

DATE SUBMITTED 8/12/2020
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 8/19/2020

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

Handwritten mark resembling a stylized 'b' or '6'.

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: RUSSELL COURT UNIT 3 FINAL MAP 1. APPROVE FINAL MAP AND SUBDIVISION AGREEMENT FOR RUSSELL COURT UNIT 3 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 Russell Court Unit 3 and finds all items acceptable. The approved cost estimate for required off-site improvements is \$1,582,235.16 which is included in the Subdivision Agreement. Security for the off-site improvements will be in the form of a Corporate Surety Bond.	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u><i>VA</i></u>
STAFF RECOMMENDATION: Staff recommends approval of the Final Map for Russell Court Unit 3	DEPT. INITIALS <u><i>OM</i></u>
MANAGER'S RECOMMENDATION: <u><i>approve</i></u>	CITY MANAGER'S INITIALS <u><i>OKM</i></u>
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	

within the above completion period 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: Corporate surety bond in a form acceptable to City in the sum of one million, five-hundred eighty-two thousand, two hundred thirty-five dollars and sixteen cents (\$1,582,235.16), 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 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.

- B. For Payment Corporate surety bond in a form acceptable to City in the one million, five-hundred eighty-two thousand, two hundred thirty-five dollars and sixteen cents (\$1,582,235.16), 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.

- 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 Sections 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. 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 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 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 promise 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 Sections 66496 and 66499 of the Government Code of the State of California.

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.

Item Description	Unit	Unit Cost	Quantity	Cost
100 Rough Grading Earthwork				
* Clearing & Grubing	AC	\$ 3,000.00	9	\$ 28,110.00
* Cut & Fill	CY	\$ 2.75	11,932	\$ 32,813.00
* Export / Cut	CY	\$ -	2,430	\$ -
* Building Pads (55' x 80' = 4,400 SF x 40 = 176,000 SF / 9 = 19,500 SY)	SY	\$ 5.15	19,500	\$ 100,425.00
			Sub-Total	\$ 161,348.00
200 Sewer System				
* 8" Sewer Line (4' to 6' deep)	LF	\$ 27.50	1,256	\$ 34,540.00
* Sewer Manhole	EA	\$ 6,000.00	4	\$ 24,000.00
* 4" Sewer Service	EA	\$ 675.00	45	\$ 30,375.00
			Sub-Total	\$ 88,915.00
300 Storm Drain System				
* 18" Storm Drain Line	LF	\$ 45.00	416	\$ 18,720.00
* 12" Storm Drain Line	LF	\$ 40.00	116	\$ 4,640.00
* Storm Drain Manhole	EA	\$ 5,750.00		\$ -
* Catch Basin	EA	\$ 5,000.00	2	\$ 10,000.00
			Sub-Total	\$ 33,360.00
400 Water System				
* 8" Water Line	LF	\$ 25.00	1,514	\$ 37,850.00
* 8" Water Valve	EA	\$ 2,250.00	1	\$ 2,250.00
* Fire Hydrant	EA	\$ 6,750.00	9	\$ 60,750.00
* 1" Water Service	EA	\$ 800.00	45	\$ 36,000.00
* Install City Provided Water Meters	EA	\$ 250.00	45	\$ 11,250.00
			Sub-Total	\$ 148,100.00
500 Grading Surface Improvements (Sub grade Preparation)				
* Curb & Gutter	LF	\$ 5.50	4,288	\$ 23,584.00
* Concrete Crossgutter	SF	\$ 5.00	1,682	\$ 8,410.00
* Concrete Driveway (W=20')	SF	\$ 1.00	8,550	\$ 8,550.00
* Concrete Sidewalk (W=4.5')	SF	\$ 1.00	28,476	\$ 28,476.00
* 12" Sub-Grade under Pavement Section	SF	\$ 0.40	87,130	\$ 34,852.00
			Sub-Total	\$ 103,872.00
600 Concrete & AC Improvements				
Curb & Gutter	LF	\$ 18.00	4,288	\$ 77,184.00
Concrete Crossgutter	SF	\$ 6.00	1,682	\$ 10,092.00
Concrete Driveway (W=20')	SF	\$ 5.50	8,550	\$ 47,025.00
Concrete Sidewalk (W=4.5')	SF	\$ 4.50	15,246	\$ 68,607.00
Accessible ADA Wheelchairramps	EA	\$ 950.00	12	\$ 11,400.00
Pavement Section (3" AC / 9P Class II Base)	SF	\$ 4.20	90,053	\$ 378,222.60
Striping and Signage	LS	\$ 3,500.00	1	\$ 3,500.00
CL Streets Survey Monuments	EA	\$ 1,000.00	7	\$ 7,000.00
			Sub-Total	\$ 603,030.60
700 Dry Utilities & Miscellaneous				
Street Light	EA	\$ 4,750.00	8	\$ 38,000.00
IID Electrical System and Services to Each Lot	EA	\$ 5,250.00	45	\$ 236,250.00
Erosion Control	EA	\$ 5,000.00	1	\$ 5,000.00
Landscape: 2 Trees / Lot	EA	\$ 228.00	90	\$ 20,520.00
			Sub-Total	\$ 299,770.00
			Sub-Total Grading & "Off-Site" Improvements	\$ 1,438,395.60
			10% Contingency	\$ 143,839.56
			TOTAL Grading & "Off-Site" Improvements	\$ 1,582,235.16
			40 Lots Estimated Cost / Lot	\$ 39,555.88



RUSSELL COURT SUBDIVISION - UNIT 3

A PORTION OF IMPERIAL SUBDIVISION NO. 1 IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA

OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ATTACHED MAP CONSISTING OF FOUR (4) SHEETS; THAT I CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP; THAT I HEREBY OFFER FOR DEDICATION TO PUBLIC USE ANY STREETS, HIGHWAYS AND OTHER PUBLIC WAYS, AND PUBLIC UTILITY EASEMENTS SHOWN UPON SAID MAP AS BEING WITHIN SAID SUBDIVISION.

NANCE HOMES, INC., A CALIFORNIA CORPORATION

RAY D. ROSEN SR., PRESIDENT _____ DATE _____

NOTARY PUBLIC 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 NO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) S.S.

ON _____ BEFORE ME, _____

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 HIS/HER/IT/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES, 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 _____

NOTICE OF ABANDONMENT

AS REQUESTED BY THE LAND OWNER(S), THE FOLLOWING PRIVATE EASEMENTS ARE HEREBY ABANDONED:

- ▲ RUSSELL COURT SUBDIVISION UNIT-1, DOC #2018018707, B.K. 27-57, PAGE 27-58 DATED ON 08.11.18
- ▲ RUSSELL COURT SUBDIVISION UNIT-2, DOC #2019022366, B.K. 27-79, PAGE 27-58 DATED ON 11.07.19

SIGNATURE OMISSION STATEMENT

THE SIGNATURE OF THE FOLLOWING HAS BEEN OMITTED UNDER THE PROVISION OF SECTION 66436, SUBSECTION (C) (3) (A) (i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE GOVERNING BODY:

- ▲ I, AN AGREEMENT, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN (NOT LOCATABLE, NOT PLOTTED HEREON)

REGARDING: DRAINAGE
EXECUTED BY AND BETWEEN: IMPERIAL IRRIGATION DISTRICT AND TOMMY N. NEFF AND BETTY J. NEFF
RECORDED: 5/18/1960, AS INSTRUMENT NO. IN BOOK 1050 PAGE 284, O.R.

SEE SHEET 4 FOR THE SIGNATURE OMISSION STATEMENT CONTINUATION

PROPERTY LEGAL DESCRIPTION

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LAND:

PARCEL "D" OF RUSSELL COURT SUBDIVISION - UNIT 1, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 OF FINAL MAPS, A PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING

THE BASIS FOR ALL BEARINGS SHOWN HEREON IS THE WESTERLY PROPERTY LINE OF UNIT 1, PARCEL "B", PARCEL "C" AND PARCEL "D" AS DEPICTED ON THE RUSSELL COURT SUBDIVISION UNIT 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ON FILE BOOK 27 PAGE 57 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, (BEING A COP 01' 00" W)

PUBLIC STREET DEDICATIONS

RUSSELL STREET, SHIRLENE COURT AND CINDY COURT AS SHOWN ON SHEETS 2 & 3 OF THIS MAP ARE OFFERED FOR DEDICATION TO THE CITY OF IMPERIAL FOR PUBLIC USE/PURPOSES.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON ARE PROVIDED FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF FACILITIES FOR ELECTRICAL POWER, TELEPHONE, AND CABLE TELEVISION BY LOCAL UTILITIES, AGENCIES, AND COMPANIES PROVIDING SUCH SERVICES TO THE AREA; FOR THE CONVEYANCE OF DRAINAGE; AND, FOR THE CONSTRUCTION OF OTHER PUBLIC IMPROVEMENTS.

SOILS REPORT

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP HAS BEEN PREPARED BY LANDMARK CONSULTANTS, INC. OF EL CENTRO, CALIFORNIA, LCI REPORT NO. LE16157 DATED SEPTEMBER 14, 2016 AND SIGNED BY JEFFREY D. LYON, REGISTERED PROFESSIONAL ENGINEER IN STATE OF CALIFORNIA No. 31921 EXP. 12/31/16. A COPY OF SAID REPORT IS ON FILE IN THE OFFICE OF THE ENGINEERING DEPARTMENT OF THE CITY OF IMPERIAL.

SUPPORTING DOCUMENTS

THE FOLLOWING DOCUMENTS, WERE RECORDED CONCURRENTLY WITH THIS FINAL MAP AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL.

TITLE: SUBDIVISION GUARANTEE	INSTRUMENT NO: _____
TITLE: SUBDIVISION AGREEMENT	INSTRUMENT NO: _____
TITLE: _____	INSTRUMENT NO: _____
TITLE: _____	INSTRUMENT NO: _____
TITLE: TAX CERTIFICATE	INSTRUMENT NO: _____
TITLE: TAX CERTIFICATE	INSTRUMENT NO: _____

SEE SHEET 4 FOR THE SUPPORTING DOCUMENTS CONTINUATION.....

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.

TITLE COMPANY: _____
BY: _____
SIGNATURE: _____

SURVEYOR'S STATEMENT

I, JOSE CARLOS ROMERO, HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON FEBRUARY 3, 2016 AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RAY D. ROSEN SR. ON FEBRUARY 3, 2016, 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.

JOSE CARLOS ROMERO, LS 7,671 _____ DATE _____
LIC., EXP. DATE 12-31-20



ACTING CITY SURVEYOR'S STATEMENT

I, MAURICIO LAM, ACTING CITY SURVEYOR OF THE CITY OF IMPERIAL, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF 4 SHEETS; THAT THE FINAL MAP HERewith IS SUBSTANTIALLY THE SAME AS SHOWN ON THE TENTATIVE MAP AS APPROVED BY PLANNING COMMISSION, RESOLUTION No. 2017-08, APPROVED ON APRIL 19, 2017; THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT REGULATIONS, HAVE BEEN COMPLIED WITH; AND, THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

MAURICIO LAM, PLS 0440 / ACTING CITY SURVEYOR _____ DATE _____
LIC., EXP. DATE 12-31-20



CITY CLERK CERTIFICATE

I, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION ADOPTED ON _____, HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY EASEMENTS, PARKS AND PEDESTRIAN LINKS OFFERED FOR DEDICATIONS AS SHOWN HERewith.

CLERK OF THE CITY COUNCIL _____ DATE _____

COUNTY RECORDER STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____, M. IN BOOK _____ OF FINAL MAPS AT PAGE (S) _____, AT THE REQUEST OF PRO TERRA ENGINEERING & SURVEYING, DOCUMENT NO. _____
FEE: _____
SIGNED: _____
CHUCK STOREY
COUNTY RECORDER, COUNTY OF IMPERIAL
BY: _____

SHEET 1 OF 4 SHEETS

ProTerra
www.proterra.com | 1452.333.0850

RUSSELL COURT SUBDIVISION - UNIT 3

A PORTION OF IMPERIAL SUBDIVISION NO. 1 IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA

- LEGEND**

 - SUBDIVISION BOUNDARY
 - NEW LOT LINES
 - LOT LINES
 - RIGHT OF WAY LINE
 - STREET CENTER LINE
 - PUBLIC UTILITY EASEMENT (PUE) LINE
 - BUILDING SETBACK LINE
 - FOUND MONUMENTS AS NOTED
 - SET 1-1/2" IRON PIPE TAGGED 'LS 7671"
 - SET STREET SURVEY CONTROL WELL MONUMENT WITH 1-1/2" IRON PIPE TAGGED 'LS 7671"
 - RECORD EASEMENT PER SIGNATURE OMISSIONS STATEMENT AS NOTED HEREON

MONUMENTATION NOTES

 - (A) FOUND 1-1/2" IRON PIPE, NO TAG, PER FM 16-33 ACCEPTED AS THE CORNER (BLOCK 9).
 - (B) FOUND 1-1/2" IRON PIPE, NO TAG, PER FM 6-80 FOR SW CORNER BLOCK 108.
 - (C) FOUND 1-1/2" IRON PIPE TAGGED LS 4312 PER FM 24-94.
 - (D) FOUND 800 SPK PER FM 3-75 FOR SW CORNER BLOCK 109.
 - (E) FOUND CONCRETE CYLINDER, PER FM 3-75 & FM 6-80 FOR SE CORNER BLOCK 110.
 - (F) FOUND CONCRETE NAIL W/ WASHER, PER FM 3-75 & FM 11-59 FOR SW CORNER BLOCK 100.
 - (G) FOUND CONCRETE CYLINDER, PER FM 11-59 FOR NE CORNER BLOCK 85.
 - (H) FOUND 1-1/2" IRON PIPE, TAGGED 'LS 7671', PER FM 27-57.
 - (I) FOUND 1-1/2" IRON PIPE, TAGGED 'LS 7671', PER FM 27-79.

PUBLIC UTILITY EASEMENT (PUE)

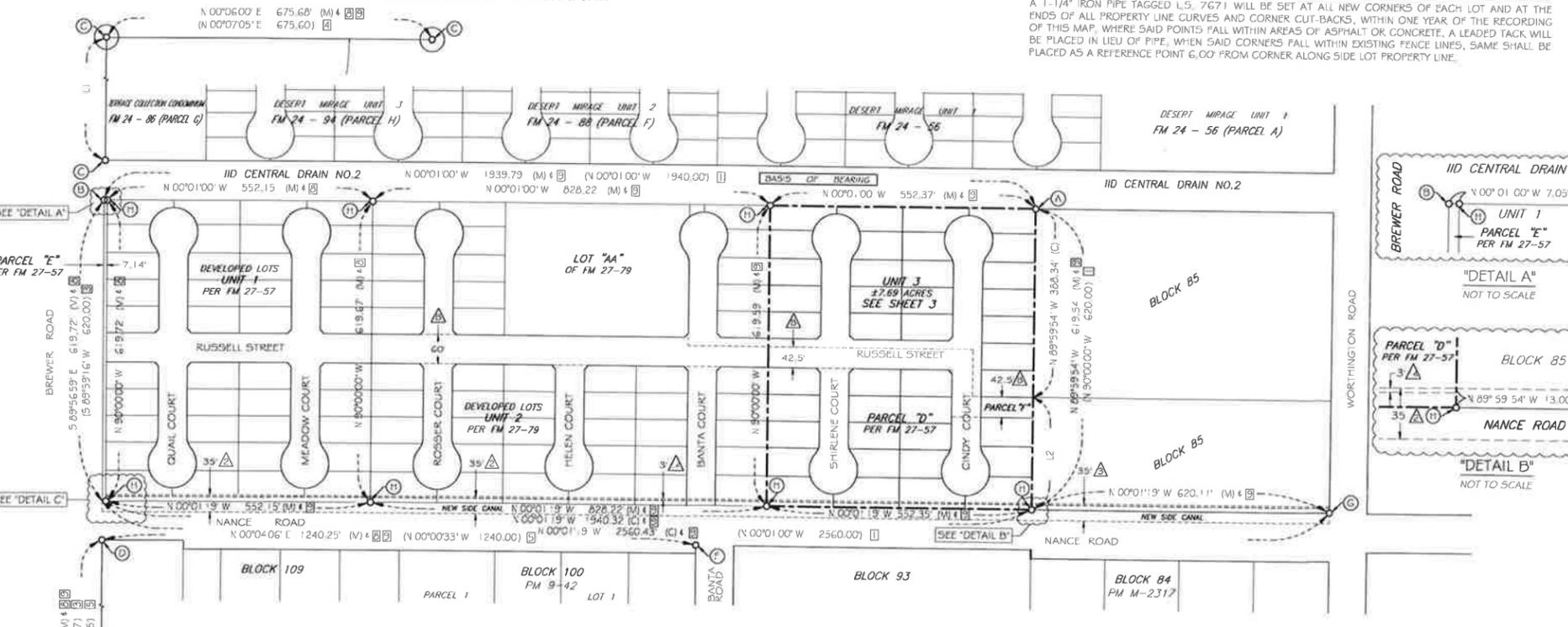
PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON ARE PROVIDED, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF FACILITIES FOR ELECTRICAL POWER, TELEPHONE, AND CABLE TELEVISION BY LOCAL UTILITIES, AGENCIES, AND COMPANIES PROVIDING SUCH SERVICES TO THE AREA; FOR THE CONVEYANCE OF DRAINAGE; AND, FOR THE CONSTRUCTION OF OTHER PUBLIC IMPROVEMENTS.

PUBLIC STREET DEDICATIONS

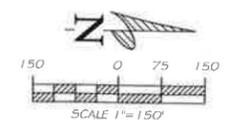
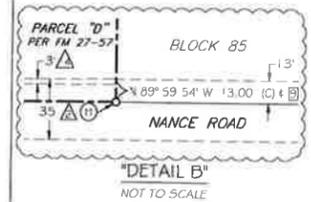
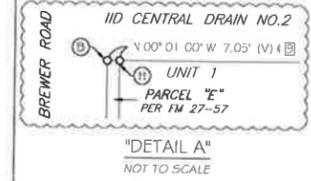
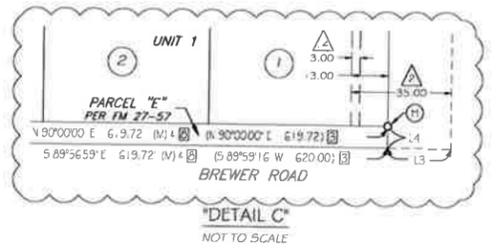
RUSSELL STREET, SHIRLENE COURT AND CINDY COURT AS SHOWN ON SHEETS 2 & 3 OF THIS MAP ARE OFFERED FOR DEDICATION TO THE CITY OF IMPERIAL FOR PUBLIC USE/PURPOSES.

PROPERTY CORNERS

A 1-1/4" IRON PIPE TAGGED L.S. 7671 WILL BE SET AT ALL NEW CORNERS OF EACH LOT AND AT THE ENDS OF ALL PROPERTY LINE CURVES AND CORNER CUT-BACKS, WITHIN ONE YEAR OF THE RECORDING OF THIS MAP. WHERE SAID POINTS FALL WITHIN AREAS OF ASPHALT OR CONCRETE, A LEADED TACK WILL BE PLACED IN LIEU OF PIPE. WHEN SAID CORNERS FALL WITHIN EXISTING FENCE LINES, SAME SHALL BE PLACED AS A REFERENCE POINT 6.00' FROM CORNER ALONG SIDE LOT PROPERTY LINE.



LINE DATA				
LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 46' 30" E	1768.21 (V)	S 89° 47' 23" E	1768.25 (I)
			S 89° 46' 30" E	1768.21 (I)
			S 89° 46' 30" E	1768.21 (I)
2	N 89° 59' 54" W	231.20 (I)	N 89° 59' 54" W	231.20 (I)
3	S 89° 56' 59" E	22.00 (V)	S 89° 56' 59" E	22.00 (I)
4	N 00° 01' 19" W	7.59 (I)	N 00° 01' 19" W	7.59 (I)

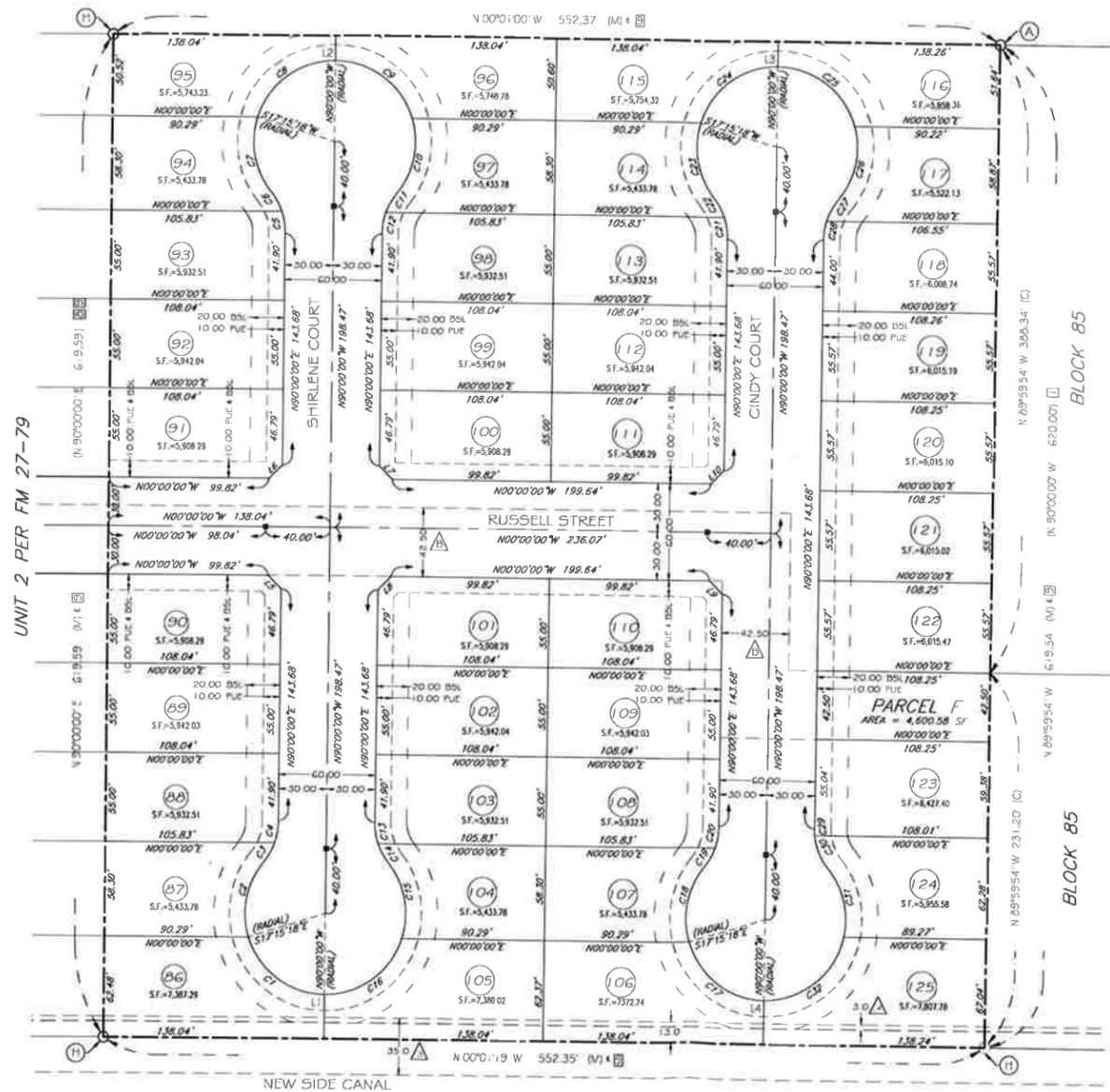


SHEET 2 OF 4 SHEETS

ProTerra
PROFESSIONAL SURVEYING & MAPPING

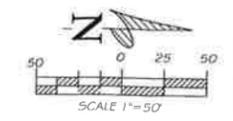
RUSSELL COURT SUBDIVISION - UNIT 3

A PORTION OF IMPERIAL SUBDIVISION NO. 1 IN THE CITY OF IMPERIAL, STATE OF CALIFORNIA



CURVE TABLE			
CURVE	LENGT-	RADIUS	DELTA
C1	63.48	50.00	72°44'42"
C2	49.04	50.00	56°11'51"
C3	13.84	40.00	19°49'33"
C4	13.35	40.00	19°07'00"
C5	13.35	40.00	19°07'00"
C6	13.84	40.00	19°49'33"
C7	49.04	50.00	56°11'51"
C8	63.48	50.00	72°44'42"
C9	63.48	50.00	72°44'42"
C10	49.04	50.00	56°11'51"
C11	13.84	40.00	19°49'33"
C12	13.35	40.00	19°07'00"
C13	13.35	40.00	19°07'00"
C14	13.84	40.00	19°49'33"
C15	49.04	50.00	56°11'51"
C16	63.48	50.00	72°44'42"
C17	63.48	50.00	72°44'42"
C18	49.04	50.00	56°11'51"
C19	13.84	40.00	19°49'33"
C20	13.35	40.00	19°07'00"
C21	13.35	40.00	19°07'00"
C22	13.84	40.00	19°49'33"
C23	49.04	50.00	56°11'51"
C24	63.48	50.00	72°44'42"
C25	64.49	50.00	73°53'58"
C26	48.03	50.00	55°02'35"
C27	15.45	40.00	22°07'47"
C28	11.74	40.00	16°48'46"
C29	4.35	40.00	6°13'43"
C30	22.84	40.00	32°42'50"
C31	44.10	50.00	50°32'21"
C32	68.42	50.00	78°24'12"

LINE DATA				
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 90° 00' 00" W	27.25' (C)		
L2	N 90° 00' 00" W	15.39' (C)		
L3	N 90° 00' 00" W	15.47' (C)		
L4	N 90° 00' 00" W	27.15' (C)		
L5	N 45° 00' 00" E	11.62' (C)		
L6	S 45° 00' 00" E	11.62' (C)		
L7	S 45° 00' 00" W	11.62' (C)		
L8	N 45° 00' 00" W	11.62' (C)		
L9	N 45° 00' 00" E	11.62' (C)		
L10	S 45° 00' 00" E	11.62' (C)		



SHEET 3 OF 4 SHEETS

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