

NEW BUSINESS

E-2

Final Map Unit 4-A

March 27, 2015

Jesus Villegas
City of Imperial
420 South Imperial Road
Imperial, CA 92251

Re: VICTORIA RANCH SUBDIVISION UNIT 4A ENGINEERS'S COST ESTIMATE.

Dynamic Consulting Engineers, Inc reviewed the Victoria Ranch Subdivision Unit 4A Engineer's Cost Estimate for On Site Improvements prepared by Development Design and Engineering dated 3/26/2015. The Engineer's Cost Estimate is consistent with the proposed improvements and current construction unit prices.

We recommend approval of the Engineer's Construction Cost Estimate.

If you have any questions, please contact me.

Respectfully,



Carlos Beltran, P.E.
Dynamic Consulting Engineers, Inc.



Handwritten signature and date 03/27/15.

Development
D E S I G N &
ENGINEERING
inc.

VICTORIA RANCH SUBDIVISION UNIT 4 PHASE 4A
ENGINEER'S COST ESTIMATE
FOR ON-SITE IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
<u>Water</u>				
8" DIA. PVC PIPE	L.F.	3,908.00	\$65.00	\$254,020.00
8" X 8" TEE	EA.	7	\$1,200.00	\$8,400.00
8" X 45° ELBOW	EA.	8	\$1,200.00	\$9,600.00
8" X 22.5° ELBOW	EA.	2	\$1,200.00	\$2,400.00
8" VALVE	EA.	17	\$2,040.00	\$34,680.00
2" AIR VALVE	EA.	3	\$2,600.00	\$7,800.00
2" BLOW OFF	EA.	4	\$2,900.00	\$11,600.00
FIRE HYDRANT ASSEMBLY	EA.	14	\$5,500.00	\$77,000.00
CONNECTION TO EXISTING 8" WATER LINE	EA.	2	\$1,200.00	\$2,400.00
2" DIA. WATER SERVICE	EA.	1	\$2,900.00	\$2,900.00
WATER SERVICE	EA.	104	\$2,478.00	\$257,712.00
				\$668,512.00
<u>Sewer</u>				
8" DIA. PVC SDR 35 PIPE	L.F.	3711	\$58.00	\$215,238.00
6" DIA. SEWER SERVICE	EA.	1	\$1,500.00	\$1,500.00
SEWER SERVICE	EA.	103	\$1,284.00	\$132,252.00
SEWER MANHOLE	EA.	19	\$6,300.00	\$119,700.00
CONNECTION TO EXISTING 8" SEWER LINE	EA.	2	\$1,200.00	\$2,400.00
				\$471,090.00
<u>Storm Drain</u>				
36" DIA. PVC STORM DRAIN	L.F.	324	\$133.00	\$43,092.00
24" DIA. PVC STORM DRAIN	L.F.	393	\$92.00	\$36,156.00
18" DIA. PVC STORM DRAIN	L.F.	1111	\$71.00	\$78,881.00
SD MANHOLE	EA.	8	\$6,300.00	\$50,400.00
SD JUNCTION BOX	EA.	2	\$6,930.00	\$13,860.00
SD CATCH BASIN	EA.	13	\$4,800.00	\$62,400.00
CONNECTION TO EXISTING 36" SD LINE	EA.	1	\$1,200.00	\$1,200.00
				\$285,989.00
<u>Curb & Sidewalk</u>				
6" CURB & GUTTER	L.F.	6914	\$28.00	\$193,592.00
6" FREE STANDING CURB	L.F.	633	\$12.00	\$7,596.00
20' DRIVEWAY	SQ.FT.	8893	\$14.00	\$124,502.00
HANDICAP CURB RETURNS	SQ.FT.	4447	\$12.00	\$53,364.00
SIDEWALK	SQ.FT.	15627	\$8.00	\$125,016.00
CROSS GUTTER	SQ.FT.	589	\$12.00	\$7,068.00
				\$511,138.00

t:760.353.8110
f:760.352.6408

1065 State Street
El Centro, CA 92243

info@dde-inc.net
www.dde-inc.net

Electrical/Misc.

STREET LIGHTS	EA.	18	\$6,000.00	\$108,000.00
UNDERGROUND ELECTRIC	EA.	104	\$1,750.00	\$182,000.00
MOBILIZATION	L.S.	1	\$10,000.00	\$10,000.00
PARK LANDSCAPE	L.S.	1	\$20,000.00	\$20,000.00
STREET STRIPING	L.S.	1	\$10,000.00	\$10,000.00
STAKING	L.S.	1	\$10,000.00	\$10,000.00
SOIL TESTING	L.S.	1	\$4,000.00	\$4,000.00
				<u>\$344,000.00</u>

Earthwork

CUT	CYD	34336	\$3.00	\$103,008.00
FILL	CYD	33377	\$3.00	\$100,131.00
EXPORT	CYD	959	\$3.00	\$2,877.00
				<u>\$206,016.00</u>

A.C. Pavement

SAWCUT A.C. PAVEMENT FOR THE FULL DEPTH OF THE A.C. PAVEMENT.	SQ.FT.	37	\$1.56	\$57.72
12" SUBGRADE PREP.	CYD	4555	\$3.00	\$13,665.00
13" CLASS II AG. BASE	TON	1420	\$45.00	\$63,900.00
10" CLASS II AG. BASE	TON	6053	\$45.00	\$272,385.00
4" ASPHALT CONCRETE	TON	465	\$105.00	\$48,825.00
3" ASPHALT CONCRETE	TON	1953	\$105.00	\$205,065.00
				<u>\$603,897.72</u>

Miscellaneous

WOOD BARRICADE	EA	1	\$3,750.00	\$3,750.00
INSTALL STOP SIGN	EA	5	\$375.00	\$1,875.00
INSTALL STREET NAME SIGN	EA	9	\$375.00	\$3,375.00
				<u>\$9,000.00</u>

SUB-TOTAL	\$3,099,642.72
15% Contingency	<u>464,946.41</u>
TOTAL	\$3,564,589.13



NOTE:

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 judgment 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

t:760.353.8110
f:760.352.6408

1065 State Street
El Centro, CA 92243

info@dde-inc.net
www.dde-inc.net

3/26/2015

DATE SUBMITTED 04/10/15
 SUBMITTED BY PLANNING
DIRECTOR
 DATE ACTION REQUIRED 04/15/15

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 4A FINAL MAP
 1. APPROVE FINAL MAP AND SUBDIVISION AGREEMENT

DEPARTMENT INVOLVED:

BACKGROUND/SUMMARY:

Staff completed its review of the Final Map for Victoria Ranch Unit 4A and finds all items acceptable. The approved cost estimate for required off-site improvements is \$3,564,589.13 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, similar to those approved in Units 2C, 3A and 3B. There is sufficient value in the property involved to secure the required amount.

FISCAL IMPACT: F.O. INITIALS: _____

STAFF RECOMMENDATION:
 Staff recommends approval of the Final Map.

MANAGER'S RECOMMENDATION: MANAGER'S INITIALS

MOTION:

SECONDED: APPROVED () REJECTED ()
 AYES: DISAPPROVED () DEFERRED ()
 NAYES:
 ABSENT: REFERRED TO:

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

(Government Code Section 66462 and Section 66463)

- (S1) Subdivision: Victoria Ranch Unit 4A
- (S2) Effective Date: April 15, 2015
- (S3) Completion Period: April 15, 2015 – April 15, 2016

THESE PARTIES ATTEST TO THE PARTIES' AGREEMENT HERETO:

CITY COUNCIL

SUBDIVIDER
IMPERIAL RANCH PARTNERS, LLC

By _____

By _____

APPROVAL RECOMMENDED:

FORM APPROVED - CITY ATTORNEY:

By _____
_____ City Engineer

By _____
Dennis Morita, City Attorney

•

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

1. PARTIES, DATE AND LEGAL DESCRIPTION. Effective on the above date, the City of Imperial, California, hereinafter called ("City"), and the above named Subdivider, mutually promise and agree as follows concerning this Subdivision. The legal description for this Subdivision is attached hereto as Appendix A.

2. IMPROVEMENTS. Subdivider agrees to install certain improvements (both public and private), including 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 Works Department (including future amendments thereto).

Subdivider shall complete all of said Work and improvements (hereinafter called "Work") within the above completion period from the date hereof as required by the California Subdivision Map Act (Government Code Section 66410 and following), 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 Section 66499, and the City Code, provide as security to the City:

A. For Performance and Guarantee of the Work: First Lien position on real property described in Exhibit A in the sum of Three Million, Five-Hundred Sixty-Four Thousand, Five-Hundred eighty-Nine Dollars and Thirteen Cents (\$3,564,589.13), which represents the estimated cost of the Work.

With this security, the Subdivider guarantees performance of all of the 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 or surety's obligations to perform all of the Work under this agreement.

B. For Payment: First Lien position on real property described in Exhibit A in the sum of Three Million, Five-Hundred Sixty-Four Thousand, Five-Hundred eighty-Nine Dollars and Thirteen Cents (\$3,564,589.13), which represents one hundred percent (100%) of the estimated cost of the Work.

With this security, the Subdivider guarantees payment to the contractor, to his subcontractors, and to persons renting equipment or furnishing labor or materials to them or to the Subdivider.

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 the Government Code Sections 66497, et. seq. 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. In no event shall this security be reduced until progress reports are submitted to the City, and the City determines that 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. In no event, however, shall the amount of the performance security 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 Section 66499.7. Subdivider agrees to correct, repair, or replace, at his 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 Works 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 promise and agreement in this section are not conditioned or dependent on whether or not any indemnitee has prepared, supplied or reviewed any plan(s) or specification(s) 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 Sections 66496 and 66499 of the Government Code of the State of California.

14. ENGINEERING FEES. Subdivider to pay a fee based on a percentage of the estimated construction cost.

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.

Appendix A

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS.
COUNTY OF IMPERIAL)

On _____ before me, _____, personally appeared _____ personally known to me (or 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.

WITNESS my hand and official seal.

Notary Public

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS.
COUNTY OF IMPERIAL)

On _____ before me, _____, personally appeared _____ personally known to me (or 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.

WITNESS my hand and official seal.

Notary Public

VICTORIA RANCH SUBDIVISION - UNIT No. 4A
A PORTION OF TRACT 62, T.15 S., R.14 E. S.B.1, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

OWNER'S CERTIFICATE:

I, JAMES LESGLEY, 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 PUBLIC STREETS AND PUBLIC UTILITY EASEMENTS, PARKS AND PEDESTRIAN LINKS SHOWN UPON SAID MAP AND BEING WITHIN SAID SUBDIVISION.
IMPERIAL RANCH PARTNERS, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
JAMES LESGLEY
TITLE: MANAGER

NOTARY ACKNOWLEDGMENTS:

STATE OF _____)
COUNTY OF _____)
ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME (OR 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 HER/HE/IT'S AUTHORIZED CAPACITY(IES) AND THAT BY VISHER/THEIR SIGNATURE(S), THE INSTRUMENT REPRESENTS THE PERSON(S) ON THE BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
PRINT NAME _____
PLACE OF BUSINESS: _____
COMMISSION EXPIRATION DATE: _____

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.

TITLE REPRESENTATIVE _____

SOILS REPORT:

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP HAS BEEN PREPARED BY LANDMARK CONSULTANTS, INC., DATED 11/14/2010 UNDER THE DIRECTOR OF JERRY O. LYON REGISTERED CIVIL ENGINEER NO. 51421 AS LCI REPORT NUMBER. A COPY OF SAID REPORT IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

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: _____	INSTRUMENT NO: _____

SIGNATURE OMISSIONS STATEMENT:

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE OMITTED PURSUANT TO SECTION 66456(a)(3)(A) OF THE SUBDIVISION MAP ACT IN THAT THEIR INTERESTS CAN NOT RIPEN INTO FEE.

- UNKNOWN ENTRIES; RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED MARCH 28, 1911 IN BOOK 4, PAGE 108 OF PATENTS, NOT PLOTTABLE.
- IMPERIAL IRRIGATION DISTRICT; AN EASEMENT FOR A POWER LINE AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 22, 1948, IN BOOK 104, PAGE 404 OF OFFICIAL RECORDS ONLY APPROXIMATE LOCATION PLOTTED HEREON.
- CITY OF IMPERIAL; EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE VICTORIA RANCH SUBDIVISION - UNIT NO.2A RECORDED IN BOOK 29, PAGE 91, OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, PLOTTED HEREON.
- CITY OF IMPERIAL; AN IRREVOCABLE OFFER OF RIGHT OF WAY AND PUBLIC UTILITY EASEMENT, RECORDED JUNE 1, 2005, AS INSTRUMENT NO. 2005-20432, OF OFFICIAL RECORDS, PLOTTED HEREON.

LEGAL DESCRIPTION:

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:
REWARDER PARCEL, "C" OF VICTORIA RANCH SUBDIVISION - UNIT NO. 2A, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 29, PAGE 91 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY, CALIFORNIA.

SURVEYOR'S STATEMENT:

I, GORDON O. OLSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 4 SHEETS CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY DIRECTION ON LINE 20 TO 40 AND SUCH SURVEY IS TRUE AND COMPLETE AS SHOWN THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUR THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN SUCH TIME AS IS INDICATED ON THE ATTACHED SHEETS) AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GORDON O. OLSON, P.L.S., T107
LICENSE EXPIRATION DATE: 12/31/2016

DATE: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. AT THE REQUEST OF IMPERIAL RANCH PARTNERS ON JUNE 19, 2014, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

GORDON O. OLSON, P.L.S., T107
LICENSE EXPIRATION DATE: 12/31/2016

ACTING CITY SURVEYOR'S STATEMENT:

I, DAVID BELTRAN, ACTING CITY SURVEYOR FOR THE CITY OF IMPERIAL, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF 4 SHEETS, THAT THE SUBDIVISION SHOWN HEREWITH IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON TENTATIVE MAP-VICTORIA RANCH 4A, APPROVED MARCH 5, 2009, THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT AS AMENDED JANUARY 1, 2015 HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DAVID BELTRAN, P.L.S., 9482
ACTING CITY SURVEYOR
LICENSE EXPIRATION DATE: 12/31/2016

CITY CLERK'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION, ADOPTED ON BEHALF OF THE PUBLIC, ALL BLDG. STREETS AND PUBLIC UTILITY EASEMENTS, PARKS AND PEDESTRIAN LINKS OFFERED FOR DEDICATION AS SHOWN HEREWITH.

CLERK OF THE CITY COUNCIL _____

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. _____
I, CHUCK STOREY, COUNTY RECORDER OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR FILING THIS MAP CONSISTING OF 4 SHEETS, FILED AT THE REQUEST OF DEVELOPMENT DESIGN & ENGINEERING, INC., ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M.

INSTRUMENT NO. _____ BY: _____
CHUCK STOREY
COUNTY RECORDER

FEE: _____

VICTORIA RANCH SUBDIVISION - UNIT NO. 4A

A PORTION OF TRACT 62, T.15 S., R.14 E. S.B.M., IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

PASEO DEL SOL SUB.
UNIT NO.1 - PHASE 2
FM 20-56

TR 100

TR 98

TR 97

TR 96

TR 91

PASEO DEL SOL SUB.
UNIT NO.1 - PHASE 1
FM 19-94

ATEN RD.

PM 11-6

CROSS ROAD SUBDIVISION
FM 12-18

CROSS RD.

DOGWOOD RD.

TR 60

SOUTH 1/2
TR 63

TR 64

TR 65

BASIS OF BEARINGS

(SEE SHEET 3)

(SEE SHEET 4)

(SEE SHEET 5)

(SEE SHEET 6)

(SEE SHEET 7)

(SEE SHEET 8)

(SEE SHEET 9)

(SEE SHEET 10)

(SEE SHEET 11)

(SEE SHEET 12)

(SEE SHEET 13)

(SEE SHEET 14)

(SEE SHEET 15)

(SEE SHEET 16)

(SEE SHEET 17)

(SEE SHEET 18)

(SEE SHEET 19)

(SEE SHEET 20)

(SEE SHEET 21)

(SEE SHEET 22)

(SEE SHEET 23)

(SEE SHEET 24)

(SEE SHEET 25)

(SEE SHEET 26)

(SEE SHEET 27)

(SEE SHEET 28)

(SEE SHEET 29)

(SEE SHEET 30)

(SEE SHEET 31)

(SEE SHEET 32)

(SEE SHEET 33)

(SEE SHEET 34)

(SEE SHEET 35)

(SEE SHEET 36)

(SEE SHEET 37)

(SEE SHEET 38)

(SEE SHEET 39)

(SEE SHEET 40)

(SEE SHEET 41)

(SEE SHEET 42)

(SEE SHEET 43)

(SEE SHEET 44)

(SEE SHEET 45)

(SEE SHEET 46)

(SEE SHEET 47)

(SEE SHEET 48)

(SEE SHEET 49)

(SEE SHEET 50)

(SEE SHEET 51)

(SEE SHEET 52)

(SEE SHEET 53)

(SEE SHEET 54)

(SEE SHEET 55)

(SEE SHEET 56)

(SEE SHEET 57)

(SEE SHEET 58)

(SEE SHEET 59)

(SEE SHEET 60)

(SEE SHEET 61)

(SEE SHEET 62)

(SEE SHEET 63)

(SEE SHEET 64)

(SEE SHEET 65)

(SEE SHEET 66)

(SEE SHEET 67)

(SEE SHEET 68)

(SEE SHEET 69)

(SEE SHEET 70)

(SEE SHEET 71)

(SEE SHEET 72)

(SEE SHEET 73)

(SEE SHEET 74)

(SEE SHEET 75)

(SEE SHEET 76)

(SEE SHEET 77)

(SEE SHEET 78)

(SEE SHEET 79)

(SEE SHEET 80)

(SEE SHEET 81)

(SEE SHEET 82)

(SEE SHEET 83)

(SEE SHEET 84)

(SEE SHEET 85)

(SEE SHEET 86)

(SEE SHEET 87)

(SEE SHEET 88)

(SEE SHEET 89)

(SEE SHEET 90)

(SEE SHEET 91)

(SEE SHEET 92)

(SEE SHEET 93)

(SEE SHEET 94)

(SEE SHEET 95)

(SEE SHEET 96)

(SEE SHEET 97)

(SEE SHEET 98)

(SEE SHEET 99)

(SEE SHEET 100)

(SEE SHEET 101)

(SEE SHEET 102)

(SEE SHEET 103)

(SEE SHEET 104)

(SEE SHEET 105)

(SEE SHEET 106)

(SEE SHEET 107)

(SEE SHEET 108)

(SEE SHEET 109)

(SEE SHEET 110)

(SEE SHEET 111)

(SEE SHEET 112)

(SEE SHEET 113)

(SEE SHEET 114)

(SEE SHEET 115)

(SEE SHEET 116)

(SEE SHEET 117)

(SEE SHEET 118)

(SEE SHEET 119)

(SEE SHEET 120)

(SEE SHEET 121)

(SEE SHEET 122)

(SEE SHEET 123)

(SEE SHEET 124)

(SEE SHEET 125)

(SEE SHEET 126)

(SEE SHEET 127)

(SEE SHEET 128)

(SEE SHEET 129)

(SEE SHEET 130)

(SEE SHEET 131)

(SEE SHEET 132)

(SEE SHEET 133)

(SEE SHEET 134)

(SEE SHEET 135)

(SEE SHEET 136)

(SEE SHEET 137)

(SEE SHEET 138)

(SEE SHEET 139)

(SEE SHEET 140)

(SEE SHEET 141)

(SEE SHEET 142)

(SEE SHEET 143)

(SEE SHEET 144)

(SEE SHEET 145)

(SEE SHEET 146)

(SEE SHEET 147)

(SEE SHEET 148)

(SEE SHEET 149)

(SEE SHEET 150)

(SEE SHEET 151)

(SEE SHEET 152)

(SEE SHEET 153)

(SEE SHEET 154)

(SEE SHEET 155)

(SEE SHEET 156)

(SEE SHEET 157)

(SEE SHEET 158)

(SEE SHEET 159)

(SEE SHEET 160)

(SEE SHEET 161)

(SEE SHEET 162)

(SEE SHEET 163)

(SEE SHEET 164)

(SEE SHEET 165)

(SEE SHEET 166)

(SEE SHEET 167)

(SEE SHEET 168)

(SEE SHEET 169)

(SEE SHEET 170)

(SEE SHEET 171)

(SEE SHEET 172)

(SEE SHEET 173)

(SEE SHEET 174)

(SEE SHEET 175)

(SEE SHEET 176)

(SEE SHEET 177)

(SEE SHEET 178)

(SEE SHEET 179)

(SEE SHEET 180)

(SEE SHEET 181)

(SEE SHEET 182)

(SEE SHEET 183)

(SEE SHEET 184)

(SEE SHEET 185)

(SEE SHEET 186)

(SEE SHEET 187)

(SEE SHEET 188)

(SEE SHEET 189)

(SEE SHEET 190)

(SEE SHEET 191)

(SEE SHEET 192)

(SEE SHEET 193)

(SEE SHEET 194)

(SEE SHEET 195)

(SEE SHEET 196)

(SEE SHEET 197)

(SEE SHEET 198)

(SEE SHEET 199)

(SEE SHEET 200)

(SEE SHEET 201)

(SEE SHEET 202)

(SEE SHEET 203)

(SEE SHEET 204)

(SEE SHEET 205)

(SEE SHEET 206)

(SEE SHEET 207)

(SEE SHEET 208)

(SEE SHEET 209)

(SEE SHEET 210)

(SEE SHEET 211)

(SEE SHEET 212)

(SEE SHEET 213)

(SEE SHEET 214)

(SEE SHEET 215)

(SEE SHEET 216)

(SEE SHEET 217)

(SEE SHEET 218)

(SEE SHEET 219)

(SEE SHEET 220)

(SEE SHEET 221)

(SEE SHEET 222)

(SEE SHEET 223)

(SEE SHEET 224)

(SEE SHEET 225)

(SEE SHEET 226)

(SEE SHEET 227)

(SEE SHEET 228)

(SEE SHEET 229)

(SEE SHEET 230)

(SEE SHEET 231)

(SEE SHEET 232)

(SEE SHEET 233)

(SEE SHEET 234)

(SEE SHEET 235)

(SEE SHEET 236)

(SEE SHEET 237)

(SEE SHEET 238)

(SEE SHEET 239)

(SEE SHEET 240)

(SEE SHEET 241)

(SEE SHEET 242)

(SEE SHEET 243)

(SEE SHEET 244)

(SEE SHEET 245)

(SEE SHEET 246)

(SEE SHEET 247)

(SEE SHEET 248)

(SEE SHEET 249)

(SEE SHEET 250)

(SEE SHEET 251)

(SEE SHEET 252)

(SEE SHEET 253)

(SEE SHEET 254)

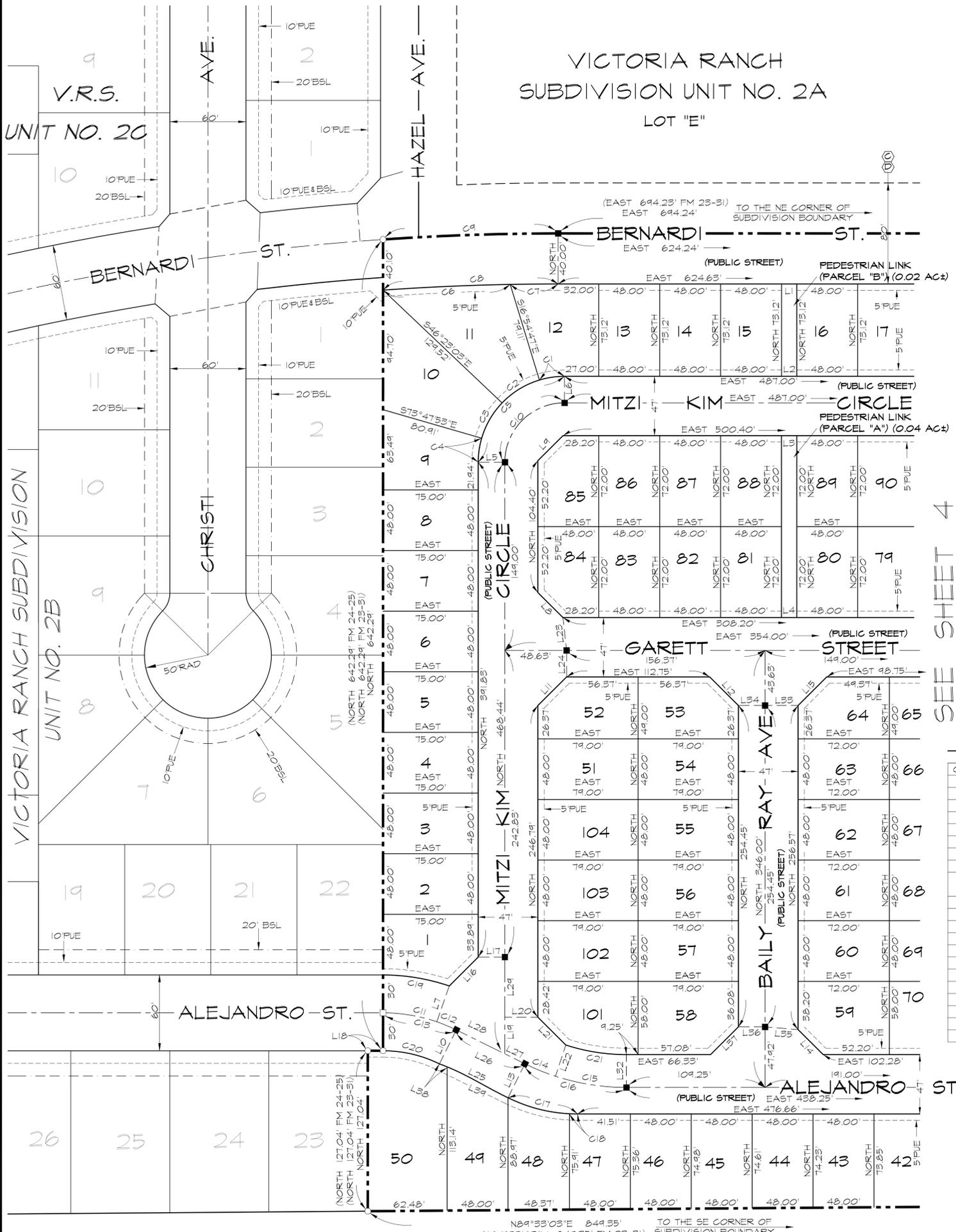
(SEE SHEET 255)

</

VICTORIA RANCH SUBDIVISION - UNIT NO. 4A

A PORTION OF TRACT 62, T.15 S., R.14 E. S.B.M.

IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA



LINE TABLE

LINE	LENGTH	BEARING	REF.
L1	12.00'	EAST	
L2	12.00'	EAST	
L3	12.00'	EAST	
L4	12.00'	EAST	
L5	21.00'	EAST	
L6	21.00'	NORTH	
L7	30.00'	N19°01'21"E	
L8	28.00'	N45°00'00"W	
L9	28.00'	N45°00'00"E	
L10	30.00'	N26°22'15"E	
L11	32.00'	N45°00'00"E	
L12	32.00'	S45°00'00"E	
L13	30.00'	N26°22'15"E	
L14	28.00'	N45°00'00"W	
L15	32.00'	N45°00'00"E	
L16	32.31'	N45°00'00"E	
L17	21.00'	EAST	
L18	12.00'	EAST	FM 23-31
	12.00'	EAST	FM 24-25
L19	29.01'	NORTH	
L20	26.00'	EAST	
L21	31.09'	S45°00'00"W	
L22	26.00'	N18°04'14"E	
L23	26.15'	S06°12'31"E	
L24	21.00'	NORTH	
L25	60.33'	N63°37'45"W	
L26	60.33'	N63°37'45"W	
L27	17.63'	N63°37'45"W	
L28	42.70'	N63°37'45"W	
L29	49.59'	NORTH	
L30	-----	-----	
L31	-----	-----	
L32	26.00'	NORTH	
L33	26.00'	EAST	
L34	21.00'	EAST	
L35	26.09'	N85°20'08"W	
L36	21.00'	EAST	
L37	31.00'	N45°00'00"E	
L38	6.76'	S63°37'45"E	
L39	53.51'	S63°37'45"E	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	REF.
C1	20.07'	68.00'	16°54'41"	
C2	34.98'	68.00'	29°28'16"	
C3	32.54'	68.00'	27°24'49"	
C4	19.23'	68.00'	16°12'08"	
C5	106.81'	68.00'	90°00'00"	
C6	100.32'	196.00'	2°55'57"	
C7	37.80'	196.00'	1°06'18"	
C8	138.12'	196.00'	4°02'15"	
C9	138.11'	2000.00'	3°57'24"	FM 23-31
C10	73.83'	47.00'	90°00'00"	
C11	43.16'	130.00'	19°01'21"	
C12	16.67'	130.00'	07°20'54"	
C13	59.83'	130.00'	26°22'15"	
C14	26.08'	180.00'	08°18'01"	
C15	56.77'	180.00'	18°04'14"	
C16	82.85'	180.00'	26°22'15"	
C17	50.35'	123.51'	23°21'50"	
C18	6.49'	123.51'	03°00'45"	
C19	53.12'	160.00'	19°01'21"	
C20	46.03'	100.00'	26°22'15"	
C21	48.57'	154.00'	18°04'14"	

LEGEND:

- SET A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS T10T"
- FOUND A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS T10T" PER VICTORIA RANCH SUBDIVISION UNIT NO. 2A, OR VICTORIA RANCH SUBDIVISION UNIT NO. 2B UNLESS NOTED OTHERWISE
- SET A 6" DIAMETER CONCRETE CYLINDER, W/ BRASS TAG STAMPED "G. OLSON L5 T10T", IN WELL BOX
- FOUND 6" DIAMETER CONCRETE CYLINDER, W/ BRASS TAG STAMPED "G. OLSON L5 T10T", IN WELL BOX PER VICTORIA RANCH SUBDIVISION UNIT NO. 2B UNLESS NOTED OTHERWISE
- ④ SURVEYOR'S MONUMENTATION NOTE AS DESCRIBED ON SHEET 2
- (GLO) RECORD DATA PER THE UNITED STATES GENERAL LAND OFFICE PLAT FOR T.15 S., R.14 E., S.B.M., APPROVED DECEMBER 22, 1908.
- (ROS) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK AND PAGE AS SPECIFIED
- (PM) RECORD DATA PER PARCEL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- (FM) RECORD DATA PER FINAL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- (OR) RECORD DATA PER OFFICIAL RECORD MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- Ⓐ RECORDED EASEMENT PER SHEET 1
- SUBDIVISION BOUNDARY

SURVEYOR'S NOTES:

1. A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS T10T" WILL BE SET AT ALL LOT CORNERS, UNLESS SAID CORNERS ARE INDICATED AS MONUMENTED OTHERWISE, WITHIN ONE YEAR OF COMPLETION OF PUBLIC IMPROVEMENTS. IF SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD AND BRASS TAG STAMPED "G. OLSON L5 T10T" WITH A CHIPPED "+" MARK WILL BE PLACED INSTEAD OF THE MENTIONED IRON PIPE. ALSO, THE REAR YARD LOT CORNERS FOR LOTS 1-10 WILL BE SET ON A 1 FOOT OFFSET ALONG THE PROPERTY LINE.
2. THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERROR.
3. UNLESS INDICATED OTHERWISE, BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE MEASURED ALONG PROPERTY LINES.
4. LOT T6 IS DEDICATED TO THE CITY OF IMPERIAL AS A PUBLIC PARK.
5. REFER TO 2015 AMENDED CONDITIONS OF APPROVAL FOR VRS 4A FOR BUILDING SET-BACK REQUIREMENTS.
6. PARCELS "A" AND "B" ARE DEDICATED TO THE CITY OF IMPERIAL AS PEDESTRIAN LINKS.

SCALE: 1" = 60'



SEE SHEET 4

TR 60

VICTORIA RANCH SUBDIVISION - UNIT NO. 4A

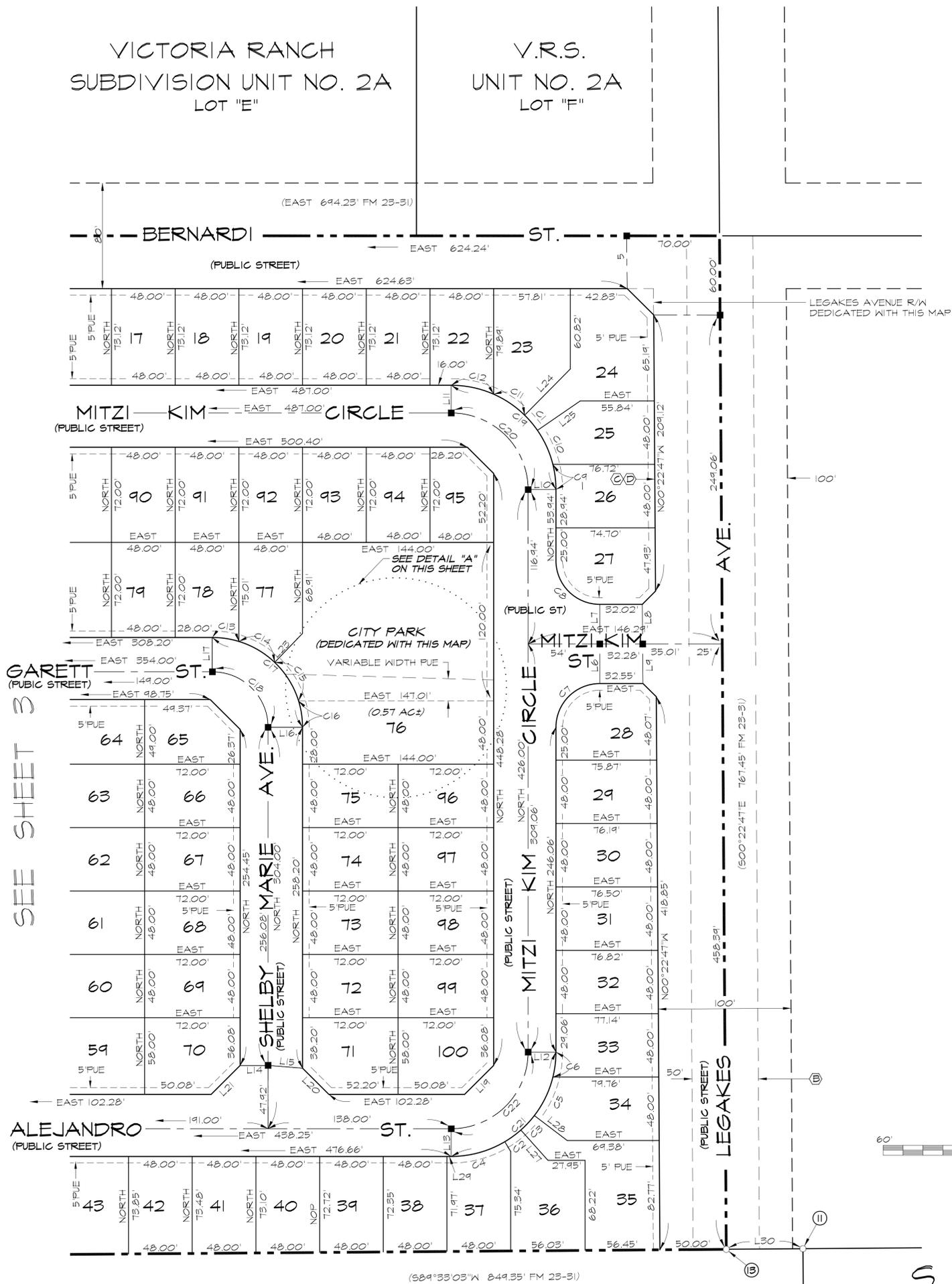
A PORTION OF TRACT 62, T.15 S., R.14 E. S.B.M.
IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

LINE TABLE

LINE	LENGTH	BEARING	REFER.
L1	14.10'	S45°11'24"E	
L2	14.19'	N44°48'36"E	
L3	28.19'	S45°11'23"E	
L4	50.00'	S89°50'53"E	
L5	40.00'	N00°34'02"W	
L6	30.00'	NORTH	
L7	30.00'	NORTH	
L8	30.00'	S00°30'23"E	
L9	30.00'	S00°30'23"E	
L10	21.00'	EAST	
L11	21.00'	NORTH	
L12	21.00'	EAST	
L13	21.00'	NORTH	
L14	21.00'	EAST	
L15	26.09'	S85°20'08"E	
L16	26.00'	EAST	
L17	26.00'	NORTH	
L18	28.00'	S45°00'00"E	
L19	31.00'	N45°00'00"E	
L20	28.00'	N45°00'00"W	
L21	31.00'	N45°00'00"E	
L22	32.00'	S45°00'00"E	
L23	30.37'	N45°43'44"E	
L24	49.06'	N44°32'15"E	
L25	39.11'	N55°24'14"E	
L26	8.60'	S30°47'15"E	
L27	30.69'	S41°40'15"E	
L28	31.09'	S52°33'18"E	
L29	3.16'	EAST	
L30	57.79'	S89°33'03"W	
L31	57.79'	S89°33'03"W	FM 23-31
L31	15.79'	NORTH	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	15.01'	79.00'	10°52'59"
C2	15.00'	79.00'	10°52'42"
C3	15.00'	79.00'	10°52'50"
C4	42.45'	79.00'	30°47'24"
C5	32.51'	79.00'	23°34'41"
C6	19.13'	79.00'	13°52'22"
C7	51.84'	33.00'	90°00'00"
C8	51.84'	33.00'	90°00'00"
C9	19.25'	79.00'	13°57'36"
C10	28.45'	79.00'	20°37'58"
C11	28.44'	79.00'	20°37'45"
C12	32.95'	79.00'	23°53'42"
C13	20.30'	68.00'	17°06'17"
C14	31.60'	68.00'	26°37'27"
C15	34.62'	68.00'	29°09'59"
C16	20.30'	68.00'	17°06'17"
C17	106.81'	68.00'	90°00'00"
C18	65.97'	42.00'	90°00'00"
C19	124.09'	79.00'	90°00'00"
C20	91.11'	58.00'	90°00'00"
C21	124.09'	79.00'	90°00'00"
C22	91.11'	58.00'	90°00'00"
C23	22.79'	68.00'	19°11'56"

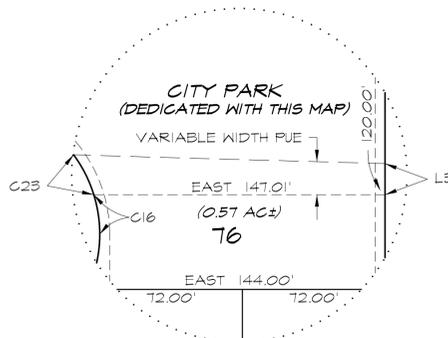


SEE SHEET 3

TR 60

S 1/2
TR 63

DETAIL "A"



SURVEYOR'S NOTES:

- A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS T10T" WILL BE SET AT ALL LOT CORNERS, UNLESS SAID CORNERS ARE INDICATED AS MONUMENTED OTHERWISE, WITHIN ONE YEAR OF RECORDATION OF THIS FINAL MAP. IF SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD AND BRASS TAG STAMPED "G. OLSON L5 T10T" WITH A CHIPPED "+" MARK WILL BE PLACED INSTEAD OF THE MENTIONED IRON PIPE. ALSO, THE REAR YARD LOT CORNERS FOR LOTS 1-10 WILL BE SET ON A 1 FOOT OFFSET ALONG THE PROPERTY LINE.
- THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERROR.
- UNLESS INDICATED OTHERWISE, BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE MEASURED ALONG PROPERTY LINES.
- LOT 76 IS DEDICATED TO THE CITY OF IMPERIAL AS A PUBLIC PARK.
- REFER TO 2015 AMENDED CONDITIONS OF APPROVAL FOR VRS 4A BUILDING SET-BACK REQUIREMENTS.

LEGEND:

- SET A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS T10T"
- FOUND A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS T10T" PER VICTORIA RANCH SUBDIVISION UNIT NO. 2A OR VICTORIA RANCH SUBDIVISION NO. 2B, UNLESS NOTED OTHERWISE
- SET A 6" DIAMETER CONCRETE CYLINDER, W/ BRASS TAG STAMPED "G. OLSON L5 T10T", IN WELL BOX
- FOUND 6" DIAMETER CONCRETE CYLINDER, W/ BRASS TAG STAMPED "G. OLSON L5 T10T", IN WELL BOX PER VICTORIA RANCH SUBDIVISION UNIT NO. 2B UNLESS NOTED OTHERWISE
- ④ SURVEYOR'S MONUMENTATION NOTE AS DESCRIBED ON SHEET 2
- (GLO) RECORD DATA PER THE UNITED STATES GENERAL LAND OFFICE PLAT FOR T.15 S., R.14 E., S.B.M., APPROVED DECEMBER 22, 1908.
- (ROS) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK AND PAGE AS SPECIFIED
- (PM) RECORD DATA PER PARCEL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- (FM) RECORD DATA PER FINAL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- (OR) RECORD DATA PER OFFICIAL RECORD MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- Ⓐ RECORDED EASEMENT PER SHEET 1
- SUBDIVISION BOUNDARY



SCALE: 1" = 60'