

DATE SUBMITTED 7/28/2021  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 8/04/2021

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

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION:  
 MAYFIELD RANCH SUBDIVISION UNIT NO. 3C  
 1. AUTHORIZATION TO PREPARE AND SUBMIT AN ENCROACHMENT PERMIT APPLICATION TO IID FOR THE INSTALLATION OF A DRAINAGE CONNECTION TO IID McCALL DRAIN 5A.  
 DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT DEPARTMENT

BACKGROUND/SUMMARY:  
 For the proper discharge of storm water from the detention basin of Mayfield Ranch Subdivision Unit No. 3C (as recorded on FM 27/86-89) to the IID's McCall Drain 5A, a storm drain pipeline need to be install across a parcel belong to IID. See Exhibits 1 & 2 attached herewith for details.  
 The developer (Morningside Venture LLC/Marty Coyne) has been notified by IID the following:  
 1. IID will accept the drain pipeline location along IID's east property line of the IID property via an IID encroachment permit. IID understands that in the long term, Cross Road may extend from Mayfield subdivision north.  
 2. The IID encroachment permit will authorize the subdivision (Marty/contractor) to construct the pipeline in IID property as long as the City accepts the design/location of the proposed storm drain line. The City will need to approve the updated plans showing the proposed layout. The City will also take over the ownership and O&M (Operations & Maintenance) of the pipeline after the construction of the pipeline.  
 3. The City will need to also sign the encroachment permit application as owner of the drain pipeline.  
 Construction work of Mayfield Ranch Subdivision Unit No. 3C has been substantially completed.

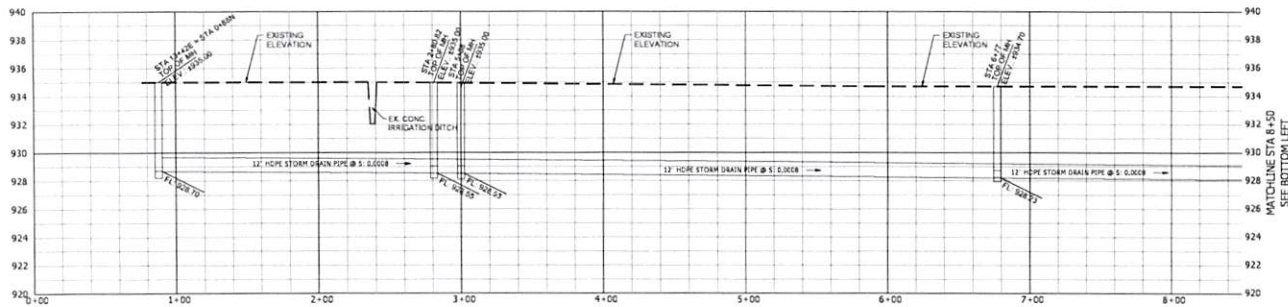
FISCAL IMPACT: NONE - The developer (Morningside Venture LLC/Marty Coyne) will be financially responsible to pay in full for all the costs associated with the construction of the targeted improvements and permit fees.	ADMIN SERVICES SIGN INITIALS <u>JS</u>
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STAFF RECOMMENDATION: 1. Authorize to prepare and submit an encroachment permit application to IID for the installation of a drainage connection to IID McCall Drain 5A.	DEPT. INITIALS <u>CM</u>
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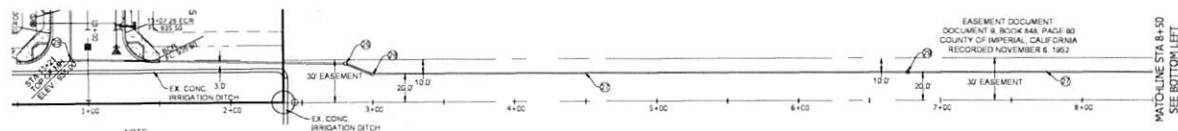
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>JTM</u>
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MOTION: SECONDED: AYES: NAYES: ABSENT:	APPROVED ( ) DISAPPROVED ( ) REFERRED TO:	REJECTED ( ) DEFERRED ( )
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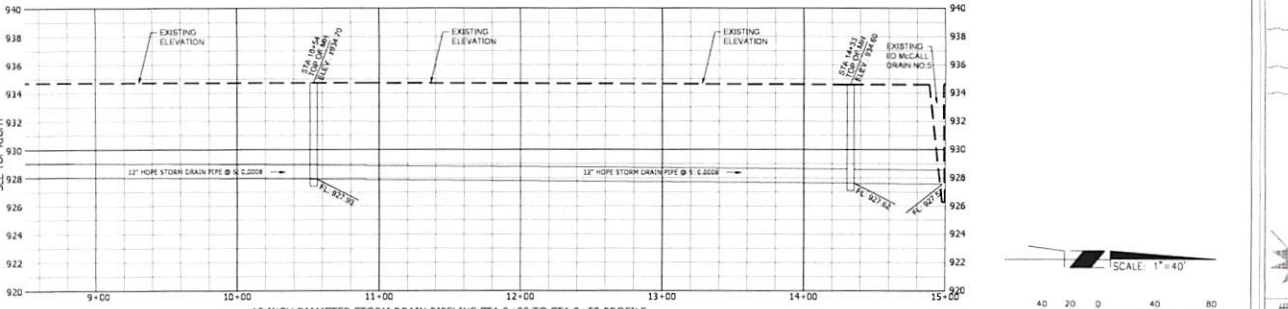
# Exhibit 1



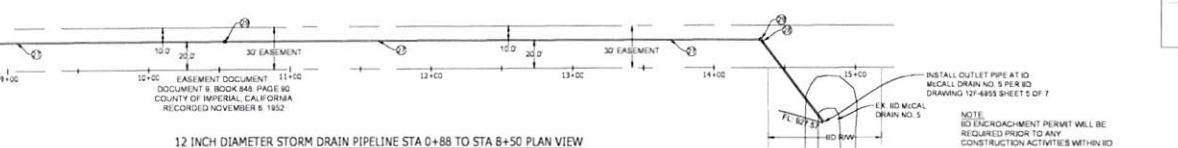
12 INCH DIAMETER STORM DRAIN PIPELINE STA 0+88 TO STA 8+50 PROFILE  
SCALE: 1"=40' HORIZ.  
1"=4' VERT.



12 INCH DIAMETER STORM DRAIN PIPELINE STA 0+88 TO STA 8+50 PLAN VIEW



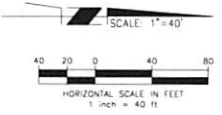
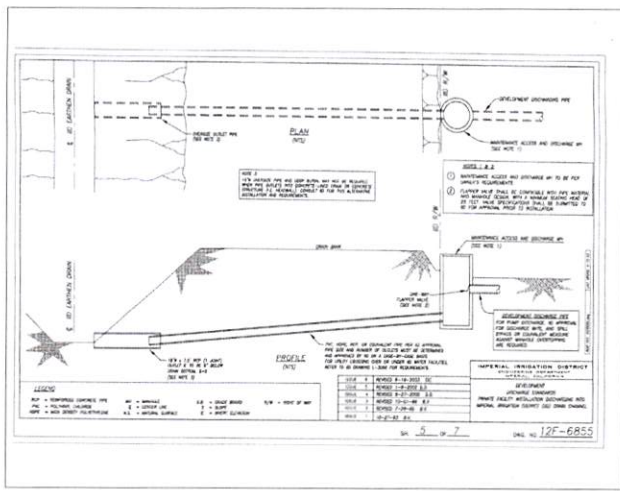
12 INCH DIAMETER STORM DRAIN PIPELINE STA 8+50 TO STA 15+00 PROFILE  
SCALE: 1"=40' HORIZ.  
1"=4' VERT.



12 INCH DIAMETER STORM DRAIN PIPELINE STA 8+50 TO STA 15+00 PLAN VIEW

### STORM DRAIN CONSTRUCTION NOTES:

- 1. INSTALL TWO (2) 36 INCH HOPE STORM DRAIN PER CITY OF IMPERIAL DETAIL 513.
- 2. INSTALL 18 INCH HOPE STORM DRAIN PER CITY OF IMPERIAL DETAIL 513.
- 3. INSTALL TWO (2) 24 INCH HOPE STORM DRAIN PER CITY OF IMPERIAL DETAIL 513.
- 4. INSTALL CURB INLET STRUCTURE PER DETAIL 1, SEE SHEET 4.
- 5. INSTALL STORM DRAIN JUNCTION BOX PER DETAIL 2, SEE SHEET 4.
- 6. INSTALL TWO (2) 12 INCH HOPE STORM DRAIN PER CITY OF IMPERIAL DETAIL 513.
- 7. INSTALL 30 INCH HOPE STORM DRAIN PER CITY OF IMPERIAL DETAIL 513.
- 8. INSTALL 12 INCH HOPE STORM DRAIN PER CITY OF IMPERIAL DETAIL 513.
- 9. INSTALL 12 INCH PVC (LARGE DRAIN CHECK VALVE) FLAPPER VALVE OR APPROVED EQUAL.
- 10. INSTALL 5 FT DIAMETER STORM DRAIN MANHOLE PER CITY OF IMPERIAL DETAIL NO. 302.



NO	REVISIONS	APPROVED	DATE
1	FIRST PLAN-CHECK SUBMITTAL		08/25/2019
2	SECOND PLAN-CHECK SUBMITTAL		11/05/2019
3	THIRD PLAN-CHECK SUBMITTAL		12/03/2019
4	MODIFIED SD ALIGNMENT 10 FT FROM WEST BOUNDARY LINE		08/29/2021
5	REVISIONS PER PLAN CHECK COMMENTS DATED 7/9/21		07/28/2021

**Dynamic CONSULTING ENGINEERS**  
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION MANAGEMENT  
2415 IMPERIAL BUSINESS PARK DRIVE, SUITE B,  
IMPERIAL, CA. 92251  
TEL: (760) 340-0182 FAX: (760) 340-0183  
www.dynamicconsultingengineers.com

APPROVED FOR CONSTRUCTION BY THE CITY OF IMPERIAL  
CARLOS CORRALES, P.E.  
No. 58438 Exp. 12-31-22  
07/28/21  
DATE

PREPARED UNDER THE DIRECT SUPERVISION OF  
CARLOS L. BELTRAN, P.E.  
No. 88828 Exp. 8-30-22  
12/31/22  
REG. EXP.

PROJECT TITLE:	MAYFIELD RANCH SUBDIVISION UNIT 3C IMPROVEMENT PLANS
SHEET CONTENT:	12 INCH STORM DRAIN DISCHARGE PIPELINE STA 0+88 TO STA 15+00

SCALE:	SHEET
DRAWN BY: DB, CB	18
REVISED BY: CB	OF 18 SHEET
DATE: DECEMBER 10, 2019	JOB NO. DCE 650818

NO WORK SHALL BE DONE ON THIS SITE UNLESS A LICENSED AND REGISTERED UNDERGROUND SERVICE AIRTIGHT TOLL FREE 811  
NO WORKING DAYS BEFORE 10:00 AM

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

# Exhibit 2

## FM B27 P86

SHEET 1 OF 4 SHEETS

### MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF IMPERIAL OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

#### OWNER'S STATEMENT:

WE HEREBY STATE THAT WE, THE PARTIES LISTED BELOW, ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF FOUR (4) SHEETS AND DESCRIBED IN THE CAPTION THEREOF. WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE, A PORTION OF FIRST STREET, A PORTION OF SECOND STREET, A PORTION OF FOURTH STREET, PORTION OF SADDLEBACK DRIVE, A PORTION OF MEADOWCROOK DRIVE, A PORTION OF CROSS ROAD, LOT "A", LOT "B", LOT "C", LOT "D", AND THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP AND BEING A PART OF THIS SUBDIVISION.

MORNINGSIDE VENTURES, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 12-2-19  
FOR: MORNINGSIDE VENTURES, LLC  
TITLE: SOLE MEMBER

#### SUPPORTING DOCUMENTS:

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

- TITLE: Owners Certificate INSTRUMENT NO. 2020003675
- TITLE: Minutes of Meetings INSTRUMENT NO. 2020003676
- TITLE: TAX CERTIFICATE INSTRUMENT NO. 2020003676
- TITLE: TAX CERTIFICATE INSTRUMENT NO. \_\_\_\_\_
- TITLE: SUBDIVISION GUARANTEE INSTRUMENT NO. 2020003677
- TITLE: Subdivision Agreement & Easement INSTRUMENT NO. 2020003679
- TITLE: Short Form Declaration of Assent INSTRUMENT NO. 2020003680
- TITLE: \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_
- TITLE: \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_
- TITLE: \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_
- TITLE: \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_
- TITLE: \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_

#### LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 1, AS PER MAP RECORDED IN BOOK 25 PAGES 15 THROUGH 18 OF FINAL MAPS AND ANY PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 2, AS PER MAP RECORDED IN BOOK 25 PAGES 19 THROUGH 22 OF FINAL MAPS, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN MAYFIELD RANCH UNIT NO. 3A, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 27 PAGE 23 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY, AND THAT PORTION LYING WITHIN MAYFIELD RANCH UNIT NO. 3B, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 27 PAGE 27 OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFROM ALL OF THE OIL, GAS, HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS, WHETHER SOLID, LIQUID OR GASEOUS, INCLUDING, BUT NOT LIMITED TO HOT WATER, STEAM, GEOTHERMAL RESOURCES, GEOTHERMAL ENERGY AND EXTRACTABLE MINERALS IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; WITHOUT, HOWEVER, THE RIGHT OF ENTRY THROUGH THE SURFACE THEREOF FOR THE PURPOSE OF PRODUCTION AND EXTRACTION OF THE AFORESAID MINERALS AS RESERVED BY F.A.D. FARMS, INC., A CALIFORNIA CORPORATION, IN DEED RECORDED APRIL 18, 1991 AS INSTRUMENT NO. 6921 IN BOOK 1670 PAGE 1730 OF OFFICIAL RECORDS, AND RECORDED JULY 17, 1991 AS INSTRUMENT NO. 13286 IN BOOK 1677 PAGE 905 OF OFFICIAL RECORDS.

#### SIGNATURE OMISSION STATEMENT:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT FIT INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- [8] AN AGREEMENT BY AND BETWEEN ALLAN R. HEYENER AND H.F. McWILLIAMS, RECORDED IN BOOK 848, PAGE 90 OF OFFICIAL RECORDS. SAID AGREEMENT IS LISTED IN THE TITLE REPORT, BUT IS NOT APPURTENANT TO THE LAND SUBDIVIDED HEREIN.
- [9] AN EASEMENT FOR A SUPPLY CANAL, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF ALLAN R. HEYENER, RECORDED APRIL 14, 1953 IN BOOK 860, PAGE 5 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS OVER THE EAST 30 FEET OF SAID LAND. (PLOTTED).
- [10] AN EASEMENT FOR OPEN AND/OR UNDERGROUND CONCRETE LINED CANALS, OVERHEAD AND/OR UNDERGROUND TELEPHONE AND/OR ELECTRIC POWER LINES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED NOVEMBER 2, 1990 IN BOOK 1658, PAGE 1388 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS OVER A STRIP OF LAND 50 FEET IN WIDTH, THE CENTER LINE OF WHICH IS THE CENTER LINE OF THE CONCRETE LINED DATE LATERAL 7 CANAL (10-31-1990) CONSTRUCTED ACROSS THE SOUTH SIDE OF SAID LANDS. (PLOTTED).

#### CITY CLERK'S CERTIFICATE:

I, DEBRA JACKSON, CITY CLERK OF THE CITY OF IMPERIAL, CALIFORNIA, HEREBY STATE THAT THE CITY OF IMPERIAL CITY COUNCIL, ON 02-05-2020, HAS APPROVED THIS FINAL MAP, CONSISTING OF FOUR (4) SHEETS, AS THE OFFICIAL MAP OF MAYFIELD RANCH UNIT NO. 3C, FOR SUBDIVISION PURPOSES IN ACCORDANCE WITH THE APPROVAL OF THE TENTATIVE MAP THEREOF AND ANY APPROVED ALTERATIONS THEREOF AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE OFFER FOR DEDICATION OF PUBLIC ROADS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS MAP.

[Signature]  
DEBRA JACKSON  
CITY CLERK OF THE CITY OF IMPERIAL

#### COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I, OTHON MORA, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF IMPERIAL, HEREBY STATE THAT THIS FINAL MAP, CONSISTING OF FOUR (4) SHEETS, CONFORMS WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THE CONDITIONS RELATED THERETO, AS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 19, 2007.

[Signature] DATE: 2/11/2020  
OTHON MORA, COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF IMPERIAL

#### SOILS REPORT:

A SOILS REPORT HAS BEEN PREPARED SPECIFICALLY FOR THIS SUBDIVISION BY LANDMARK CONSULTANTS, INC., PROJECT NO. LE05452, DATED DECEMBER 7, 2005, BY REGISTERED CIVIL ENGINEER NO. 31921. A COPY OF SAID REPORT IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

#### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MORNINGSIDE VENTURES, LLC, ON MAY 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 90 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF.

DATED: 11-26-19

[Signature]  
DAVID BELTRAN L.S. 8482



#### ACTING CITY SURVEYOR'S STATEMENT:

I, GORDON O. OLSON, ACTING CITY SURVEYOR OF THE CITY OF IMPERIAL, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF FOUR (4) SHEETS; THAT THE SUBDIVISION SHOWN HEREWITH IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON NOVEMBER 2019, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF LOCAL ORDINANCES APPLICABLE WHEN THE TENTATIVE MAP WAS APPROVED, AND ALL THE REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT, AS AMENDED JANUARY 1, 2019 HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 12-02-19

[Signature]  
GORDON O. OLSON, PLS 7107  
ACTING CITY LAND SURVEYOR



#### TITLE COMPANY'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PERSONS SPECIFIED IN THE OWNER'S STATEMENT SHOWN HEREON ARE THE OWNERS AND THE ONLY ONES WHOSE CONSENT IS NECESSARY TO PASS TITLE TO THE LAND WITHIN THIS SUBDIVISION.

[Signature] DATE: 11-26-19  
NAME: Morgan Chaney  
TITLE: OFFICER  
STEWART TITLE

#### COUNTY RECORDER'S STATEMENT:

FILED THIS 26 DAY OF February, 2020 AT 3:55 A.M. IN BOOK 27 OF FINAL MAPS, AT PAGE 86, AT THE REQUEST OF DYNAMIC CONSULTING ENGINEERS, INC. FEE: \$91.00

DOCUMENT: 2020003674

[Signature]  
CHUCK STOREY, COUNTY RECORDER

DCE JOB NO. 650818 DATE: 08/07/2019



# Exhibit 2

FM B27 P87

SHEET 2 OF 4 SHEETS

## MAYFIELD RANCH UNIT NO. 3C

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO COUNTY, IN THE CITY OF MAYFIELD, CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF.

### PROCEDURE OF SURVEY

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS MAP IS NORTH, ORIENTED WEST, WHICH IS THE BEARING OF THE EAST LINE OF THE SECTION 16 CORNER OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF.

**SURVEYORS NOTES:**

1. REVENING AND EAVING LOTS NUMBERS ARE 276 THROUGH 420.
2. THE AREA SURVEYED IS 22.879 ACRES.
3. ALL DISTANCE AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE NEAREST INCH OF A FOOT.
4. DISTANCES SHOWN HEREON ARE GROUND MEASUREMENT DISTANCES. BE SET AT ALL LOT CORNERS WITH 80 BARS AND PLASTIC TAGS STAMPED 7/5 84827 IN METERS, EXCEPT CORNERS SET FOR THAT LOT. WHERE SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD WITH BRASS TAG STAMPED 7/5 84827 WILL BE SET.
5. WHERE CENTERLINE INTERSECTIONS OCCUR WITH SEWER MAINS, THE CENTERLINE OF THE SEWER MAINS AND SEWER HEREON WILL BE SET AT THE INTERSECTION. THE LOCATION OF THE SEWER MAINS WILL BE INDICATED BY A DOTTED LINE.
6. LOTS OPERATED BY STEVEN BROWN AND OR HEIR/HEIR ALIEN PERSONS.
7. THE INTERSECTIONAL DISTANCES SHOWN ON THIS MAP MAY NOT BE THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERRORS.

**LEGEND:**

- FOUND MONUMENT AS NOTED
- SET 4-INCH DIA CONCRETE CINDER W/BRASS TAG STAMPED 7/5 84827 IN METERS
- ▲ 10.00-FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON
- AN EASEMENT GRANTED TO ALAN R. HENNER, RECORDED 1/14/1993 IN BOOK 100, PAGE 5 OF ORIGINAL RECORDS
- ⑩ AN EASEMENT GRANTED TO METRO REGIONAL DISTRICT, RECORDED 11/22/1990 IN BOOK 100, PAGE 1280 AS FILE NO. 80010501 OF OUR RECORDS
- (R1) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3B PER FM 27-27
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY IN BOOK 10, PAGE 100 OF RECORD OF SURVEY MAPS.
- (R3) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER FM 27-23

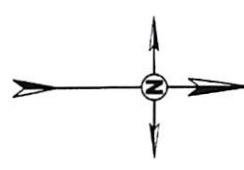
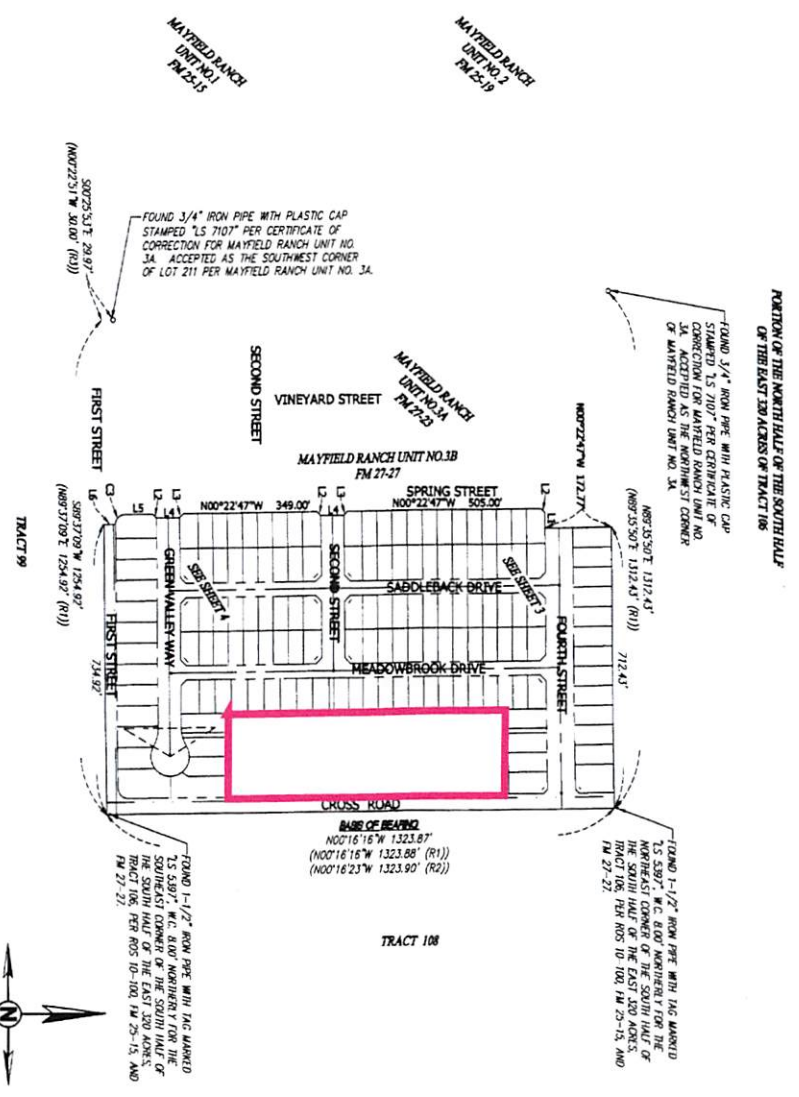
LOT LINE  
 PUBLIC UTILITY EASEMENT LINE  
 SUBDIVISION BOUNDARY

NO.	BEARING	LENGTH	REFERENCE
L1	N89°31'37"E	40.00	N89°31'37"E 40.00' (R1)
L2	N44°51'17"E	14.14	N44°51'17"E 14.14' (R1)
L3	N69°22'47"W	50.00	N69°22'47"W 50.00' (R1)
L4	N00°22'47"W	71.87	N00°22'47"W 71.87' (R1)
L5	N00°22'47"W	30.00	N00°22'47"W 30.00' (R1)

**CURVE DATA TABLE**

NO.	DELTA	RAIUS	LENGTH	REFERENCE
C1	69°59'57"	25.00	32.37	SPT00007 R-25.00' L-39.37' (R1)

**Dynamic CONSULTING ENGINEERS**  
 DATE: 08/07/2019  
 DCE JOB NO. 620018





# Exhibit 2

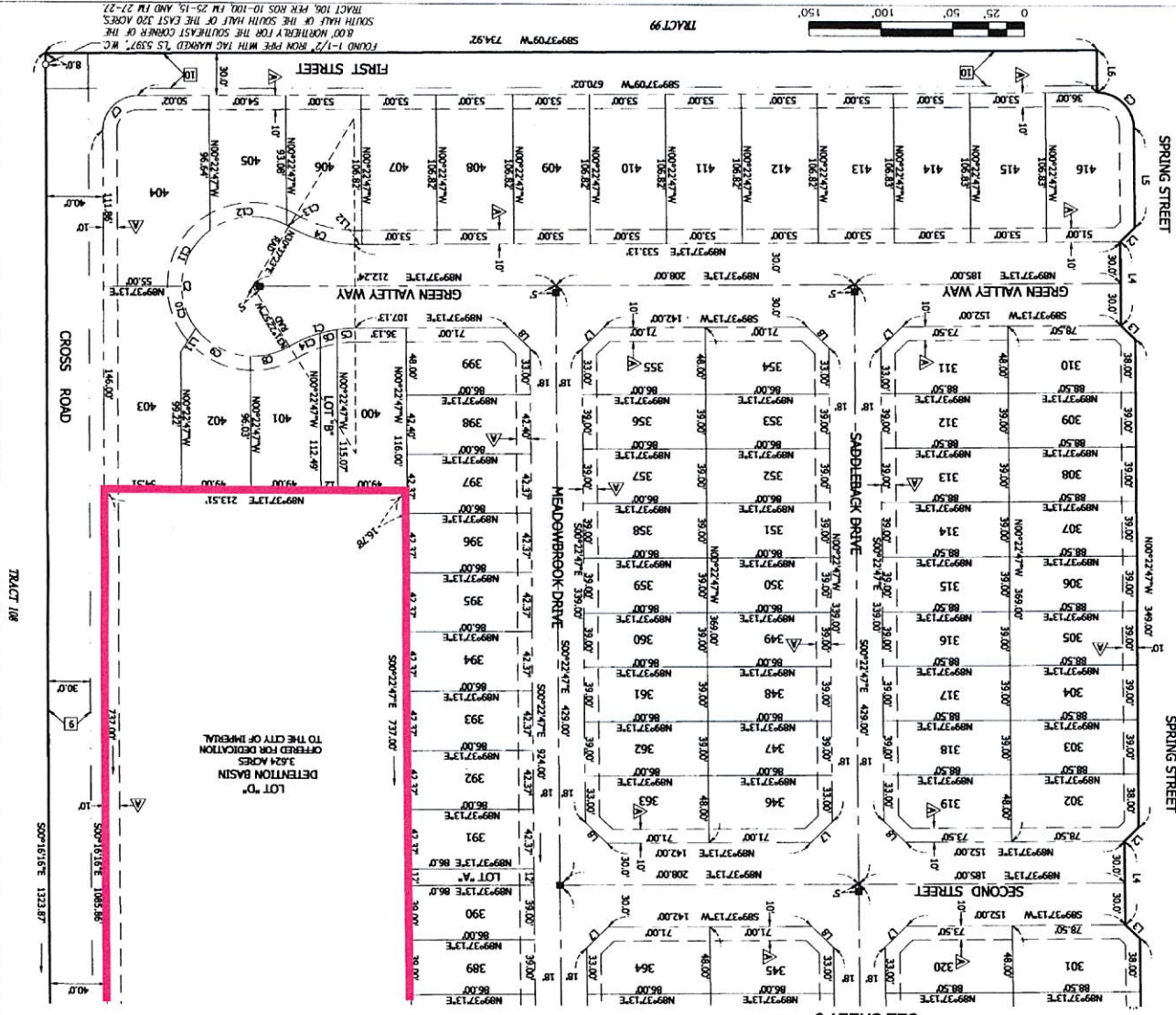
FM B27 P89

SHEET 4 OF 4 SHEETS

## MAYFIELD RANCH UNIT NO. 3C

SEE SHEET 3

A PORTION OF THE SOUTH HALF OF THE EAST 320 ACRES OF TRACT 106, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO COUNTY, THE CITY OF IMPERIAL, CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF.



FOUND 1-1/2" IRON PIPER WITH TAG MARKED 'S.S.97', W.C. SOUTH HALF OF THE SOUTH HALF OF THE EAST 320 ACRES, TRACT 106, PER ROS 10-100, FM 25-15, AND FM 27-27.

DATE: 08/07/2019  
DYNAMIC CONSULTING ENGINEERS  
JOB NO. 650818

NO.	DELTA	RADIUS	LENGTH
C1	31.0010	90.00	48.70
C2	24.0020	50.00	211.19
C3	89.5375	25.00	39.27
C4	31.0010	90.00	48.70
C5	81.378	90.00	12.92
C6	74.912	90.00	12.28
C7	89.5375	25.00	39.27
C8	39.3125	50.00	28.82
C9	51.917	50.00	44.79
C10	36.3857	50.00	31.98
C11	53.7805	50.00	46.66
C12	65.9136	50.00	57.18
C13	2.0075	50.00	1.75
C14	14.5730	90.00	23.50

NO.	BEARING	LENGTH	REFERENCE
L1	N89°37'13"E	40.00	N89°37'13" 40.00 (R)
L2	N44°31'37"E	14.14	N44°31'37" 14.14 (R)
L3	N52°27'47"W	14.14	N52°27'47" 14.14 (R)
L4	N00°22'47"W	60.00	N00°22'47" 60.00 (R)
L5	N00°22'47"W	60.00	N00°22'47" 60.00 (R)
L6	N00°22'47"W	21.82	N00°22'47" 21.82 (R)
L7	N00°22'47"W	30.00	N00°22'47" 30.00 (R)
L8	S44°31'37"W	21.21	S44°31'37" 21.21 (R)
L9	S44°31'37"W	14.14	S44°31'37" 14.14 (R)
L10	S45°22'47"E	14.14	S45°22'47" 14.14 (R)
L11	N14°17'19"E	20.00	N14°17'19" 20.00 (R)
L12	N89°37'13"E	5.13	N89°37'13" 5.13 (R)

**LEGEND:**

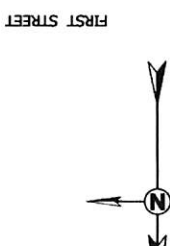
- FOUND MONUMENT AS NOTED
- SET A 4-INCH DIA. CONCRETE CHANGER W/BRASS TAG STAMPED 'T'S BAR', IN WELL BOX
- 100'-0" PUBLIC UTILITY EASEMENT, GRANTED HEREON
- AN EASEMENT GRANTED TO AT&A R. HEREON, RECORDED 4/11/1951 IN BOOK 802, PAGE 5 OF ORIGINAL RECORDS.
- AN EASEMENT GRANTED TO IMPERIAL REGULATION DISTRICT, RECORDED 11/2/1990 IN BOOK 1659, PAGE 1588 AS FILE NO. 90091901 OF O.R.
- (R1) INDICATES RECORD DATA PER MAYFIELD RANCH UNIT NO. 3A PER PLAT 27-27
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY IN BOOK 10, PAGE 100 OF RECORD OF SURVEY MAPS.
- (R3) PER PLAT 27-27

**LINE DATA TABLE**

NO. BEARING LENGTH REFERENCE

**SURVEYOR'S NOTES:**

1. BEGINNING AND ENDING LOTS NUMBERS ARE 276 THROUGH 470
2. TOTAL AREA (GROSS) IS 22.879 ACRES
3. TOTAL NUMBER OF LOTS IS 144
4. ALL DISTANCE AND/OR STREET MEASUREMENTS SHALL BE TAKEN ON THE HORIZONTAL OR A FOOT, UNLESS OTHERWISE SPECIFIED.
5. DISTANCES SHOWN HEREON ARE GROUND MEASUREMENT DISTANCES.
6. A 1/2" X 18" REBAR AND PLASTIC PIPES STAMPED 'T'S BAR' WILL BE SET AT ALL LOT CORNERS WITHIN 90 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS, EXCEPT CORNERS OF BUILDINGS AND/OR INTERSECTIONS WHERE CONFLICT WITH OTHER MANHOLES.
7. WHERE CENTERLINE INTERSECTIONS OCCUR WITH STREET MANHOLES, LEAD WITH BRASS TAG STAMPED 'T'S BAR' WILL BE SET.
8. THE CENTERLINE MONUMENT WILL BE SET AT A 5.00' OFFSET TO THE INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.
9. WHERE CENTERLINE INTERSECTIONS OCCUR WITH STREET MANHOLES, THE WORKMAN DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE EXACT DISTANCE INDICATED DUE TO ROUND OFF ERRORS.



MAYFIELD RANCH UNIT NO. 3B  
FM 27-27

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