

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 3 (FM 27-98 to 100) 1. APPROVAL AND ACCEPTANCE MONUMENTATION OF RUSSELL COURT SUB U3.	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: Developer requested monumentation inspection for Russell Ct Sub U3 consisting of Shirlene Ct and Cindy Ct as shown on sheet 3. See Exhibit "A" 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>DF</u>
STAFF RECOMMENDATION: 1. Staff recommends acceptance of Monumentation for Russell Court Subdivision Unit 2 and to release monumentation bond.	DEPT. INITIALS <u>DM</u>
MANAGER'S RECOMMENDATION:	CITY MANAGER'S INITIALS <u>AB</u>
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	

Exhibit "A"

FM B27 P98

RUSSELL COURT SUBDIVISION - UNIT 3 A PORTION OF IMPERIAL SUBDIVISION NO. 1 IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA

OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE: THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ATTACHED MAP CONSISTING OF THREE (3) SHEETS; THAT I CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP; THAT I HEREBY OFFER FOR DEDICATION TO PUBLIC USE ANY STREETS, HIGHWAYS AND OTHER PUBLIC WAYS, AND PUBLIC UTILITY EASEMENTS SHOWN UPON SAID MAP AS BEING WITHIN SAID SUBDIVISION.

NANCE HOMES, INC., A CALIFORNIA CORPORATION

Ray D. Roben Sr.
RAY D. ROBEN SR. - PRESIDENT

9-16-2020
DATE

NOTARY PUBLIC ACKNOWLEDGMENT

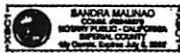
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

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

ON 9-16-2020 BEFORE ME, Sandra Malinao, Notary Public

PERSONALLY APPEARED Ray D. Roben

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY 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 Sandra Malinao

NOTICE OF ABANDONMENT

THE OWNER(S) OF THIS PROPERTY HEREBY ABANDON THE THIS EASEMENT: PRIVATE EASEMENT, DOC #2019022306, FINAL MAP B.R. 27, PAGE 79 DATED 11/07/19

SIGNATURE OMISSION STATEMENT

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

THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED AGREEMENT DATED MAY 17, 1960, BY AND BETWEEN IMPERIAL IRRIGATION DISTRICT, AND TOMMY M. NEFF AND BETTY J. NEFF, UPON THE TERMS THEREIN PROVIDED RECORDED MAY 18, 1960 AS INSTRUMENT NO. 27, IN BOOK 1050 PAGE 284 OF OFFICIAL RECORDS, (NOT LOCATABLE AND NOT PLOTTED HEREON).

AN EASEMENT FOR THE CONSTRUCTION, MAINTNANCE, AND/OR USE OF A CONCRETE LINED CANAL OR CANALS, OPEN AND/OR UNDERGROUND, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND, AS NOW EXIST OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS THERETO AND RIGHTS INCIDENTAL THERETO IN FAVOR OF IMPERIAL IRRIGATION DISTRICT AS SET FORTH IN A DOCUMENT RECORDED JUNE 28, 1973 AS INSTRUMENT NO. 48 IN BOOK 1349 PAGE 174 OF OFFICIAL RECORDS, AFFECTS THE ROUTE OF SAID RIGHT OF WAY AS FOLLOWS:

THOSE PORTIONS OF BLOCK 101 AND 108, IMPERIAL SUBDIVISION NO. 1, LYING EAST OF A LINE WHICH IS PARALLEL WITH AND 35 FEET WEST OF THE CENTER LINE OF THE CONCRETE LINED NEWSIDE CANAL AS CONSTRUCTED ALONG THE EAST SIDE OF THE ABOVE DESCRIBED PROPERTY. (PLOTTED AS SHOWN ON THIS MAP).

THE EFFECT OF A QUITCLAIM DEED FROM IMPERIAL IRRIGATION DISTRICT TO NANCE HOMES, INC., RECORDED FEBRUARY 20, 2020 AS INSTRUMENT NO. 2020003490 OF OFFICIAL RECORDS, (PLOTTED AS SHOWN ON THIS MAP).

SIGNATURE OMISSION STATEMENT CONTINUATION...

PRIVATE EASEMENT AND RIGHTS INCIDENTAL THERETO, ON FINAL MAP - UNIT 2, RECORDED NOVEMBER 7, 2019 AS INSTRUMENT NO. 2019022306 IN BOOK 27 PAGE 79, OF OFFICIAL RECORDS. (PLOTTED AS SHOWN ON THIS MAP).

MATTERS AS SHOWN ON THE FINAL MAP FILED IN BOOK 27, PAGE 79 OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN. REFERENCE IS HEREBY MADE TO THE RECORD FOR FULL AND FURTHER PARTICULARS. (PLOTTED AS SHOWN ON THIS MAP).

PROPERTY LEGAL DESCRIPTION

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LAND:

PARCEL "D" OF RUSSELL COURT SUBDIVISION - UNIT 1, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 OF FINAL MAPS, A PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING

THE BASIS FOR ALL BEARINGS SHOWN HEREON IS THE WESTERLY PROPERTY LINE OF UNIT 1, PARCEL "D", 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 BOOK 27 PAGE 57 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, (BEING N 00° 01' 00" W)

PUBLIC STREET DEDICATIONS

RUSSELL STREET, SHIRLENE COURT AND CINDY 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. LE16157 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: 2020020651
TITLE: TAX CERTIFICATE INSTRUMENT NO: 2020020650
TITLE: MINUTES & ATTEST OF MINUTES INSTRUMENT NO: 2020020652
TITLE: Subdivision Agreement & Improvement Security INSTRUMENT NO: 2020020653
TITLE: _____ INSTRUMENT NO: _____

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 Chaney
SIGNATURE: M J

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 3 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 RETRACED.

Jose Carlos Romero 07/20/20
DATE
JOSE CARLOS ROMERO, LS 7,671
LIC. EXP. DATE 12-31-20



ACTING CITY SURVEYOR'S STATEMENT

I, MAURICIO LAM, ACTING CITY SURVEYOR OF THE CITY OF IMPERIAL, HEREBY STATE: THAT I HAVE EXAMINED THIS MAP CONSISTING OF 3 SHEETS; THAT THE FINAL MAP HEREWIT 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.

Mauricio Lam 9/20/2020
DATE
MAURICIO LAM, PLS 8440 / ACTING CITY SURVEYOR
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 August 19, 2020 HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY EASEMENTS, PARKS AND PEDESTRIAN LINKS OFFERED FOR DEDICATIONS AS SHOWN HEREWITH.

Chuck Storey 10-26-2020
CLERK OF THE CITY COUNCIL DATE

COUNTY RECORDER STATEMENT

FILED THIS 4th DAY OF NOVEMBER, 2020, AT 3:30 P.M. IN BOOK 27 OF FINAL MAPS AT PAGE (S) 98, AT THE REQUEST OF PRO TERRA ENGINEERING & SURVEYING.

Chuck Storey
CHUCK STOREY
COUNTY RECORDER, COUNTY OF IMPERIAL

SHEET 1 OF 3 SHEETS

ProTerra
Engineering & Surveying

Exhibit "A"

FM B27 P99

RUSSELL COURT SUBDIVISION - UNIT 3 A PORTION OF IMPERIAL SUBDIVISION NO. 1 IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA

LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINES
- LOT LINES
- RIGHT OF WAY LINE
- STREET CENTER LINE
- PUBLIC UTILITY EASEMENT (PUE) LINE
- BUILDING SETBACK LINE
- FOUND MONUMENTS AS NOTED
- SET 1-1/2" IRON PIPE TAGGED 'LS 7671'
- SET STREET SURVEY CONTROL WELL MONUMENT WITH 1-1/2" IRON PIPE TAGGED 'LS 7671'
- ▲ RECORD EASEMENT PER SIGNATURE OMISSIONS STATEMENT AS NOTED HEREON

- 1 RECORD DATA PER OFFICIAL MAP RECORD 1-9
- 2 RECORD DATA PER FINAL MAP RECORD 16-33
- 3 RECORD DATA PER PARCEL MAP RECORD 6-80
- 4 RECORD DATA PER FINAL MAP RECORD 24-94
- 5 RECORD DATA PER FINAL MAP RECORD 3-75
- 6 RECORD DATA PER FINAL MAP RECORD 11-59
- 7 RECORD DATA PER FINAL MAP RECORD 24-94 AMENDED FILE NO. 2006-022622, 0508006
- 8 RECORD DATA PER FINAL MAP RECORD 27-57
- 9 RECORD DATA PER FINAL MAP RECORD 27-79
- (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 109.
- (C) FOUND 1-1/2" IRON PIPE TAGGED LS 4312 PER FM 24-94.
- (D) FOUND 800 SFK 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 'LS 7671', PER FM 27-79
- (I) FOUND 1-1/2" IRON PIPE, TAGGED 'LS 7671', PER FM 27-79

PUBLIC UTILITY EASEMENT (PUE)

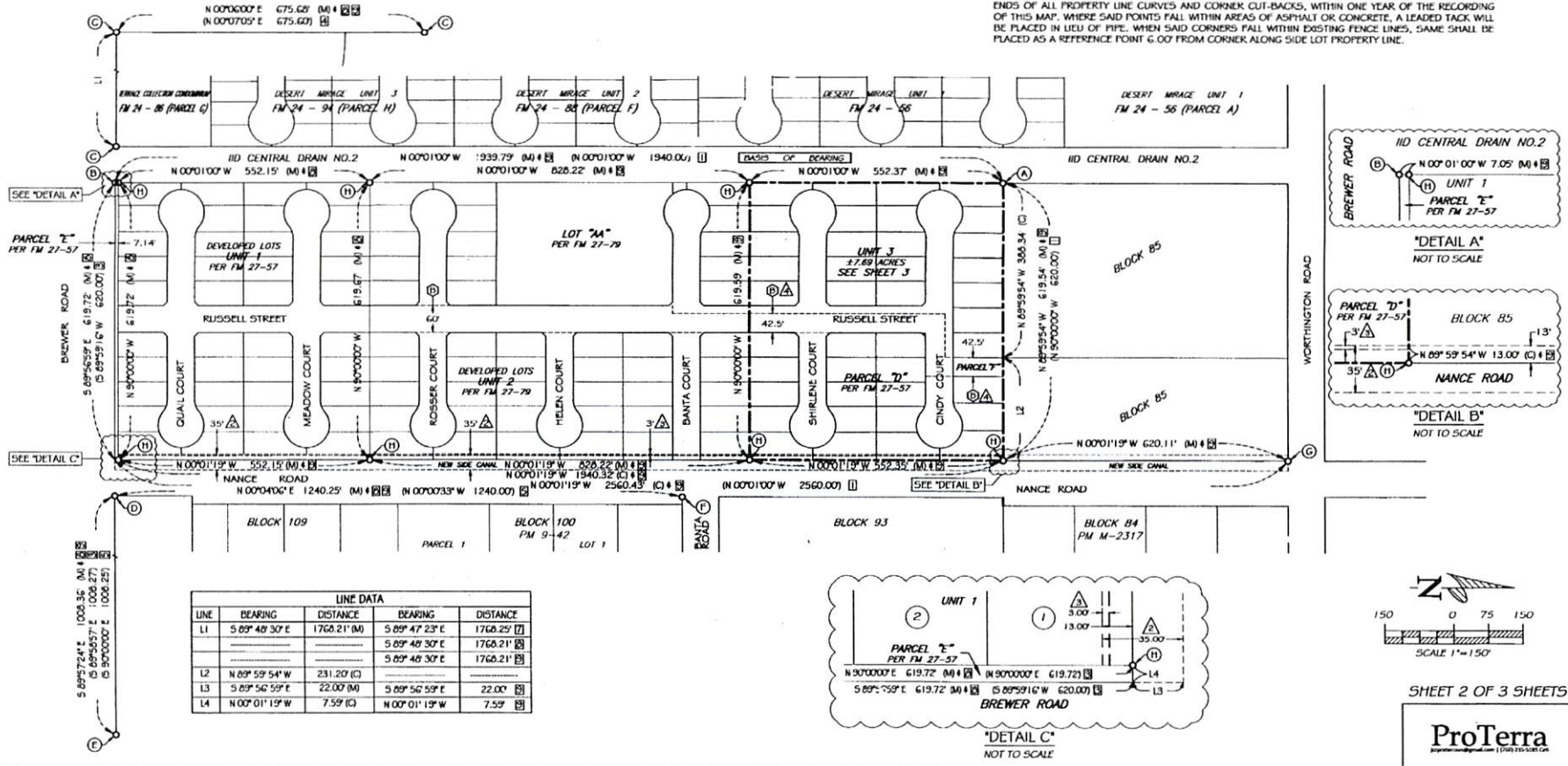
PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON ARE PROVIDED, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF FACILITIES FOR ELECTRICAL POWER, TELEPHONE, AND CABLE TELEVISION BY LOCAL UTILITIES, AGENCIES, AND COMPANIES PROVIDING SUCH SERVICES TO THE AREA; FOR THE CONVEYANCE OF DRAINAGE; AND, FOR THE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

PUBLIC STREET DEDICATIONS

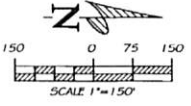
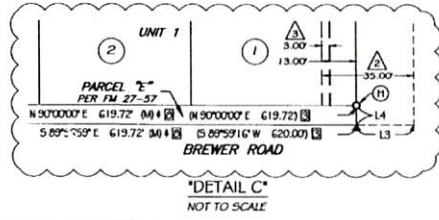
RUSSELL STREET, SHIRLENE COURT AND CINDY COURT AS SHOWN ON SHEETS 2 & 3 OF THIS MAP ARE OFFERED FOR DEDICATION TO THE CITY OF IMPERIAL FOR PUBLIC USE/PURPOSES.

PROPERTY CORNERS

A 1-1/4" IRON PIPE TAGGED LS 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 DATA					
LINE	BEARING	DISTANCE	BEARING	DISTANCE	
L1	S 09° 40' 30" E	1768.21' (M)	S 09° 47' 23" E	1768.29' (I)	
			S 09° 40' 30" E	1768.21' (M)	
			S 09° 40' 30" E	1768.21' (M)	
L2	N 09° 59' 54" W	231.20' (C)			
L3	S 09° 56' 59" E	22.00' (M)	S 09° 56' 59" E	22.00' (M)	
L4	N 00° 01' 19" W	7.59' (C)	N 00° 01' 19" W	7.59' (C)	



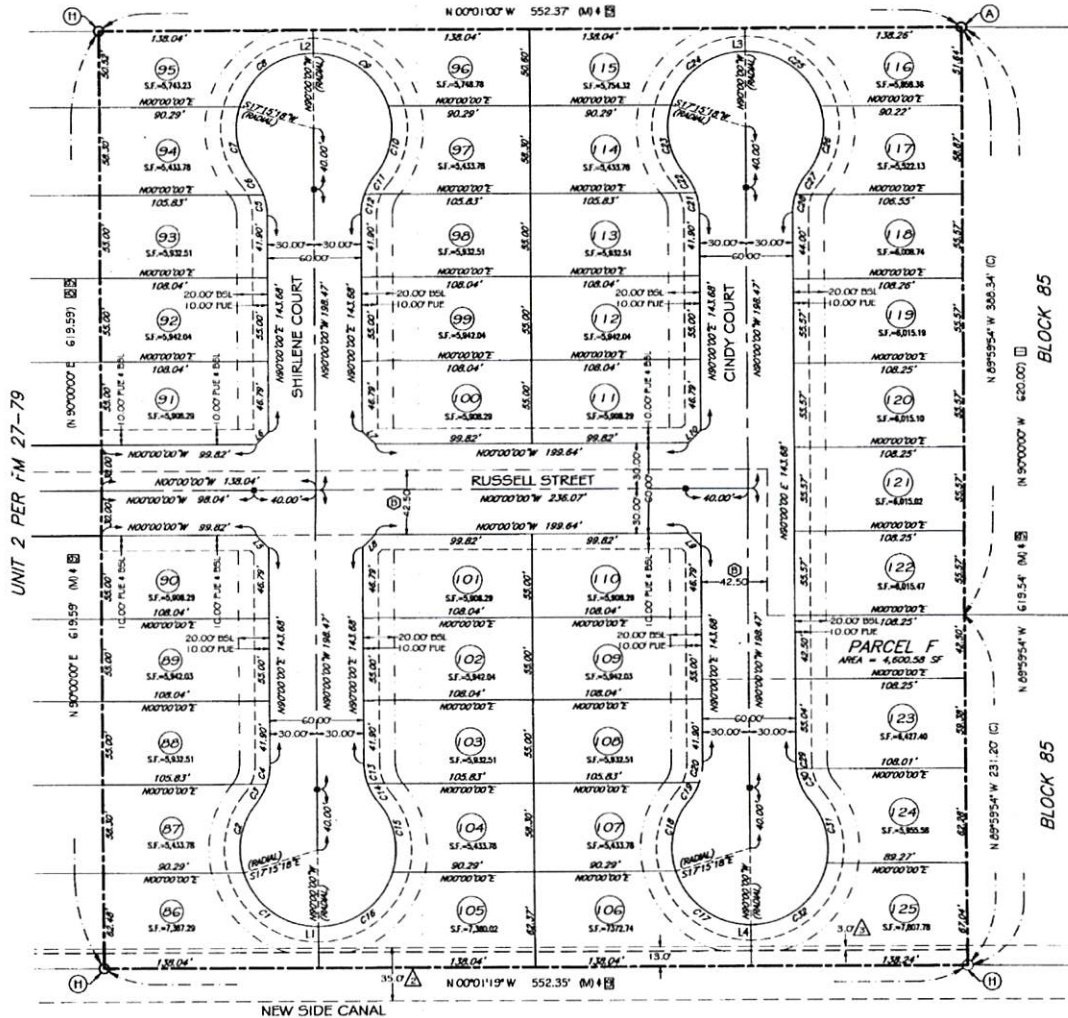
SHEET 2 OF 3 SHEETS

ProTerra
18081851828.COM

Exhibit "A"

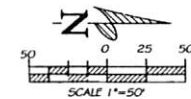
FM B27 P100

RUSSELL COURT SUBDIVISION - UNIT 3 A PORTION OF IMPERIAL 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	13.84'	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	13.84'	40.00'	19°49'33"
C12	13.35'	40.00'	19°07'00"
C13	13.35'	40.00'	19°07'00"
C14	13.84'	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	13.84'	40.00'	19°49'33"
C23	49.04'	50.00'	56°11'51"
C24	63.40'	50.00'	72°44'42"
C25	64.49'	50.00'	73°35'56"
C26	46.03'	50.00'	55°02'55"
C27	15.45'	40.00'	22°07'47"
C28	11.74'	40.00'	16°48'46"
C29	4.39'	40.00'	6°13'43"
C30	22.84'	40.00'	32°42'50"
C31	44.10'	50.00'	50°32'21"
C32	65.42'	50.00'	78°24'12"

LINE DATA			
LINE	BEARING	DISTANCE	BEARING
L1	N 90° 00' 00" W	27.25' (C)	-----
L2	N 90° 00' 00" W	15.39' (C)	-----
L3	N 90° 00' 00" W	15.47' (C)	-----
L4	N 90° 00' 00" W	27.15' (C)	-----
L5	N 45° 00' 00" E	11.62' (C)	-----
L6	S 45° 00' 00" E	11.62' (C)	-----
L7	S 45° 00' 00" W	11.62' (C)	-----
L8	N 45° 00' 00" W	11.62' (C)	-----
L9	N 45° 00' 00" E	11.62' (C)	-----
L10	S 45° 00' 00" E	11.62' (C)	-----



SHEET 3 OF 3 SHEETS

ProTerra
www.proterra.com | (760) 210-5181