

DATE SUBMITTED 11/13/2024
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 11/20/2024

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: VICTORIA RANCH UNIT 3E FINAL MAP 1. APPROVE FINAL MAP AND SUBDIVISION AGREEMENT FOR VICTORIA RANCH SUBDIVISION - UNIT 3E 2. AUTHORIZE CITY CLERK TO RECORD FINAL MAPS AND RELATED DOCUMENTS	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: Staff completed its review of the Final Map for Victoria Ranch Subdivision - Unit 3E and finds all items acceptable. The approved cost estimate for required off-site improvements for said Unit 3E is \$2,678,101.80, which is included in the Subdivision Agreement. Security for the off-site improvements will be in the form of a First Lien position in specified real estate property and a personal guaranty, similar to those approved in other subdivisions. There is sufficient value in the property involved to secure the required amount. See Exhibits 1, 2, 3 & 4 attached herewith for details.	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>DP</u>
STAFF RECOMMENDATION: Staff recommends approval of the Final Map and Subdivision Agreement for Victoria Ranch Subdivision - Unit 3E.	DEPT. INITIALS <u>DM</u>
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>DM</u>
MOTION:	
SECONDED: AYES: NAYES: ABSENT:	APPROVED () REJECTED () DISAPPROVED () DEFERRED () REFERRED TO:

EXHIBIT 1

**SUBDIVISION AGREEMENT AND IMPROVEMENT SECURITY
(CITY OF IMPERIAL)**

(Government Code §§ 66462 and 66463)

(S1) Subdivision: Victoria Ranch Subdivision - Unit No. 3E
(S2) Effective Date: November 20, 2024
(S3) Completion Period: November 20, 2024– December 20, 2025

THESE PARTIES ATTEST TO THE PARTIES' AGREEMENT HERETO:

CITY COUNCIL

SUBDIVIDER

By: _____
Robert Amparano, Mayor

By: _____
Tory Lessley, Vice-President
VR3E, Inc., a California Corporation

APPROVAL RECOMMENDED:

FORM APPROVED - CITY ATTORNEY:

By: _____
Othon Mora
Community Development Director

By: _____
Katherine Turner
City Attorney

(NOTE: All signatures to be acknowledged.
If Subdivider is incorporated, signatures
must conform with the designated
representative groups pursuant to
Corporations Code section 313).

1. PARTIES, DATE AND LEGAL DESCRIPTION

Effective on the above date, the City of Imperial, California, (hereinafter "City"), and the above-named Subdivider, enter into this Subdivision Agreement ("Agreement") and mutually promise and agree as follows concerning this Subdivision. The legal description for this Subdivision is attached hereto as Exhibit A.

2. IMPROVEMENTS

Subdivider agrees to construct, install, and complete certain improvements (both public and private), including but not limited to the following: road, drainage, signs, (including appurtenant equipment), water, sewer, and such other improvements as required by City ordinance or regulation, conditions of approval for the Subdivision, mitigation measures set

forth in environmental documentation, engineer's estimates and as shown on improvement plans for this Subdivision as reviewed and on file with the City of Imperial, Public Services Department (including future amendments thereto), (hereinafter "Work").

Subdivider shall complete all of said Work and improvements within the above completion period as required by the California Subdivision Map Act (Government Code §§ 66410, *et seq.*), in a good workmanlike manner, in accordance with accepted construction practices and in a manner equal or superior to the requirements of the City Code and rulings made thereunder; and where there is a conflict between the improvement plans, City Code, or conditions of approval, the stricter requirements shall govern.

3. IMPROVEMENT SECURITY:

Upon executing this Agreement, the Subdivider shall, pursuant to Government Code § 66499, and the City Code, provide as security to the City a first lien ("First Lien") on the real property described in Exhibit A ("Property"), which Property is free and clear of all encumbrances and liens having priority over or on a parity with this First Lien, in the sum of five million, three-hundred fifty-six thousand, two-hundred and two dollars and sixty cents (\$5,356,203.60), which represents the combined amount of the security described below:

- A. For Performance and Guarantee of the Work: Subdivider shall provide security in the sum of two million, six-hundred seventy-eight thousand, one-hundred and one dollars and eighty cents (\$2,678,101.80), which represents the estimated cost of the Work.

Pursuant to Government Code § 66499.3(a), with this security the Subdivider guarantees performance of all Work under this Agreement and maintenance of the Work for one (1) year after its completion and acceptance against any defective workmanship or materials or any unsatisfactory performance. Engineer's estimates are for the purpose of estimating the cost of the Work for establishing the dollar value of the security and shall not define or limit the scope of the Subdivider's obligation to perform all of the Work under this Agreement. The warranty period begins to run only upon completion of all of the Work called for by this Agreement and acceptance of such Work as complete by the City.

City agrees to subordinate its first position on the Property to a second position on portions of the Property in favor of a construction lender as Subdivider develops and constructs improvements required by the Agreement—as depicted on the attached Exhibit B; provided that a fund control is in place to assure payment directly to contractors for installation of such improvements and provided further that City receive a personal guarantee from the Owner for performance, labor and materials, and monumentation related to the subordinated amounts, and provided further that the City determines, in its sole discretion, that the City's remaining first lien position on the Property is sufficient to secure Subdivider's performance called for by this Agreement.

- B. For Payment: Subdivider shall provide security in the sum of two million, six-hundred seventy-eight thousand, one-hundred and one dollars and eighty cents (\$2,678,101.80), which represents one hundred percent (100%) of the estimated cost of the Work

Pursuant to Government Code § 66499.3(b), with this security the Subdivider guarantees payment to the contractor, his subcontractors, and persons renting equipment or furnishing labor or materials to them or to the Subdivider.

City agrees to subordinate its first position in the Property to a second position on portions of the Property in favor of a construction lender as Subdivider develops and constructs improvements required by the Agreements as depicted on the attached Exhibit B; provided that a fund control is in place to assure payment directly to contractors for installation of such improvements and provided further that City receive a personal guarantee from the Owner for performance, labor and materials and monumentation related to the subordinated amounts and provided further that the City determines, in its sole discretion, that the City's remaining first lien position on the Property is sufficient to secure Subdivider's performance called for by this Agreement.

- C. Reduction of Security: Upon acceptance of the Work as complete by the City Council and upon request of the Subdivider, the amount of the securities may be reduced in accordance with Government Code §§ 66497, *et. seq.* "Acceptance" as used in this subparagraph is solely for the purpose of considering whether security can be reduced. The improvement security required herein for faithful performance of this Agreement may be reduced in amount, but not more often than once per month, as the Work of improvement is completed. Further, the market value of the First Lien position must not be less than 100% of the estimated cost (including payment of prevailing wage) associated with completion of the Work remaining to be completed. In no event shall this security be reduced until progress reports are submitted to the City, and the City determines the Work in fact has been completed and the amount by which the security shall be reduced. The determination by the City as to the completion of Work or improvement and the amount by which the security shall be reduced shall be conclusive. The performance security shall not be reduced to an amount less than ten percent (10%) until the liability established by all parts and subsections of this Agreement is satisfied. Payment security may be reduced only in accordance with Government Code § 66499.7.

4. GUARANTEE AND WARRANTY OF WORK

Subdivider guarantees that said Work shall be free from defects in material or workmanship and shall perform satisfactorily for a period of one (1) year from and after the City Council

accepts the Work as complete in accordance with Government Code § 66499.7. Subdivider agrees to correct, repair, or replace, at its expense, any defects in said Work.

5. PLANT ESTABLISHMENT WORK

Subdivider agrees to perform plant establishment work for landscaping installed under this Agreement. Said plant establishment work shall consist of adequately watering plants, replacing unsuitable plants, doing weed, rodent and other pest control, and other work determined by the Public Services Department to be necessary to ensure establishment of plants. Said plant establishment work shall be performed for a period of one (1) year from and after the City Council accepts the work as completed.

6. IMPROVEMENT PLAN WARRANTY

Subdivider warrants the improvement plans for the Work are adequate to accomplish the Work as promised in Section 2. If, at any time before the City Council accepts the Work as complete or during the one-year guarantee period, said improvement plans prove to be inadequate in any respect, Subdivider shall make whatever changes are necessary to accomplish the Work as promised.

7. NO WAIVER BY CITY

Inspection of the Work and/or materials, or approval of Work and/or materials, or statement by any officer, agent or employee of the City indicating the Work or any part thereof complies with the requirements of this Agreement, or acceptance of the whole or any part of said Work and/or materials, or payments therefor, or any combination or all of these acts, shall not relieve the Subdivider of his obligation to fulfill this Agreement as prescribed; nor shall the City thereby be estopped from bringing any action for damages arising from the failure to comply with any of the terms and conditions hereof.

8. INDEMNITY

Subdivider shall defend, hold harmless, and indemnify the indemnitees from the liabilities as defined in this section:

- A. The indemnitees benefited and protected by this promise are the City and its elective and appointive boards, commissions, officers, agents, and employees.
- B. The liabilities protected against are any liability or claim for damage of any kind allegedly suffered, incurred, or threatened because of actions defined below, and including personal injury, death, property damage, inverse condemnation, or any combination of these, and regardless of whether or not such liability, claim, or damage was unforeseeable at any time before the City reviewed said improvement plans or accepted the Work as complete, and including the defense of any suit(s), action(s) or other proceeding(s) concerning said liabilities and claims, excepting only those claims arising from the sole negligence of City.

- C. The actions causing liability are any act or omission (negligent or non-negligent) in connection with the matters covered by this Agreement and attributable to the Subdivider, contractor, subcontractor or any officer, agent, or employee of one or more of these.
- D. Non-Conditions. The promises and Agreement in this section are not conditioned or dependent on whether or not any indemnitee has prepared, supplied, or reviewed any plans or specifications in connection with this Work or Subdivision, or has insurance or other indemnification covering any of these matters, or that the alleged damage resulted partly from any negligent or willful misconduct of any indemnitee.

9. COSTS

Subdivider shall pay when due all the costs of the Work including inspections thereof and relocating existing utilities required thereby

10. SURVEYS

Subdivider shall set and establish survey monuments in accordance with the filed map and to the satisfaction of the City Engineer before acceptance of any Work as complete by the City Council.

11. NON-PERFORMANCE AND COSTS

If Subdivider fails to complete the Work within the time specified in this Agreement and subsequent extensions, or fails to maintain the Work, the City may proceed to complete and/or maintain the Work by contract or otherwise, and Subdivider agrees to pay all costs and charges incurred by the City (including, but not limited to: engineering, inspection, surveys, contract, overhead, etc.) immediately upon demand.

Subdivider hereby consents to entry on the Subdivision property by the City and its forces, including contractors, in the event the City proceeds to complete and/or maintain the Work.

Once action is taken by City to complete or maintain the Work, Subdivider agrees to pay all costs incurred by the City, even if Subdivider subsequently completes the Work. Should City sue to compel performance under this Agreement or to recover costs incurred in completing or maintaining the Work, Subdivider agrees to pay all attorney's fees, and all other expenses of litigation incurred by City in connection therewith, even if Subdivider subsequently proceeds to complete the Work.

12. RECORD MAP

In consideration hereof, City shall allow Subdivider to file and record the Final Map for said Subdivision.

13. MONUMENTATION SECURITY

Subdivider shall file or deposit with the City a monument bond or security as applicable in an

amount specified by the City Engineer pursuant to Government Code §§ 66496 and 66499.

14. ENGINEERING FEES

Subdivider shall pay such fees as have been duly established by City.

15. DATE OF COMPLETION

The completion of improvements required hereunder and the date of completion shall be determined and certified by the City Engineer.

16. FEES

Subdivider shall pay such fees as have been duly established by City.

EXHIBIT "A"

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:

BLOCK 8 OF VICTORIA RANCH SUBDIVISION UNIT NO. 3C, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 26 PAGE 47 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECRODER OF IMPERIAL COUNTY.

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 not the truthfulness, accuracy, or validity of that document.

State of California
County of Imperial)

On _____ before me, _____
(insert name and title of the officer)

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)

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 not the truthfulness, accuracy, or validity of that document.

State of California
County of Imperial

On _____ before me, _____
(insert name and title of the officer)

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.

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Signature _____ (Seal)

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State of California
County of Imperial)

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(insert name and title of the officer)

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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.

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Signature _____ (Seal)

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State of California
County of Imperial)

On _____ before me, _____
(insert name and title of the officer)

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 2

VICTORIA RANCH SUBDIVISION - UNIT No. 3E

A RE-SUBDIVISION OF BLOCK 8 OF VICTORIA RANCH SUBDIVISION - UNIT NO. 3C, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

SURVEYOR'S STATEMENT:

I, GORDON O. OLSON, 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 07-17-2024 AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LAS VICTORIAS, INC. ON 09-28-2024 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.

Gordon O. Olson
GORDON O. OLSON, P.L.S. 7107
10-01-2024
DATE



ACTING CITY LAND SURVEYOR'S STATEMENT:

I, DAVID DALE, ACTING CITY LAND SURVEYOR FOR THE CITY OF IMPERIAL, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF 3 SHEETS, THAT THE SUBDIVISION SHOWN HEREIN IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT AS AMENDED JANUARY 1, 2024, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

David Dale
DAVID DALE, P.L.S. 8603
ACTING CITY LAND SURVEYOR
10/21/2024
DATE



CITY CLERK'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION ADOPTED _____, 2024, HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS, HIGHWAYS AND EASEMENTS OFFERED FOR DEDICATION AS SHOWN HEREIN.

KRISTINA SHIELDS
CLERK OF THE CITY COUNCIL

SUPPORTING DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE RECORDED AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL IN SUPPORT OF THIS FINAL MAP.

TITLE: SUBDIVISION GUARANTEE	INSTRUMENT NO. _____
TITLE: TAX CERTIFICATION	INSTRUMENT NO. _____
TITLE: AVIGATION EASEMENT	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____

SOILS REPORT:

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP HAS BEEN PREPARED BY LANDMARK CONSULTANTS, INC. DATED 08-06-2024, UNDER THE DIRECTION OF PETER E. LOBRUCHIERE, REGISTERED CIVIL ENGINEER NO. 84812 AS REPORT NO. 1824065. A COPY OF SAID REPORT IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

SIGNATURE OMISSIONS STATEMENT:

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE OMITTED PURSUANT TO SECTION 66-456(a)(3)(A) OF THE SUBDIVISION MAP ACT IN THAT THEIR INTERESTS CAN NOT RIPEN INTO FEE.

UNKNOWN ENTITIES: WATER RIGHTS, CLAIMS, OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, (THE EXACT EXTENT AND LOCATION OF SAID RIGHTS, CLAIMS, OR TITLE TO WATER IS NOT DISCLOSED IN THE RECORD, NOT PLOTTABLE)

UNKNOWN ENTITIES: ANY INTERESTS (INCLUDING RIGHTS OF THE PUBLIC) IN AND TO ANY PORTION OF THE LAND LYING WITHIN ROADS, STREETS, ALLEYS OR HIGHWAYS, (THE EXACT EXTENT AND LOCATION OF SAID INTERESTS IS NOT DISCLOSED IN THE RECORD, NOT PLOTTABLE)

UNKNOWN ENTITIES: RIGHTS OR CLAIMS OF EASEMENTS FOR CANALS, DRAINS, LATERALS, IRRIGATION PIPELINES AND GATES NOT RECORDED IN THE PUBLIC RECORDS, (THE EXACT EXTENT AND LOCATION OF SAID RIGHTS OR CLAIMS OF EASEMENTS IS NOT DISCLOSED IN THE RECORD, NOT PLOTTABLE)

USA: RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED AUGUST 10, 1911 IN BOOK 3 PAGE 128 OF PATENTS, (THE EXACT EXTENT AND LOCATION OF SAID RESERVATIONS AND EXCEPTIONS CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTABLE)

IMPERIAL IRRIGATION DISTRICT: AN EASEMENT AND RIGHTS INCIDENTAL THERETO FOR LATERAL DRAIN, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES AS SET FORTH IN A DOCUMENT RECORDED APRIL 16, 1956, IN BOOK 42D PAGE 174 OF OFFICIAL RECORDS (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED IN THE RECORD, NOT PLOTTABLE)

IMPERIAL IRRIGATION DISTRICT: AN EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POWER LINE AND NECESSARY APPURTENANCES AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 14, 1957 IN BOOK 4TT PAGE 5 OF OFFICIAL RECORDS, (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED IN THE RECORD, NOT PLOTTABLE)

LEGAL DESCRIPTION:

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:
BLOCK 8 OF VICTORIA RANCH SUBDIVISION UNIT NO. 3C, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 28 PAGE 47 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; THAT WE OFFER FOR DEDICATION TO PUBLIC USE ANY STREETS, HIGHWAYS AND EASEMENTS AS SHOWN UPON SAID MAP AND BEING WITHIN SAID SUBDIVISION.

VRSE INC, A CALIFORNIA CORPORATION

SIGNATURE: T. S. Lesley DATE: 10-23-24
BY: TORRENCE LESLEY
TITLE: OWNER
FOR: VRSE INC, A CALIFORNIA CORPORATION

NOTARY ACKNOWLEDGMENTS:

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 10/23/2024 BEFORE ME Kristina A. Villagas, Notary Public
PERSONALLY APPEARED Torrence Scott Lesley
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 ON 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: [Signature] (SEAL)
KRISTINA VILLAGAS
Notary Public - California
Notary Public
Commission # 242379
Ex. Comm. Expires 04-1-2027

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.

STEWART TITLE OF CALIFORNIA, INC.
BY: [Signature] DATE: 10-23-2024
TITLE REPRESENTATIVE

COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2024 AT _____ M., IN BOOK _____ OF FINAL MAPS AT PAGE(S) _____ AT THE REQUEST OF DESERT SURVEYING & ENGINEERING.

CHUCK STOREY
COUNTY RECORDER

VICTORIA RANCH SUBDIVISION - UNIT NO. 3E
 A THE SUBDIVISION OF BLOCK 8 OF VICTORIA RANCH SUBDIVISION - UNIT NO. 3C, IN THE CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF CALIFORNIA

PASEO DEL SOL SUB.
 UNIT NO. 1 - PHASE I
 FM 14-44

CROSS ROAD SUBDIVISION
 FM 21-18
 FM 11-6
 CROSS RD.
 A TEN RD.

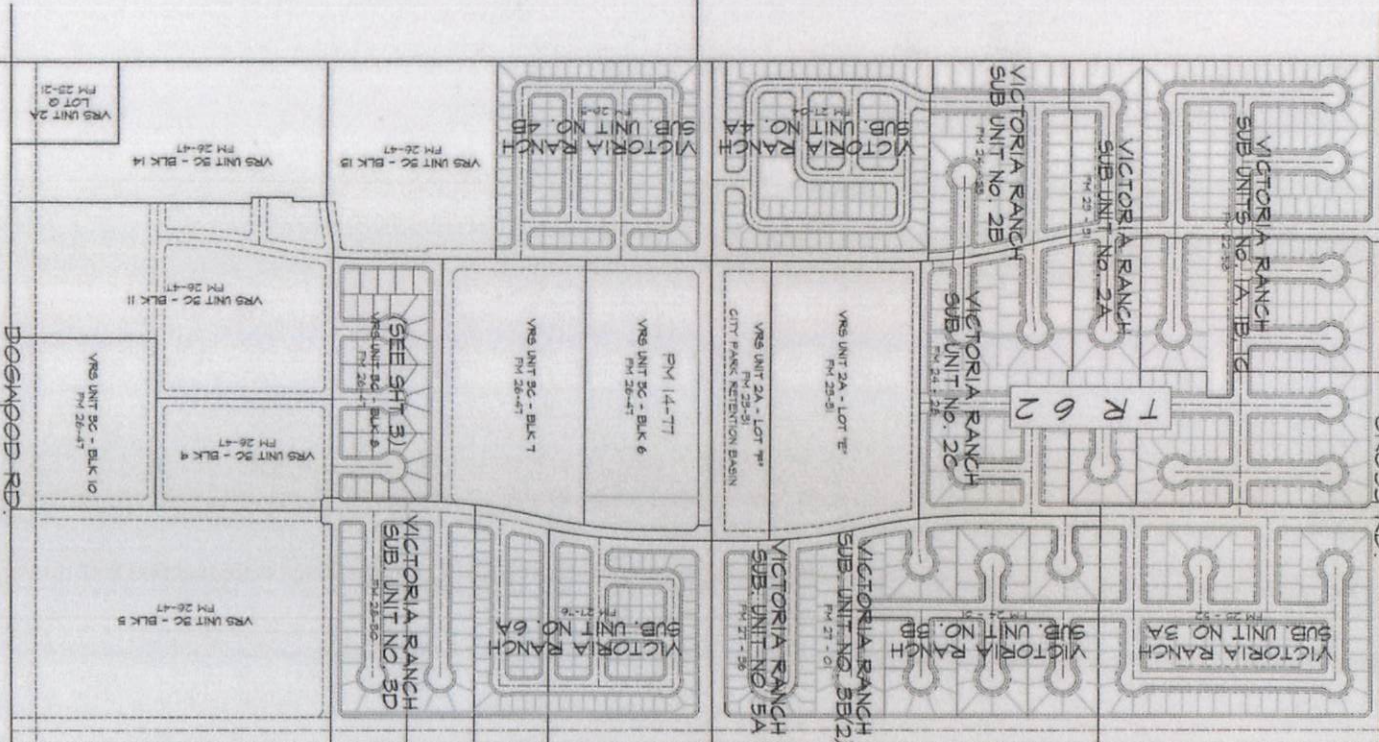
TR 98

TR 97

TR 96

TR 91

EXHIBIT 2



TR 64

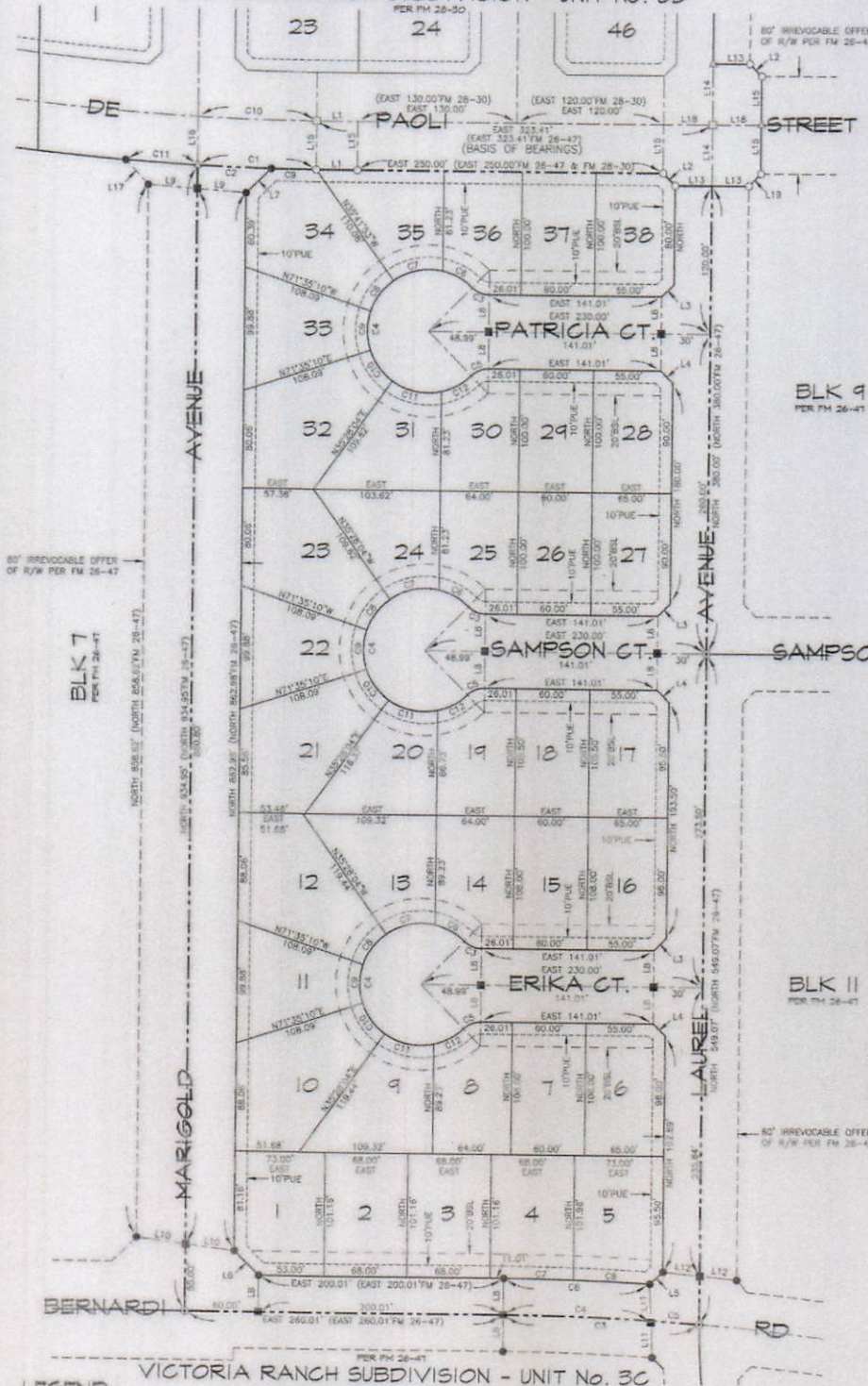
TR 65

EXHIBIT 2

VICTORIA RANCH SUBDIVISION - UNIT No. 3E

A RE-SUBDIVISION OF BLOCK 8 OF VICTORIA RANCH SUBDIVISION - UNIT NO. 3C
IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

VICTORIA RANCH SUBDIVISION - UNIT No. 3D



LINE TABLE

NO.	LENGTH	BEARING	REFERENCE
L1	33.41'	EAST	FM 26-47
L2	14.14'	S45°00'00"E	FM 26-47
L3	14.14'	S45°00'00"E	FM 26-47
L4	14.14'	S45°00'00"E	FM 26-47
L5	14.55'	S46°41'10"W	FM 26-47
L6	28.28'	N45°00'00"W	FM 26-47
L7	28.53'	N45°30'32"E	FM 26-47
L8	30.00'	NORTH	FM 26-47
L9	40.10'	S85°58'14"E	FM 26-47
L10	40.31'	N82°52'30"W	FM 26-47
L11	30.16'	S02°22'32"E	FM 26-47
L12	30.16'	S84°00'39"E	FM 26-47
L13	30.00'	EAST	FM 26-47
L14	50.00'	NORTH	FM 26-47
L15	40.00'	NORTH	FM 26-47
L16	40.00'	NORTH	FM 26-47
L17	27.19'	N42°49'13"W	FM 26-47
L18	40.00'	EAST	FM 26-47
L19	14.14'	N45°00'00"E	FM 26-47

BLK 9
PER FM 26-47

CURVE TABLE

NO.	LENGTH	CHORD	DELTA	REFERENCE
C1	96.03'	2040.50'	2°42'50"	FM 26-47
C2	96.03'	2040.00'	2°42'50"	FM 26-30
C3	96.03'	2040.00'	2°42'50"	FM 26-30
C4	160.16'	3000.00'	4°35'18"	FM 26-47
C5	120.73'	2000.00'	3°27'31"	FM 26-47
C6	39.43'	2000.00'	1°07'47"	FM 26-47
C7	119.47'	2030.00'	3°22'19"	FM 26-47
C8	37.00'	2030.00'	1°16'32"	FM 26-47
C9	36.24'	2040.00'	1°01'04"	FM 26-47
C10	96.03'	2000.00'	2°46'06"	FM 26-47

BLK 11
PER FM 26-47

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS "EAST" WHICH IS THE BEARING OF THE CENTER LINE OF DE PAOLI ROAD PER VICTORIA RANCH SUBDIVISION UNIT 3D PER FM 26-50.

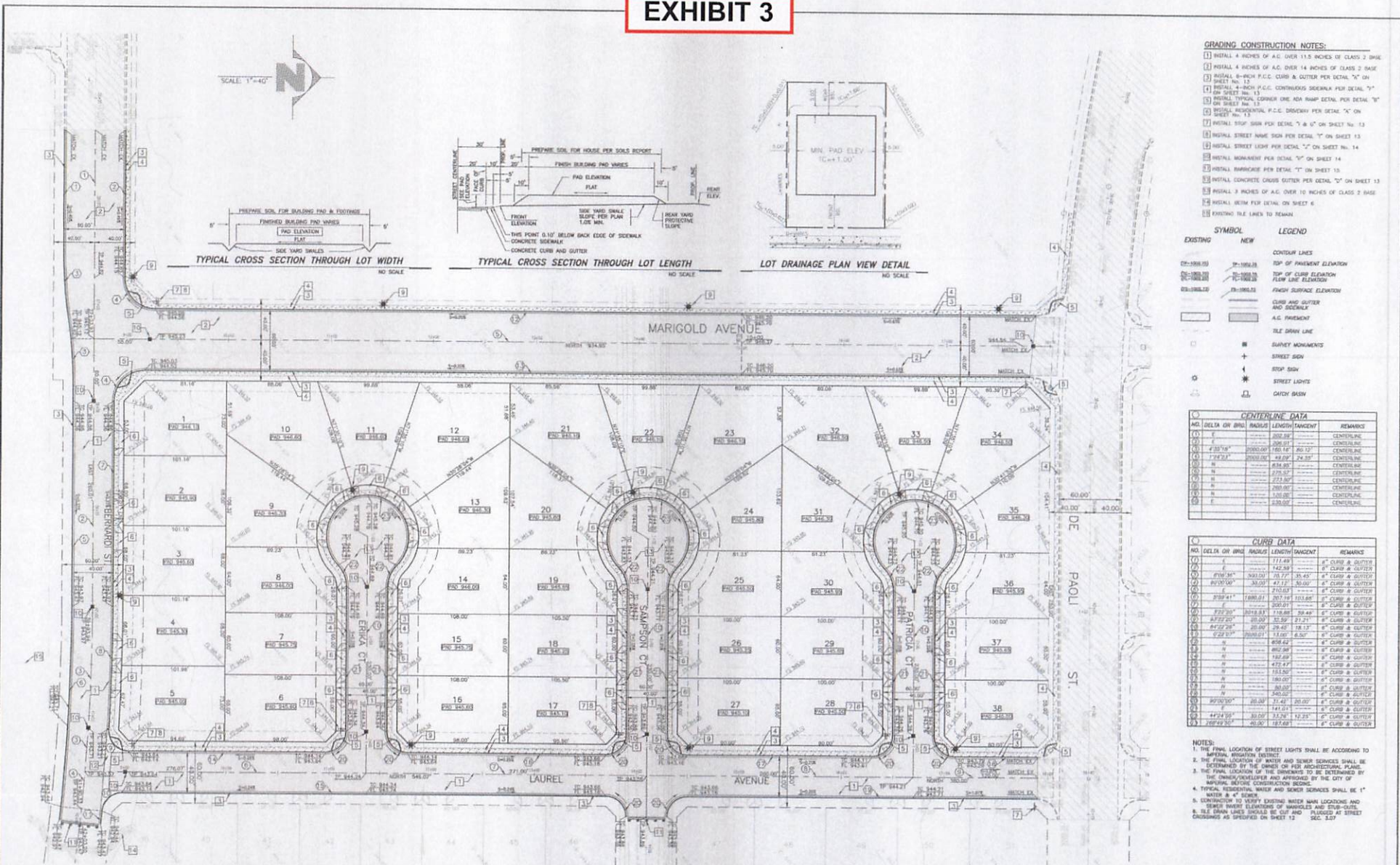
LEGEND:

- SET 4" CONCRETE CYLINDER IN MONUMENT HELL BOX WITH BRASS TAG STAMPED "LS TIGT & OLSON"
- FOUND 4" CONCRETE CYLINDER IN MONUMENT HELL BOX WITH BRASS TAG STAMPED "LS TIGT & OLSON" PER VICTORIA RANCH SUBDIVISION - UNIT NO. 3D - FM 26-50
- FOUND 1/4" I.P. IN PLASTIC FLUSH STAMPED "LS TIGT & OLSON, DOWN 4", SET FOR VICTORIA RANCH SUBDIVISION - UNIT NO. 3D - FM 26-50 PER CERTIFICATE OF CORRECTION FOR SAME DATED 7-15-24.
- △ SEARCH DID NOT FIND MONUMENT SET PER VICTORIA RANCH SUBDIVISION - UNIT NO. 3D - FM 26-50. MONUMENTS DESTROYED BY ROAD CONSTRUCTION. SET PK NAIL & BRASS TAG STAMPED "LS TIGT & OLSON" FLUSH WITH A.C. PAVEMENT.
- ⊙ SEARCH DID NOT FIND MONUMENT SET PER VICTORIA RANCH SUBDIVISION - UNIT NO. 3C - FM 26-47. BELIEVE MONUMENTS DESTROYED BY PARKING OPERATIONS. SET PK NAIL & BRASS TAG STAMPED "LS TIGT & OLSON" FLUSH WITH A.C. PAVEMENT.
- SEARCH DID NOT FIND MONUMENT SET PER VICTORIA RANCH SUBDIVISION - UNIT NO. 3C - FM 26-47. BELIEVE MONUMENTS DESTROYED BY PARKING OPERATIONS. SET 1/4" I.P. IN PLASTIC FLUSH STAMPED "LS TIGT & OLSON, DOWN 5".
- (70) RECORDED DATA PER FINAL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED.
- (A) RECORDED EASEMENT PER SHEET 1
- L2 DATA PER LINE DATA TABLE
- C4 DATA PER CURVE TABLE TABLE

SURVEYOR'S NOTES:

1. A 1/4" I.P. IN PLASTIC FLUSH STAMPED "LS TIGT & OLSON" WILL BE SET AT ALL LOT CORNERS AND BLOCK CORNERS, AS SHOWN BEFORE OCCUPANCY OF IMPROVEMENTS. UNLESS SAID CORNERS ARE INDICATED AS MONUMENTED OTHERWISE, IF SAID CORNERS FALL IN AREAS OF CONCRETE OR PAVEMENT A PK NAIL & BRASS TAG STAMPED "LS TIGT & OLSON" WILL BE PLACED INSTEAD OF THE MENTIONED IRON PIPE. ADDITIONALLY, CONCRETE CYLINDERS SHOWN HERE WILL LIKEWISE BE SET BEFORE THE ACCEPTANCE OR OF PUBLIC IMPROVEMENTS.
2. THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERROR.
3. REFER TO VICTORIA RANCH SPECIFIC PLAN & PLANNED UNIT DEVELOPMENT ORDINANCE FOR BUILDING FULL SET-BACK REQUIREMENTS.

EXHIBIT 3



- GRADING CONSTRUCTION NOTES:**
1. INSTALL 8 INCHES OF A.C. OVER 1 1/2 INCHES OF CLASS 2 DRIVE
 2. INSTALL 8 INCHES OF A.C. OVER 1 1/2 INCHES OF CLASS 2 BASE
 3. INSTALL 8-INCH P.C.C. CURB & GUTTER PER DETAIL "C" ON SHEET NO. 13
 4. INSTALL 8-INCH P.C.C. CONTINUOUS SIDEWALK PER DETAIL "D" ON SHEET NO. 13
 5. INSTALL TYPICAL CORNER ONE ADA RAMP DETAIL PER DETAIL "E" ON SHEET NO. 13
 6. INSTALL 8-INCH P.C.C. SIDEWALK PER DETAIL "F" ON SHEET NO. 13
 7. INSTALL 8" TOP SOLE PER DETAIL "G" & "H" ON SHEET NO. 13
 8. INSTALL STREET NAME SIGN PER DETAIL "I" ON SHEET NO. 14
 9. INSTALL STREET LIGHT PER DETAIL "J" ON SHEET NO. 14
 10. INSTALL MONUMENT PER DETAIL "K" ON SHEET NO. 14
 11. INSTALL BARRICADE PER DETAIL "L" ON SHEET NO. 15
 12. INSTALL CONCRETE CURB AND GUTTER PER DETAIL "M" ON SHEET 13
 13. INSTALL 3 INCHES OF A.C. OVER 1 1/2 INCHES OF CLASS 2 BASE
 14. INSTALL 8" TOP SOLE PER DETAIL "N" ON SHEET 6
 15. EXISTING FILE LINES TO REMAIN

SYMBOL	NEW	LEGEND
---	---	CONTOUR LINES
---	---	TOP OF PAVEMENT ELEVATION
---	---	TOP OF CURB ELEVATION
---	---	TOP OF FLOW LINE ELEVATION
---	---	FINISH SURFACE ELEVATION
---	---	FINISH AND GUTTER AND SIDEWALK
---	---	A.C. PAVEMENT
---	---	FILE DRIVE LINE
---	---	SHAWNY MONUMENTS
---	---	STREET SIGN
---	---	STOP SIGN
---	---	STREET LIGHTS
---	---	CATCH BASIN

CENTERLINE DATA				
NO.	DELTA OR ANG.	RADIUS	LENGTH/TANGENT	REMARKS
1	0	0	0	CENTERLINE
2	0	0	0	CENTERLINE
3	0	0	0	CENTERLINE
4	0	0	0	CENTERLINE
5	0	0	0	CENTERLINE
6	0	0	0	CENTERLINE
7	0	0	0	CENTERLINE
8	0	0	0	CENTERLINE
9	0	0	0	CENTERLINE
10	0	0	0	CENTERLINE
11	0	0	0	CENTERLINE
12	0	0	0	CENTERLINE
13	0	0	0	CENTERLINE
14	0	0	0	CENTERLINE
15	0	0	0	CENTERLINE
16	0	0	0	CENTERLINE
17	0	0	0	CENTERLINE
18	0	0	0	CENTERLINE
19	0	0	0	CENTERLINE
20	0	0	0	CENTERLINE
21	0	0	0	CENTERLINE
22	0	0	0	CENTERLINE
23	0	0	0	CENTERLINE
24	0	0	0	CENTERLINE
25	0	0	0	CENTERLINE
26	0	0	0	CENTERLINE
27	0	0	0	CENTERLINE
28	0	0	0	CENTERLINE
29	0	0	0	CENTERLINE
30	0	0	0	CENTERLINE
31	0	0	0	CENTERLINE
32	0	0	0	CENTERLINE
33	0	0	0	CENTERLINE
34	0	0	0	CENTERLINE
35	0	0	0	CENTERLINE
36	0	0	0	CENTERLINE
37	0	0	0	CENTERLINE
38	0	0	0	CENTERLINE
39	0	0	0	CENTERLINE
40	0	0	0	CENTERLINE

CURB DATA				
NO.	DELTA OR ANG.	RADIUS	LENGTH/TANGENT	REMARKS
1	0	0	0	8" CURB & GUTTER
2	0	0	0	8" CURB & GUTTER
3	0	0	0	8" CURB & GUTTER
4	0	0	0	8" CURB & GUTTER
5	0	0	0	8" CURB & GUTTER
6	0	0	0	8" CURB & GUTTER
7	0	0	0	8" CURB & GUTTER
8	0	0	0	8" CURB & GUTTER
9	0	0	0	8" CURB & GUTTER
10	0	0	0	8" CURB & GUTTER
11	0	0	0	8" CURB & GUTTER
12	0	0	0	8" CURB & GUTTER
13	0	0	0	8" CURB & GUTTER
14	0	0	0	8" CURB & GUTTER
15	0	0	0	8" CURB & GUTTER
16	0	0	0	8" CURB & GUTTER
17	0	0	0	8" CURB & GUTTER
18	0	0	0	8" CURB & GUTTER
19	0	0	0	8" CURB & GUTTER
20	0	0	0	8" CURB & GUTTER
21	0	0	0	8" CURB & GUTTER
22	0	0	0	8" CURB & GUTTER
23	0	0	0	8" CURB & GUTTER
24	0	0	0	8" CURB & GUTTER
25	0	0	0	8" CURB & GUTTER
26	0	0	0	8" CURB & GUTTER
27	0	0	0	8" CURB & GUTTER
28	0	0	0	8" CURB & GUTTER
29	0	0	0	8" CURB & GUTTER
30	0	0	0	8" CURB & GUTTER
31	0	0	0	8" CURB & GUTTER
32	0	0	0	8" CURB & GUTTER
33	0	0	0	8" CURB & GUTTER
34	0	0	0	8" CURB & GUTTER
35	0	0	0	8" CURB & GUTTER
36	0	0	0	8" CURB & GUTTER
37	0	0	0	8" CURB & GUTTER
38	0	0	0	8" CURB & GUTTER
39	0	0	0	8" CURB & GUTTER
40	0	0	0	8" CURB & GUTTER

- NOTES:**
1. THE FINAL LOCATION OF STREET LIGHTS SHALL BE ACCORDING TO IMPERIAL ILLUMINATION DISTRICT.
 2. THE FINAL LOCATION OF WATER AND SEWER SERVICES SHALL BE DETERMINED BY OWNER OR PER ARCHITECTURAL PLANS.
 3. THE FINAL LOCATION OF THE DRIVEWAY TO BE DETERMINED BY THE OWNER/OWNER APPROVED BY THE CITY OF IMPERIAL BEFORE CONSTRUCTION BEGINS.
 4. TYPICAL RESIDENTIAL WATER AND SEWER SERVICES SHALL BE 1" WATER & 4" SEWER.
 5. CONTINUATION TO SHEET 12 SHOWS WATER MAIN LOCATIONS AND SEARCH INVEST ELEVATIONS OF MANHOLELS AND STUB-OUTS.
 6. THE FINAL LINES LOCATIONS OF MANHOLELS AND PLUGGED AT STREET CROSSINGS AS SPECIFIED ON SHEET 12. SEE 107.

No.	DESCRIPTION	BY	DATE
1	PER CITY OF IMPERIAL P.C.C. COMMENTS LETTER DATED 7/09/24	STAFF	7/15/24
2	PER CITY OF IMPERIAL P.C.C. COMMENTS LETTER DATED 08/14/24	STAFF	08/14/24

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

David Dalk

DAVID DALK, P.E., PLS
DIRECTOR OF PUBLIC SERVICES
CITY OF IMPERIAL

R.C.E. No. _____

DATE _____

EXP. DATE _____



PREPARED UNDER THE DIRECTION OF:

Carlos Sorrales

CARLOS SORRALES, P.E.

55,432

R.C.E. No. _____

DATE 8/15/24

EXP. DATE 12/31/24

BENCH MARK

BM # 1
CONCRETE BENCHMARK NO. 88
ELEVATION = 246.30

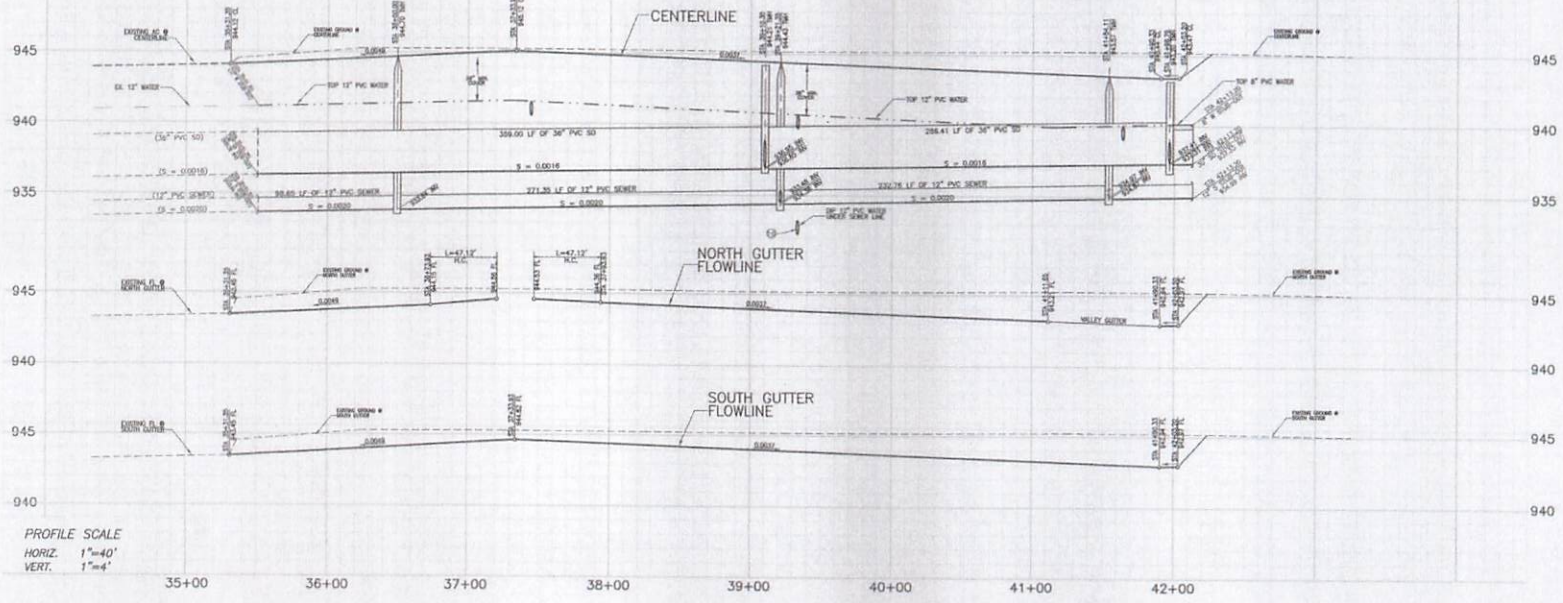
BM # 2
TOP OF EXISTING F.H. LOCATED AT THE
NE COR. OF THE INTERSECTION OF BENCHMARK
ELEVATION = 246.77



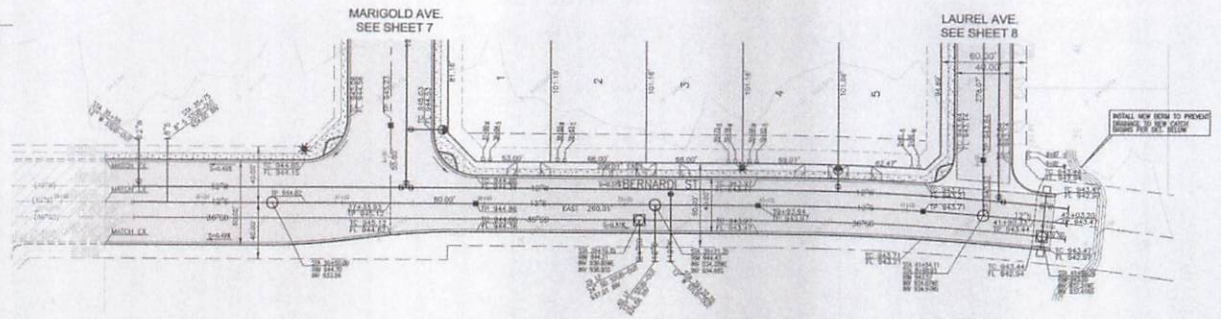
GRADING PLAN		3
VICTORIA RANCH SUB.		15
UNIT No. 3E		
IMPERIAL, CALIFORNIA		DATE 08/11/24
VICTORIA'S INC.		STAFF 24
		CD405-00-MFC-24015-00

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EXHIBIT 3



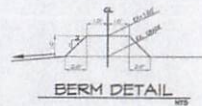
PROFILE SCALE
 HORIZ. 1"=40'
 VERT. 1"=4'



NOTE:
 EXISTING WATER TABLE DEPTH UNKNOWN. CONTRACTOR TO DETERMINE THE WATER TABLE ELEVATION TO PREPARE CONSTRUCTION PRIOR TO SUBMITTING PROPOSAL. THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN SUBMITTAL DOCUMENT TO THE CITY ENGINEER IN CONFORMANCE WITH THE EXISTING EXCAVATION & DETAILED TECHNICAL SPECIFICATION. THE CONTRACTOR SHALL INSTALL THE DOWNSIDE SYSTEM ALONG THE LENGTH OF THE WATER, SEWER, STORM DRAIN PIPELINE IN CONFORMANCE WITH THE APPLICABLE REGULATORY DOCUMENTS.

SYMBOL		LEGEND
EXISTING	NEW	
☆	☆	STREET LIGHTS
⊙	⊙	FIRE HYDRANTS
○	○	MANHOLE
⊕	⊕	WATER VALVE
⊕	⊕	POWER POLE
—S—	—S—	SEWER LINE
—SD—	—SD—	STORM DRAIN LINE
—W—	—W—	WATER LINE
—G—	—G—	GAS LINE
⊕	⊕	CATCH BASIN
□	■	SURVEY MONUMENTS
+	+	STREET SIGN
↑	↑	STOP SIGN
—S—	—S—	SEWER SERVICE
—W—	—W—	WATER SERVICE

- NOTES**
1. THE FINAL LOCATION OF DOWNSIDE, SEWER, WATER AND STORM DRAIN LATERALS SHALL BE DETERMINED BY THE OWNER/DEVELOPER AND APPROVED BY THE CITY OF IMPERIAL BEFORE CONSTRUCTION BEGINS.
 2. PRECAST CONCRETE RINGS TO BE PLACED ON THE UPPER END OF STORM DRAIN JUNCTION BOXES AND SEWER MANHOLES (AS MANY AS REQUIRED) FOR FUTURE ADJUSTMENT TO MATCH ULTIMATE DESIGN GRADES.



No.	DESCRIPTION	BY	DATE	SCALE
1	PER CITY OF IMPERIAL P.O.C. COMMENTS LETTER DATED 7/28/24	STAFF	7/15/24	
2	PER CITY OF IMPERIAL P.O.C. COMMENTS LETTER DATED 08/14/24	STAFF	08/14/24	

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

 DAVID DALE, P.E., PLS
 DIRECTOR OF PUBLIC SERVICES
 CITY OF IMPERIAL



PREPARED UNDER THE DIRECTION OF:

 CARLOS CORRALES, P.E.
 DATE: 8/15/24

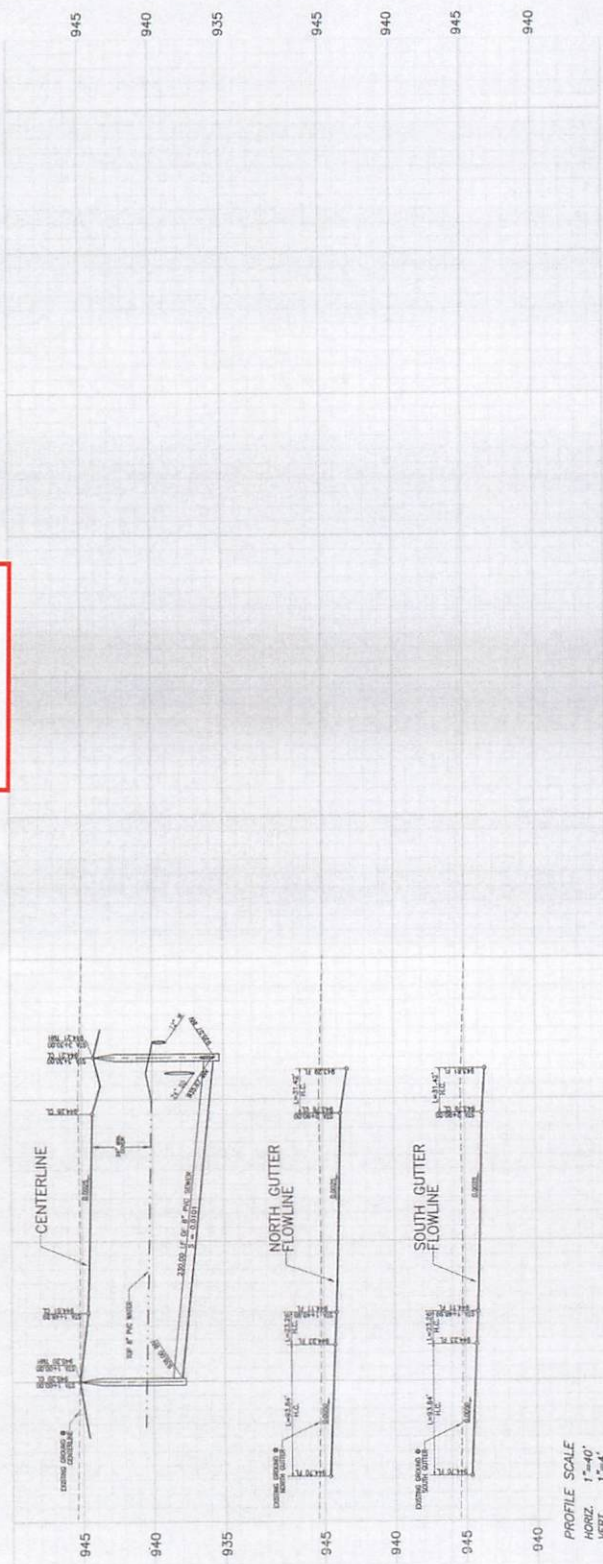
BENCH MARK
 BM # 1
 COUNTY BENCHMARK No. 83
 ELEVATION = 948.30
 BM # 2
 TOP OF EXISTING P.H. LOCATED AT THE NE CORN OF THE INTERSECTION OF BERNARD AND CEDRO AVE.
 ELEVATION = 948.77



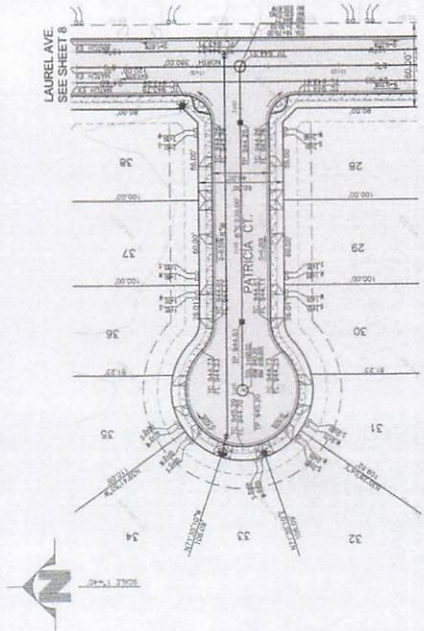
PLAN & PROFILE		Sheet No.
VICTORIA RANCH SUB. UNIT No. 3E		6
IMPERIAL, CALIFORNIA		15
VICTORIA'S, INC.		DATE: 08/14/24 STAFF: C240150-00

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EXHIBIT 3



PROFILE SCALE
 HORIZ. 1"=40'
 VERT. 1"=4'

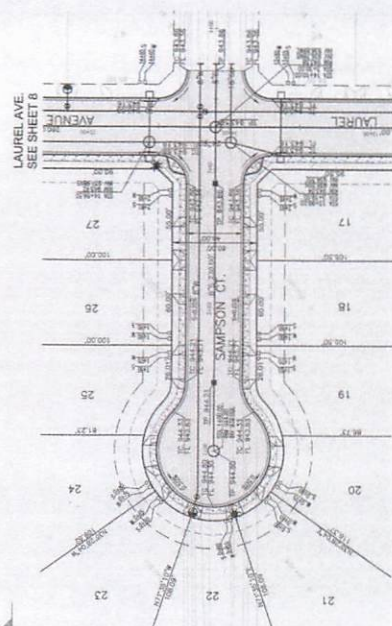
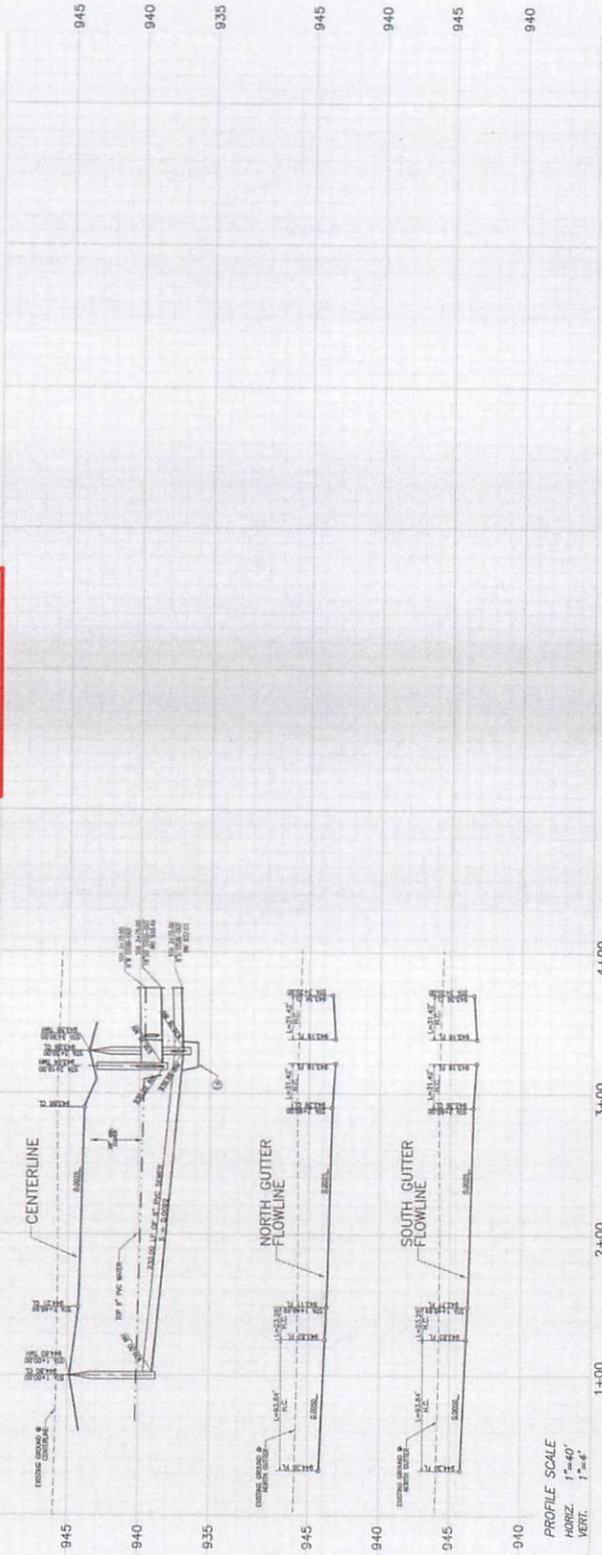


SYMBOL		LEGEND
⊕	EXISTING	STREET LIGHTS
⊕	NEW	FIRE HYDRANTS
○		MANHOLE
⊙		WATER VALVE
⊙		POWER POLE
—		SEWER LINE
—		STORM DRAIN LINE
—		WATER LINE
—		GAS LINE
⊕		CATCH BASIN
+		SURVEY MONUMENTS
+		STREET SIGN
+		STOP SIGN
—		SEWER SERVICE
—		WATER SERVICE

NOTES
 1. THE FINAL LOCATION OF IMPROVEMENTS, SEWER, WATER AND STORM DRAIN LINES SHALL BE DETERMINED BY THE CITY OF IMPERIAL, CALIFORNIA AND APPROVED BY THE CITY ENGINEER.
 2. PRECAST CONCRETE BASES TO BE PLACED ON THE LOWER END OF THE DRAINAGE DITCHES TO BE PROVIDED FOR FUTURE ADJUSTMENT TO MATCH ULTIMATE DESIGN GRADES.

No. DESCRIPTION	BY DATE	DATE	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:		PREPARED UNDER THE DIRECTION OF: CAROLYNN CHAMBERS, P.E. DATE: 8/19/24	BENCH MARK: BM # 1 COUNTY EXPERIMENT No. 89 COUNTY No. 442.35 BM # 2 COUNTY No. 89 PERIOD OF THE INTERSECTION OF SERVICES 8/19/24 TO 8/19/27	PLAN & PROFILE VICTORIA RANCH SUB. UNIT No. 3E IMPERIAL, CALIFORNIA VICTORIA'S INC.
	1. FOR CITY OF IMPERIAL, FOR COMMENTS LETTER DATED 8/19/24. 2. FOR CITY OF IMPERIAL, FOR COMMENTS LETTER DATED 8/19/24.	R.E.E. No. 55,432 DATE: 8/19/24 EXP. DATE:					

EXHIBIT 3

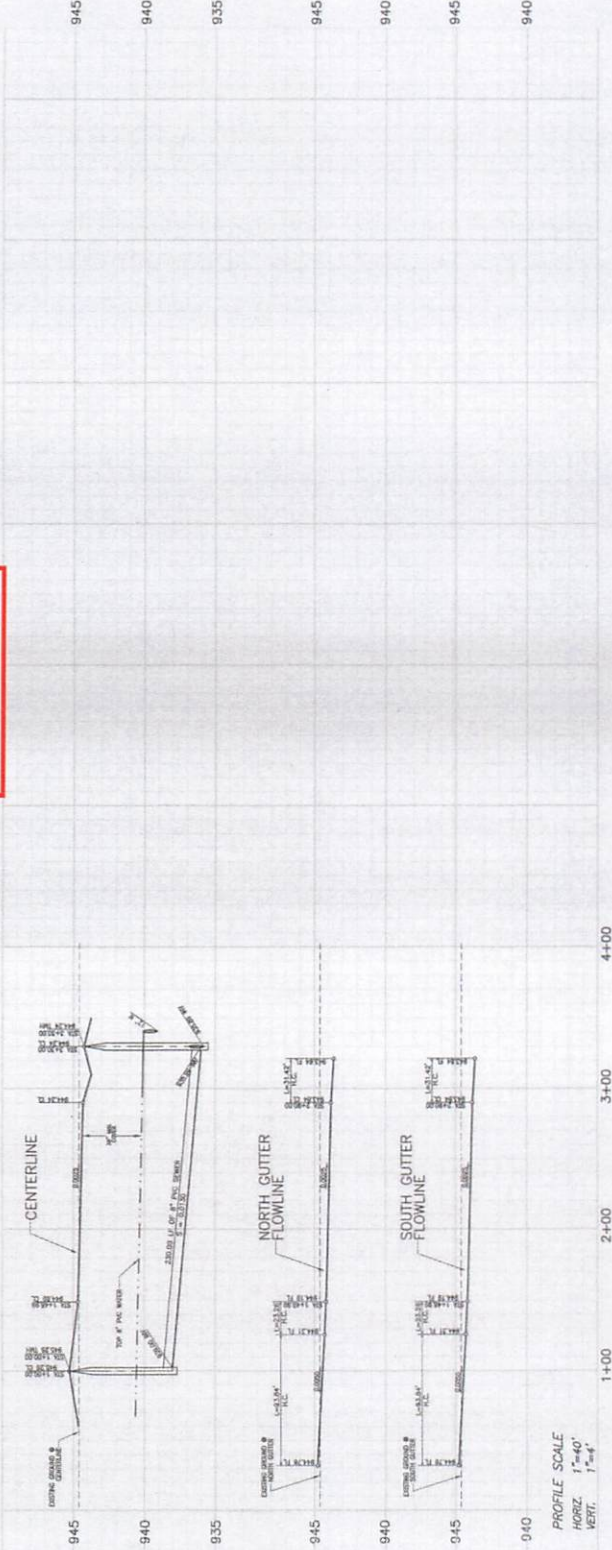


SYMBOL		LEGEND
EXISTING	NEW	STREET LIGHTS
○	○	FIRE HYDRANTS
○	○	MANHOLE
○	○	WATER VALVE
○	○	POWER POLE
○	○	SEWER LINE
○	○	STORM DRAIN LINE
○	○	WATER LINE
○	○	GAS LINE
○	○	CATCH BASIN
○	○	SURVEY MONUMENTS
○	○	STREET SIGN
○	○	STOP SIGN
○	○	SEWER SERVICE
○	○	WATER SERVICE

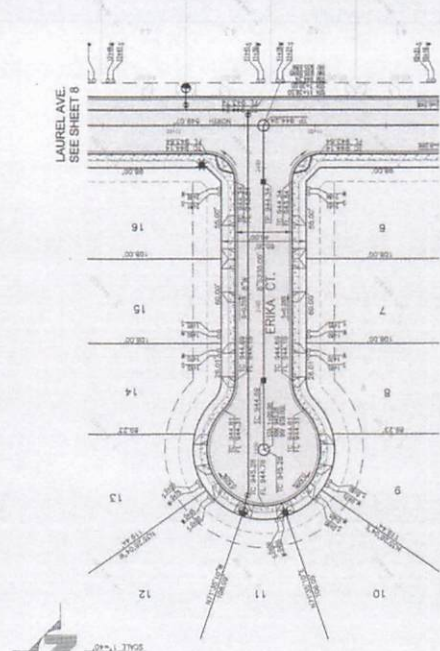
NOTES
 1. ALL FINAL LOCATIONS OF MANHOLE, SEWER, WATER AND STORM DRAIN LINES SHALL BE DETERMINED BY THE OWNER/OWNER AND APPROVED BY THE CITY OF IMPERIAL.
 2. PRECAST CONCRETE PIPES TO BE PLACED ON THE SPREAD END OF EXISTING CONCRETE PIPES AND USED MANHOLES FOR MANY AS REQUIRED FOR FUTURE ADJUSTMENT TO MAINTAIN PROPER SLOPE.

No. DESCRIPTION 1. SEE CITY OF IMPERIAL, P.O. COMMENTS LETTER DATED 10/24/24 2. PER CITY OF IMPERIAL, P.O. COMMENTS LETTER DATED 08/19/24	BY: SHW DATE: 08/19/24	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY: CARLOS CORONALES, P.E. DATE: 8/19/24	BENCH MARK BM #17 ELEVATION = 944.20 TOP OF CASTING C/A LOCATED AT THE INTERSECTION OF BIRNHEAD AND CEDAR AVE. ELEVATION = 944.77	L.E. ENGINEERING CONSULTANTS INC. 1000 N. MISSION ST. IMPERIAL, CALIFORNIA 92541 TEL: 619-951-1111	PLAN & PROFILE VICTORIA RANCH SUB. UNIT NO. 3E	SHEET NO. 10 TOTAL SHEETS 15
	PREPARED UNDER THE DIRECTION OF: CARLOS CORONALES, P.E. DATE: 8/19/24		IMPERIAL, CALIFORNIA VICTORIA R. INC.		CONTRACT NO. 24-0115-00	

EXHIBIT 3



PROFILE SCALE
 HORIZ. 1"=40'
 VERT. 1"=4'



SYMBOL		LEGEND
☆	EXISTING	STREET LIGHTS
✱	NEW	FIRE HYDRANTS
○		MANHOLE
●		WATER VALVE
⊙		POWER POLE
—5—		SEWER LINE
—50—		STORM DRAIN LINE
—W—		WATER LINE
—G—		GAS LINE
□		CATCH BASIN
■		UTILITY MONUMENTS
+		STREET SIGN
+		STOP SIGN
—S—		SEWER SERVICE
—W—		WATER SERVICE

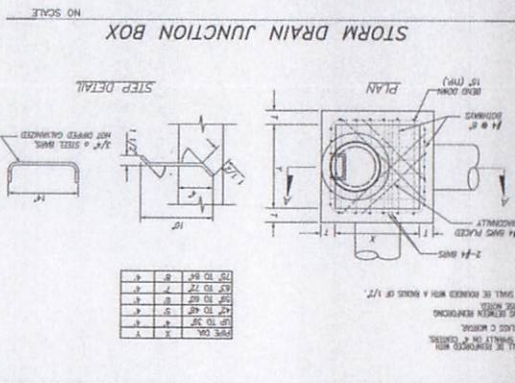
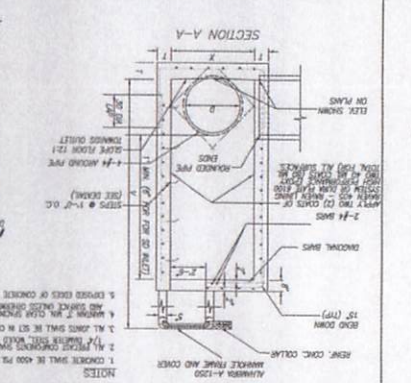
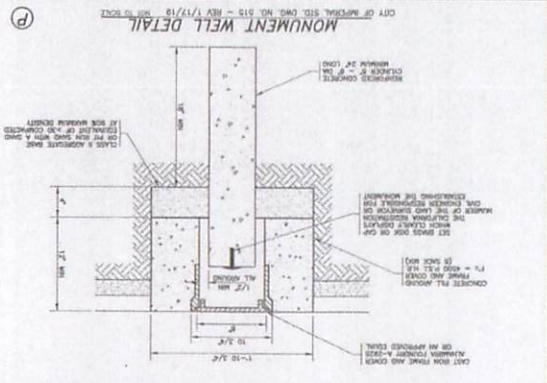
NOTES
 1. THE FINAL LOCATIONS OF UTILITIES, SEWER, WATER AND STORM DRAIN LINES SHALL BE DETERMINED BY FIELD SURVEY AND SHALL BE APPROVED BY THE CITY OF IMPERIAL BEFORE CONSTRUCTION BEGINS.
 2. ALL CONCRETE SHALL BE PLACED ON THE 1/2" (MIN.) SAND FILL FROM THE 1/2" (MIN.) SAND FILL TO THE 1/2" (MIN.) SAND FILL FOR FUTURE EQUIPMENT TO MATCH EXISTING DESIGN STANDARDS.

No. DESCRIPTION 1 FOR COMPLETE LITERATURE REVIEW 2 FOR CITY OF IMPERIAL FOR COMMENTS LATER DATED 08/19/2024 3 FOR CITY OF IMPERIAL FOR COMMENTS LATER DATED 08/19/2024	BY: [Signature]	DATE: 08/19/24	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY: [Signature] DATE: 8/19/24		BENCH MARK BENCH MARK # 1 ELEVATION = 94.20 TOP OF EXISTING C&I LOCATED AT THE INTERSECTION OF BENCH MARK AND CENTERLINE ELEVATION = 94.77		PROJECT: VICTORIA RANCH SUB. UNIT No. 3E SHEET: 11 OF 15 IMPERIAL, CALIFORNIA PROJECT NO: 2024-08-11
	DATE: 08/19/24	R.C.L. No.: 12/21/24					

NO.	DESCRIPTION	BR	DATE
1	REV CITY OF IMPERIAL FOR COMMENTS LETTER DATED 08/11/24	DMT	08/11/24
2	REV CITY OF IMPERIAL FOR COMMENTS LETTER DATED 08/11/24	DMT	08/11/24

DATE: 8/15/24
 PREPARED UNDER THE DIRECTION OF: CARLOS GONZALEZ, P.E.
 R.C.E. NO.: 55433
 D.P. DATE: 12/11/24
 D.P. NO.: 55433

IMPERIAL CALIFORNIA
 VICTORIA RANCH SUB
 UNIT NO. 3E
 DETAIL SHEET
 14
 15



SECTION A-A	NO.	DESCRIPTION	BR	DATE
1	1	CONCRETE SHALL BE 4000 PSI	DMT	08/11/24
1	2	ALL REINFORCING SHALL BE REINFORCING WITH 1/2" DIAMETER STEEL BARS SPACED AT 12" ON CENTER	DMT	08/11/24
1	3	ALL CORNER SHALL BE 90° IN CLASS C CONCRETE AND SHOWN WITH CORNER REINFORCING	DMT	08/11/24
1	4	EXPPOSED EDGES OF CONCRETE SHALL BE FINISHED WITH 1/2" RADIUS AND SHOWN WITH CORNER REINFORCING	DMT	08/11/24
1	5	EXPPOSED EDGES OF CONCRETE SHALL BE FINISHED WITH 1/2" RADIUS OF 1/2"	DMT	08/11/24

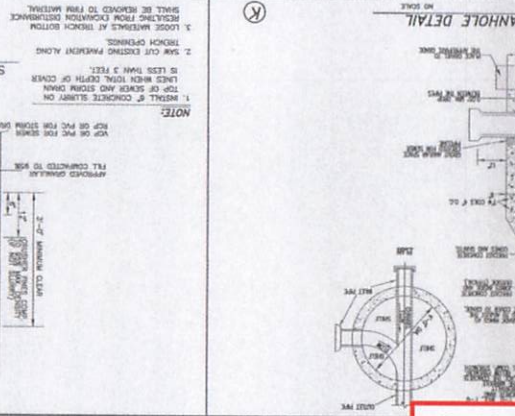
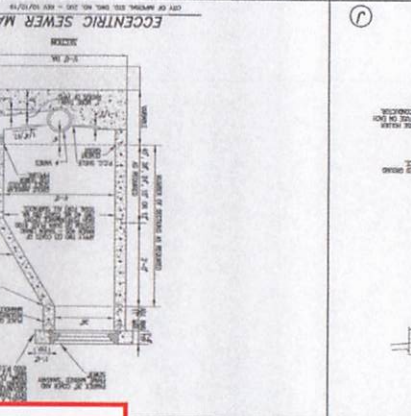
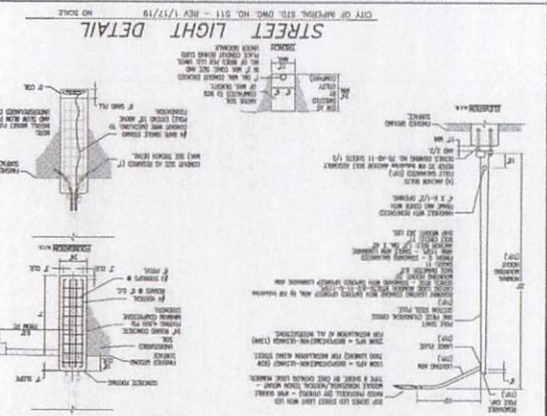
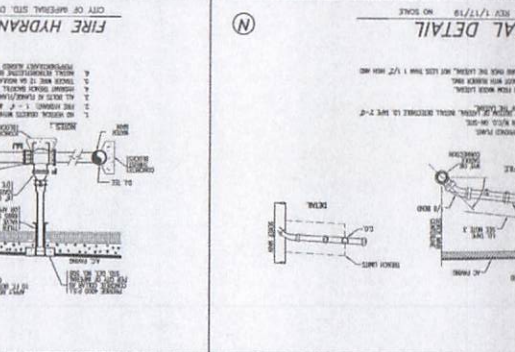
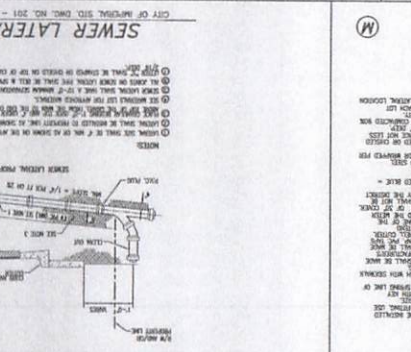
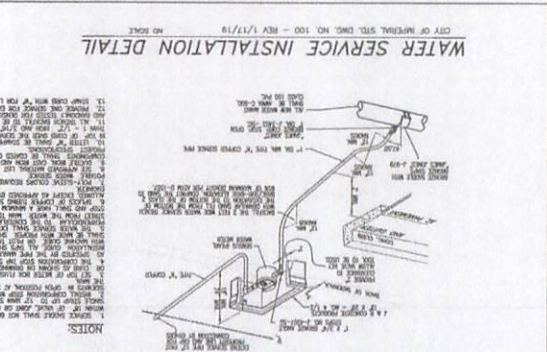


EXHIBIT 3

Exhibit 4



**CITY OF IMPERIAL
VICTORIA RANCH SUBDIVISION UNIT 3E
ENGINEER'S COST ESTIMATE
FOR ON-SITE IMPROVEMENTS**

Date: July 22, 2024

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Water				
12" DIA. PVC PIPE	L.F.	2,565.00	\$65.00	\$166,725.00
8" DIA. PVC PIPE	L.F.	895.00	\$50.00	\$44,750.00
12" X 12" CROSS	E.A.	1	\$1,700.00	\$1,700.00
12" X 12" TEE	E.A.	4	\$1,500.00	\$6,000.00
12" X 8" TEE	E.A.	2	\$1,500.00	\$3,000.00
12" WATER VALVE	E.A.	8	\$3,200.00	\$25,600.00
8" WATER VALVE	E.A.	5	\$2,040.00	\$10,200.00
6" FIRE HYDRANT ASSEMBLY	E.A.	9	\$8,500.00	\$76,500.00
CONNECTION TO EXISTING 12" WATER LINE	E.A.	3	\$1,600.00	\$4,800.00
WATER SERVICE	E.A.	51	\$1,100.00	\$56,100.00
\$395,375.00				
Sewer				
12" DIA. PVC SDR 35 PIPE	L.F.	702	\$70.00	\$49,140.00
8" DIA. PVC SDR 35 PIPE	L.F.	1696	\$60.00	\$101,760.00
4" DIA. SEWER SERVICE	E.A.	51	\$700.00	\$35,700.00
SEWER MANHOLE	E.A.	9	\$8,000.00	\$72,000.00
CONNECTION TO EXISTING SEWER LINE	E.A.	2	\$1,100.00	\$2,200.00
\$260,800.00				
Storm Drain				
36" DIA. PVC STORM DRAIN	L.F.	644	\$130.00	\$83,720.00
30" DIA. PVC STORM DRAIN	L.F.	16	\$120.00	\$1,920.00
24" DIA. PVC STORM DRAIN	L.F.	415	\$100.00	\$41,500.00
18" DIA. PVC STORM DRAIN	L.F.	273	\$80.00	\$21,840.00
6" DIA. PVC STORM DRAIN	L.F.	10	\$45.00	\$450.00
SD JUNCTION BOX	E.A.	2	\$6,930.00	\$13,860.00
SD MANHOLE	E.A.	3	\$7,000.00	\$21,000.00
SD CATCH BASIN	E.A.	8	\$4,800.00	\$38,400.00
CONNECTION TO EXISTING 36" SD LINE	E.A.	1	\$1,000.00	\$1,000.00
\$223,690.00				
Curb & Sidewalk				
6" CURB & GUTTER	L.F.	6281	\$26.00	\$163,306.00
DRIVEWAY ACCESS (258 SF)	SQ.FT.	9804	\$16.00	\$156,864.00
HANDICAP CURB RETURNS (270 SF)	SQ.FT.	2926	\$7.00	\$20,482.00
SIDEWALK	SQ.FT.	16254	\$6.50	\$105,651.00
CROSS GUTTER	SQ.FT.	513	\$14.00	\$7,182.00
\$453,485.00				

Exhibit 4

Electrical				
STREET LIGHTS	EA.	11	\$7,500.00	\$82,500.00
UNDERGROUND ELECTRIC	EA.	38	\$1,750.00	\$66,500.00
				\$149,000.00

Earthwork				
CUT	CYD	28289	\$2.00	\$56,578.00
FILL	CYD	28738	\$2.25	\$64,660.50
IMPORT	CYD		\$2.50	
				\$121,238.50

A.C. Pavement				
4" AC/14" CL II BASE/12" SUBGRADE	SF	64850	\$5.50	\$356,675.00
4" AC/11.5" CL II BASE/12" SUBGRADE	SF	68222	\$5.00	\$341,110.00
3" AC/10" CL II BASE/12" SUBGRADE	SF	15474	\$4.25	\$65,764.50
				\$763,549.50

Miscellaneous				
MOBILIZATION	L.S.	1	\$10,000.00	\$10,000.00
INSTALL STOP SIGN	EA	7	\$375.00	\$2,625.00
INSTALL STREET NAME SIGN	EA	5	\$375.00	\$1,875.00
STREET STRIPING	L.S.	1	\$5,000.00	\$5,000.00
WOOD BARRICADE	EA	2	\$4,000.00	\$8,000.00
STAKING	L.S.	1	\$30,000.00	\$30,000.00
SOIL TESTING	L.S.	1	\$10,000.00	\$10,000.00
				\$67,500.00

SUB-TOTAL	\$2,434,638.00
10% Contingency	243,463.80
TOTAL	\$2,678,101.80



8/15/2024

NOTES:

Since the engineer has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, our opinions of probable project cost or construction cost provided for herein are to be made on the basis of our experience and qualifications and represent our best judgement as design professionals familiar with the construction industry, but the engineer cannot, and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by the firm.

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