AGENDA
ITEM

21

# AGENDA STAFF REPORT

**DATE:** January 22, 2019

**TO:** Mayor and City Council

**APPROVED BY:** David B. Dale, City Manager DD

**PREPARED BY:** Christopher Velasco, Contract Planner CV

**SUBJECT:** Adopt a Resolution Approving Recordation of Final Map Subdivision No. 058- 400-007 and 058-400-060

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**Recommendation:**

The Planning Division recomends that the City Council approve the Final Map Subdivision No's 058-400-007 and 058-400-060.

**Background:**

On October 8, 2018, the Calexico Planning Commission held a duly noticed public hearing and recommended approval of Negative Declaration No. 2018-03, Tentative Subdivision Map No.'s 058-400-007 & 058-400-060 to subdivide approximately 45 acres of land in order to create seven (7) parcels generally located west of Cesar Chavez Blvd. and north of Second Street, General Plan Amendment No. 2018-01 changing the current designation of Open Space (OS) zoning designation.

Approximately 5 acres facing Cesar Chavez Blvd. will be re-designated as Industrial/Commercial Zone Change No. 2018-01 will change the current zoning of Open Space (OS) where approximately 5 acres facing Cesar Chavez Blvd. will be re-zoned to IR. Industrial Rail (IR) once the Final Map Subdivision is recorded. This final map subdivision will legally separate the water plant and city shop from the remaining acreage, and will be open to the market as future industrial/commercial development along Cesar Chavez Blvd.

When the public hearing was held October 8, 2018, no one spoke in opposition of the project. After the public hearing was closed, the Planning Commission approved Resolution No 2018-14, 2018-15, 2018-16, and 2018-17.

**Discussion & Analysis:**

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The proposed project has undergone extensive discretionary review as evidenced by the study and approval of the Negative Declaration, Tentative Subdivision Map, General Plan Amendment, and Zone Change. The Final Map Subdivision is the final remaining document in order for the parcels to be subdivided into seven parcels ranging in size from .48 acres to 40 acres.

**Approved November 7, 2018: Negative Declaration No. 2018-03**: The Negative Declaration document prepared is a project level analysis, however, physical development is not being proposed at this time. Any future proposals could require additional entitlements and approval by the City. It would be at that time that additional environmental analysis would be conducted to address impacts such as noise, traffic and air quality, to name a few.

**Approved November 7, 2018: Tentative Subdivision Map No's 058-400-007 & 058-400-060:** When the subdivision map was reviewed by the project review committee, comments were received from engineering requesting that a few minor revisions be made to the map. The map was corrected by BJ Engineering and the proposed land division is considered consistent with the City of Calexico adopted zoning and subdivision ordinances including minimum lot size, width, depth and frontage.

**Approved November 7, 2018: General Plan Amendment No. 2018-01**: In order to allow for future development of any of the parcels created, staff recommends approval of the requested General Plan Amendment which will re-designate approximately 5 acres of property facing Cesar Chavez Blvd. owned by the city to Industrial/Commercial usage.

**Approved November 7, 2018: Zone Change No. 2018-01**: In order to allow for future development of any of the parcels created, staff recommends approval of the requested Zone Change Ordinance which will re-zone approximately 5 acres of property facing Cesar Chavez Blvd. owned by the city to Industrial Rail (IR).

The approved Tentative Parcel Map will expire November 7, 2020.

**Fiscal Impact:**

Net positive if parcels are sold.

**Coordinated With:**

City Manager's Office.

**Attachments:**

A. Resolution Approving Recordation of Final Map Subdivision No. 058- 400-007 and 058-400-060

B. Final Map Subdivision No. 058-400-007 and 058-400-060.

**RESOLUTION NO. 2020-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING THE CALEXICO WATER PLANT FINAL MAP SUBDIVISION NO. 058-400-060 AND 058-400-007 WHICH PROPOSES THE SUBDIVISION OF APPROXIMATELY 45 ACRES OF LAND IN ORDER TO CREATE SEVEN (7) INDUSTRIAL/COMMERCIAL LOTS.**

WHEREAS, the City of Calexico Engineering Division, has filed an application for approval of a proposed Final Map Subdivision which proposes the subdivision of about 45 acres of land, generally located west of Cesar Chavez Blvd. and north of Second Street, in order to create seven (7) industrial/commercial lots; and

WHEREAS, the City Council of the City of Calexico is authorized to approve, conditionally approve or disapprove final maps that subdivide land; and

WHEREAS, public notice of said application has been given pursuant to law, and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to the Tentative Parcel Map on November 7, 2018.

NOW THEREFORE, the City Council of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The City Council finds the facts recited above are true and correct and incorporates them herein by this reference.

SECTION 2. The City Council has considered the Negative Declaration for the proposed Final Map Subdivision. Prior to making a decision of approval the City Council finds and determines that the Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

SECTION 3. That in accordance with the State Subdivision Map Act and requirements of the City of Calexico, the following findings and conditions of approval for the Calexico Water Plant Final Map Subdivision dated 01/15/19 and attached hereto as Exhibit B have been made as follows:

FINDINGS:

a) The proposed subdivision, together with the provisions for the design and improvement, are consistent with the City's General Plan; Zoning Ordinance, Subdivisions Ordinance; and the State Subdivision Map Act.

   *The design of the subdivision is consistent with the General Plan, Zoning designations, land use planning area, development and design standards, and all other appropriate requirements contained in the General Plan, Subdivision Map Act and the Calexico Municipal Code (CMC).*

b) The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

*The subdivision is consistent with the land use plan, engineering standards and programs, and all other appropriate requirements contained in the General Plan. The Final Map Subdivision is consistent with the General Plan and Zoning Code designations and all other applicable engineering standards.*

c) The effects this proposed subdivision is likely to have upon the region, the public service requirements of its residents, and the available fiscal and environmental resources have been considered and balanced.

*The subdivision is consistent with the City's General P1an and Municipal and Zoning Codes and will not result in any adverse environmental impacts.*

CONDITIONS

1. The project shall include the subdivision of seven (7) parcels.

2. Prior to the issuance of the first certificate of occupancy, all required street dedications and off -site improvements (e.g. curb, gutter and sidewalk & paving) along Second Street (Anza Road) Pierce Ave. and Cesar Chavez Blvd. shall be provided to city standards.

3. The Final Map Subdivision shall comply with all applicable requirements of the State of California Subdivision Map Act and the City's Subdivision Ordinance and Zoning Ordinances, unless modified by the Conditions of Approval.

4. Prior to submittal of any improvement plan for plan check, geotechnical study and soils report of the project site shall be conducted to the satisfaction of the City Engineer. An approved copy of the geotechnical study and soils report, in accordance with the subdivision map act, applicable codes, and city standards, shall be submitted with the improvement plans.

5. Prior to the issuance of building permits an NPDES permit from the regional water quality control board shall be provided in accordance with a storm water pollution prevention plan approved by the City Engineer. The storm water pollution prevention plan shall include best management practices (BMP's).

6. Prior to the issuance of building permits, a site specific drainage study in conformance with the sub-regional storm water retention system shall be

conducted by a registered civil (hydraulic) engineer and submitted for review and approval by the city and IID. The drainage study may incorporate temporary retention basins; however, the design of the drainage system shall be in conformance with the City's sub-regional storm water retention system.

7. All retention facilities and drainage improvements shall be provided in accordance with the City's standards and to the satisfaction of the City Engineer where applicable.

8. Fire hydrants, markers and water mains shall be provided in accordance with the Fire Department's specifications. Fire hydrants shall not be placed more than 300 ft. apart nor more than 300 ft. from buildings and shall be subject to review and approval by the Fire Department. All fire hydrants shall be on a looped water system and shall be in set-vice before any combustible construction begins.

9. The project shall comply with applicable staff comments labeled Exhibit A of the Planning Commission staff report and other applicable federal, state and local codes, ordinances and resolutions.

NOW, THEREFORE, subject to the above findings and conditions, the City Council of the City of Calexico DOES HEREBY APPROVE the Calexico Water Plant Final Map Subdivision No. 058-400-007 and 058-400-060.

_____
Bill Hodge, Mayor

ATTEST:

_____
Gabriela T. Garcia, City Clerk

APPROVED AS TO FORM:

_____
Carlos Campos, City Attorney

I hereby certify that the preceding resolution was taken by the City Council at a meeting conducted January 22, 2019 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Gabriela T. Garcia, City Clerk

# PARCEL MAP NO. 058-400-09 & 058-400-60

BEING A SUBDIVISION OF LOTS 1-D, 13, 14, 16 AND A PORTION OF LOTS 11, 12 & 15 OF THE RIVER TRACT, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, ON FILE IN BOOK 1, PAGE 32 OF OFFICIAL RECORDS.

## LEGAL DESCRIPTION:

A RESUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:

PARCEL 1:

LOTS 1-D AND 13, RIVER TRACT, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 1, PAGE 32 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL 2:

LOTS 11, 12, 14 AND 16, RIVER TRACT, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 1, PAGE 32 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO BORDER TERMINAL, INC., A CORPORATION BY DEED RECORDED AUGUST 17, 1962 AS DOCUMENT NO. 34, IN BOOK 1120, PAGE 73 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO LESLIE H. DOWE, A MARRIED MAN, BY DEED RECORDED JULY 6, 1964 AS DOCUMENT NO. 34, IN BOOK 1196, PAGE 1015 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO SUZY-CALEXICO, INC., A NEW YORK CORPORATION, BY DEED RECORDED JUNE 29, 1973 AS DOCUMENT NO. 9, IN BOOK 1349, PAGE 203 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ALEJANDRO F. RONCHO AND GRACIELA FERNANDEZ DE RONCHO, HUSBAND AND WIFE, AS JOINT TENANTS, BY DEED RECORDED MAY 20, 1974 AS DOCUMENT NO. 27, IN BOOK 1367, PAGE 441 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO WILLIAM LACHENMYER, JR., AN UNMARRIED MAN, BY DEED RECORDED SEPTEMBER 14, 1976 AS DOCUMENT NO. 37, IN BOOK 1391, PAGE 1404 OF OFFICIAL RECORDS.

PARCEL 3:

LOT 15, RIVER TRACT, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 1, PAGE 32 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTED THEREFROM THAT PORTION CONVEYED TO FRANK R. JACKSON, A MARRIED MAN BY DEED RECORDED AUGUST 21, 1964 IN BOOK 1188, PAGE 1120 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 15, RIVER TRACT, CALEXICO;
THENCE SOUTH 18°49'30" EAST A DISTANCE OF 63.49 FEET TO A POINT,
THENCE NORTH 89°58'30" WEST A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING,
THENCE NORTH 89°58'30" WEST A DISTANCE OF 149.00 FEET TO THE POINT;
THENCE SOUTH FOR A DISTANCE OF 200.00 FEET TO A POINT,
THENCE SOUTH 89°58'30" EAST A DISTANCE OF 208.15 FEET TO A POINT,
THENCE NORTH 18°49'30" WEST A DISTANCE OF 211.26 FEET TO THE TRUE POINT OF BEGINNING.

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE BEARING OF N 89°58'15" E, WHICH IS THE BEARING OF THE CENTER LINE OF SECOND STREET WEST OF THE INTERSECTION WITH CESAR CHAVEZ BLVD., AS SHOWN ON RECORD OF SURVEY 94-156 IN BOOK 40, PAGE 72 IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, STATE OF CALIFORNIA.

## SIGNATURE OMISSION STATEMENT:

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (B) OF THE SUBDIVISION MAP ACT IN THAT THEIR INTERESTS CAN NOT RIPEN INTO A FEE:

⚠ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: FRANK R. JACKSON, A MARRIED MAN
PURPOSE: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (RESERVING UNTO THE GRANTOR THE RIGHT TO DEDICATE THE ABOVE DESCRIBED LAND FOR PUBLIC USE)
RECORDED: OCTOBER 28, 1964, AS DOC 40.32 IN BOOK 1194, PAGE 779 OF OFFICIAL RECORDS.
AFFECTS: OVER THAT PORTION OF LOT 16 OF THE RIVER TRACT ACCORDING TO THE MAP ON FILE IN BOOK 1, PAGE 32 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID 15, A DISTANCE OF 63.49 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 89°58'30" WEST, 22 FEET, THENCE SOUTH 18°49'30" EAST, 211.26 FEET, THENCE SOUTH 89°58'30" EAST 22, FEET TO THE WEST LINE OF WEST RAILROAD BOULEVARD AS SHOWN IN SAID MAP; THENCE NORTH 18°49'30" WEST ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: A PERPETUAL AIR OF FLIGHT EASEMENT
RECORDED: MAY 03, 1965, IN BOOK 1208, PAGE 304 OF OFFICIAL RECORDS

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: AGREEMENT
RECORDED: AUGUST 24, 1976, IN BOOK 1391, PAGE 201 OF OFFICIAL RECORDS

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: LEASE AGREEMENT
RECORDED: MARCH 05, 1998, AS INSTRUMENT NO. 98-4949 OF OFFICIAL RECORDS.

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: LEASE AGREEMENT
RECORDED: MAY 19, 1998, AS INSTRUMENT NO. 98-11130 OF OFFICIAL RECORDS

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: COMMERCIAL LEASE AGREEMENT
RECORDED: AUGUST 08, 2006, AS INSTRUMENT NO. 06-31373 OF OFFICIAL RECORDS

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: RETAIL LEASE
RECORDED: APRIL 24, 2008, AS INSTRUMENT NO. 09-12288 OF OFFICIAL RECORDS

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: LEASE AGREEMENT
RECORDED: APRIL 16, 2014, AS INSTRUMENT NO. 14-7376 OF OFFICIAL RECORDS

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: PROJECT LEASE
RECORDED: JUNE 19, 2014, AS INSTRUMENT NO. 14-11649 OF OFFICIAL RECORDS

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: LEASE AGREEMENT
RECORDED: JUNE 19, 2014, AS INSTRUMENT NO. 14-11850 OF OFFICIAL RECORDS

AN AGREEMENT FOR THE PURPOSE SHOWN BELOW AND INCIDENTAL PURPOSES THERETO AS SET FORTH IN A DOCUMENT

ENTITLED: ASSIGNMENT AGREEMENT
RECORDED: JUNE 19, 2014, AS INSTRUMENT NO. 14-11851 OF OFFICIAL RECORDS

## CITY CLERKS CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CALEXICO, BY RESOLUTION NO. _____ ADOPTED _____, 20____, HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND OFFERED FOR DEDICATION AS SHOWN HEREWITH.

_____ DATE

_____ CLERK OF THE CITY COUNCIL

## SURVEYORS 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 THE CITY OF CALEXICO, IN MARCH, 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I HEREBY STATE THAT ALL MONUMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LICENSED LAND SURVEYOR — No. L8503 — STATE OF CALIFORNIA

_____ VICTOR RODRIGUEZ-FERNANDEZ PLS. 8503 — DATE

## CITY SURVEYORS STATEMENT:

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF.
ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

LICENSED LAND SURVEYOR — No. L8503 — STATE OF CALIFORNIA

_____ DAVID DALE, PLS 8503 CITY SURVEYOR — DATE

## COUNTY RECORDERS STATEMENT:

FILED THIS _____ DAY OF _____, 20__ AT _____ M.

IN BOOK ____ OF PARCEL MAPS AT PAGE _____, AT THE REQUEST OF THE CITY OF CALEXICO.

FEE _____

DOCUMENT NO.: _____ _____ CHERIK TURNEY COUNTY RECORDER

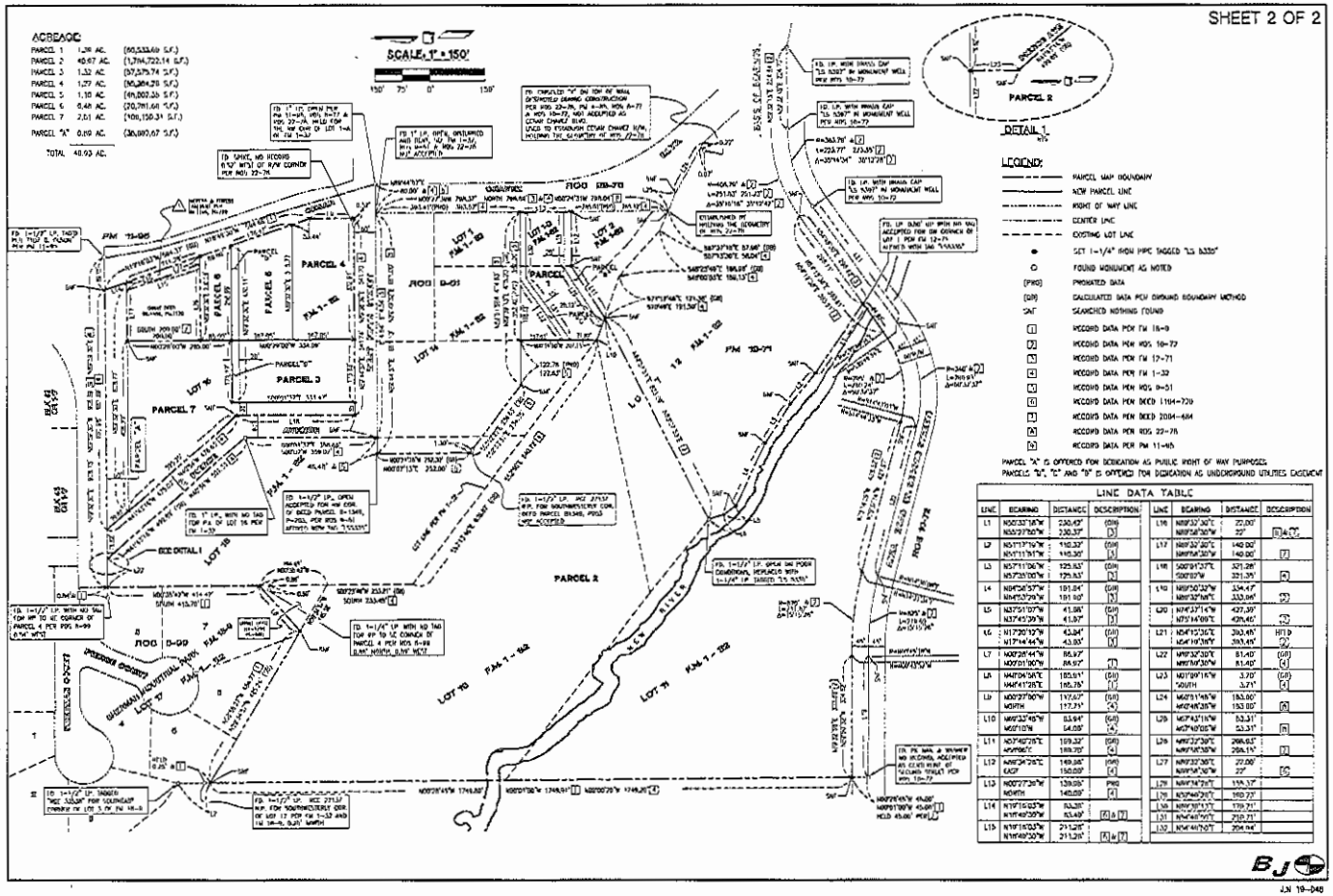
## CERTIFICATES RECORDED:

THE FOLLOWING DOCUMENTS WERE RECORDED CONCURRENTLY WITH THIS PARCEL MAP AS OFFICIAL RECORDS OF THE CITY OF CALEXICO

| TITLE | TITLE |
|---|---|
| OWNER'S CERTIFICATE | |
| DOCUMENT No. | DOCUMENT No. |
| TAX CERTIFICATE | |
| DOCUMENT No. | DOCUMENT No. |
| SUBDIVISION GUARANTEE | |
| DOCUMENT No. | DOCUMENT No. |
| | |
| DOCUMENT No. | DOCUMENT No. |
| | |
| DOCUMENT No. | DOCUMENT No. |

BJ

J.N. 19-048




## ACREAGE

| | | |
|---|---|---|
| PARCEL 1 | 1.38 AC. | (60,333.69 S.F.) |
| PARCEL 2 | 40.67 AC. | (1,774,722.14 S.F.) |
| PARCEL 3 | 1.32 AC. | (57,575.74 S.F.) |
| PARCEL 4 | 1.27 AC. | (55,304.28 S.F.) |
| PARCEL 5 | 1.10 AC. | (48,002.35 S.F.) |
| PARCEL 6 | 0.46 AC. | (20,791.60 S.F.) |
| PARCEL 7 | 2.61 AC. | (106,150.31 S.F.) |
| PARCEL "A" | 0.19 AC. | (36,880.67 S.F.) |
| TOTAL | 48.93 AC. | |

## LINE DATA TABLE

| LINE | BEARING | DISTANCE | DESCRIPTION | LINE | BEARING | DISTANCE | DESCRIPTION |
|---|---|---|---|---|---|---|---|
| L1 | N50°33'18"W | 230.42' | (CDN) | L16 | N89°32'30"E | 22.00' | |
| | N50°27'50"W | 230.37' | [3] | | N89°58'30"W | 22' | [8] & [C] |
| L2 | N51°17'19"W | 110.32' | (CDN) | L17 | N89°32'30"E | 140.00' | |
| | N51°11'51"W | 110.30' | [3] | | N89°58'30"W | 140.00' | [7] |
| L3 | N57°11'06"W | 125.53' | (CDN) | L18 | S00°01'27"E | 321.28' | |
| | N57°05'00"W | 125.53' | [3] | | S00°10'W | 321.39' | [4] |
| L4 | N84°06'57"W | 191.04' | (CDN) | L19 | N89°50'32"W | 334.47' | |
| | N84°03'09"W | 191.00' | [3] | | N89°32'W±E | 333.06' | [2] |
| L5 | N37°51'07"W | 41.98' | (CDN) | L20 | N74°33'14"W | 427.39' | |
| | N37°45'39"W | 41.97' | [3] | | N73°14'09"E | 429.40' | [2] |
| L6 | N17°20'12"W | 43.04' | (CDN) | L21 | N54°15'36"E | 393.48' | HT19 |
| | N17°14'44"W | 43.03' | [3] | | N54°19'38"E | 393.49' | [2] |
| L7 | N00°28'44"W | 85.97' | | L22 | N89°32'30"E | 81.40' | (CDN) |
| | N00°01'00"W | 84.97' | [7] | | N89°50'30"W | 81.40' | [4] |
| L8 | N43°04'34"E | 185.61' | (CDN) | L23 | N01°09'15"W | 3.70' | (CDN) |
| | N44°41'28"E | 185.76' | [1] | | SOUTH | 3.71' | [4] |
| L9 | N00°27'00"W | 117.67' | (CDN) | L24 | N62°31'45"W | 153.00' | |
| | N00°10'W | 117.71' | [4] | | N62°49'28"W | 153.00' | [8] |
| L10 | N89°33'40"W | 53.94' | (CDN) | L25 | N07°43'18"W | 53.31' | |
| | N00°10'W | 54.00' | [4] | | N07°40'00"W | 53.31' | [8] |
| L11 | N57°40'28"E | 109.32' | (CDN) | L26 | N89°32'30"E | 298.62' | |
| | N54°06'E | 109.70' | [4] | | N89°58'30"W | 298.15' | [2] |
| L12 | N89°34'28"E | 149.06' | (CDN) | L27 | N89°32'30"E | 22.00' | |
| | EAST | 150.00' | [4] | | N89°58'30"W | 22' | [C] |
| L13 | N00°27'30"W | 139.05' | (CDN) | L28 | N89°14'25"E | 159.32' | |
| | NORTH | 140.00' | [4] | L29 | N79°46'25"E | 160.22' | |
| L14 | N19°16'03"W | 83.26' | | L30 | N89°30'13"E | 139.71' | |
| | N19°48'30"W | 83.49' | [7] & [2] | L31 | N74°48'00"E | 210.71' | |
| L15 | N19°16'03"W | 211.26' | | L32 | N74°48'00"E | 204.94' | |
| | N19°48'30"W | 211.26' | [7] & [2] | | | | |

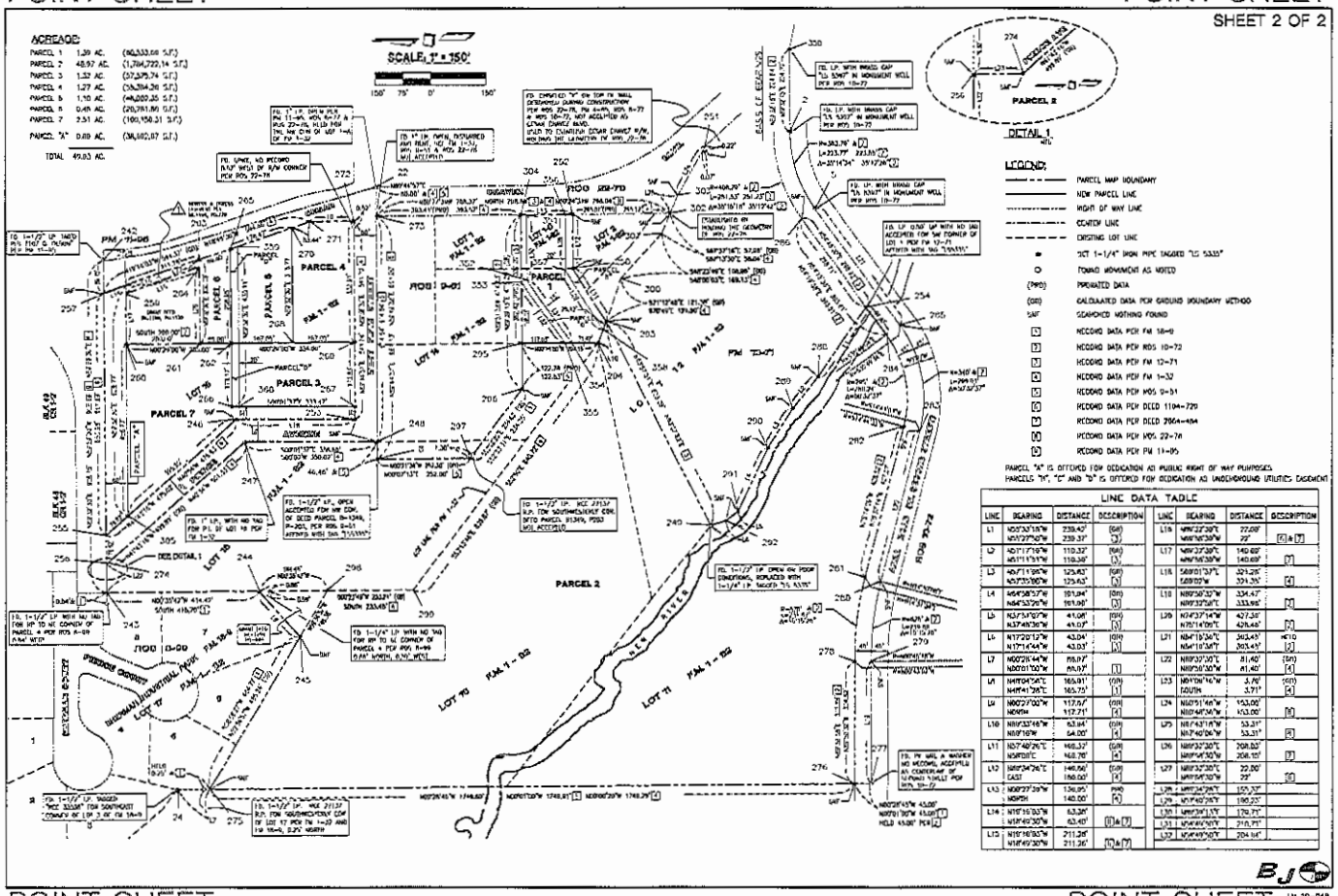
BJ

JN 19-048

SHEET 2 OF 2

**ACREAGE:**

| | | |
|---|---|---|
| PARCEL 1 | 1.29 AC. | (56,333.66 S.F.) |
| PARCEL 2 | 40.97 AC. | (1,784,722.14 S.F.) |
| PARCEL 3 | 1.32 AC. | (57,575.74 S.F.) |
| PARCEL 4 | 1.27 AC. | (55,384.26 S.F.) |
| PARCEL 5 | 1.15 AC. | (49,857.35 S.F.) |
| PARCEL 6 | 0.49 AC. | (20,791.85 S.F.) |
| PARCEL 7 | 2.51 AC. | (109,150.31 S.F.) |
| PARCEL "A" | 0.80 AC. | (35,482.07 S.F.) |
| TOTAL | 49.83 AC. | |




**LEGEND:**

- PARCEL MAP BOUNDARY
- NEW PARCEL LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EXISTING LOT LINE
- FCT 1-1/4" IRON PIPE TAGGED "LS 5335"
- FOUND MONUMENT AS NOTED
- (PMD) PROVIDED DATA
- (CRD) CALCULATED DATA PER GROUND BOUNDARY METHOD
- SAF SEARCHED NOTHING FOUND
- [1] RECORD DATA PER PM 18-49
- [2] RECORD DATA PER ROS 10-72
- [3] RECORD DATA PER PM 12-71
- [4] RECORD DATA PER PM 1-32
- [5] RECORD DATA PER ROS 9-51
- [6] RECORD DATA PER DEED 1104-720
- [7] RECORD DATA PER DEED 2964-404
- [8] RECORD DATA PER ROS 22-70
- [9] RECORD DATA PER PM 11-95

PARCEL "A" IS OFFERED FOR DEDICATION AS PUBLIC RIGHT OF WAY PURPOSES.
PARCELS "B", "C" AND "D" IS OFFERED FOR DEDICATION AS UNDERGROUND UTILITIES EASEMENT

**LINE DATA TABLE**

| LINE | BEARING | DISTANCE | DESCRIPTION | LINE | BEARING | DISTANCE | DESCRIPTION |
|---|---|---|---|---|---|---|---|
| L1 | N50°33'18"W<br>N50°33'18"W | 239.40'<br>239.31' | (CRD)<br>[3] | L16 | N89°32'30"E<br>N89°30'30"W | 22.00'<br>22' | [4] & [7] |
| L2 | N51°11'19"W<br>N51°11'19"W | 110.32'<br>110.38' | (CRD)<br>[3] | L17 | N89°32'30"E<br>N89°30'30"W | 140.60'<br>140.69' | [7] |
| L3 | N51°11'19"W<br>N51°35'00"W | 125.63'<br>125.63' | (CRD)<br>[3] | L18 | S89°01'33"E<br>S89°00'W | 321.26'<br>321.25' | [4] |
| L4 | N54°58'57"W<br>N54°53'26"W | 101.04'<br>101.08' | (CRD)<br>[3] | L19 | N89°58'32"W<br>N89°32'58"E | 334.47'<br>333.98' | [4] |
| L5 | N37°51'07"W<br>N37°49'36"W | 41.08'<br>41.07' | (CRD)<br>[3] | L20 | N74°37'14"W<br>N75°14'06"E | 427.35'<br>426.48' | [7] |
| L6 | N17°20'12"W<br>N17°14'44"W | 43.04'<br>43.03' | (CRD)<br>[3] | L21 | N84°18'36"E<br>N84°10'36"E | 303.43'<br>303.43' | [10]<br>[2] |
| L7 | N00°28'44"W<br>N00°01'00"W | 88.87'<br>88.87' | [1] | L22 | N89°30'30"E<br>N89°30'30"W | 81.40'<br>81.40' | (CRD)<br>[4] |
| L8 | N49°04'54"E<br>N49°41'28"E | 165.91'<br>165.75' | (CRD)<br>[1] | L23 | N01°06'16"W<br>SOUTH | 3.78'<br>3.71' | (CRD)<br>[4] |
| L9 | N00°27'00"W<br>NORTH | 117.67'<br>117.71' | (CRD)<br>[4] | L24 | N60°51'46"W<br>N60°48'36"W | 153.00'<br>153.00' | [8] |
| L10 | N89°33'46"W<br>N89°36'W | 63.64'<br>54.00' | (CRD)<br>[4] | L25 | N89°43'18"W<br>N89°40'06"W | 53.31'<br>53.31' | [8] |
| L11 | N57°40'26"E<br>N58°01'E | 148.37'<br>148.78' | (CRD)<br>[4] | L26 | N89°32'30"E<br>N89°30'30"W | 208.05'<br>208.10' | [7] |
| L12 | N89°34'26"E<br>EAST | 146.56'<br>150.00' | (CRD)<br>[4] | L27 | N89°32'30"E<br>N89°30'30"W | 22.00'<br>22' | [8] |
| L13 | N89°37'39"W<br>NORTH | 136.05'<br>140.00' | (CRD)<br>[4] | L28 | N89°34'26"E | 157.37' | |
| L14 | N16°15'03"W<br>N16°49'30"W | 63.26'<br>63.40' | [3] & [7] | L29 | N15°40'26"E | 190.23' | |
| L15 | N16°16'03"W<br>N16°49'30"W | 211.26'<br>211.26' | [3] & [7] | L30 | N89°34'13"E | 179.71' | |
| | | | | L31 | N54°44'50"E | 210.71' | |
| | | | | L32 | N54°49'50"E | 204.94' | |

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