DEPICTED ON THE RUSSELL COURT SUBDIVISION UNIT 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ON FILE IN BOOK 27 PAGE 57 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY. (BEING N 00° 01' 00" W)

PUBLIC STREETS DEDICATIONS

RUSSELL STREET, ROSSER COURT, HELEN COURT AND BANTA COURT AS SHOWN ON SHEETS 2 & 3 OF THIS MAP ARE OFFERED FOR DEDICATION TO THE CITY OF IMPERIAL FOR PUBLIC USE/PURPOSES.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON ARE PROVIDED; FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF FACILITIES FOR ELECTRICAL POWER, TELEPHONE, AND CABLE TELEVISION BY LOCAL UTILITIES, AGENCIES, AND COMPANIES PROVIDING SUCH SERVICES TO THE AREA; FOR THE CONVEYANCE OF DRAINAGE; AND, FOR THE CONSTRUCTION OF OTHER PUBLIC IMPROVEMENTS.

SOILS REPORT

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP HAS BEEN PREPARED BY LANDMARK CONSULTANTS, INC. OF EL CENTRO, CALIFORNIA. LCI REPORT NO. 1E16157 DATED SEPTEMBER 14, 2016 AND SIGNED BY JEFFREY O. LYON, REGISTERED PROFESSIONAL ENGINEER IN STATE OF CALIFORNIA No. 31921. EXP. 12/31/16. A COPY OF SAID REPORT IS ON FILE IN THE OFFICE OF THE ENGINEERING DEPARTMENT OF THE CITY OF IMPERIAL.

SUPPORTING DOCUMENTS

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

TITLE: SUBDIVISION GUARANTEE INSTRUMENT NO: 2019022391
TITLE: SUBDIVISION AGREEMENT INSTRUMENT NO: 2019022393
TITLE: Minutes of Meeting INSTRUMENT NO: 2019022392
TITLE: Beneficiary's Certificate INSTRUMENT NO: 2019022397
TITLE: TAX CERTIFICATE INSTRUMENT NO: 2019022388
TITLE: TAX CERTIFICATE INSTRUMENT NO: 2019022389
SEE SHEET 4 FOR THE SUPPORTING DOCUMENTS CONTINUATION

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.

TITLE COMPANY: Stewart Title
BY: Morgan Chang
SIGNATURE: Morgan Chang

SURVEYOR'S STATEMENT

I, JOSE CARLOS ROMERO, HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON FEBRUARY 3, 2016 AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RAY D. ROBEN SR. ON FEBRUARY 3, 2016, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT SUCH SURVEY IS TRUE AND CORRECT AS SHOWN, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN SUCH POSITION WITHIN SUCH TIME AS INDICATED ON THE ATTACHED SHEETS), AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

Jose Carlos Romero 09/10/19
JOSE CARLOS ROMERO, LS 7,671 DATE
LIC. EXP. DATE 12-31-20



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 4 SHEETS; THAT THE FINAL MAP HEREWITH IS SUBSTANTIALLY THE SAME AS SHOWN ON THE TENTATIVE MAP AS APPROVED BY PLANNING COMMISSION, RESOLUTION No. 2017-08, APPROVED ON APRIL 19, 2017; THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT REGULATIONS, HAVE BEEN COMPLIED WITH; AND, THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Gordon O. Olson 9/19/19
GORDON O. OLSON, PLS 7107 / ACTING CITY SURVEYOR DATE
LIC. EXP. DATE 12-31-20



CITY CLERK CERTIFICATE

I, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION ADOPTED ON October 2, 2019, HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY EASEMENTS, PARKS AND RETENTION BASINS OFFERED FOR DEDICATIONS AS SHOWN HEREWITH.

[Signature] 10-28-19
CLERK OF THE CITY COUNCIL DATE

COUNTY RECORDER STATEMENT

FILED THIS 7th DAY OF November, 2019, AT 8:30 A.M. IN BOOK 27 OF FINAL MAPS AT PAGE (S) 79, AT THE REQUEST OF PRO TERRA ENGINEERING & SURVEYING.

DOCUMENT NO: 2019022386

FEE: 491.00

SIGNED: Chuck Storey
CHUCK STOREY
COUNTY RECORDER, COUNTY OF IMPERIAL

BY: Chuck Storey

SHEET 1 OF 4 SHEETS

Pro Terra
LAND SURVEYING & ENGINEERING, PROFESSIONAL LAND SURVEYORS
444 South Eighth Street, Suite 11, El Centro, CA 92243
(760) 932-0888 Fax: (760) 932-0888

EXHIBIT 1

FM B27 P80

RUSSELL COURT SUBDIVISION - UNIT 2

A PORTION OF RUSSELL COURT SUBDIVISION No. 1, IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA

LEGEND

- SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - STREET CENTER LINE
 - PUBLIC UTILITY EASEMENT (PUE) LINE
 - BUILDING SETBACK LINE
 - NEW LOT LINES
- FOUND MONUMENTS AS NOTED
 - SET 1-1/4" IRON PIPE TAGGED L.S. 7671"
 - SET STREET SURVEY CONTROL WELL MONUMENT WITH 1-1/4" IRON PIPE TAGGED L.S. 7671"

- 1 RECORD DATA PER FINAL MAP RECORD 27-57
- 2 RECORD DATA PER OFFICIAL MAP RECORD 1-9
- 3 RECORD DATA PER FINAL MAP RECORD 16-33
- 4 RECORD DATA PER PARCEL MAP RECORD 6-80
- 5 RECORD DATA PER FINAL MAP RECORD 24-94
- 6 RECORD DATA PER FINAL MAP RECORD 3-75
- 7 RECORD DATA PER FINAL MAP RECORD 11-59
- 8 RECORD DATA PER FINAL MAP RECORD 24-94 AMENDED FILE No. 2006-0226A2, 050606G
- 9 RECORD EASEMENT PER SIGNATURE OMISSIONS STATEMENT AS NOTED HEREON
- (M) MEASURED DATA EQUALS RECORD DATA
- (C) CALCULATED DATA BASED ON RECORD DATA

MONUMENTATION NOTES

- (A) FOUND 1-1/2" IRON PIPE, NO TAG, PER FM 16-33 ACCEPTED AS NE CORNER BLOCK 91.
- (H) FOUND 1-1/2" IRON PIPE, NO TAG, PER FM 6-80 FOR SW CORNER BLOCK 108.
- (C) FOUND 1-1/2" IRON PIPE TAGGED L.S. 4312 PER FM 24-94.
- (D) FOUND 600 S/P, PER FM 3-75 FOR SW CORNER BLOCK 109.
- (E) FOUND CONCRETE CYLINDER, PER FM 3-75 & FM 6-80 FOR SE CORNER BLOCK 110.
- (F) FOUND CONCRETE NAIL W/ WASHER, PER FM 3-75 & FM 11-59 FOR SW CORNER BLOCK 100.
- (G) FOUND CONCRETE CYLINDER, PER FM 11-59 FOR NE CORNER BLOCK 85.
- (H) FOUND 1-1/2" IRON PIPE TAGGED L.S. 7571 PER FM 27-57.

PUBLIC UTILITY EASEMENT (PUE)

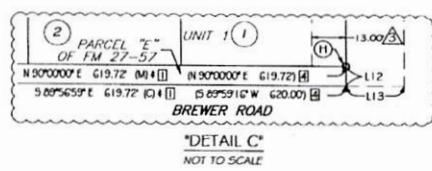
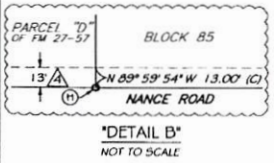
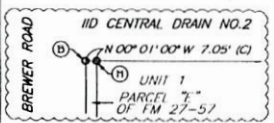
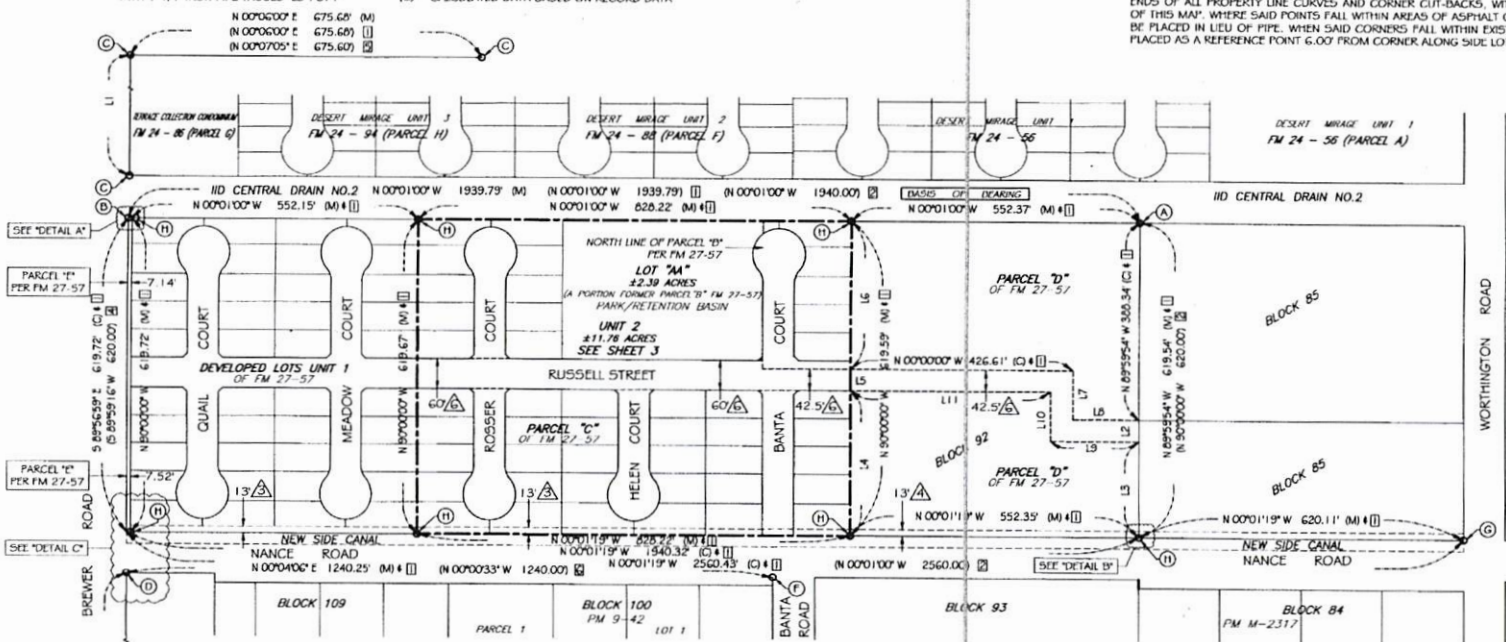
PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON ARE PROVIDED, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF FACILITIES FOR ELECTRICAL POWER, TELEPHONE, AND CABLE TELEVISION BY LOCAL UTILITIES, AGENCIES, AND COMPANIES PROVIDING SUCH SERVICES TO THE AREA, FOR THE CONVEYANCE OF DRAINAGE; AND, FOR THE CONSTRUCTION OF OTHER PUBLIC IMPROVEMENTS.

PUBLIC STREETS DEDICATIONS

RUSSELL STREET, ROSSER COURT, HELEN COURT AND BANTA COURT AS SHOWN ON SHEETS 2 & 3 OF THIS MAP ARE OFFERED FOR DEDICATION TO THE CITY OF IMPERIAL FOR PUBLIC USE PURPOSES.

PROPERTY CORNERS

A 1-1/4" IRON PIPE TAGGED L.S. 7671 WILL BE SET AT ALL NEW CORNERS OF EACH LOT AND AT THE ENDS OF ALL PROPERTY LINE CURVES AND CORNER CUT-BACKS, WITHIN ONE YEAR OF THE RECORDING OF THIS MAP, WHERE SAID POINTS FALL WITHIN AREAS OF ASPHALT OR CONCRETE. A LEADED TACK WILL BE PLACED IN LIEU OF PIPE, WHEN SAID CORNERS FALL WITHIN EXISTING FENCE LINES, SAME SHALL BE PLACED AS A REFERENCE POINT 6.00' FROM CORNER ALONG SIDE LOT PROPERTY LINE.



LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 89° 48' 30" E	1768.21' (M)	S 89° 48' 30" E	1768.21' (M)
			S 89° 47' 23" E	1768.25' (M)
L2	N 89° 59' 54" W	42.50' (C)	N 89° 59' 54" W	42.50' (C)
L3	N 89° 59' 54" W	168.70' (C)	N 89° 59' 54" W	168.70' (C)
L4	N 90° 00' 00" W	205.77' (C)	N 90° 00' 00" W	205.77' (C)
L5	N 90° 00' 00" W	42.50' (C)	N 90° 00' 00" W	42.50' (C)
L6	N 90° 00' 00" W	291.32' (C)	N 90° 00' 00" W	291.32' (C)

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L7	N 90° 00' 00" W	96.86' (C)	N 90° 00' 00" W	96.86' (C)
L8	N 00° 00' 00" W	125.75' (C)	N 00° 00' 00" W	125.75' (C)
L9	N 00° 00' 00" W	168.25' (C)	N 00° 00' 00" W	168.25' (C)
L10	N 90° 00' 00" W	96.86' (C)	N 90° 00' 00" W	96.86' (C)
L11	N 00° 00' 00" W	304.11' (C)	N 00° 00' 00" W	304.11' (C)
L12	N 00° 01' 19" W	7.59' (C)	N 00° 01' 19" W	7.59' (C)
L13	S 89° 56' 59" E	22.00' (C)	S 89° 56' 59" E	22.00' (C)



SHEET 2 OF 4 SHEETS

Pro Terra
LAND SURVEYING, CONSULTING & PROJECT MANAGEMENT

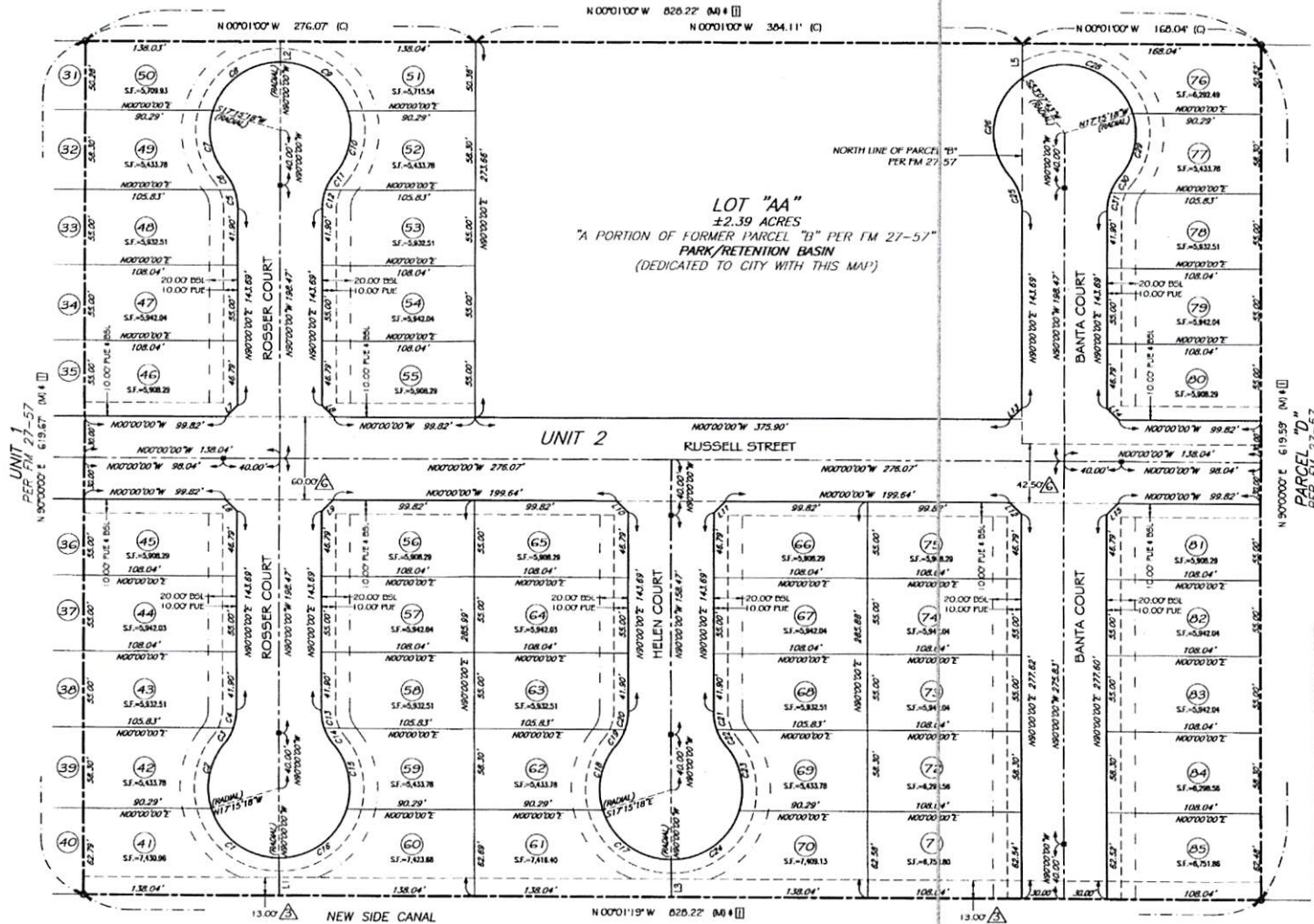
444 North Fifth Street, Suite 6, Imperial, CA 92243
(760) 932-8888 FAX: (760) 932-8141

EXHIBIT 1

FM B27 P81

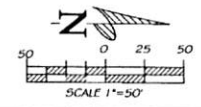
RUSSELL COURT SUBDIVISION - UNIT 2

A PORTION OF RUSSELL COURT SUBDIVISION No. 1, IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	63.40'	50.00'	72°44'42"
C2	49.04'	50.00'	56°11'51"
C3	13.04'	40.00'	19°49'33"
C4	13.35'	40.00'	19°07'00"
C5	13.35'	40.00'	19°07'00"
C6	13.84'	40.00'	19°49'33"
C7	49.04'	50.00'	56°11'51"
C8	63.40'	50.00'	72°44'42"
C9	63.40'	50.00'	72°44'42"
C10	49.04'	50.00'	56°11'51"
C11	13.04'	40.00'	19°49'33"
C12	13.35'	40.00'	19°07'00"
C13	13.35'	40.00'	19°07'00"
C14	13.04'	40.00'	19°49'33"
C15	49.04'	50.00'	56°11'51"
C16	63.40'	50.00'	72°44'42"
C17	63.40'	50.00'	72°44'42"
C18	49.04'	50.00'	56°11'51"
C19	13.84'	40.00'	19°49'33"
C20	13.35'	40.00'	19°07'00"
C21	13.35'	40.00'	19°07'00"
C22	13.04'	40.00'	19°49'33"
C23	49.04'	50.00'	56°11'51"
C24	63.40'	50.00'	72°44'42"
C25	27.19'	40.00'	30°5'633"
C26	00.35'	50.00'	92°0'41"
C27	---	---	---
C28	95.60'	50.00'	109°36'59"
C29	49.04'	50.00'	56°11'51"
C30	13.84'	40.00'	19°49'33"
C31	13.35'	40.00'	19°07'00"

LINE DATA				
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 90° 00' 00" W	27.57 (C)		
L2	N 89° 59' 00" W	15.19 (C)		
L3	N 90° 00' 00" W	27.47 (C)		
L4				
L5	N 90° 00' 00" W	25.30 (C)		
L6	N 45° 00' 00" E	11.62 (C)		
L7	N 45° 00' 00" W	11.62 (C)		
L8	N 45° 00' 00" E	11.62 (C)		
L9	N 45° 00' 00" W	11.62 (C)		
L10	N 45° 00' 00" E	11.62 (C)		
L11	N 45° 00' 00" W	11.62 (C)		
L12	N 45° 00' 00" E	11.62 (C)		
L13	N 45° 00' 00" W	11.62 (C)		
L14	N 45° 00' 00" E	11.62 (C)		
L15	N 45° 00' 00" W	11.62 (C)		



SHEET 3 OF 4 SHEETS

Pro Terra

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(858) 532-8888 Fax: (858) 532-8891

