

DATE SUBMITTED 07/11/2018
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 07/18/2018

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

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: MONTERREY PARK SUB NO 2 UNIT 4A FINAL MAP 1. APPROVE FINAL MAP AND SUBDIVISION GUARANTEE FOR MONTERREY PARK SUBDIVISION NO. 2 UNIT 3A. 2. APPROVE FINAL MAP AND SUBDIVISION GUARANTEE FOR MONTERREY PARK SUBDIVISION NO. 2 UNIT 4A. 3. AUTHORIZE CITY CLERK TO RECORD FINAL MAPS AND RELATED DOCUMENTS	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: Staff completed its review of the Final Maps for Monterrey Park Subdivision No. 2 Units 3A & 4A and finds all items acceptable. The Off-site improvements have been substantially completed under the inspection of City staff.	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>[Signature]</u>
STAFF RECOMMENDATION: Staff recommends approval of the Final Map for Monterrey Park Subdivision No. 2 Units 3A and 4A.	DEPT. INITIALS <u>[Signature]</u>
MANAGER'S RECOMMENDATION:	CITY MANAGER'S INITIALS <u>[Signature]</u>
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	

July 11, 2018

Jesus Villegas, Project Manager
City of Imperial – Planning Department
420 South Imperial Avenue
Imperial, CA. 92251

Re: **Survey Plan Check Review** for Monterrey Park Subdivision No. 2 – Unit 3A; Located in Portion of Tract 46, T. 15 S., R. 13 E., S.B.M. DCE Project No. 390716.25 (3 Sheet Total)

Dynamic Consulting Engineers, Inc. (DCE) has completed the 2nd **Survey Plan Check** for the above described project. The Tract Map was checked for compliance with the Subdivision Map Act and the Professional Land Surveyors' Act (Business and Professions Code §§8700-8805).

The Tract Map has been satisfactorily revised. We have no further comments and would recommend approval for the recordation of this Tract Map.

The final Mylars for this Tract Map will need to be submitted for signature, as well as all the required documentation or signatures (Subdivision Guarantee, Tax Certificate, Owner's statement signature, and Notary Public Acknowledgement signatures, and Title company certificate signature).

If you have any questions, please do not hesitate to contact me at (760) 545-0162.

Respectfully,



David Beltran, P.L.S.
Dynamic Consulting Engineers, Inc.

SUBDIVISION GUARANTEE

Fee: \$250.00

No.:

Subdivision: Monterrey Park Subdivision No. 2 - Unit 3A

First American Title Insurance Company
a corporation

GUARANTEES

The County of Imperial and any City within which said subdivision is located in a sum not exceeding \$1,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

JUPITER VENTURES I, LP, A CALIFORNIA LIMITED PARTNERSHIP, as Owner

The signature of the following has been omitted under the provision of Section 66436, Subsection (a) (3) (i) of the Subdivision Map Act. Their interest is such that it cannot ripen into fee title and said signature is not required by the Governing body:

None

The map hereinbefore referred to is a subdivision of:

LOT "D", INCLUSIVE OF MONTERREY PARK SUBDIVISION NO. 1, IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 24, PAGE(S) 63 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

Dated: June 15, 2018

First American Title Insurance Company

Dennis J. Gilmore

Dennis J. Gilmore
President

Jeffrey S. Robinson

Jeffrey S. Robinson
Secretary

Deanne Livingston
Title officer

MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3A

A PORTION OF TRACT 46, T.15 S., R.13 E., S.B.M., IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF 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 3 SHEETS, COLLECTIVELY REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON FEBRUARY 24, 2019, THAT SUCH SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY 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 "LINES" TO BE RE-TRACED.



Gordon O. Olson
GORDON O. OLSON, P.L.S. 1301
LICENSE EXPIRATION DATE: 12/31/2019

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME ON ADOPTED 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 MAGNUS WEST DEVELOPMENT ON FEBRUARY 24, 2019. HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Gordon O. Olson
GORDON O. OLSON, P.L.S. 1301
LICENSE EXPIRATION DATE: 12/31/2019

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 3 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON JUNE 9, 2019, THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND REGULATORY CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT AS AMENDED JANUARY 1, 2019 HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

David Beltran
DAVID BELTRAN, P.L.S. 8482
ACTING CITY SURVEYOR
LICENSE EXPIRATION DATE: 12/31/2019

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL BY RESOLUTION ADOPTEED _____ SO _____ HAS APPROVED THE MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS AND PUBLIC UTILITIES EASEMENTS OFFERED FOR DEDICATION AS SHOWN HEREON.

CLERK OF THE CITY COUNCIL

SIGNATURE OMISSIONS STATEMENT:

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED PURSUANT TO SECTION 66036 OF THE SUBDIVISION MAP ACT:

- (A) UNKNOWN ENTITIES: RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY, PLOTTED HEREON.
- (B) UNKNOWN ENTITIES: WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, (NOT PLOTTED).

OVERFLIGHT EASEMENT:

THIS PROPERTY IS IN THE AREA SUBJECT TO GROUND RIGHTS BY AIRCRAFT USING IMPERIAL COUNTY AIRPORT AND AS A RESULT, RESIDENTS MAY EXPERIENCE INCONVENIENCE AND/OR DISCOMFORT ARISING FROM THE NOISE OF SUCH OPERATIONS. STATE LAW (PUBLIC UTILITIES CODE SECTION 2610 ET SEQ.) ESTABLISHES THE IMPORTANCE OF PUBLIC USE AIRPORTS TO PROTECTION OF THE PUBLIC INTEREST OF THE PEOPLE OF THE STATE OF CALIFORNIA. RESIDENTS OF PROPERTY NEAR A PUBLIC USE AIRPORT SHOULD THEREFORE BE PREPARED TO ACCEPT SUCH INCONVENIENCE AND/OR ANNOYANCE OR DISCOMFORT FROM NORMAL AIRCRAFT OPERATIONS. ANY SUBSEQUENT DEED CONVEYING PARCELS OR LOTS SHALL CONTAIN A STATEMENT SUBSTANTIALLY TO THIS EFFECT.

SOILS REPORT:

A SOILS REPORT APPLICABLE TO THE LANDS INCLUDED WITHIN THIS MAP WAS PREPARED BY LANDMARK CONSULTANTS, INC. DATED APRIL 1, 2004 UNDER THE DIRECTION OF JEFFREY O. LYON, REGISTERED CIVIL ENGINEER NO. 2145. SAID REPORT AND SOILS REPORT WAS UPDATED ON SEPTEMBER 18, 2019 AS REPORT UPDATE NO. L190245. A COPY OF SAID REPORT AND UPDATE IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

TITLE COMPANY CERTIFICATE:

HEREBY CERTIFY THAT THE PERSONS SPECIFIED IN THE CERTIFICATE HEREON ARE THE OWNERS, AND THE ONLY ONES WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE.

FIRST AMERICAN TITLE COMPANY

Dianne Livingston
TITLE OFFICER

LEGAL DESCRIPTION:

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:

LOT 17, INCLUSIVE OF MONTERREY PARK SUBDIVISION NO. 2, IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 24 PAGE 811 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE ONLY PARTY HAVING ANY RECORDABLE TITLE INTEREST IN THE LANDS SUBDIVIDED AS SHOWN ON THIS MAP, AND I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP, THAT I HEREBY FORFEIT MY DEDICATION TO PUBLIC USE ANY STREET AND OTHER PUBLIC EASEMENTS SHOWN UPON SAID MAP AND BEING WITHIN SAID SUBDIVISION.

JUSTICE VENTURES L.P., A CALIFORNIA LIMITED PARTNERSHIP

[Signature] DATE: July 2, 2019
Title Authorized Signatory

NOTARY PUBLIC ACKNOWLEDGMENT:

STATE of California
County of Imperial
On July 2, 2019 before me, *[Signature]*, a Notary Public in and for SA D County and State personally appeared *[Signature]*

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES; AND THAT BY HIS/HER/ITS SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

[Signature]
SIGNATURE
PRINT NAME: *[Signature]*
PLACE OF BUSINESS: *[Signature]*
COMMISSION EXPIRATION DATE: 6/30/19



COUNTY RECORDER'S CERTIFICATE:

I, CHELSEA STORRY, COUNTY RECORDER OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR FILING THIS MAP CONSISTING OF 3 SHEETS FILED AT THE REQUEST OF DEVELOPMENT DESIGN I ENGINEERING, INC. ON THIS _____ DAY OF _____, 20 _____ AT _____ O'CLOCK _____ M. IN BOOK _____ AT PAGE(S) _____ OF FINAL MAPS.

INSTRUMENT NO. _____ CHECK STORRY COUNTY RECORDER

FEES: _____ BY: _____

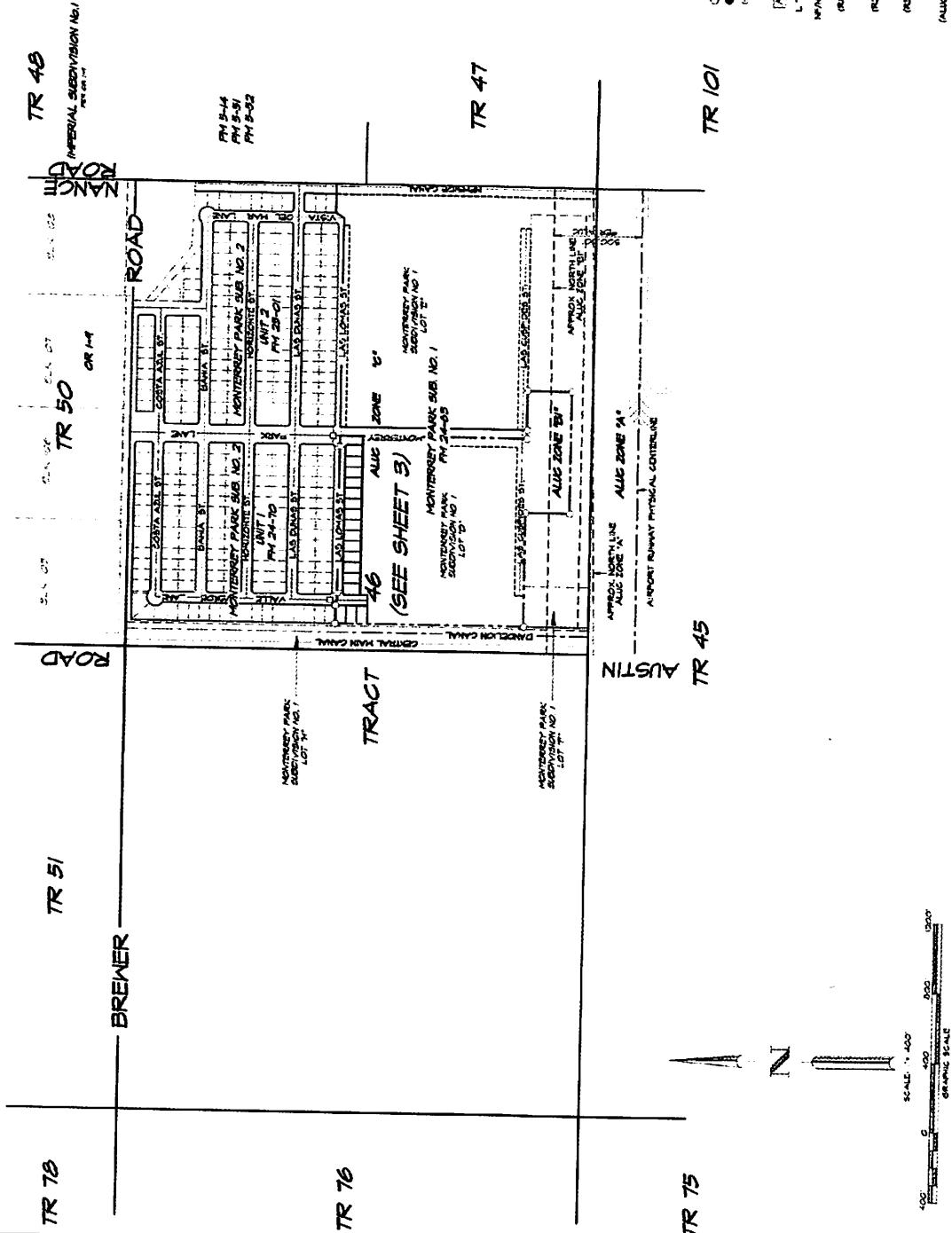
SUPPORTING DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE REFERENCED 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: RESOLUTION	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____

MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3A

A PORTION OF TRACT 46, T.15 S., R.13 E., S.B.M., IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.



BASIS OF BEARINGS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS TRACT WHICH IS THE BEARING OF THE SUBDIVISION OF LAS VEGAS STREET ACCORDING TO THE FINAL MAP FOR RECORD IN BOOK 24 PAGE 24 OF VOLUMES IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

SURVEYOR'S NOTES.

UNLESS SHOWN OTHERWISE ON THIS MAP ALL LOT CORNERS WILL BE MARKED BY THE LOCATION OF IRON PIPES IN PLASTIC PLUS STAMPED "AS NOTED PER PM 24-45". THE LOCATION OF IRON PIPES IN PLASTIC PLUS STAMPED "AS NOTED PER PM 24-45" SHALL NOT BE ALIGNED ON THIS MAP WITH CORNERS SET FOR THAT LOT IF SAID CORNERS SET SHALL BE PLACED OUTSIDE OF THE BOUNDARY OF THE LOT.

2. SOME IMPERIAL BEARINGS WERE OBTAINED BY SURVEYOR WAY 20' TO THE ORIGINAL DISTANCES INDICATED TO BE TO THE CORNER BEARS IN THE "ORIGINAL DISTANCES".

LEGEND:

- (C) IRON PIPE 1/2" IRON PIPE IN PLASTIC PLUS STAMPED "AS NOTED PER PM 24-45"
- (D) SET 4" DIA CONCRETE CULVERT IN MONUMENT WITH DOWN IN 1" DIAMETER BRIDGE THIS STAMPED "AS NOTED PER PM 24-45"
- (K) CASEWORK AS NOTED AND/OR SURVEYOR'S CHASSIS STATEMENT ON SHEET 1
- (L) BEARING AND DISTANCE PER LINE DATA TABLE ON THIS SHEET ONLY.
- (M) NOTHING FROM NOTHING SET
- (N) RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 1 AS RECORDED IN BOOK 24 PAGE 24 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
- (O) RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2 - UNIT 1 AS RECORDED IN BOOK 24 PAGE 24 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
- (P) RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2 - UNIT 2 AS RECORDED IN BOOK 24 PAGE 24 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
- (Q) RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3 AS RECORDED IN BOOK 24 PAGE 24 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

(AUG) AIRPORT - AND USE COMPATIBILITY PLAN WITH HRS REVISIONS

----- SUBDIVISION BOUNDARY LINE

July 11, 2018

Jesus Villegas, Project Manager
City of Imperial – Planning Department
420 South Imperial Avenue
Imperial, CA. 92251

Re: **Survey Plan Check Review** for Monterrey Park Subdivision No. 2 – Unit 4A; Located in Portion of Tract 46, T. 15 S., R. 13 E., S.B.M. DCE Project No. 390716.25 (3 Sheet Total)

Dynamic Consulting Engineers, Inc. (DCE) has completed the 2nd **Survey Plan Check** for the above described project. The Tract Map was checked for compliance with the Subdivision Map Act and the Professional Land Surveyors' Act (Business and Professions Code §§8700-8805).

The Tract Map has been satisfactorily revised. We have no further comments and would recommend approval for the recordation of this Tract Map.

The final Mylars for this Tract Map will need to be submitted for signature, as well as all the required documentation or signatures (Subdivision Guarantee, Tax Certificate, Owner's statement signature, and Notary Public Acknowledgement signatures, and Title company certificate signature).

If you have any questions, please do not hesitate to contact me at (760) 545-0162.

Respectfully,



David Beltran, P.L.S.

Dynamic Consulting Engineers, Inc.

SUBDIVISION GUARANTEE

Fee: \$250.00

No.:

Subdivision: Monterey Park Subdivision No. 2 - Unit 4A

First American Title Insurance Company
a corporation

GUARANTEES

The County of Imperial and any City within which said subdivision is located in a sum not exceeding \$1,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

JUPITER VENTURES I, LP, A CALIFORNIA LIMITED PARTNERSHIP, as Owner

The signature of the following has been omitted under the provision of Section 66436, Subsection (a) (3) (i) of the Subdivision Map Act. Their interest is such that it cannot ripen into fee title and said signature is not required by the Governing body:

Imperial Land Company , as holder of easements recorded August 25, 1909 in Book 27 of Deeds, Pages 307 and 308.

Imperial Irrigation District , as holder of an easement recorded January 28, 1938 in Book 478, Page 547 of Official Records.

County of Imperial , as holder of an easement recorded May 5, 2006, as Instrument No. 2006-022403, of Official Records.

The map hereinbefore referred to is a subdivision of:

LOT E OF MONTEREY PARK SUBDIVISION NO. 1, IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 24, PAGE(S) 63 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

Dated: June 15, 2018

First American Title Insurance Company

Dennis J. Gilmore

Dennis J. Gilmore
President

Jeffrey S. Robinson

Jeffrey S. Robinson
Secretary

Debbie Livingston
Title Officer

MONTERREY PARK SUBDIVISION NO. 2 - UNIT 4A

A PORTION OF TRACT 46, T.1B S. R.13 E., S.B.M., IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

SURVEYOR'S STATEMENT:

AS A SURVEYOR, I HEREBY CERTIFY THAT THE FOREGOING MAP AND INSTRUMENT REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON FEBRUARY 24, 2018, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS OF THE CHARACTER AND SCOPE OF THE POSITION INDICATED ON THIS MAP AND INSTRUMENT. I HAVE BEEN LICENSED AS A SURVEYOR IN THE STATE OF CALIFORNIA AND AM NOT PROVIDING ANY SERVICE TO THE PROPERTY OR PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS INSTRUMENT. ANY INSTRUMENTS ARE ON FILE IN THE COUNTY CLERK'S OFFICE AND WILL BE SUFFICIENT TO ENFORCE THE INSTRUMENT.



GORDON O. OLSON P.L.S. 7107
LICENSE EXPIRATION DATE: 12/31/2016

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS OF THE CHARACTER AND SCOPE OF THE POSITION INDICATED ON THIS MAP AND INSTRUMENT. I HAVE BEEN LICENSED AS A SURVEYOR IN THE STATE OF CALIFORNIA AND AM NOT PROVIDING ANY SERVICE TO THE PROPERTY OR PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS INSTRUMENT. ANY INSTRUMENTS ARE ON FILE IN THE COUNTY CLERK'S OFFICE AND WILL BE SUFFICIENT TO ENFORCE THE INSTRUMENT.

GORDON O. OLSON P.L.S. 7107
LICENSE EXPIRATION DATE: 12/31/2016

ACTING CITY SURVEYOR'S STATEMENT:

I, THE ACTING CITY SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING MAP AND INSTRUMENT REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON FEBRUARY 24, 2018, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS OF THE CHARACTER AND SCOPE OF THE POSITION INDICATED ON THIS MAP AND INSTRUMENT. I HAVE BEEN LICENSED AS A SURVEYOR IN THE STATE OF CALIFORNIA AND AM NOT PROVIDING ANY SERVICE TO THE PROPERTY OR PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS INSTRUMENT. ANY INSTRUMENTS ARE ON FILE IN THE COUNTY CLERK'S OFFICE AND WILL BE SUFFICIENT TO ENFORCE THE INSTRUMENT.

DAVID BELTRAN P.L.S. 9482
LICENSE EXPIRATION DATE: 12/31/2016

CITY CLERK'S CERTIFICATE:

HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION ADOPTED ON FEBRUARY 24, 2018, HAS APPROVED THIS MAP AND ACCEPTED IT ON BEHALF OF THE PUBLIC. ALL STREETS AND PUBLIC UTILITIES EASEMENTS OFFERED FOR DEDICATION AS SHOWN HEREON.

CLERK OF THE CITY COUNCIL

SIGNATURE OMISSIONS STATEMENT:

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED PURSUANT TO SECTION 66456 OF THE SUBDIVISION MAP ACT:

- IMPERIAL LAND COMPANY, AN ENTITY FOR CONSTRUCTION AND OPERATE UNDER A DEVELOPMENT AGREEMENT WITH THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, REGISTERED MAP NO. 2008-02248-02, AS NOTED IN BOOK 21, PAGE 809 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (NOT PLOTTED)
- IMPERIAL LAND COMPANY, AN ENTITY FOR CONSTRUCTION AND OPERATE UNDER A DEVELOPMENT AGREEMENT WITH THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, REGISTERED MAP NO. 2008-02248-02, AS NOTED IN BOOK 21, PAGE 809 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (NOT PLOTTED)
- IMPERIAL REGULATION DISTRICT, AN ENTITY FOR WATER, GAS AND INDUSTRIAL PURPOSES, AS SET FORTH IN A DECLARATION REGISTERED JANUARY 28, 1988, IN BOOK 918, PAGE 341 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (NOT PLOTTED)
- IMPERIAL REGULATION DISTRICT, AN ENTITY FOR WATER, GAS AND INDUSTRIAL PURPOSES, AS SET FORTH IN A DECLARATION REGISTERED JANUARY 28, 1988, IN BOOK 918, PAGE 341 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (NOT PLOTTED)
- COUNTY OF IMPERIAL, AN OVERSIGHT EASEMENT AS SHOWN ON MAP OF MONTERREY PARK SUBDIVISION NO. 2, REGISTERED IN BOOK 24, PAGE 68 OF FINAL MAPS. (PLOTTED HEREON)
- COUNTY OF IMPERIAL, AN EASEMENT FOR AVIATION AND INDUSTRIAL PURPOSES, REGISTERED MAY 9, 2009 AS NOTED IN BOOK 2009-02248-02 OF OFFICIAL RECORDS. (BLANKET EASEMENT - NOT PLOTTED)
- UNKNOWN ENTITY(IES), RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND, ROAD, STREET, ALLEY OR HIGHWAY, PLOTTED HEREON.
- JANAGRA ENTITIES(IES), 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 IS NOT DISCLOSED OF RECORD. (NOT PLOTTED)

OVERFLIGHT EASEMENT:

THIS PROPERTY IS IN THE AREA SUBJECT TO OVERFLIGHTS BY AIRCRAFT USING IMPERIAL COUNTY AIRPORT FROM THE USE OF SUCH OPERATIONS. STATE LAWS, FEDERAL LAWS, LOCAL ORDINANCES AND REGULATIONS, THE RESPONSIBILITY OF PUBLIC AIRBORNE TRANSPORTATION OF THE PUBLIC AIRSPACE OF THE AIRSPACE ARE PREPARED TO ACCEPT SUCH INCONVENIENCE AND/OR OF SUPPORT FROM AIRCRAFT OPERATIONS. ANY SUBSEQUENT DEED CONVEYING PARCELS OR LOTS SHALL CONTAIN A PROVISION IN SUBSTANTIAL WITH THIS NOTICE.

SOILS REPORT:

A SOILS REPORT APPROPRIATE TO THE LAND INCLUDED IN THIS MAP WAS PREPARED BY LANGMANS CONSULTANTS INC. DATED APRIL 1, 2008 UNDER THE DIRECTION OF JEFFREY D. LYON, REGISTERED CIVIL ENGINEER AND SOILS SPECIALIST. A COPY OF SAID REPORT AND OPINION IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

TITLE COMPANY CERTIFICATE:

I HEREBY CERTIFY THAT THE PERSONS SPECIFIED IN THE CERTIFICATE HEREON ARE THE OWNERS AND THE ONLY ONES WHOSE CONSENT IS NECESSARY TO PASS CLEAN TITLE.

FIRST AMERICAN TITLE COMPANY

Rebecca Livingston
TITLE OFFICER

LEGAL DESCRIPTION:

A RE-DESIGNATION OF THE FOLLOWING DESCRIBED LANDS:
LOT 27, INCLUDES OF MONTERREY PARK SUBDIVISION NO. 1 IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, REGISTERED MAP NO. 2008-02248-02, AS NOTED IN BOOK 21, PAGE 809 OF OFFICIAL RECORDS.

OWNER'S CERTIFICATE:

I, THE UNDERSIGNED, AS OWNER OF THE ABOVE DESCRIBED LANDS, HEREBY CERTIFY THAT THE LANDS DESCRIBED IN THIS FINAL MAP HAVE BEEN ACQUIRED BY ME OR UNDER MY DIRECTION AND REGISTRATION OF THIS FINAL MAP THAT THE OFFICE FOR DEDICATION TO PUBLIC USE, ANY STREET AND OTHER PUBLIC EASEMENTS SHOWN UPON SAID MAP AND BEING APPLICABLE TO SAID LANDS.

DATE: July 3, 2018

Andrew J. Dyer
Signature

NOTARY PUBLIC ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF IMPERIAL
I, Andrew J. Dyer, Notary Public, do hereby certify that the foregoing instrument was signed and acknowledged before me by the person named therein as the owner of the land described therein, and that the person named therein as the owner of the land described therein is the owner of the land described therein, and that the person named therein as the owner of the land described therein is the owner of the land described therein.

NOTARY PUBLIC
I, Andrew J. Dyer, do hereby certify that the foregoing instrument was signed and acknowledged before me by the person named therein as the owner of the land described therein, and that the person named therein as the owner of the land described therein is the owner of the land described therein, and that the person named therein as the owner of the land described therein is the owner of the land described therein.



PRINT NAME: Andrew J. Dyer

PLACE OF BUSINESS: Imperial, CA

COMMISSION EXPIRATION DATE: 07/03/21

COUNTY RECORDER'S CERTIFICATE:

THE COUNTY RECORDER HEREBY CERTIFIES THAT THE ABOVE INSTRUMENT WAS FILED FOR RECORD ON FEBRUARY 24, 2018, AT 10:00 A.M. IN BOOK 2008-02248-02, AT PAGE 809 OF FINAL MAPS.

INSTRUMENT NO. _____ BY _____
COUNTY RECORDER

FEE: _____

SUPPORTING DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE RECEIVED AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL IN SUPPORT OF THIS FINAL MAP:

TITLE	SUBDIVISION GUARANTEE	INSTRUMENT NO.
TITLE	TAX CERTIFICATION <td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	RESOLUTION <td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	<td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	<td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	<td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	<td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	<td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	<td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	<td>INSTRUMENT NO.</td>	INSTRUMENT NO.
TITLE	<td>INSTRUMENT NO.</td>	INSTRUMENT NO.

DEVELOPMENT DESIGN AND ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 44224

SHEET 1 OF 5 SHEETS

