

DATE SUBMITTED 03/11/2026  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 03/18/2026

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

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION:  
 MONTERREY PARK SUBDIVISION No.2 UNIT 4C – PHASES 58-61

- LOTS 494 TO 511 PER FM 28/60
- LOTS 569 TO 575 PER FM 28/60

1. APPROVAL AND ACCEPTANCE OF OFF-SITE STREET IMPROVEMENTS.
2. AUTHORIZE PARTIAL RECONVEYANCE TO JUPITER VENTURES I, LP.

DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT

BACKGROUND/SUMMARY:  
 City staff conducted regular field inspections during the construction of the off-site street improvements for Monterrey Park Subdivision No. 2 Unit 4C – Phases 58–61. A final walk-through inspection was completed on August 13, 2025, at which time the improvements were found to be completed in accordance with City standards. The one-year warranty period for labor and materials will expire on August 13, 2026.

The developer is now requesting Partial Reconveyance of the above-referenced lots. The City will continue to retain the Deed of Trust for the remaining thirty-nine (39) lots, which represents a remaining secured value of approximately \$916,787.43. Since the required subdivision improvements have already been completed, the City remains adequately secured. See FM 28-60 attached herewith for details. Now the developer is requesting Partial Reconveyance of the above-referenced lots. See FM 28-60 attached herewith for details.

FISCAL IMPACT: NO FISCAL IMPACT

ADMIN SERVICES SIGN INITIALS \_\_\_\_\_

STAFF RECOMMENDATION:

1. Staff recommends approval and acceptance of off-site street improvements of Monterrey Park Subdivision No.2 Unit 4C - Phases 58-61.
2. Staff recommends authorization of Partial reconveyance regarding Lots 494 to 511 per FM 28-60 and Lots 569 to 575 per FM 28-60 to Jupiter Ventures I, LP.

DEPT. INITIALS AM

MANAGER'S RECOMMENDATION:  
*approve staff recommendation*

CITY MANAGER'S INITIALS AM

MOTION:

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

# EXHIBIT B

**RECORDING REQUESTED BY:**  
First American Title Company-HSD

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Jupiter Ventures I, LP  
32823 Temecula Pkwy, Ste A  
Temecula, CA 92592

## Vista del Valle Monterrey Park Sub 2 Unit 4C Partial Recoveyance

**Phase 58**

Space Above This Line for Recorder's Use Only

A.P.N.:

File No.: VDV-A (KS)

### **SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE**

The undersigned, The City of Imperial, California, as the owner and holder of the Note secured by that certain Deed of Trust dated May 30, 2023, made by Jupiter Ventures I, LP, as Trustor to First American Title, a California corporation as trustee for The City of Imperial, California, as beneficiary, which Deed of Trust was recorded on July 31, 2023, as Instrument No. 2023011799 of Official Records in the Office of the County Recorder of Imperial, California, hereby substitutes itself, The City of Imperial, California, as Trustee in place of the current Trustee thereunder.

The City of Imperial hereby accepts said appointment as trustee under the above Deed of Trust, and as successor Trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said Deed of Trust, DOES HEREBY PARTIALLY RECONVEY, WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, the estate as shown on Exhibit "A" attached hereto and made a part hereof, now held by it under said Deed of Trust.

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof as provided in said Deed of Trust. This Partial Reconveyance is made without affecting the personal liability of any person or any entity for the payment of the indebtedness mentioned as secured thereby or the unpaid portion thereof, nor shall it affect any rights or obligations of any of the parties of said Deed of Trust as to the remaining property.

IN WITNESS WHEREOF The City of Imperial, California, as the owner and holder of the above described Note and beneficial interest, and as Successor Trustee, has caused this instrument to be executed, as to each respective interest.

Dated: \_\_\_\_\_

Beneficiary and Substituted Trustee:

The City of Imperial

By: \_\_\_\_\_  
Authorized Signer

A.P.N.:

Partial Reconveyance - continued

File No.: **VDV-A (KS)**

Date: **July 19, 2024**

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 \_\_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, 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 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.

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.

*This area for official notarial seal.*

\_\_\_\_\_  
Notary Signature

A.P.N.:

Partial Reconveyance - continued

File No.: **VDV-A (KS)**

Date: **July 19, 2024**

**EXHIBIT "A"**  
**Legal Description**

**Real property in the City of Imperial, County of Imperial, State of California, described as follows:**

Lot 569-575 of MONTERREY PARK SUBDIVISION NO. 2 – UNIT 4C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 28, Page 60 through 62 of Final Maps, in the Office of the County Recorder of Imperial County.

APN: 064-295-075-000

**Phase 58**

**See Sheet 18 of 18**

**RECORDING REQUESTED BY:**  
First American Title Company-HSD

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Jupiter Ventures I, LP  
32823 Temecula Pkwy, Ste A  
Temecula, CA 92592

**Vista del Valle  
Monterrey Park Sub 2 Unit 4C  
Partial Recoveyance**

**Phase 59**

Space Above This Line for Recorder's Use Only

A.P.N.:

File No.: VDV-A (KS)

**SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE**

The undersigned, The City of Imperial, California, as the owner and holder of the Note secured by that certain Deed of Trust dated May 30, 2023, made by Jupiter Ventures I, LP, as Trustor to First American Title, a California corporation as trustee for The City of Imperial, California, as beneficiary, which Deed of Trust was recorded on July 31, 2023, as Instrument No. 2023011799 of Official Records in the Office of the County Recorder of Imperial, California, hereby substitutes itself, The City of Imperial, California, as Trustee in place of the current Trustee thereunder.

The City of Imperial hereby accepts said appointment as trustee under the above Deed of Trust, and as successor Trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said Deed of Trust, DOES HEREBY PARTIALLY RECONVEY, WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, the estate as shown on Exhibit "A" attached hereto and made a part hereof, now held by it under said Deed of Trust.

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof as provided in said Deed of Trust. This Partial Reconveyance is made without affecting the personal liability of any person or any entity for the payment of the indebtedness mentioned as secured thereby or the unpaid portion thereof, nor shall it affect any rights or obligations of any of the parties of said Deed of Trust as to the remaining property.

IN WITNESS WHEREOF The City of Imperial, California , as the owner and holder of the above described Note and beneficial interest, and as Successor Trustee, has caused this instrument to be executed, as to each respective interest.

Dated: \_\_\_\_\_

Beneficiary and Substituted Trustee:

The City of Imperial

By: \_\_\_\_\_  
Authorized Signer

A.P.N.:

Partial Reconveyance - continued

File No.: **VDV-A (KS)**

Date: **October 16, 2024**

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 \_\_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, 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 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.

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.

*This area for official notarial seal.*

\_\_\_\_\_  
Notary Signature

A.P.N.:

Partial Reconveyance - continued

File No.: **VDV-A (KS)**

Date: **October 16, 2024**

**EXHIBIT "A"**  
**Legal Description**

**Real property in the City of Imperial, County of Imperial, State of California, described as follows:**

Lot 569-575 of MONTERREY PARK SUBDIVISION NO. 2 – UNIT 4C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 28, Page 60 through 62 of Final Maps, in the Office of the County Recorder of Imperial County.

APN: 064-295-075-000

**Exhibit "A"**

**Legal Description**

Real property in the City of Imperial, County of Imperial, State of California, described as follows:

Lots 500-505 of MONTERREY PARK SUBDIVISION NO. 2 – UNIT 4C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 28, Page 60 through 62 of Final Maps, in the Office of the County Recorder of Imperial County.

APN: 064-295-075-000

**Phase 59**

**See Sheet 18 of 18**

**RECORDING REQUESTED BY:**  
First American Title Company-HSD

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Jupiter Ventures I, LP  
32823 Temecula Pkwy, Ste A  
Temecula, CA 92592

**Vista del Valle  
Monterrey Park Sub 2 Unit 4C  
Partial Recoveyance**

**Phase 60**

Space Above This Line for Recorder's Use Only

A.P.N.:

File No.: VDV-A (KS)

**SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE**

The undersigned, The City of Imperial, California, as the owner and holder of the Note secured by that certain Deed of Trust dated May 30, 2023, made by Jupiter Ventures I, LP, as Trustor to First American Title, a California corporation as trustee for The City of Imperial, California, as beneficiary, which Deed of Trust was recorded on July 31, 2023, as Instrument No. 2023011799 of Official Records in the Office of the County Recorder of Imperial, California, hereby substitutes itself, The City of Imperial, California, as Trustee in place of the current Trustee thereunder.

The City of Imperial hereby accepts said appointment as trustee under the above Deed of Trust, and as successor Trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said Deed of Trust, DOES HEREBY PARTIALLY RECONVEY, WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, the estate as shown on Exhibit "A" attached hereto and made a part hereof, now held by it under said Deed of Trust.

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof as provided in said Deed of Trust. This Partial Reconveyance is made without affecting the personal liability of any person or any entity for the payment of the indebtedness mentioned as secured thereby or the unpaid portion thereof, nor shall it affect any rights or obligations of any of the parties of said Deed of Trust as to the remaining property.

IN WITNESS WHEREOF The City of Imperial, California , as the owner and holder of the above described Note and beneficial interest, and as Successor Trustee, has caused this instrument to be executed, as to each respective interest.

Dated: \_\_\_\_\_

Beneficiary and Substituted Trustee:

The City of Imperial

By: \_\_\_\_\_

Authorized Signer

A.P.N.:

Partial Reconveyance - continued

File No.: **VDV-A (KS)**

Date: **October 16, 2024**

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STATE OF \_\_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, 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 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.

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.

*This area for official notarial seal.*

\_\_\_\_\_  
Notary Signature

A.P.N.:

Partial Reconveyance - continued

File No.: **VDV-A (KS)**

Date: **October 16, 2024**

**EXHIBIT "A"**  
**Legal Description**

**Real property in the City of Imperial, County of Imperial, State of California, described as follows:**

Lot 569-575 of MONTERREY PARK SUBDIVISION NO. 2 – UNIT 4C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 28, Page 60 through 62 of Final Maps, in the Office of the County Recorder of Imperial County.

APN: 064-295-075-000

**Exhibit "A"**

**Legal Description**

Real property in the City of Imperial, County of Imperial, State of California, described as follows:

Lots 497-499 and 506-508 of MONTERREY PARK SUBDIVISION NO. 2 – UNIT 4C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 28, Page 60 through 62 of Final Maps, in the Office of the County Recorder of Imperial County.

APN: 064-295-075-000

**Phase 60**

**See Sheet 18 of 18**

**RECORDING REQUESTED BY:**  
First American Title Company-HSD

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Jupiter Ventures I, LP  
32823 Temecula Pkwy, Ste A  
Temecula, CA 92592

Space Above This Line for Recorder's Use Only

A.P.N.:

File No.: VDV-A (KS)

## **SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE**

The undersigned, The City of Imperial, California, as the owner and holder of the Note secured by that certain Deed of Trust dated May 30, 2023, made by Jupiter Ventures I, LP, as Trustor to First American Title, a California corporation as trustee for The City of Imperial, California, as beneficiary, which Deed of Trust was recorded on July 31, 2023, as Instrument No. 2023011799 of Official Records in the Office of the County Recorder of Imperial, California, hereby substitutes itself, The City of Imperial, California, as Trustee in place of the current Trustee thereunder.

The City of Imperial hereby accepts said appointment as trustee under the above Deed of Trust, and as successor Trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said Deed of Trust, DOES HEREBY PARTIALLY RECONVEY, WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, the estate as shown on Exhibit "A" attached hereto and made a part hereof, now held by it under said Deed of Trust.

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof as provided in said Deed of Trust. This Partial Reconveyance is made without affecting the personal liability of any person or any entity for the payment of the indebtedness mentioned as secured thereby or the unpaid portion thereof, nor shall it affect any rights or obligations of any of the parties of said Deed of Trust as to the remaining property.

IN WITNESS WHEREOF The City of Imperial, California, as the owner and holder of the above described Note and beneficial interest, and as Successor Trustee, has caused this instrument to be executed, as to each respective interest.

Dated: \_\_\_\_\_

Beneficiary and Substituted Trustee:

The City of Imperial

By: \_\_\_\_\_  
Authorized Signer

A.P.N.:

Partial Reconveyance - continued

File No.: **VDV-A (KS)**

Date: **October 16, 2024**

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STATE OF \_\_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, 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 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.

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.

*This area for official notarial seal.*

\_\_\_\_\_  
Notary Signature

A.P.N.:

Partial Reconveyance - continued

File No.: **VDV-A (KS)**

Date: **October 16, 2024**

**EXHIBIT "A"**  
**Legal Description**

**Real property in the City of Imperial, County of Imperial, State of California, described as follows:**

Lot 569-575 of MONTERREY PARK SUBDIVISION NO. 2 – UNIT 4C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 28, Page 60 through 62 of Final Maps, in the Office of the County Recorder of Imperial County.

APN: 064-295-075-000

**Exhibit "A"**

**Legal Description**

Real property in the City of Imperial, County of Imperial, State of California, described as follows:

Lots 494-496 and 509-511 of MONTERREY PARK SUBDIVISION NO. 2 – UNIT 4C, in the City of Imperial, County of Imperial, State of California, according to Map on file in Book 28, Page 60 through 62 of Final Maps, in the Office of the County Recorder of Imperial County.

APN: 064-295-075-000

**Phase 61**

**See Sheet 18 of 18**

# MONTEREY PARK SUBDIVISION NO. 2 - UNIT 4C

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

SHEET 1 OF 3 SHEETS  
**FM B28 P60**

**SURVEYOR'S STATEMENT:**

I, MATTHEW W. SPRIO, 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 28, 2019, THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 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 MAPS IS TECHNICALLY CORRECT.



*Matthew W. Sprio*  
 MATTHEW W. SPRIO, License No. 133461  
 LICENSE EXPIRES 12-31-2024

**SURVEYORS 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 CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT AS AMENDED JANUARY 1, 2016, CONDITIONALLY APPROVED TENTATIVE MAP.



*David Beltrán*  
 MATTHEW W. SPRIO, License No. 8461  
 LICENSE EXPIRES 12-31-2024

**ACTING CITY SURVEYORS STATEMENT:**

I, DAVID BELTRÁN, ACTING CITY SURVEYOR FOR THE CITY OF IMPERIAL, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF THREE (3) SHEETS, THAT THE MAPS REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON JANUARY 28, 2019, THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 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 MAPS IS TECHNICALLY CORRECT.



*David Beltrán*  
 DAVID BELTRÁN, License No. 8461  
 ACTING CITY SURVEYOR  
 LICENSE EXPIRES 12-31-2024

**CITY CLERK'S CERTIFICATE:**

I, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION, APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE CITY OF IMPERIAL THE SHEETS AND PUBLIC UTILITIES EASEMENTS OFFERED FOR DEDICATION AS SHOWN HEREWITH.

*Rikki Sells*  
 RIKKI SELLS  
 CLERK OF THE CITY COUNCIL

**SIGNATURE OMISSIONS STATEMENT:**

PURSUANT TO SECTION 6604 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING INTERESTED PARTIES HAVE BEEN OMITTED AND THEIR INTERESTS CANNOT BE RECORDED INTO THE PUBLIC RECORDS:

- (A) IMPERIAL LAND COMPANY, AN EASEMENT FOR A RIGHT OF WAY TO CONSTRUCT AND OPERATE A RAILROAD AND INCIDENTAL PURPOSES AS SET FORTH IN A DOCUMENT RECORDED AUGUST 25, 1999, IN BOOK 27, PAGE 307 OF DEEDS, THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OR RECORDED (NOT PLOTTED)
- (B) IMPERIAL LAND COMPANY, AN EASEMENT FOR A RIGHT OF WAY TO CONSTRUCT AND OPERATE IRRIGATION DITCHES, TELEPHONE LINES, RAILROAD AND INCIDENTAL PURPOSES AS SET FORTH IN A DOCUMENT RECORDED JANUARY 28, 1998, IN BOOK 47B, PAGE 547 OF OFFICIAL RECORDS, THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OR RECORDED (NOT PLOTTED)
- (C) IMPERIAL IRRIGATION DISTRICT, AN EASEMENT FOR ELECTRICAL POWER, DAMAGE AND/OR CANAL(S) FACILITIES AND INCIDENTAL PURPOSES, AS DEDICATED ON MAP OF MONTEREY PARK SUBDIVISION NO. 1, RECORDED IN BOOK 24, PAGE 63 OF FINAL MAPS (PLOTTED HEREON)
- (D) COUNTY OF IMPERIAL, AN OVERFLIGHT EASEMENT AS SHOWN ON MAP OF MONTEREY PARK SUBDIVISION NO. 1, RECORDED IN BOOK 24, PAGE 63 OF FINAL MAPS (BLANKET EASEMENT - NOT PLOTTED)
- (E) COUNTY OF IMPERIAL, AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED MAY 5, 2006, AS INST. NO. 2006-022603 OF OFFICIAL RECORDS (BLANKET EASEMENT - NOT PLOTTED)
- (F) UNKNOWN ENTI(ES) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY (PLOTTED HEREON)
- (G) UNKNOWN ENTI(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 (PUBLIC UTILITIES CODE SECTION 21670 (ET. SEQ.) REGARDING PROPOSED STATE LAWFUL 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 AWARE THAT SUCH OVERFLIGHTS, ANNOYANCE, OR DISCOMFORT FROM NORMAL AIRCRAFT OPERATIONS, SUCH AS TAKEOFFS AND PARADES OR LOVS SHALL CONTAIN A STATEMENT IN SUBSTANTIALLY THIS FORM.

**SOILS REPORT:**

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP WAS PREPARED BY DAVID BELTRÁN, LICENSED CIVIL ENGINEER, LICENSE NO. 3192, AS REFERRED TO IN REPORT NO. 11709, REGISTERED CIVIL ENGINEER, 2010 AS REFERRED TO IN REPORT NO. 120243, A COPY OF SAID REPORT AND UPDATE IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

**SUPPORTING DOCUMENTS:**

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

TITLE	INSTRUMENT NO.	DATE
SUBDIVISION GUARANTEE	2023011797	
TAX CERTIFICATION	2023011946	
RESOLUTION		
SUBJECT TO THE ABOVE MENTIONED EASEMENT	2023011798	
Subdivision Agreement & Survey of Section		
Start finished final Title	2023011799	

**LEGAL DESCRIPTION**

BEING A SUBDIVISION OF A PORTION OF REPANSE PARCEL 147 OF MONTEREY PARK SUBDIVISION NO. 2, UNIT 4A IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 27, PAGE 54 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

**OWNERS CERTIFICATE**

I, HEREBY CERTIFY THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE PROPERTY DESCRIBED IN THE FOREGOING PARAGRAPH AND THAT THE PREPARATION AND RECORDEATION 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.

JUNITER VENTURES I, P.A. A CALIFORNIA LIMITED PARTNERSHIP  
 BY *David E. Dobbson* DATE 01/13/2023

TITLE A-770612-62 51624794

**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 Imperial }  
 ON 11/13/2023 BEFORE ME, David E. Dobbson, Notary Public, PERSONALLY APPEARED David E. Dobbson AND Juniter Ventures I, P.A. WHO PROVED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) TO WHOM I AM REFERRED AND WHOSE IDENTIFICATION CREDENTIALS I HAVE EXAMINED, AND THAT HE/SHE/HEY EXERCISED THE SAME IN HIS/HER/THEIR SIGNATURE(S) TO ME AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXCULCATED 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.

*David E. Dobbson*  
 SIGNATURE OF NOTARY PUBLIC  
 MY PRINCIPLE PLACE OF BUSINESS IS IN Imperial COUNTY,  
 MY COMMISSION NUMBER 2289733  
 MY COMMISSION EXPIRES ON 11/26/2025

**TITLE COMPANY CERTIFICATE**

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

FIRST AMERICAN TITLE COMPANY  
 TITLE OFFICER Jessie Darian

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 13 DAY OF July, 2023, AT 2:33 O'CLOCK P.M. IN BOOK 28 AT PAGES 60-62 AT THE REQUEST OF ROS AND ASSOCIATES  
 FEE 40.00  
*Chuck Storey*  
 CHUCK STOREY  
 COUNTY RECORDER  
 ROS AND ASSOCIATES

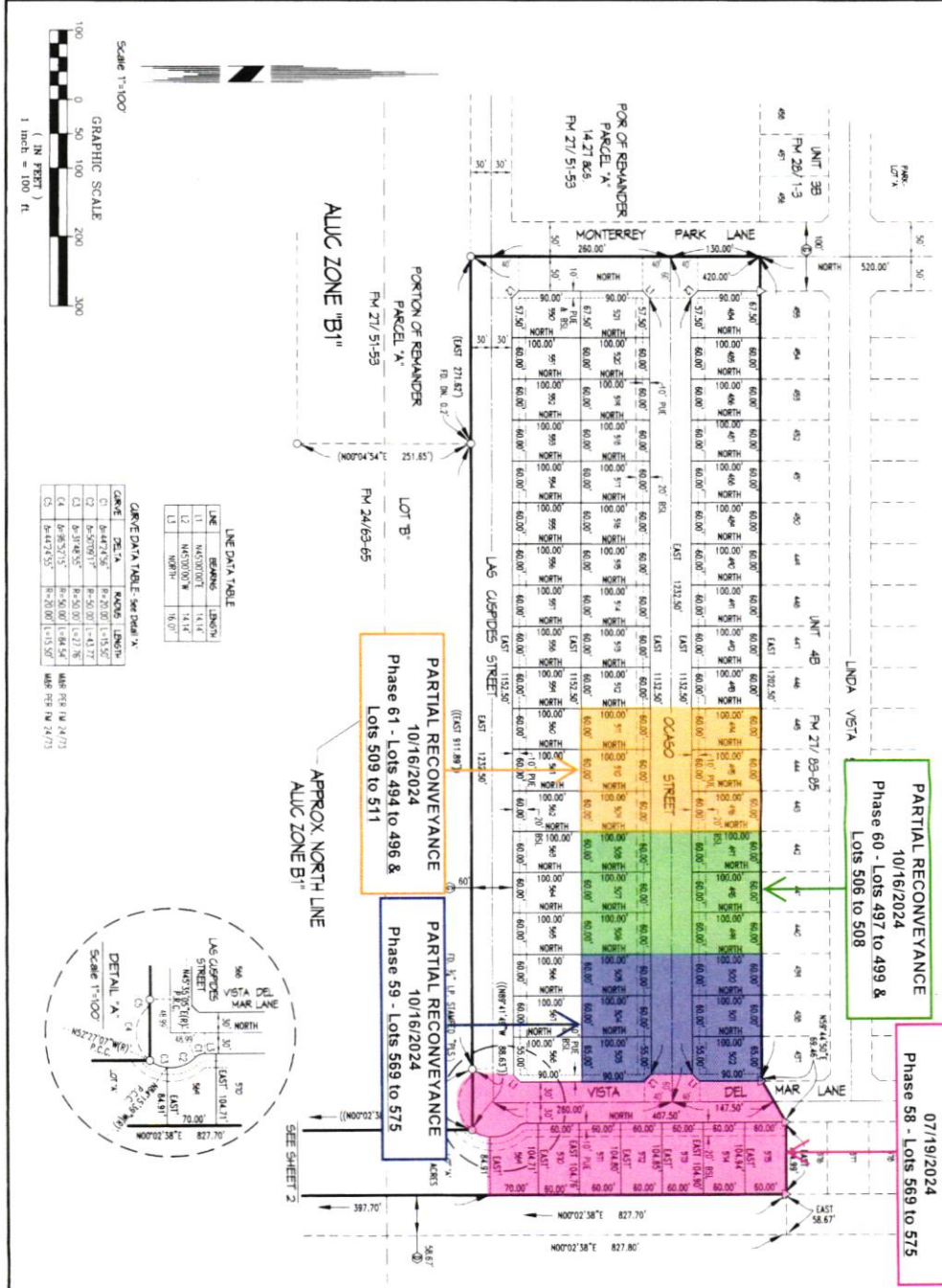


# MONTEREY PARK SUBDIVISION NO. 2 - UNIT 4C

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 P62

SHEET 3 OF 3 SHEETS



CURVE DATA TABLE - SEE PLAN 'A'

CHORD	DELTA	KNOW	LENGTH
C1	6-44-17.36"	6-25-00"	1-14.14'
C2	6-59-09.11"	6-25-00"	1-15.27'
C3	6-59-52.55"	6-25-00"	1-16.54'
C4	6-41-24.53"	6-25-00"	1-15.50'

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	N45-03-00"E	1-14.14'
L2	N45-03-00"E	16.00'



- LEGEND:**
- INDICATES SET 1" FROM PERMITS "1/2 INCH" FLUSH, UNLESS NOTED.
  - INDICATES SET 1" FROM PERMITS "1/2 INCH" FLUSH, UNLESS NOTED.
  - INDICATES SET 1" FROM PERMITS "1/2 INCH" FLUSH, UNLESS NOTED.
  - △ INDICATES SET 1" FROM PERMITS "1/2 INCH" FLUSH, UNLESS NOTED.
  - INDICATES SET 1" FROM PERMITS "1/2 INCH" FLUSH, UNLESS NOTED.
  - INDICATES SET 1" FROM PERMITS "1/2 INCH" FLUSH, UNLESS NOTED.
  - △ INDICATES SET 1" FROM PERMITS "1/2 INCH" FLUSH, UNLESS NOTED.
- REMARKS:**
- UNLESS SHOWN OTHERWISE ON THIS MAP, ALL LOT CORNERS WILL BE MONUMENTED WITH A 1" IRON PIPE TAPPED 1/2 INCH FROM 90 DEGREES OF THE CORNER. A LUG AND BRASS TAG STAMPED "T.S. B.M." SHALL BE PLACED AT THE CENTER OF THE MONUMENTED PIPE.
  - 3' CORNER INTERFERENCES INDICATED ON THIS MAP MAY NOT BE TO THE ORIGINAL DISTANCES INDICATED DUE TO ROUND-OFF ERRORS IN THE ORIGINAL RECORDS.

- REMARKS:**
- INDICATES MONUMENTED AND RECORDED DATA FOR FINAL MAP OF MONTEREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 28 OF FINAL MAPS, PAGES 1-2, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
  - INDICATES MONUMENTED AND RECORDED DATA FOR 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.
  - INDICATES APPROXIMATE LAND USE COMPARABILITY PLAN WITH 1986 RECORDS.
  - INDICATES PUBLIC UTILITY EXISTENCE INDICATED HEREON.
  - INDICATES BUILDING SETBACK LINE SHOWN HEREON.
  - INDICATES EXISTENCE AS NOTED UNDER SIGNATURE ENGINEER STATEMENT.
  - INDICATES SETBACK LINE.
  - INDICATES SUBMISSION BOUNDARY LINE.
  - THE TOTAL AREA WITHIN THE DEDUCTIVE BOUNDARY LINE IS 15.22 ACRES.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CENTERLINE OF LAGS CUYPERES 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 "LAST".

RDS AND ASSOCIATES

SHEET 18 OF 18