

DATE SUBMITTED 08/09/2023
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 08/16/2023

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: MONTERREY PARK SUBDIVISION NO.2 UNIT 3B - VISTA DEL VALLE <ul style="list-style-type: none"> PHASE 54 – LOTS 406-409 & 466-469 PER FM 28/1-3 PHASE 55 – LOTS 410-412 & 463-465 PER FM 28/1-3 PHASE 56 – LOTS 413-415 & 460-462 PER FM 28/1-3 PHASE 57 – LOTS 416, 417, & 456-459 PER FM 28/1-3 <p style="margin-left: 40px;">1. AUTHORIZE PARTIAL RECONVEYANCE TO JUPITER VENTURES I, LP.</p>	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: City staff has been conducting regular field inspections during the construction process of both, the off-site street improvements and houses for Phases 54, 55, 56, & 57 of Monterrey Park Subdivision No. 2 Unit 3B (Vista del Valle). At this time, that portion of the improvements were found to be completed. Now the developer is requesting Partial Reconveyance of the above-referenced lots. See Exhibit 1 attached herewith for details.	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>De</u>
STAFF RECOMMENDATION: 1. Staff recommends authorization of partial reconveyance to Jupiter Ventures I, LP for: <ul style="list-style-type: none"> Phase 54 – Lots 406-409 & 466-469 Per FM 28/1-3 Phase 55 – Lots 410-412 & 463-465 Per FM 28/1-3 Phase 56 – Lots 413-415 & 460-462 Per FM 28/1-3 Phase 57 – Lots 416, 417, & 456-459 Per FM 28/1-3 	DEPT. INITIALS <u>OM</u>
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>AM</u>
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	

Exhibit 1

FM B28 P1

SHEET 1 OF 3 SHEETS

MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3B

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, MATTHEW W. SPIRO, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON JANUARY 26, 2019; THAT THE 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 SURVEY TO BE RETRACED.



Matthew W. Spiro
MATTHEW W. SPIRO, L.S. 8461
LICENSE EXPIRES 12-31-2020

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 PACIFIC WEST DEVELOPMENT ON JANUARY 26, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Matthew W. Spiro
MATTHEW W. SPIRO, L.S. 8461
LICENSE EXPIRES 12-31-2020

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 THREE (3) SHEETS, THAT THE SUBDIVISION SHOWN HERewith IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON JUNE 15, 2005; THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT AS AMENDED JANUARY 1, 2016, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 28TH DAY OF December, 2020

David Beltran
DAVID BELTRAN, PLS 8482
ACTING CITY SURVEYOR
LICENSE EXPIRES 12-31-2020

CITY CLERK'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION ADOPTED November 19, 2020, HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS AND PUBLIC UTILITIES EASEMENTS OFFERED FOR DEDICATION AS SHOWN HERewith.

Debra Jackson
DEBRA JACKSON
CLERK OF THE CITY COUNCIL

SIGNATURE OMISSIONS STATEMENT:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED, AND THAT THEIR INTERESTS CANNOT RIPEN INTO FEE TITLE.

- (A) UNKNOWN ENTITY(ES) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. (PLOTTED HEREON)
- (B) UNKNOWN ENTITY(ES) 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 OVERFLIGHTS BY AIRCRAFT USING IMPERIAL COUNTY AIRPORT, AND AS A RESULT, RESIDENTS MAY EXPERIENCE INCONVENIENCE, ANNOYANCE OR DISCOMFORT ARISING FROM THE NOISE OF SUCH OPERATIONS. STATE LAW (PUBLIC UTILITIES CODE SECTION 21870 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, ANNOYANCE OR DISCOMFORT FROM NORMAL AIRCRAFT OPERATIONS. ANY SUBSEQUENT DEED CONVEYING PARCELS OR LOTS SHALL CONTAIN A STATEMENT IN SUBSTANTIALLY THIS FORM.

SOILS REPORT:

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP WAS PREPARED BY LANDMARK CONSULTANTS INC., DATED APRIL, 2004, UNDER THE DIRECTION OF JEFFREY O. LYON, REGISTERED CIVIL ENGINEER 31921 AS REPORT LE04006. SAID REPORT WAS UPDATED ON SEPTEMBER 16, 2010 AS REPORT UPDATE NO. LE10243. A COPY OF SAID REPORT AND UPDATE IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

TITLE COMPANY CERTIFICATE:

I, HEREBY CERTIFY THAT THE PERSON(S) SPECIFIED IN THE CERTIFICATES HEREON ARE THE OWNERS, AND THE ONLY ONES WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE.

FIRST AMERICAN TITLE COMPANY
Rianna Swingston
TITLE OFFICER

SUPPORTING DOCUMENTS:

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

TITLE: <u>SUBDIVISION GUARANTEE</u>	INSTRUMENT NO. <u>2021002429</u>
TITLE: <u>TAX CERTIFICATION</u>	INSTRUMENT NO. <u>2021002428</u>
TITLE: <u>RESOLUTION</u>	INSTRUMENT NO. <u>2021002430</u>
TITLE: <u>AGREEMENT</u>	INSTRUMENT NO. <u>2021002431</u>
TITLE: <u>DEED OF TRUST & ASSIGNMENT</u>	INSTRUMENT NO. <u>2021002432</u>
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF REMAINDER PARCEL "A" OF MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3A IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 27, PAGE 51 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 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 STREET AND OTHER PUBLIC EASEMENTS SHOWN UPON SAID MAP AND BEING WITHIN SAID SUBDIVISION.

JUPITER VENTURES I, LP, A CALIFORNIA LIMITED PARTNERSHIP
BY: *[Signature]* DATE: 08/09/19

TITLE: Authorized Signatory
Daniel Dobson

NOTARY ACKNOWLEDGEMENT

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 Riverside }
ON 08/09/19, BEFORE ME Leah D. Thomas
PERSONALLY APPEARED Daniel Dobson
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), OR 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 THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

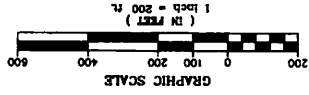
Leah D. Thomas Leah D. Thomas
SIGNATURE OF NOTARY PUBLIC
MY PRINCIPLE PLACE OF BUSINESS IS IN Riverside COUNTY.
MY COMMISSION NUMBER: 2388716
MY COMMISSION EXPIRES ON: May 17, 2023.

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 29TH DAY OF JANUARY, 2021, AT 3:55
P.M. IN BOOK 28 AT PAGES 1, AT THE REQUEST
OF RDS AND ASSOCIATES.

Chuck Storey
CHUCK STOREY
COUNTY RECORDER

RDS AND ASSOCIATES



SCALE 1"=200'

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CONTINUAL OF LAS LOHAS STREET ACCORDING TO FINAL MAP FOR MONTEREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-52, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER, BEING TRACT 46, 1.15

BASIS OF BEARINGS

THE TOTAL AREA WITHIN THE DEDUCTIVE BOUNDARY LINE IS 12.56 ACRES.

INDICATES SUBDIVISION BOUNDARY LINE

(ALTS) INDICATES APPROX LAND USE COMPATIBILITY PLAN WITH 1986 REVISIONS

INDICATES SUBDIVISION BOUNDARY LINE

(1) INDICATES RECORDED AND RECORDED DATA PER FINAL MAP OF MONTEREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 54-56, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

(2) INDICATES RECORDED AND RECORDED DATA PER FINAL MAP OF MONTEREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-52, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

(3) INDICATES RECORDED AND RECORDED DATA PER FINAL MAP OF MONTEREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-52, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

(4) INDICATES EASEMENT AS NOTED UNDER SEPARATE EASEMENT STATEMENT ON SHEET 1.

(5) INDICATES TO, 6" DIA. CONC. CHIMNEY STAMPED "75 7107", IN WORK WITH WALL PER PER 27/51-52, UNLESS NOTED.

(6) INDICATES TO, 6" DIA. CONC. CHIMNEY STAMPED "75 7107", IN WORK WITH WALL PER PER 27/51-52, UNLESS NOTED.

(7) INDICATES TO, 6" DIA. CONC. CHIMNEY STAMPED "75 7107", IN WORK WITH WALL PER PER 27/51-52, UNLESS NOTED.

(8) INDICATES TO, 6" DIA. CONC. CHIMNEY STAMPED "75 7107", IN WORK WITH WALL PER PER 27/51-52, UNLESS NOTED.

(9) INDICATES SET 1" NON PIPE LINED "S 6661", TYPICAL UNLESS NOTED.

LEGEND:

1. UNLESS SHOWN OTHERWISE ON THIS MAP, ALL LOT CORNERS WILL BE CONSIDERED WITH A 1" NON PIPE LINED "S 6661" WITHIN 90 DAYS OF THE COMPLETION OF PUBLIC IMPROVEMENTS. IF SAID CORNERS FALL IN AREAS OF CONSTRUCTION, A LEAD AND MASS SHALL STAMPED "S 6661" SHALL BE PLACED INSTEAD OF THE RECORDED PIPE.

2. SOME DIMENSIONAL DISTANCES INDICATED ON THIS MAP MAY NOT BE TO THE EXACT DIMENSIONS INDICATED DUE TO ROUND-OFF ERROR IN THE DIMENSIONAL STATEMENT.

SURVEYOR'S NOTES:

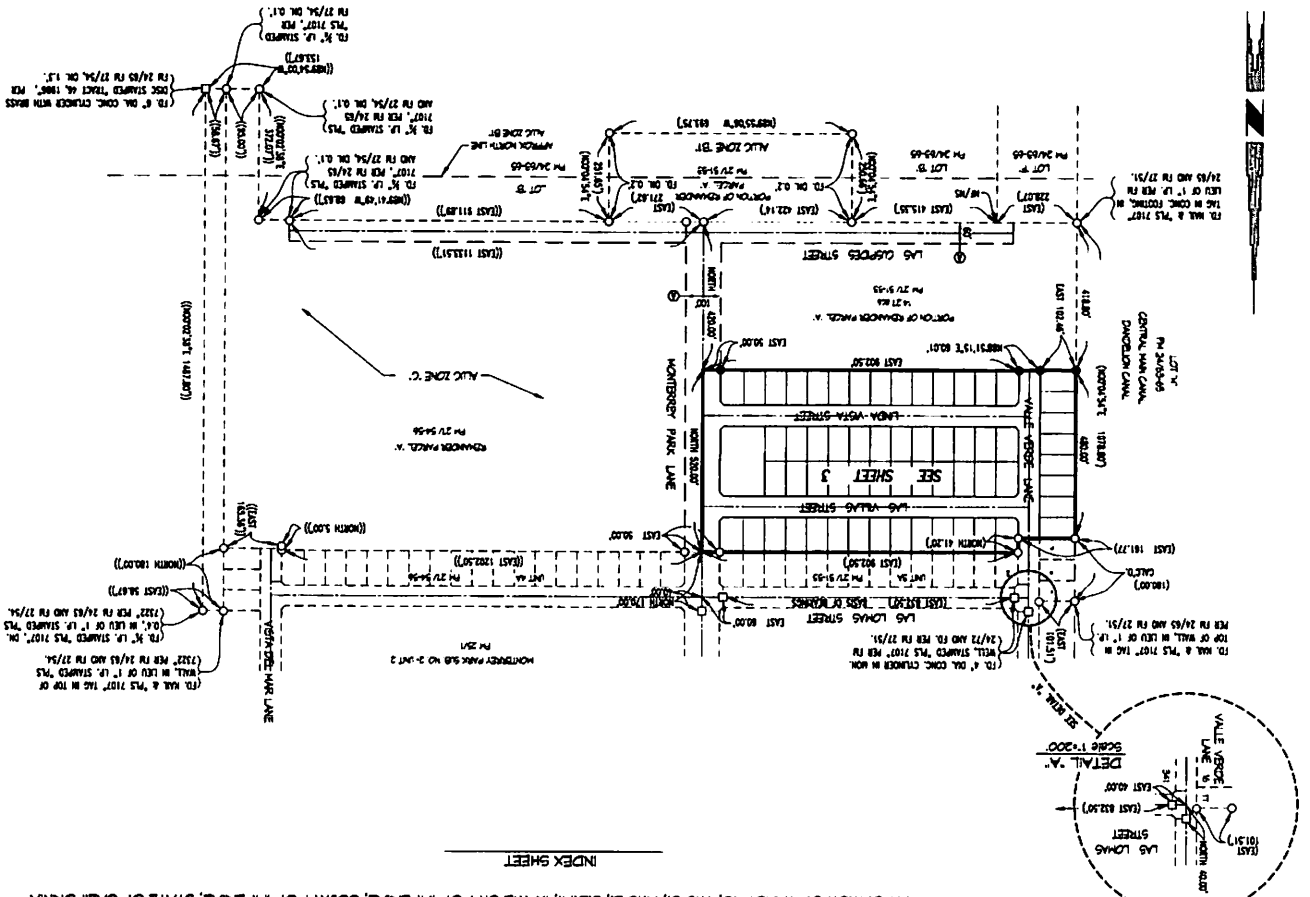
UNLESS SHOWN OTHERWISE ON THIS MAP, ALL LOT CORNERS WILL BE CONSIDERED WITH A 1" NON PIPE LINED "S 6661" WITHIN 90 DAYS OF THE COMPLETION OF PUBLIC IMPROVEMENTS. IF SAID CORNERS FALL IN AREAS OF CONSTRUCTION, A LEAD AND MASS SHALL STAMPED "S 6661" SHALL BE PLACED INSTEAD OF THE RECORDED PIPE.

2. SOME DIMENSIONAL DISTANCES INDICATED ON THIS MAP MAY NOT BE TO THE EXACT DIMENSIONS INDICATED DUE TO ROUND-OFF ERROR IN THE DIMENSIONAL STATEMENT.

MONTEREY PARK SUBDIVISION NO. 2 - UNIT 3B

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

INDEX SHEET



FM B28P2

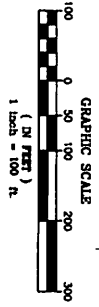
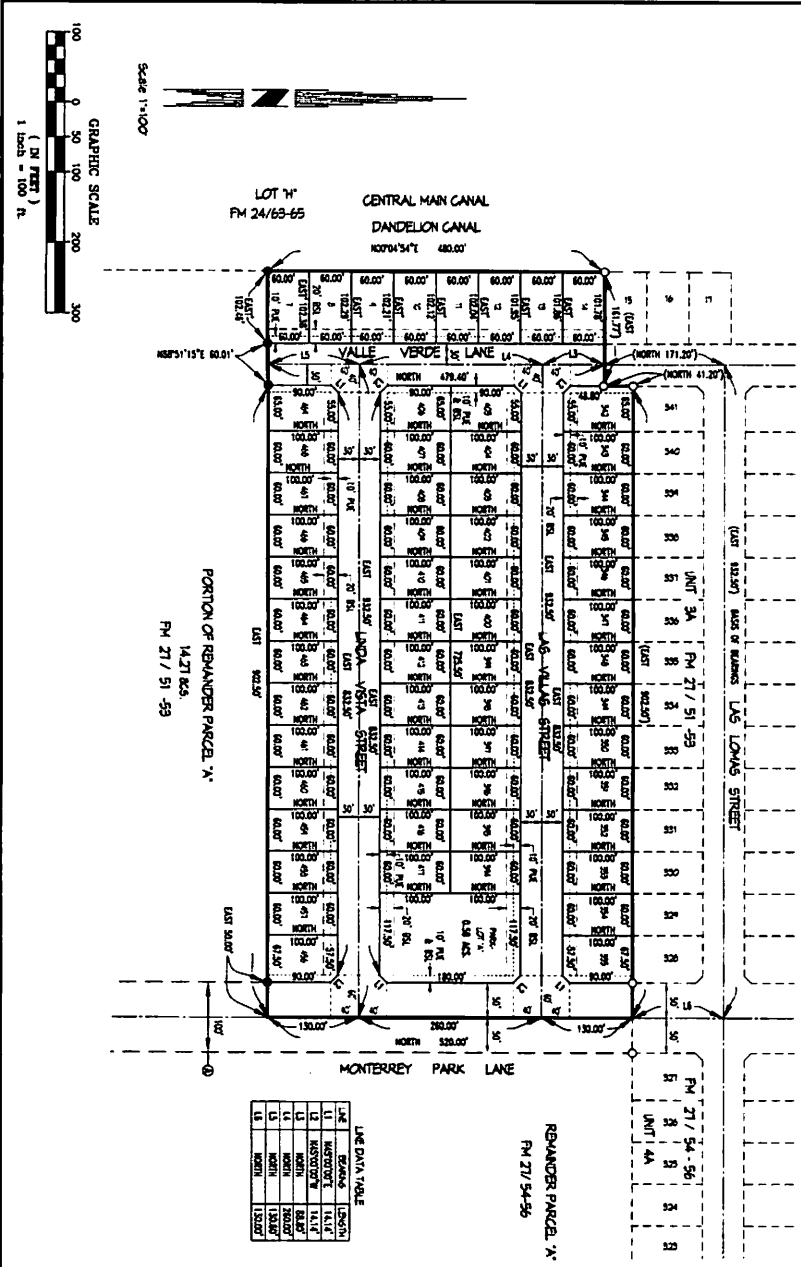
SHEET 2 OF 3 SHEETS

MONTEREY PARK SUBDIVISION NO. 2 - UNIT 3B

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

FM B28 P3

SHEET 3 OF 3 SHEETS



Scale 1"=100'

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	N 89° 59' 54" E	14.14'
L2	N 89° 59' 54" E	14.14'
L3	N 89° 59' 54" E	14.14'
L4	N 89° 59' 54" E	14.14'
L5	N 89° 59' 54" E	14.14'
L6	N 89° 59' 54" E	14.14'

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CONTINENTAL MERIDIAN. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CONTINENTAL MERIDIAN. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CONTINENTAL MERIDIAN.

LEGEND:
● INDICATES SET 1" BENCH MARK (HATCHED 'X' MARK), UNLESS NOTED OTHERWISE.
○ INDICATES 1/4" BENCH MARK WITH PLASTER MARK SURVEYED THIS YEAR.
○ INDICATES 1/4" BENCH MARK WITH PLASTER MARK SURVEYED THIS YEAR.
○ INDICATES 1/4" BENCH MARK WITH PLASTER MARK SURVEYED THIS YEAR.

SURVEYOR'S NOTES:
1. UNLESS SHOWN OTHERWISE ON THIS MAP, ALL LOT CORNERS WILL BE LOCATED BY A 1" BENCH MARK (HATCHED 'X' MARK) WITHIN 10 FEET OF THE CORNER. IF A 1" BENCH MARK IS NOT FOUND WITHIN 10 FEET OF THE CORNER, THE CORNER SHALL BE LOCATED BY THE METHOD NOTED ON THIS MAP.
2. THESE SURVEYOR'S NOTES ARE NOT TO BE CONSIDERED AS A PART OF THE SURVEY. THE SURVEY SHALL BE GOVERNED BY THE ORIGINAL INSTRUMENTS.

RDS AND ASSOCIATES