

DATE SUBMITTED 08/30/2023
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 09/06/2023

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 • LOTS 7-11, 12-14, 342-355, 394-405 PER FM 28/1-3 1. AUTHORIZE PARTIAL RECONVEYANCE TO JUPITER VENTURES I, LP.	
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 lots 7-11, 12-14, 342-355, & 394-405 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 _____
STAFF RECOMMENDATION: 1. Staff recommends authorization of partial reconveyance to Jupiter Ventures I, LP for: • Lots 7-11, 12-14, 342-355, & 394-405 Per FM 28/1-3	DEPT. INITIALS <u>DM</u>
MANAGER'S RECOMMENDATION:	CITY MANAGER'S INITIALS _____
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	

Exhibit 1

FM B28P1

MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3B

SHEET 1 OF 9 SHEETS

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 SHOWS THE LOCATION OF THE MONTERREY PARK SUBDIVISION, MONTERREY PARK, CALIFORNIA, AS SHOWN ON THE SURVEY IS TRUE AND COMPLETELY ACCURATE; THAT 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, LS 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 FOR DEVELOPMENT ON JANUARY 28, 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



MATTHEW W. SPIRO, LS 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, AND THAT THE SAME CONFORMS TO THE REQUIREMENTS OF THE 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, PLS 8482
ACTING CITY SURVEYOR
LICENSE EXPIRES 12-31-2020

CITY CLERK'S CERTIFICATE:

I, DEBRA JACKSON, CLERK OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION ADOPTED MAY 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
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 OPEN INTO FEE TITLE.

- UNKNOWN ENTITY(ES) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY (PLOTTED HEREON)
- 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 AIRPORT. AIRCRAFT OVERFLIGHTS MAY CAUSE VIBRATION, NOISE, SHADOWS, EVIDENCE OF INCONVENIENCE, ANNOYANCE OR DISCOMFORT ARISING FROM THE USE OF AIRCRAFT. THE 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. THIS STATEMENT IS INTENTIONALLY BEING PRINTED ON ALL ADJACENT PARCELS OR LOTS 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 31821 AS REPORT LE04086. SAID REPORT WAS UPDATED ON SEPTEMBER 16, 2010 AS REPORT UPDATE NO. LE02043. 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
Leah D. Thomas
TITLE OFFICER

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. 2021.00.2429
TITLE: TAX CERTIFICATION	INSTRUMENT NO. 2021.00.2428
TITLE: RESOLUTION	INSTRUMENT NO. 2021.00.2430
TITLE: AGREEMENT	INSTRUMENT NO. 2021.00.2431
TITLE: DEED OF TRUST & ASSIGNMENT	INSTRUMENT NO. 2021.00.2432
TITLE:	INSTRUMENT NO.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF REMAINDER PARCEL "A" OF MONTERREY PARK SUBDIVISION, AS SHOWN ON THE FINAL MAP, AS SHOWN ON THE FINAL MAP, AS SHOWN ON 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 SUBDIVISION AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP, THAT WE OFFER FOR RECORDATION AND RECORDATION OF THIS FINAL MAP, AND THAT WE OFFER FOR UPON SAID MAP AND BEING WITHIN SAID SUBDIVISION.

JUPITER VEYURES, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: Daniel Debon DATE: 08/01/19

TITLE: Authorized Signatory
Daniel Debon

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 08/01/19, BEFORE ME Leah D. Thomas
PERSONALLY APPEARED Daniel Debon
A Notary Public in and for the State of California, My Commission Expires 08/01/2021
THAT HE/SHE/IT IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE THAT HE/SHE/IT IS/ARE SUBSCRIBED TO THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), ON 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:

Signature: Leah D. Thomas
SIGNATURE OF NOTARY PUBLIC Leah D. Thomas
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.
MY COMMISSION NUMBER: 2388741C
MY COMMISSION EXPIRES ON 08/01/2021.

COUNTY RECORDERS CERTIFICATE:

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

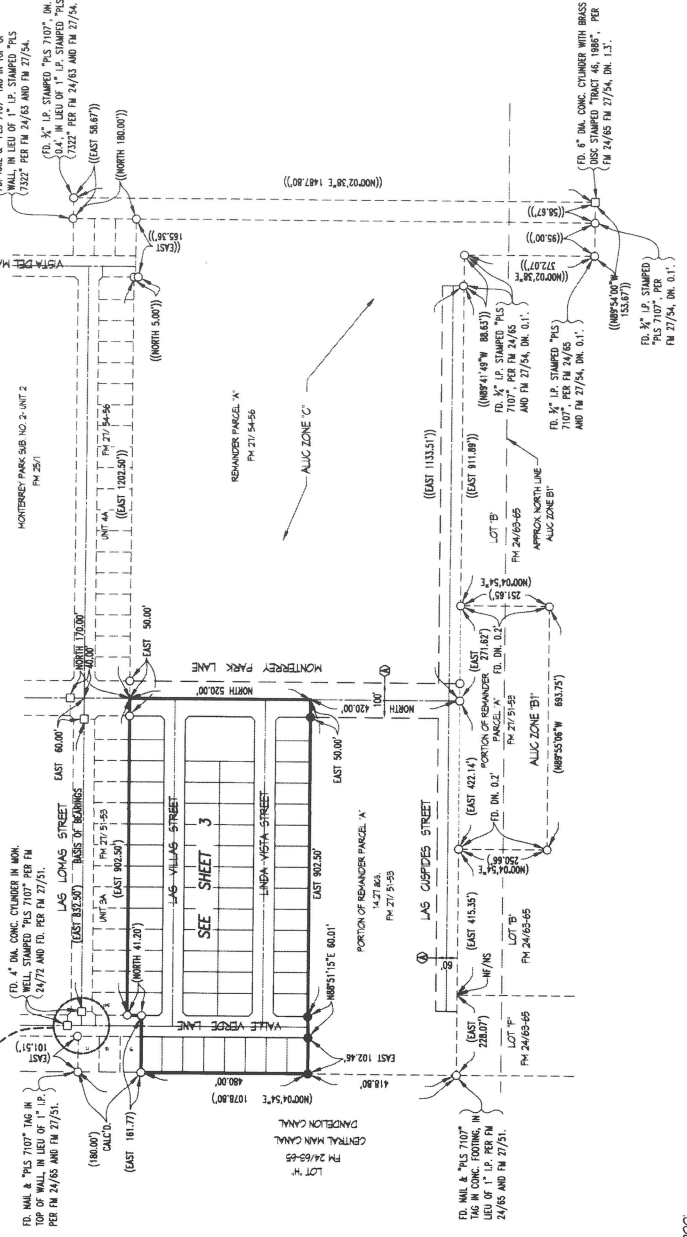
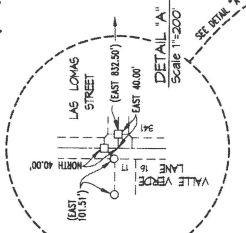
Chick Storey
CHUCK STOREY
COUNTY RECORDER

RDS AND ASSOCIATES

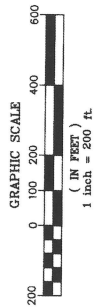
MONTEREY PARK SUBDIVISION NO. 2 - UNIT 3B

A PORTION OF TRACT 46, T.15 S., R.19 E., S.B.M., IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

INDEX SHEET



Scale 1"=200'



SURVEYOR'S NOTES:

- UNLESS SHOWN OTHERWISE ON THIS MAP, ALL LOT CORNERS WILL BE MONUMENTED WITH A 1" IRON PIPE TAGGED "LS 8487" WITHIN 90 DAYS OF THE COMPLETION OF PUBLIC IMPROVEMENTS. IF SAID CORNERS FALL IN AREAS OF EXISTING ALIC AND BRASS TAG STAMPED "LS 8487" SHALL BE PLACED INSTEAD OF THE MONUMENTED PIPE.
- SOME INCIDENTAL DISTANCES INDICATED ON THIS MAP MAY NOT SUM TO THE CORNER DISTANCES INDICATED DUE TO ROUND-OFF ERROR IN THE INCIDENTAL DISTANCES.

LEGEND:

- INDICATES SET 1" IRON PIPE TAGGED "LS 8487", FLUSH, UNLESS NOTED.
- INDICATES TO 3/4" IRON PIPE WITH PLASTIC PLUS STAMPED "PLS 7107", FLUSH, PER FM 24/65-65, ALSO TO, PER FM 27/51-53 AND FM 27/54-56, UNLESS NOTED.
- INDICATES TO 4" DIA. CONC. CULMETER STAMPED "PLS 7107", IN MON. WELL BOX, PER FM 27/51-53, UNLESS NOTED.
- INDICATES EASEMENT AS NOTED UNDER SIGNATURE OR CROSSON STATEMENT ON SHEET 1.
- INDICATES MEASURED AND RECORDED DATA PER FINAL MAP OF MONTEREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-53, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
- INDICATES MEASURED AND RECORDED DATA PER FINAL MAP OF MONTEREY PARK SUBDIVISION NO. 2, UNIT 4A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 54-56, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
- (ALIC) INDICATES IMPROVED LAND USE COMPATIBILITY PLAN WITH 1996 REVISIONS
- INDICATES SUBDIVISION BOUNDARY LINE

BASES OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CENTERLINE OF LAS LOMAS STREET ACCORDING TO FINAL MAP FOR MONTEREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-53, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER, BEING "DIST".

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

SURVEYOR'S NOTES:

1. UNLESS SHOWN OTHERWISE ON THIS MAP, ALL LOT CORNERS WILL BE MONUMENTED WITH A 1" IRON PIPE TAGGED "LS 8461" WITHIN 90 DAYS OF THE COMPLETION OF PUBLIC IMPROVEMENTS. IF SAID CORNERS FALL IN AREAS OF EXISTING PUBLIC IMPROVEMENTS, SAID CORNERS SHALL BE PLACED INSTEAD OF THE MENTIONED PIPE.

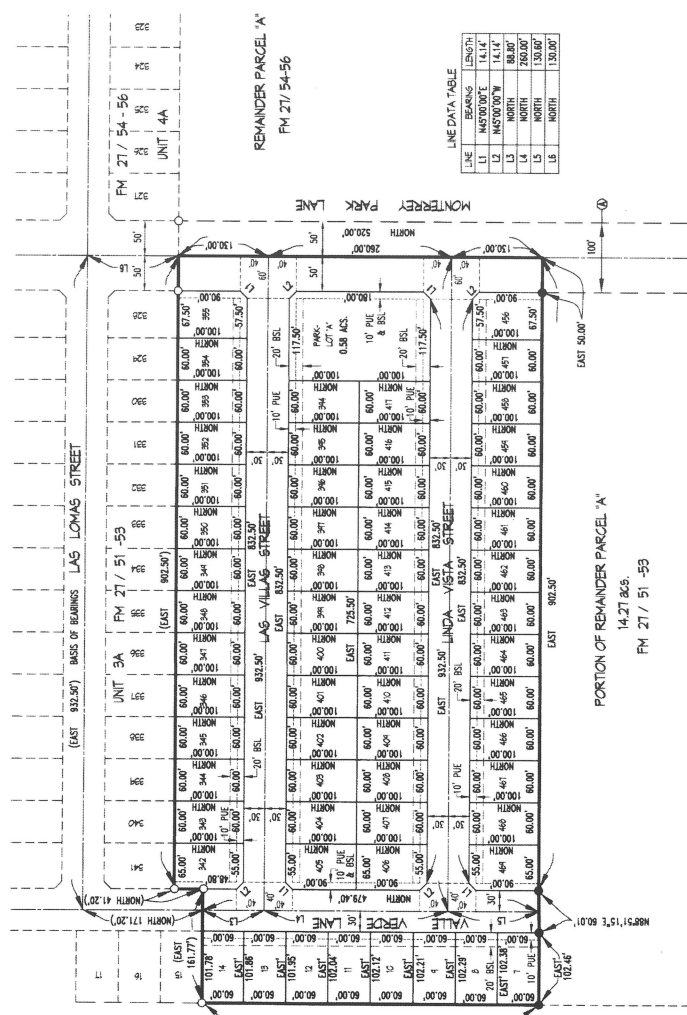
2. SOME INCIDENTAL DISTANCES INDICATED ON THIS MAP MAY NOT SUM TO THE TOTAL DISTANCE INDICATED DUE TO ROUND-OFF ERROR IN THE INCIDENTAL DISTANCES.

LEGEND:

- INDICATES SET 1" IRON PIPE TAGGED "LS 8461", FLUSH, UNLESS NOTED.
 - INDICATES TO "X" IRON PIPE WITH PLASTIC PLUS TAGGED "PLS 7107", 27/54-56, ALSO TO, PER FM 27/51-53 AND FM 27/54-56, UNLESS NOTED.
 - INDICATES TO "4" DIA. CONC. COLUMBER STAMPED "7LS 7107", IN WORK, WELL BOX, PER FM 27/51-53, UNLESS NOTED.
 - ⊙ INDICATES EASEMENT AS NOTED UNDER SIGNATURE OR EASEMENT STATEMENT ON SHEET 1.
 - () INDICATES MEASURED AND RECORDED DATA PER FINAL MAP OF MONTEREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-53, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
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 - (ALIC) INDICATES AIRPORT LAND USE COMPATIBILITY PLAN WITH 1996 REVISIONS PER THE IMPERIAL COUNTY AIRPORT LAND USE COMPATIBILITY PLAN.
 - BEI INDICATES BUILDING SETBACK LINE SHOWN HEREON.
 - INDICATES SUBDIVISION BOUNDARY LINE.
- THE TOTAL AREA WITHIN THE DISTINCTIVE BOUNDARY LINE IS 12.58 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CENTERLINE OF LAS VILLAS STREET, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-53, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER, BEING "EAST".



LINE DATA TABLE

LINE	BEARING	LENGTH
L1	N42°00'00"E	141.4'
L2	N42°00'00"W	141.4'
L3	NORTH	260.00'
L4	NORTH	260.00'
L5	NORTH	150.00'
L6	NORTH	150.00'

