

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE

WHEN RECORDED RETURN TO:

CITY OF CALEXICO
608 HEBER AVENUE
CALEXICO, CA 92231

Recorded in Official Records, IMPERIAL COUNTY

06/26/2023

CHUCK STOREY
COUNTY CLERK-RECORDER

12:01 PM
AL

FA FIRST AMERICAN TITLE

Doc#: **2023009605**

Titles: 1 Pages: 4



Fees \$89.00

Taxes \$0.00

Other \$0.00

* \$ R 0 0 0 0 5 3 1 9 6 6 \$ * PAID \$89.00

BOOK# 28 PAGE# 57-59

MAP COVER SHEET

FINAL MAP

REMINGTON SUBDIVISION – UNIT NO. 2

LEGAL DESCRIPTION:

A PORTION OF THE NW ¼ OF SECTION 14, T17S, R14E, SBM, IN THE
CITY OF CALEXICO, COUNTY OF IMPERIAL, CALIFORNIA

GRANTORS:

ORBIS FINANCIAL LLC/FM REMINGTON SUBDIVISION UNIT NO 2
PACIFIC SOUTHWEST COMMUNITY DEVELOPMENT CORPORATION
REMINGTON SUBDIVISION UNIT NO 2/FM REMINGTON SUBDIVISION NO 2
CITY OF CALEXICO/FM REMINGTON SUBDIVISION UNIT NO 2
SECTION 14 T17S R14E SMB/FM REMINGTON SUBDIVISION UNIT NO 2

REMINGTON SUBDIVISION - UNIT NO.2

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T17S, R14E, S8M, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, CALIFORNIA.

OWNER'S CERTIFICATE:

I, HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; THAT WE OFFER FOR DEDICATION, TO PUBLIC USE, ANY STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN UPON SAID MAP AND BEING WITHIN SAID SUBDIVISION.

ORBIS FINANCIAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Martin Boone DATE: 6-15-2023
 PRINT: MARTIN BOONE
 TITLE: MANAGER
 FOR: ORBIS FINANCIAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NOTARY ACKNOWLEDGMENTS:

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 Santa Cruz

ON June 15, 2023 BEFORE ME, Nicole Owens, NOTARY PUBLIC

PERSONALLY APPEARED Martin Boone
 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 ON 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: Nicole Owens (SEAL)

PRINT NAME: Nicole Owens
 PRINCIPAL PLACE OF BUSINESS: Santa Cruz COUNTY
 COMMISSION EXPIRATION DATE: 01/07/2026
 COMMISSION NUMBER: 2386207

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.

FIRST AMERICAN TITLE COMPANY, A NEBRASKA CORPORATION

BY: Kim Delalito DATE: June 20, 2021
 TITLE REPRESENTATIVE Kim Delalito

SOILS REPORT:

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP HAS BEEN PREPARED BY LANDMARK CONSULTANTS, INC. DATED NOVEMBER 23, 2020, UNDER THE DIRECTION OF PETER E. LOBRUCHERIE, REGISTERED CIVIL ENGINEER NO. 84,812 AS LCI REPORT NO. LE20160. A COPY OF SAID REPORT IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

SUPPORTING DOCUMENTS:

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

TITLE: SUBDIVISION GUARANTEE	INSTRUMENT NO. <u>2023009609</u>
TITLE: TAX CERTIFICATION	INSTRUMENT NO. <u>2023009606</u>
TITLE: <u>Tax Certificate</u>	INSTRUMENT NO. <u>2023009607</u>
TITLE: <u>Tax Certificate</u>	INSTRUMENT NO. <u>2023009608</u>
TITLE: <u>CITY TREASURE CERTIFICATE</u>	INSTRUMENT NO. <u>2023009610</u>
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____

OWNER'S CERTIFICATE:

I, HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; THAT WE OFFER FOR DEDICATION, TO PUBLIC USE, ANY STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN UPON SAID MAP AND BEING WITHIN SAID SUBDIVISION.

PACIFIC SOUTHWEST COMMUNITY DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AS OPTIONEE UNDER A MEMORANDUM OF OPTION RECORDED AUGUST 21, 2020 AS INSTRUMENT NO. 2020014405 OF OFFICIAL RECORDS.

BY: Juan P. Arceyo DATE: 6/14/2023
 PRINT: Juan P. Arceyo
 TITLE: Executive V.P.
 FOR: PACIFIC SOUTHWEST COMMUNITY DEVELOPMENT CORPORATION

NOTARY ACKNOWLEDGMENTS:

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 San Diego

ON June 14, 2023 BEFORE ME, Sean William O'Hara, NOTARY PUBLIC

PERSONALLY APPEARED Juan P. Arceyo
 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 ON 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: Sean O'Hara (SEAL)

PRINT NAME: Sean O'Hara
 PRINCIPAL PLACE OF BUSINESS: San Diego COUNTY
 COMMISSION EXPIRATION DATE: 11/14/26
 COMMISSION NUMBER: 2426545

LEGAL DESCRIPTION:

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:

LOT 3 AS SHOWN ON THAT CERTAIN MAP ENTITLED "REMINGTON SUBDIVISION FINAL MAP", FILED IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY ON JULY 31, 2014 IN BOOK 26 OF MAPS AT PAGE 94 OF FINAL MAPS, IMPERIAL COUNTY RECORDS.

SURVEYOR'S STATEMENT:

I, GORDON O. OLSON, HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON JANUARY 26, 2023 AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHELSEA INVESTMENT CO.; 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.

Gordon O. Olson
 GORDON O. OLSON, PLS 7107

6-12-2023
 DATE



ACTING CITY ENGINEER'S STATEMENT:

I, PHILLIP WEST, ACTING CITY ENGINEER FOR THE CITY OF CALEXICO, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF 3 SHEETS; THAT THE SUBDIVISION SHOWN HEREWITH IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON JANUARY 19, 2022; THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT AS AMENDED JANUARY 1, 2023, HAVE BEEN COMPLIED WITH.

Phillip West
 PHILLIP WEST, RCE NO. T1493
 ACTING CITY ENGINEER

06/22/2023
 DATE



ACTING CITY LAND SURVEYOR'S STATEMENT:

I, MAURICIO LAM, ACTING CITY LAND SURVEYOR FOR THE CITY OF CALEXICO, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF 3 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Mauricio Lam
 MAURICIO LAM, PLS NO. 8440
 ACTING CITY LAND SURVEYOR

6.13.2023
 DATE



CITY CLERK'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CALEXICO, BY RESOLUTION NO.

2023-38 ADOPTED ON June 22, 2023, HAS APPROVED THIS MAP AND ACCEPTED, ON BEHALF OF THE PUBLIC, ANY STREETS AND PUBLIC UTILITY EASEMENTS OFFERED FOR DEDICATION AS SHOWN HEREWITH.

Joanin
 CLERK OF THE CITY COUNCIL

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 26th DAY OF JUNE, 2023 AT 12:00 PM, IN BOOK 28
 OF FINAL MAPS, AT PAGE(S) 57-59 AT THE REQUEST OF DESERT SURVEYING & ENGINEERING.

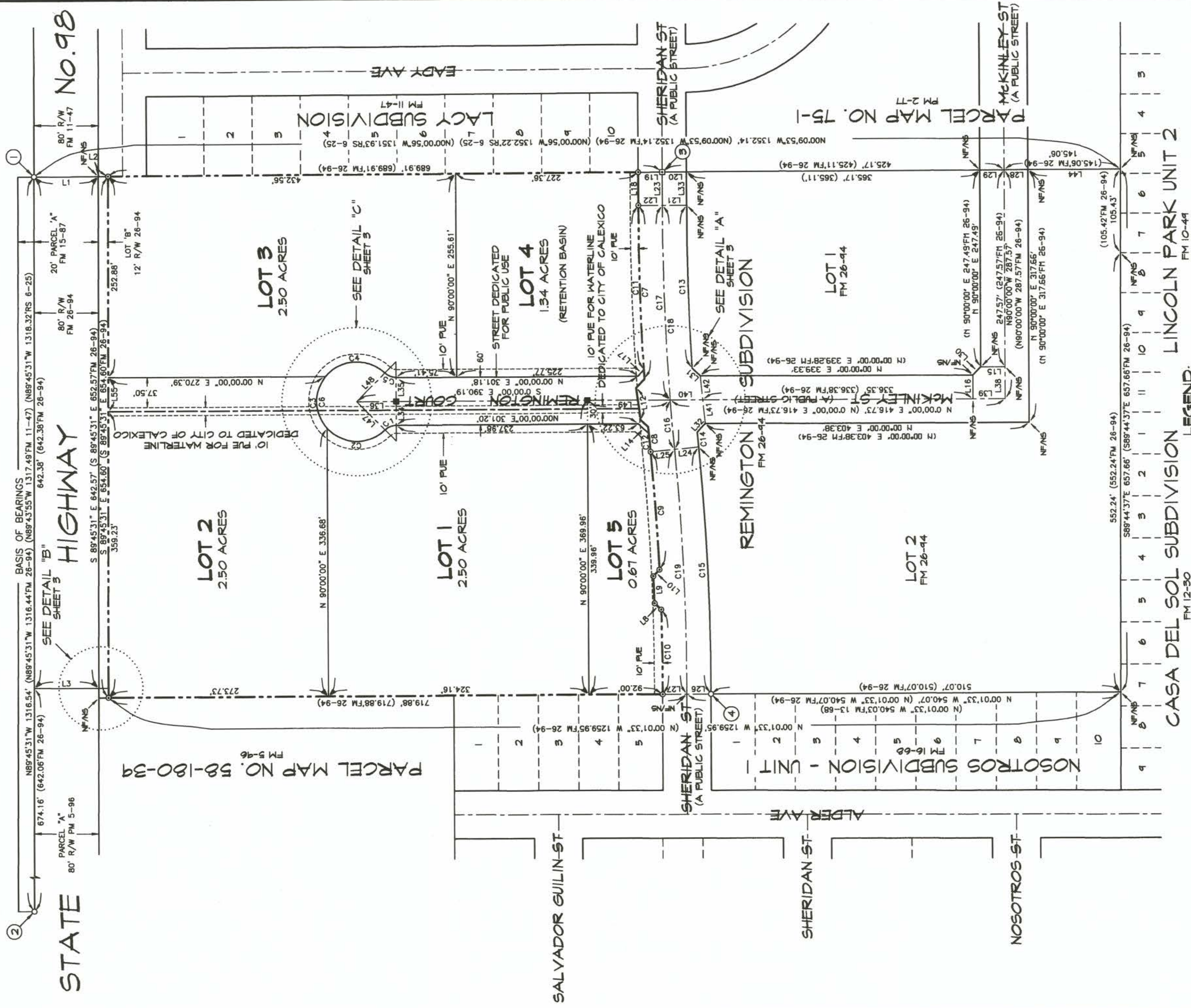
Chuck Storey
 CHUCK STOREY
 COUNTY RECORDER

DESERT SURVEYING AND ENGINEERING
 DSE:\PROJECTS\2023\22094.01\FINAL MAP\22094.01 PML.DWG

SHEET 1 OF 3 SHEETS
 06-12-23 PROJECT NO 22094.01

REMINGTON SUBDIVISION - UNIT NO.2

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T19S, R14E, S8M,
IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, CALIFORNIA.



SURVEYOR'S NOTES:

1. A 1/4" I.P. W/PLASTIC PLUG, STAMPED "LS T10T G. OLSON" WILL BE SET AT ALL LOT CORNERS, UNLESS SAID CORNERS ARE INDICATED AS MONUMENTED OTHERWISE, WITHIN 1 YEAR OF THE COMPLETION OF PUBLIC IMPROVEMENTS. IF SAID CORNERS FALL IN AREAS OF CONCRETE OR PAVEMENT, A NAIL & BRASS TAG STAMPED "LS T10T G. OLSON" WILL BE PLACED INSTEAD OF THE MENTIONED IRON PIPE. ADDITIONALLY, CONCRETE CYLINDERS SHOWN HERE WILL LIKEWISE BE SET WITHIN 1 YEAR OF THE COMPLETION OF PUBLIC IMPROVEMENTS.

2. THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERROR.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF THE NORTH LINE OF SECTION 14, T19S, R14E, S8M, ACCORDING TO FINAL MAP 26-44. (BEING S 84°45'31" E)

LEGEND:

- FOUND MONUMENT AS NOTED.
- SET 1/2" I.P. W/ PLASTIC PLUG, STAMPED "LS T10T G. OLSON"
- DID NOT FIND 1/4" I.P. TAGGED "RCE 28-44". SET PER PER FINAL MAP 26-44. SET 1/2" I.P. W/ PLASTIC PLUG, STAMPED "LS T10T G. OLSON", TO REPLACE SAME.
- FOUND CONCRETE CYLINDER, NO TAG, ACCEPTED AS MONUMENT SET PER PER FINAL MAP 26-44.
- SET 4" DIAMETER CONCRETE CYLINDER IN MONUMENT WELL BOX, FLUSH WITH PAVEMENT, WITH BRASS TAG STAMPED "LS T10T G. OLSON". IF POSITION FALLS OUTSIDE PAVEMENT MONUMENT WILL BE SET WITHOUT MONUMENT WELL BOX.

NFMS NOTHING FOUND, NOTHING SET.
(FM) RECORD DATA PER PARCEL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED.
(FM) RECORD DATA PER FINAL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED.
L2 DATA PER LINE DATA TABLE
C2 DATA PER CURVE TABLE

SCALE: 1" = 80'

60' 0' 80' 160' 240'

② MONUMENT PER MONUMENTATION NOTES ON SHEET 5
DESERT SURVEYING AND ENGINEERING
PDS PROJECTS 0028232044.01/FINAL MAP 2044.01 PCDHNS
04-12-25 PROJ. ECT NO 22044.01

--- SUBDIVISION BOUNDARY
SHEET 2 OF 3 SHEETS
04-12-25 PROJ. ECT NO 22044.01

FM B28 P58

REMINGTON SUBDIVISION - UNIT NO.2

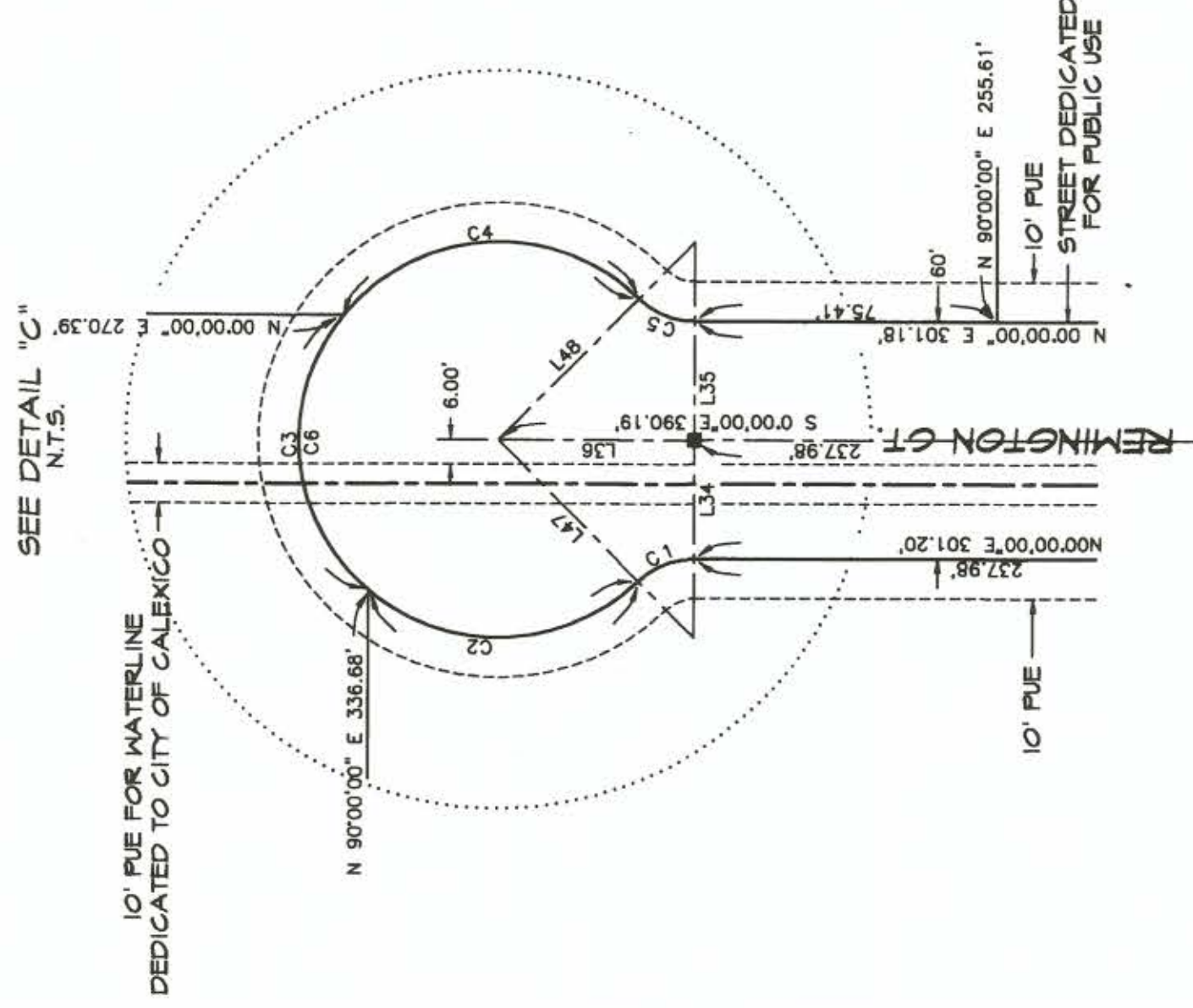
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T17S, R14E, S8M,
IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, CALIFORNIA.

LINE DATA TABLE:

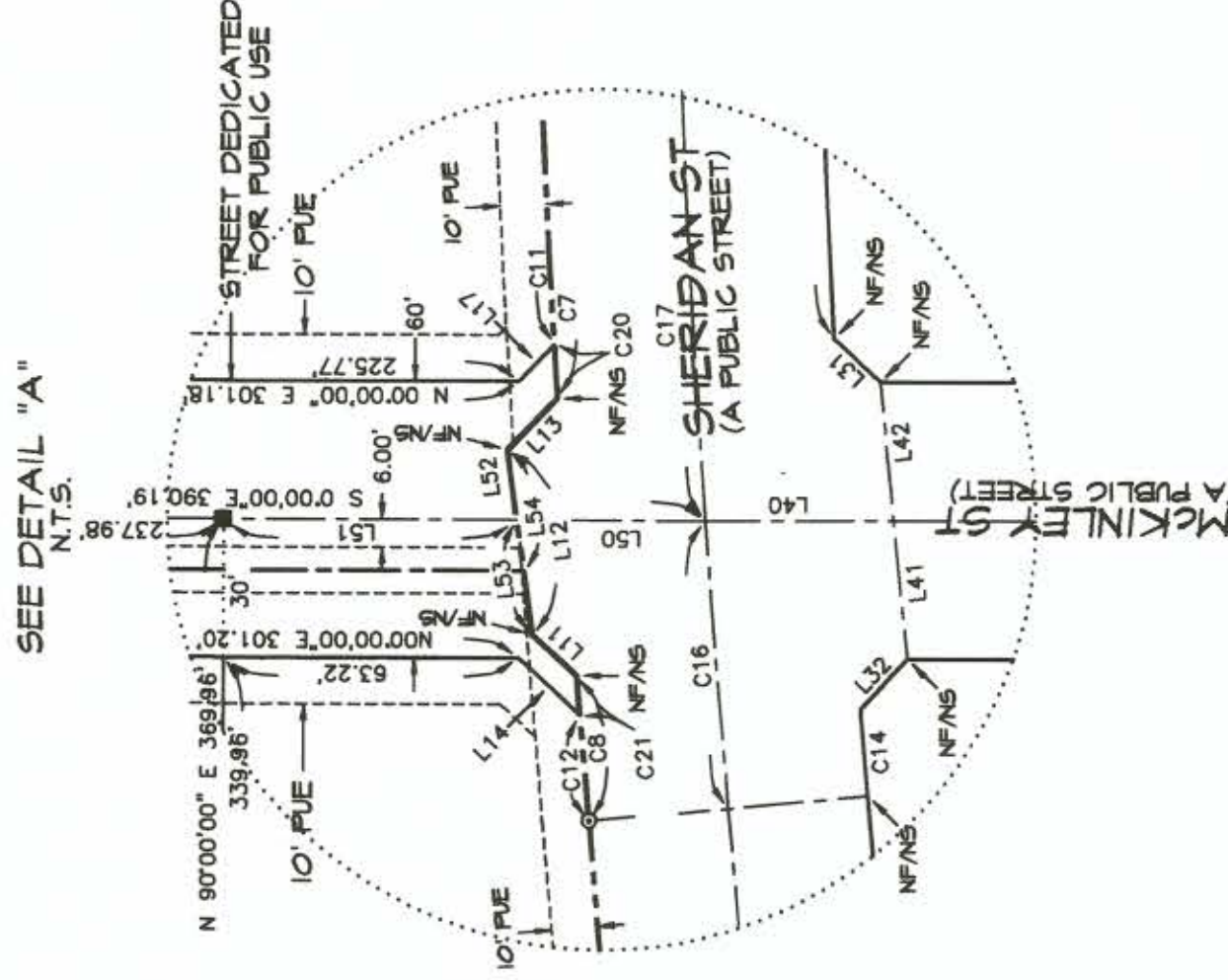
NO.	LENGTH'	BEARING	REFERENCE
L1	80.00	N00°09'53"W	FM 26-94
L2	12.00	N00°09'53"W	FM 26-94
L3	80.00	S00°01'33"E	FM 26-94
L4	12.00	S00°01'33"E	FM 26-94
L5	12.00	S89°45'31"E	
L6	12.00	S00°01'33"E	FM 26-94
L7	12.00	S89°45'31"E	FM 26-94
L8	11.23	N44°08'30"E	FM 26-94
L9	34.04	N87°24'02"E	FM 26-94
L10	11.18	S46°18'04"E	FM 26-94
L11	12.97	N42°35'17"E	FM 26-94
L12	40.37	N82°14'45"E	FM 26-94
L13	15.45	S46°47'16"E	FM 26-94
L14	18.05	N42°43'51"E	FM 26-94
L15	30.00	N00°00'00"E	FM 26-94
L16	30.00	N90°00'00"W	FM 26-94
L17	10.84	N46°47'52"W	FM 26-94
L18	41.59	N90°00'00"E	FM 26-94
L19	30.00	N00°09'53"W	FM 26-94
L20	30.00	N00°09'53"W	FM 26-94
L21	30.00	N00°13'45"E	FM 26-94
L22	30.00	N00°13'45"E	FM 26-94
L23	41.80	N90°00'00"E	FM 26-94
L24	30.00	N05°18'25"W	FM 26-94
L25	30.00	S05°18'25"E	FM 26-94
L26	30.00	N00°01'33"W	FM 26-94
L27	30.00	N00°01'33"W	FM 26-94
L28	30.00	N00°09'53"W	FM 26-94
L29	30.00	N00°09'53"W	FM 26-94
L30	14.14	N45°00'00"W	FM 26-94
L31	13.70	N43°14'56"E	FM 26-94
L32	14.78	N47°30'33"W	FM 26-94
L33	42.01	N90°00'00"E	FM 26-94
L34	42.01	N90°00'00"E	FM 26-94
L35	30.00	N90°00'00"W	
L36	48.99	N00°00'00"E	
L37	---	---	
L38	40.00	N90°00'00"W	FM 26-94
L39	40.00	N90°00'00"W	FM 26-94
L40	40.38	N00°00'00"E	FM 26-94
L41	30.15	N84°20'25"E	
L42	30.15	N84°20'25"E	
L43	---	---	
L44	115.06	N00°09'53"W	FM 26-94
L45	0.24	N00°01'33"W	
L46	1.28	S44°41'33"E	
L47	50.00	N45°35'05"E	
L48	50.00	S45°35'05"E	
L49	103.22	N00°00'00"E	
L50	40.41	N00°00'00"E	
L51	62.81	N00°00'00"E	
L52	15.14	N82°14'45"E	
L53	25.23	N82°14'45"E	
L54	26.24	N82°14'45"E	
L55	42.50	S89°45'31"E	
L56	---	---	

CURVE DATA TABLE:

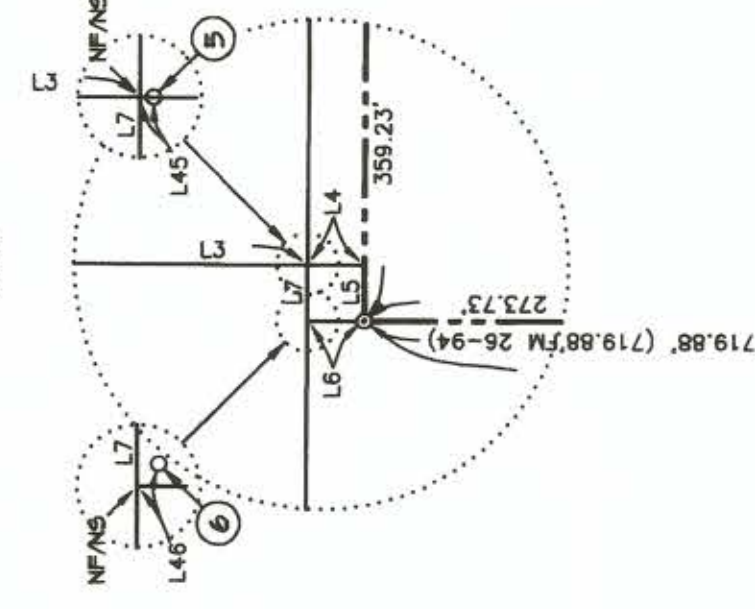
NO.	LENGTH'	DELTA	RADIUS'	REFERENCE
C1	15.50	44°24'55"	20.00	
C2	80.69	92°28'09"	50.00	
C3	70.68	80°59'46"	50.00	
C4	83.22	95°21'55"	50.00	
C5	15.50	44°24'55"	20.00	
C6	234.60	268°49'50"	50.00	
C7	218.56	3°54'02"	3210.51	FM 26-94
C8	218.43	3°53'53"	3210.51	FM 26-94
C9	31.44	0°33'40"	3210.51	FM 26-94
C10	148.66	2°42'13"	3150.50	FM 26-94
C11	148.22	2°41'44"	3150.50	FM 26-94
C12	106.63	1°56'21"	3150.51	FM 26-94
C13	106.63	1°56'21"	3150.51	FM 26-94
C14	206.89	3°41'32"	3210.51	
C15	22.94	0°24'34"	3210.51	
C16	205.12	3°43'49"	3150.51	
C17	18.73	0°20'26"	3150.51	FM 26-94
C18	19.19	0°20'56"	3150.51	FM 26-94
C19	310.77	5°32'46"	3210.51	FM 26-94
C20	310.76	5°32'46"	3210.51	FM 26-94
C21	62.54	1°07'36"	3180.51	
C22	244.77	4°24'34"	3180.51	
C23	307.31	5°32'10"	3180.51	FM 26-94
C24	307.69	5°32'34"	3180.51	FM 26-94
C25	308.01	5°32'55"	3180.51	FM 26-94
C26	307.55	5°32'34"	3180.51	FM 26-94
C27	116.7	0°12'30"	3210.51	
C28	8.50	0°09'06"	3210.51	



SEE DETAIL "A"
N.T.S.



SEE DETAIL "B"
N.T.S.



MONUMENTATION NOTES:

- NE CORNER NW 1/4 NW 1/4 SECTION 14, T17S, R14E, S8M
FOUND 2-1/2" IRON PIPE WITH 2-1/2" BRASS CAP STAMPED "COT" PER
FM 26-94.
- N4 CORNER SECTION 14, T17S, R14E, S8M
FOUND 1-1/2" IRON PIPE WITH 3/4" BRASS TAG, NOT LEGIBLE IN
MONUMENT WELL BOX, PER IMPERIAL COUNTY CORNER RECORD #45.
- CENTERLINE MONUMENT - SHERIDAN ST
FOUND 8" DIAMETER CONCRETE CYLINDER, TOP BROKEN OFF, ACCEPTED
AS MONUMENT SET PER FINAL MAP 26-94. SET BRASS TAG,
STAMPED "LS TLOT G. OLSON", ON SAME.
- N4 CORNER LOT 2 PER REMINGTON SUBDIVISION PER FM 26-94
FOUND 1-1/2" IRON PIPE, TAG NOT LEGIBLE, ACCEPTED AS MONUMENT SET
PER FM 26-94.
- RP TO SE CORNER PARCEL "A" PER FM 5-96
FOUND 1-1/2" IRON PIPE, NO TAG, ACCEPTED AS RP TO SAID CORNER AS
SHOWN.
- RP TO N4 CORNER LOT "B" PER PER REMINGTON SUBDIVISION FM 26-94
FOUND 1-1/2" IRON PIPE, NO TAG, ACCEPTED AS RP TO SAID CORNER AS
SHOWN.