

**California Department of Transportation**

DISTRICT 11  
4050 TAYLOR STREET, MS-240  
SAN DIEGO, CA 92110  
(619) 709-5152 | FAX (619) 688-4299 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



October 5, 2023

11-IMP-78  
PM 16.153  
SDSU Science Building  
MND/SCH# 2002051010

Ms. Amanda Scheidlinger  
SDSU Director of Construction  
San Diego State University  
5500 Campanile Drive  
San Diego, CA 92182

Dear Ms. Scheidlinger:

Thank you for including the California Department of Transportation (Caltrans) in the review process of the Mitigated Negative Declaration (MND) for the San Diego State University (SDSU) Brawley Campus located near State Route 78 (SR-78) in the Brawley area. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the County of Imperial in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and connections

between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

### **Traffic Engineering and Analysis**

1. Section A "Campus Master Plan EIR Traffic Impact Analysis", on Page 4:
  - a) Bullet #1 stated "Provision of an eastbound left-turn pocket and a westbound right-turn pocket on SR-78 at the project access point, provision of a dedicated southbound left-turn lane and right-turn lane at the project driveway approaching SR-78 shall be completed by Caltrans". Caltrans does not mitigate projects from another agency without a written agreement such as a Memorandum of Understanding (MOU), Cooperative Agreement (CO-OP) or Highway Improvement Agreement (HIA).

SDSU will need to provide a signed written agreement between Caltrans and California State University (CSU)/SDSU that states Caltrans agreed to mitigate this project on behalf of CSU. Otherwise, the above mitigation condition will need to be mitigated by the project owner.

- b) Bullet #2 stated "Caltrans shall ensure that County of Imperial standards are applied to the corner sight distance at the campus access point". Caltrans normal practice is when the access point or driveway is in Caltrans Right-of-Way (R/W), Caltrans current standards shall be applied.
    - c) Bullet #3 stated "The eventual signalization of the SR-78/SR-111 intersection, including dedicated northbound left turn lane with a shared through-right turn lane shall be completed by Caltrans". Currently, the intersection of SR-78/SR-111 is signalized as shown on Google maps. Therefore, the Bullet #3 statement conflicts with the current field conditions. Please verify and confirm.
    - d) Paragraph #4 stated "Note that in addition to the above improvements, R/W consistent with Caltrans standards has been dedicated along the project frontage. As previously mentioned, the access point to SR-78 at the SR-78/SR-111 intersection remains unsignalized since signal warrants are not met". Please confirm if this is at the project driveway and provide the signal warrants analysis for review.

2. Page 3, and Paragraph #2 states that all the improvements encompassed by the mitigation measures have been implemented to date, with the exception of signalization of the SR-78/SR-111. Currently, SR-78/SR-111 intersection is signalized as shown on Google maps. Therefore, the statement conflicts with the current field conditions. Please verify and confirm.
3. Page 6 - the Vehicle Miles Traveled (VMT): VMT thresholds and guidance must be followed for VMT analysis and not by professional judgment. Refer to the Governor's Office of Planning and Research Guidance for VMT analysis.
4. Provide a VMT analysis or provide justifications documenting why a VMT analysis is not required.

### **Hydrology and Drainage Studies**

1. Provide Improvement Plans outside Caltrans' R/W (offsite) and include:
  - Grading Plans with 0.2-foot contour intervals.
  - Drainage Infrastructures Plans (existing and proposed).
  - Complete Hydrology and Hydraulics Report that includes bio-retention areas.
  - Show Caltrans' R/W and SR-78 centerline.
2. If applicable, provide SR-78 Improvement Plans (onsite) and include:
  - Existing and Proposed Grading Plans with 0.1-foot contour intervals.
  - Existing and Proposed Drainage Features.
  - Department's Right of Way and centerline.
  - Existing and Proposed Roadway Features.
  - State Route-78 onsite Hydrology and Hydraulics Studies in accordance with Caltrans Highway Design Manual (HDM) for the existing and proposed conditions.
3. Early coordination with Caltrans is recommended.
4. Caltrans generally does not allow development projects to impact hydraulics within the State's R/W. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed.

### **Traffic Control Plan/Hauling**

Caltrans has discretionary authority with respect to highways under its jurisdiction and may, upon application and if good cause appears, issue a special permit to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code. The Caltrans Transportation Permits Issuance Branch is responsible for the issuance of these special transportation permits for

oversize/overweight vehicles on the State Highway network. Additional information is provided online at: <http://www.dot.ca.gov/trafficops/permits/index.html>

A Traffic Control Plan is to be submitted to Caltrans District 11, including the intersection at SR-111/SR-78, at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage.

Potential impacts to the highway facilities (Route 78) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins.

### **Noise**

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of Route 78.

### **Environmental**

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the environmental document that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to

lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

## **Broadband**

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of Vehicles Miles Traveled (VMT) and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

## **Mitigation**

Caltrans endeavors that any direct and cumulative impacts to the State Highway network be eliminated or reduced to a level of insignificance pursuant to the CEQA and National Environmental Policy Act (NEPA) standards.

## **Right-of-Way**

Caltrans does not have any records of receiving property in this area for the right turn lane on westbound SR-78. The applicant or the University should have any records of dedication and to whom they were dedicated. We were able to find a parcel map recorded with the Imperial County in 2003, showing an Irrevocable Offer of Dedication (IOD) to the County. We do not know if the University accepted this IOD. This would need to be verified with Imperial County. Presently Caltrans' R/W does not reflect the IOD. This would need more research to find the documents and the applicant should provide us with all the appropriate documentation to verify the dedications.

See attached Parcel map and Right of Way map.

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing [D11.Permits@dot.ca.gov](mailto:D11.Permits@dot.ca.gov) or by visiting the website at

<https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

SDSU shall prepare and submit to Caltrans closure plans as part of the encroachment permit application. The plans shall require that closure or partial closure of SR-78 be limited to times as to create the least possible inconvenience to the traveling public and that signage be posted prior to the closure to alert drivers of the closure in accordance with Caltrans requirements. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during the closures, traffic, including routes and signage.

The Highway Closure Plan, as part of the encroachment permit, should be submitted to Caltrans at least 30 days prior to initiating installation of the crossings. No work shall begin in Caltrans' R/W until an encroachment permit is approved.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide an approved final environmental document including the CEQA determination addressing any environmental impacts with the Caltrans' R/W, and any corresponding technical studies.

Ms. Amanda Scheidlinger, SDSU Director of Construction  
October 5, 2023  
Page 7

Please see the following chapters in the Caltrans' manuals:

- Chapter 600 of the Encroachment Permits Manual for requirements regarding utilities and state R/W: <https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/chapter-6-ada-a11y.pdf>.
- Chapter 2-2.13 of the Plans Preparation Manual for requirements regarding utilities and state R/W: <https://dot.ca.gov/-/media/dot-media/programs/design/documents/cadd/ppm-text-ch2-sect2-13-a11y.pdf>
- Chapter 17 of the Project Development Procedures Manual <https://dot.ca.gov/-/media/dot-media/programs/design/documents/pdpm-chapter17-a11y.pdf>.

If you have any questions or concerns, please contact Mark McCumsey, LDR Coordinator, at (619) 985-4957 or by e-mail sent to Mark.McCumsey@dot.ca.gov.

Sincerely,

*Maurice A. Eaton*

MAURICE EATON  
Branch Chief  
Local Development Review

Attachments



PM 12-15

# PARCEL MAP NO. M-2355

PORTIONS OF SECTIONS 25, 26, 35 AND 36, T.13 S., R.14 E., S.B.M.  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

## SIGNATURE OMISSIONS STATEMENT:

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT:

THE FOLLOWING EASEMENTS/DOCUMENTS HAVE BEEN REPORTED AS AFFECTING THE SURVEYED PARCELS BY PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NO. 17066518-610 DATED MAY 21, 2008.

- ① IMPERIAL IRRIGATION DISTRICT AND ALAMITOS LAND COMPANY. A DOCUMENT ENTITLED "AGREEMENT" RECORDED NOVEMBER 9, 1959 IN BOOK 1036, PAGE 25 OF OFFICIAL RECORDS OF THE IMPERIAL COUNTY RECORDER.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THE EXACT EXTENT AND LOCATION OF SAID DOCUMENT CANNOT BE DETERMINED FROM THE RECORD, ANY IMPLIED EASEMENT, IF ANY, CONTAINED IN SAID DOCUMENT IS NOT PLOTTED HEREON.
- ② IMPERIAL IRRIGATION DISTRICT. A RIGHT OF WAY FOR THE CONSTRUCTION OF, MAINTENANCE AND/OR USE OF A CANAL, OR CANALS, OPEN AND/OR UNDERGROUND, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND AS NOW EXIST, OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED AS RECORDED JUNE 13, 1962 IN BOOK 1113, PAGE 343 OF OFFICIAL RECORDS.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID RIGHT OF WAY IS PLOTTED HEREON.
- ③ IMPERIAL IRRIGATION DISTRICT. AN EASEMENT FOR CONSTRUCTING, OPERATING AND MAINTAINING A POWER LINE OR LINES, UNDERGROUND AND/OR OVERHEAD AND NECESSARY APPURTENANCES ATTACHED THERETO OR AS FROM TIME TO TIME MAY BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED AS RECORDED DECEMBER 11, 1969 AS FILE NO.18 IN BOOK 1286, PAGE 429 OF OFFICIAL RECORDS.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID RIGHT OF WAY IS PLOTTED HEREON.
- ④ IMPERIAL IRRIGATION DISTRICT. AN RIGHT OF WAY FOR CONSTRUCTION, MAINTENANCE AND/OR USE OF A CANAL, OR CANALS, OPEN AND/OR UNDERGROUND, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND AS NOW EXIST, OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED, AS RECORDED JUNE 13, 1962 IN BOOK 1113, PAGE 338 OF OFFICIAL RECORDS.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID RIGHT OF WAY IS PLOTTED HEREON.
- ⑤ IMPERIAL IRRIGATION DISTRICT. AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND/OR USE OF A CANAL, OR CANALS, OPEN AND/OR UNDERGROUND, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND AS NOW EXIST, OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED, AS RECORDED JUNE 13, 1962 IN BOOK 1113, PAGE 341 OF OFFICIAL RECORDS.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID RIGHT OF WAY IS PLOTTED HEREON.
- ⑥ IMPERIAL IRRIGATION DISTRICT. AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND/OR USE OF A CANAL OR CANALS, OPEN AND/OR UNDERGROUND, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES UNDERGROUND AS NOW EXIST, OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED, RECORDED ON JUNE 13, 1962 AS FILE NO. 27, IN BOOK 1113, PAGE 342 OF OFFICIAL RECORDS.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID RIGHT OF WAY IS PLOTTED HEREON.
- ⑦ IMPERIAL IRRIGATION DISTRICT. A RIGHT OF WAY 16 FEET WIDE FOR CANAL, TELEPHONE AND POWER LINE. RECORDED IN BOOK 741, PAGE 284 OF OFFICIAL RECORDS.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID RIGHT OF WAY IS PLOTTED HEREON.
- ⑧ IMPERIAL IRRIGATION DISTRICT. A RIGHT OF WAY RECORDED JUNE 13, 1962 IN BOOK 1113, PAGE 336 OF OFFICIAL RECORDS.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID RIGHT OF WAY IS PLOTTED HEREON.

## LEGAL DESCRIPTION:

BEING A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:  
THE FOLLOWING DESCRIBED PARCELS OF LAND ARE ALL LOCATED WITHIN TOWNSHIP 13 SOUTH, RANGE 14 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF:

PARCEL 1:  
THE NORTH HALF OF TRACT 42 AND LOT 15 IN SECTION 25, EXCEPTING THEREFROM THAT PORTION OF SAID TRACT 42 LYING SOUTH OF THE CENTER LINE OF THE PAVED HIGHWAY EXTENDING EAST AND WEST ACROSS SAID TRACT 42.

PARCEL 2:  
LOT 27 AND THAT PORTION OF LOT 23, LYING EAST OF THE EAST LINE OF TRACT 43, EXTENDED NORTHERLY, IN SECTION 23.

PARCEL 3:  
THAT PORTION OF LOT 19 IN SECTION 25, LYING WEST OF THE MOORHEAD CANAL, AND THAT PORTION OF TRACT 41, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89°55' EAST, 1071 FEET TO THE CENTER LINE OF MOORHEAD CANAL; THENCE SOUTH 16°13' WEST, 453.6 FEET; THENCE SOUTH 16°31' WEST, 26.3 FEET; THENCE SOUTH 07°42' WEST, 472.4 FEET; THENCE SOUTH 89°55' WEST, 868.7 FEET, TO THE WEST LINE OF SAID TRACT; THENCE NORTH 932.4 FEET TO THE POINT OF BEGINNING.

EXCEPTING A RIGHT OF WAY OVER THAT PORTION LYING NORTH OF A LINE WHICH IS PARALLEL WITH AND 40 FEET SOUTH OF WILLS LATERAL DRAIN AND THAT PORTION LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 45 FEET WESTERLY OF THE CENTER LINE OF MOORHEAD CANAL.

PARCEL 4:  
THAT PORTION OF TRACT 41, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 932.4 FEET, BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 89°55' EAST 868.7 FEET TO THE CENTER LINE OF THE MOORHEAD CANAL; THENCE SOUTH 07°42' WEST 1177.6 FEET; THENCE SOUTH 23°35' WEST, 340 FEET TO THE CENTER LINE OF SAID IMPERIAL COUNTY HIGHWAY TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00°10' WEST 1418 FEET TO THE POINT OF BEGINNING.

## 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 LUCKEY RANCH, LLC, ON JANUARY 15, 2008. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



*Gordon O. Olson*  
GORDON O. OLSON, P.L.S. 7107  
LICENSE EXPIRATION DATE: 12/31/2006  
6-23-2008  
DATE:

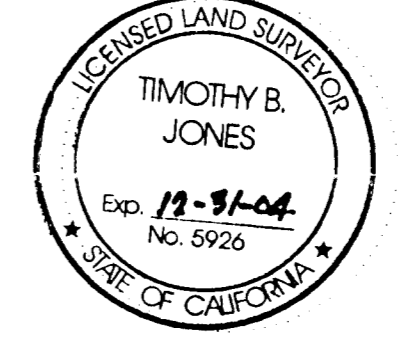
## SURVEYOR'S MONUMENTATION STATEMENT:

I, GORDON O. OLSON, 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.

*Gordon O. Olson*  
GORDON O. OLSON, P.L.S. 7107  
LICENSE EXPIRATION DATE: 12/31/2006

## COUNTY SURVEYOR'S STATEMENT:

I, TIMOTHY B. JONES, COUNTY SURVEYOR FOR IMPERIAL COUNTY, STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP IF REQUIRED AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL REQUIREMENTS OF CHAPTER 2, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND DIVISION 8, TITLE 4, OF CODIFIED ORDINANCE OF IMPERIAL COUNTY APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



*Timothy B. Jones*  
TIMOTHY B. JONES, P.L.S. 5926  
IMPERIAL COUNTY SURVEYOR  
LICENSE EXPIRATION DATE: 12/31/2004  
July 15, 2008  
DATE:

## COUNTY PLANNING DIRECTOR'S STATEMENT:

PURSUANT TO SECTION 90805.18 OF THE CODIFIED ORDINANCES FOR IMPERIAL COUNTY, I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE APPROVED TENTATIVE MAP.

7/11/08  
DATE:

*J. Heubensger*  
JUR. HEUBENSGER  
IMPERIAL COUNTY PLANNING DIRECTOR

## COUNTY RECORDER'S STATEMENT:

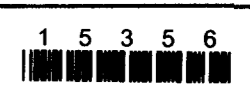
FILED THIS 29th DAY OF July, 2008, AT 4:26 P.M., IN BOOK 12 OF PARCEL MAPS AT PAGE 13, AT THE REQUEST OF DEVELOPMENT DESIGN & ENGINEERING, INC.

Fee \$ 11.00  
DATE: 03-22-07  
DOCUMENT NO.

*Dolores Provencio*  
DOLORES PROVENCIO  
IMPERIAL COUNTY RECORDER

## CERTIFICATES RECORDED:

TITLE: <u>Owner's Certificate</u>	TITLE: _____
BOOK: <u>2222</u> PAGE: <u>1596</u>	BOOK: _____ PAGE: _____
TITLE: <u>Tax Certificate</u>	TITLE: _____
BOOK: <u>2222</u> PAGE: <u>1599</u>	BOOK: _____ PAGE: _____
TITLE: <u>Subdivision Guarantee</u>	TITLE: _____
BOOK: <u>2222</u> PAGE: <u>1600</u>	BOOK: _____ PAGE: _____
TITLE: <u>Right of Way Deed</u>	TITLE: _____
BOOK: <u>2222</u> PAGE: <u>1604</u>	BOOK: _____ PAGE: _____



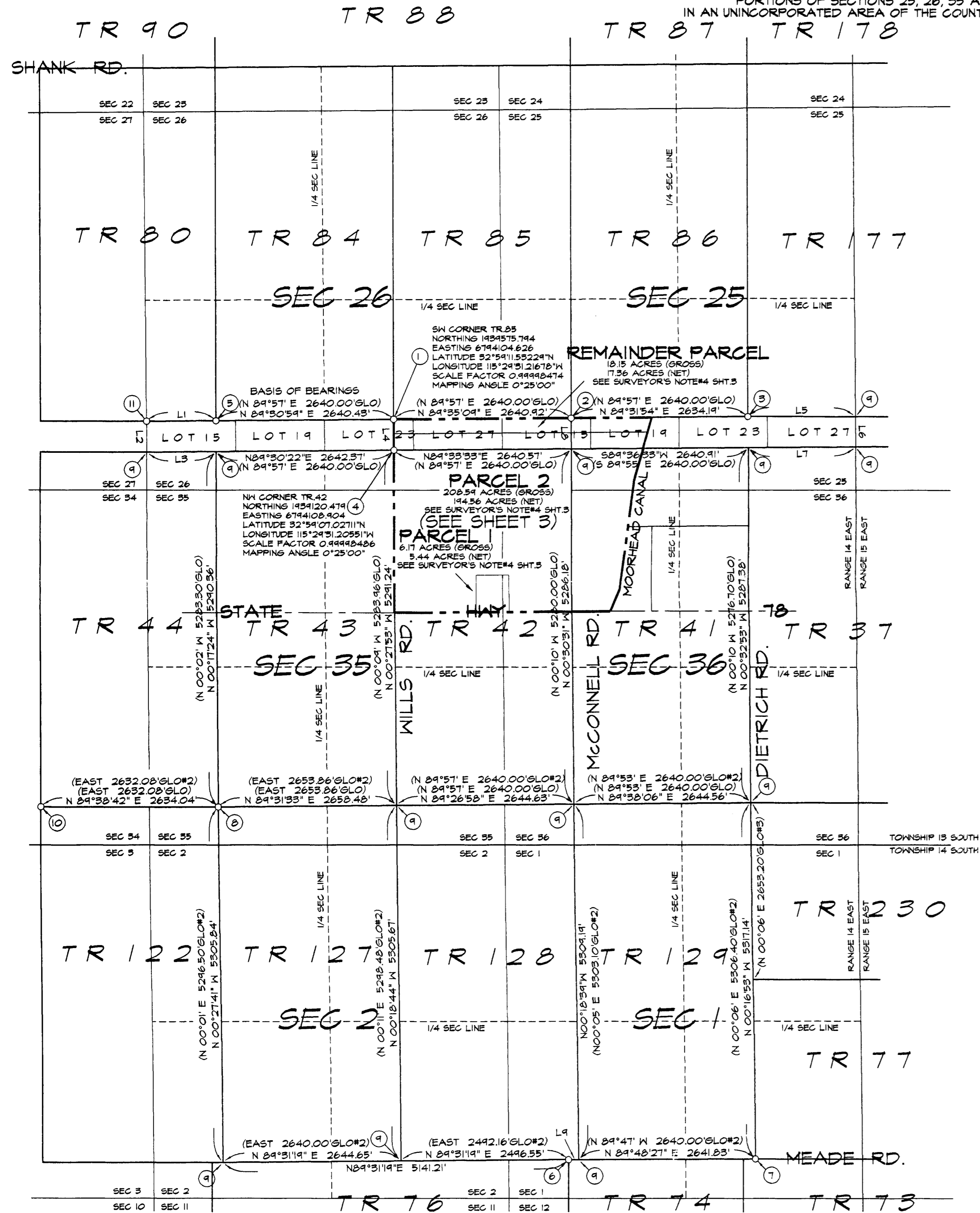
PM 2355  
47-39  
10f3



PM 12-14

# PARCEL MAP NO. M-2355

PORTIONS OF SECTIONS 25, 26, 35 AND 36, T.13 S., R.14 E., S.B.M.  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



## SURVEYOR'S MONUMENTATION NOTES:

- SW CORNER TRACT 85  
FOUND 2"(O.D.) IRON PIPE SET BY IMPERIAL COUNTY SURVEYOR WITH BRASS DISK, STAMPED 1948, DOWN 03". I.P. REPORTED TO BE SET OVER GLO 4"x 4" REDWOOD POST, SET IN CARDINAL DIRECTION, SET OVER SANDSTONE "\*" ROCK PER IMPERIAL COUNTY SURVEY TIES.
- SE CORNER TRACT 85  
FOUND CONCRETE CYLINDER SET BY IMPERIAL COUNTY SURVEYOR, WITH BRASS DISK, STAMPED 1984, DOWN 1.0'. CYLINDER REPORTED TO BE SET OVER PIECES OF GLO REDWOOD POST WITH SANDSTONE "\*" ROCK PER IMPERIAL COUNTY SURVEY TIES.
- SW CORNER TRACT 177  
FOUND 2"x 2" HUB AND TACK, SET OVER RUSTED 1-1/2" IRON PIPE SET BY I.I.D., PER IMPERIAL COUNTY SURVEY TIES. SEARCH 6' +/- EASTERLY FOUND NOTHING. ACCEPTED FOUND 2"x 2" H&T SET OVER RUSTED 1-1/2" IRON PIPE SET BY I.I.D. AS MONUMENT FOR CORNER PER IMP.CO. SURV. TIES.
- NW CORNER TRACT 42  
FOUND CONCRETE CYLINDER SET BY IMPERIAL COUNTY SURVEYOR, WITH BRASS DISK, STAMPED 1976, REPORTED TO BE SET OVER GLO SANDSTONE "\*" ROCK, PER IMPERIAL COUNTY SURVEY TIES.
- SW CORNER TRACT 84  
FOUND CONCRETE CYLINDER SET BY IMPERIAL COUNTY SURVEYOR, WITH BRASS DISK, STAMPED 1976, REPORTED TO BE SET OVER GLO SANDSTONE "\*" ROCK, PER IMPERIAL COUNTY SURVEY TIES.
- NE CORNER TRACT 76  
FOUND 1-1/2" IRON PIPE, 1.0' BELOW BANK, REPORTED TO BE SET OVER GLO 4"x 4" REDWOOD POST, (WHITE), DOWN 3', PER IMPERIAL COUNTY SURVEY TIES.
- SW CORNER TRACT 277  
FOUND 1-1/2" IRON PIPE, NO TAG, DOWN 1.0', ACCEPTED AS PERPUATION OF IID MONUMENT, PER IMPERIAL COUNTY SURVEY TIES.
- NE CORNER TRACT 122  
FOUND 1-1/2" IRON PIPE SET BY IMPERIAL COUNTY SURVEYOR, DOWN 0.5'. IRON PIPE REPORTED TO BE SET OVER 6"x 15" SANDSTONE ROCK, PER IMPERIAL COUNTY SURVEY TIES.
- TRACT CORNER  
SEARCH FOUND NOTHING. SET NOTHING UNLESS INDICATED OTHERWISE.
- NW CORNER TRACT 122  
FOUND BRASS DISK, STAMPED IMPERIAL COUNTY SURV. 2002, SET ON 2" (O.D.) IRON PIPE. REPORTED TO BE SET OVER GLO 4"x 4" REDWOOD POST WITH 3"x 1-3/4"x 1-1/2" GRANITE "\*" ROCK AT BASE OF POST. TOP OF POST DOWN 2.0 FEET. ALL PER COUNTY SURVEY TIES.
- CLOSING CORNER ON WEST LINE SECTION 26  
FOUND IMPERIAL COUNTY SURVEY CONCRETE CYLINDER WITH BRASS CAP STAMPED 1976. CYLINDER REPORTED TO BE SET OVER 2"x 2"x 1"x 3/4" TRIANGULAR SHAPED SANDSTONE "\*" ROCK. NO POST. ALL PER COUNTY SURVEY TIES.

## LINE DATA TABLE:

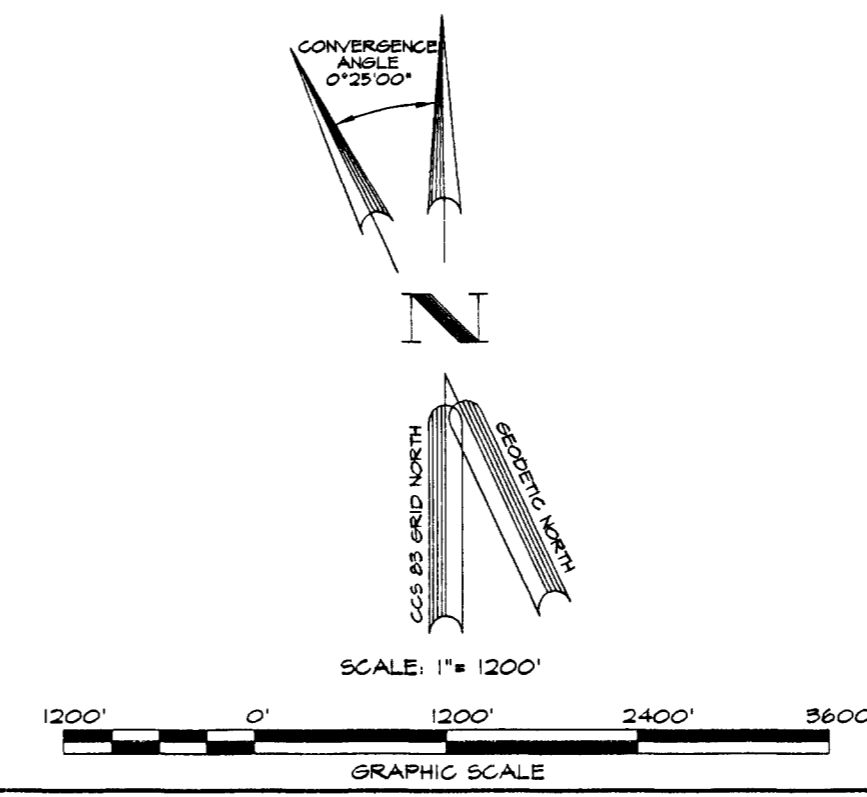
LINE	LENGTH	BEARING	REFERENCE
L1	1031.19'	N89°30'22"E	GLO
L2	455.81'	S 89°57' W	GLO
L3	455.40'	N 00°27'38"W	GLO
L4	1029.86'	N89°30'22"E	GLO
L5	455.33'	S 89°57' W	GLO
L6	1611.41'	N 00°27'53"W	GLO
L7	1611.06'	N 89°30' W	GLO
L8	443.62'	500°23'27"E	NORTH GLO # L5 3-52
L9	1603.80'	N89°36'33"E	EAST GLO
L10	1611.72'	N 00°29'38"W	GLO
L11	454.11'	N 89°35'27"E	GLO
L12	147.94'	EAST	GLO#2

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°30'59" E BEING A GRID BEARING THAT IS REPRESENTATIVE OF THE SOUTH LINE OF TRACT 84, TOWNSHIP 13 SOUTH, RANGE 14 EAST, S.B.M., PER THE CALIFORNIA COORDINATE SYSTEM ZONE VI, NORTH AMERICAN DATUM 1983 (HORIZONTAL COORDINATES).

## LEGEND:

- SET A 1-1/2" O.D. IRON PIPE WITH BRASS WASHER STAMPED "PLS 1101 G.OLSON"
- FOUND MONUMENT AS NOTED
- (ROS) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK AND PAGE AS SPECIFIED.
- (OR) RECORD DATA PER OFFICIAL RECORD MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- (GLO) RECORD DATA PER U.S.G.L.O. PLAT FOR T.13 S., R.14 E., S.B.M., APPROVED DECEMBER 22, 1908.
- (GLO#2) RECORD DATA PER U.S.G.L.O. PLAT FOR T.14 S., R.14 E., S.B.M., APPROVED DECEMBER 22, 1908.
- (GLO#3) RECORD DATA PER U.S.G.L.O. PLAT FOR T.13 S., R.14 E., S.B.M., APPROVED MAY 2, 1913.
- ② MONUMENTATION NOTE AS DEFINED
- Ⓢ RECORD EASEMENT AS DEFINED UNDER SIGNATURE OMISSIONS STATEMENT
- PARCEL MAP BOUNDARY



DEVELOPMENT DESIGN AND ENGINEERING, INC  
H:\PROJECTS\2003\02074\02074PM2.DWG

06-23-03

SHEET 2 OF 3  
PROJECT 02074



PM 2355

47-39

2083

PM 12-15

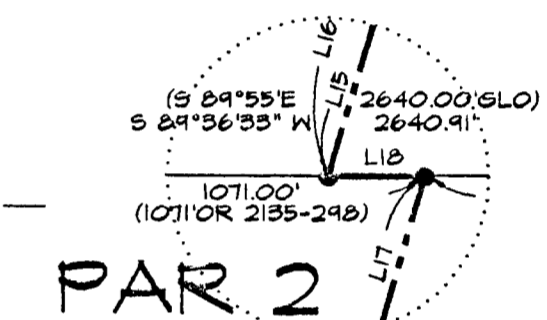
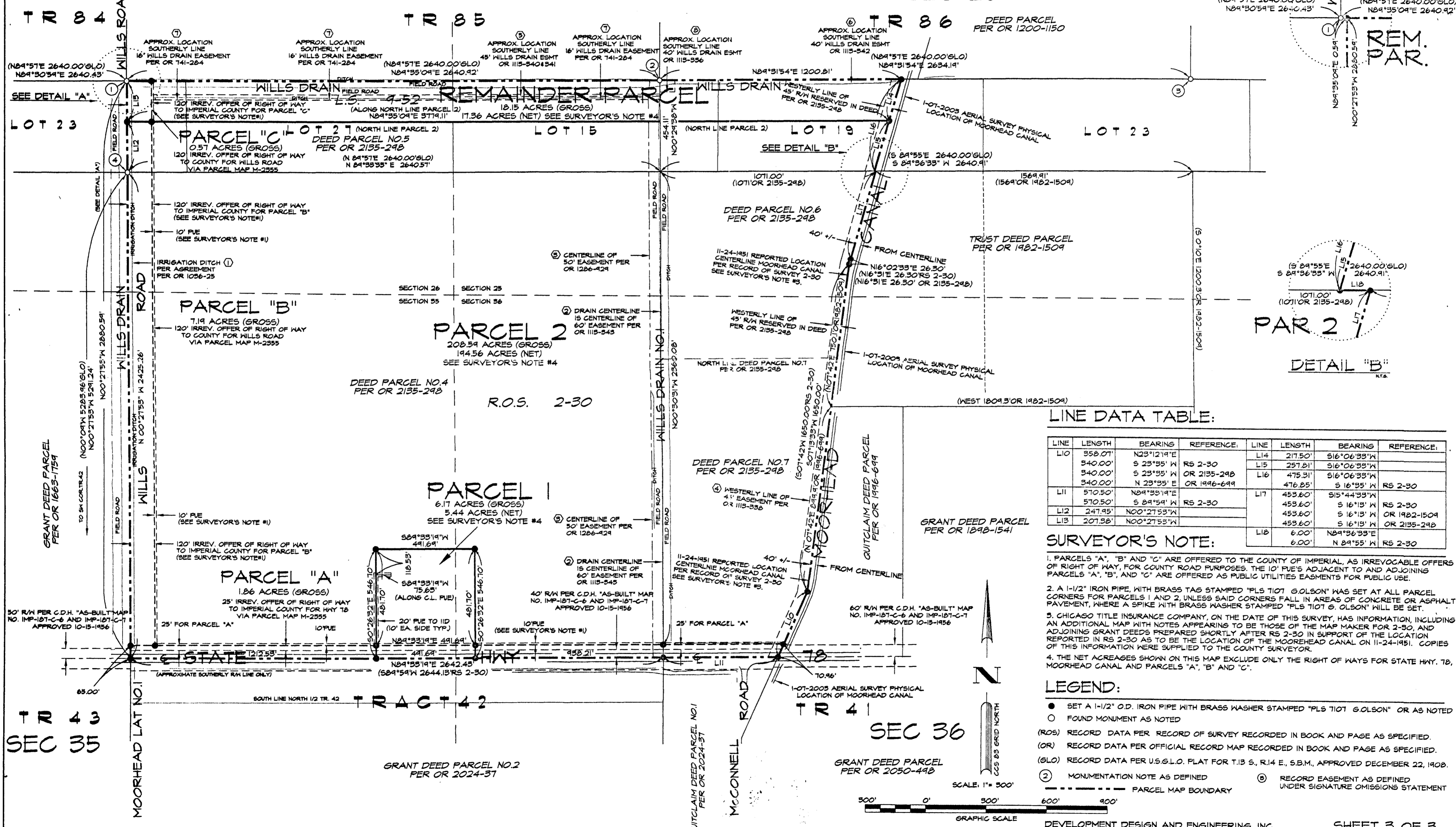
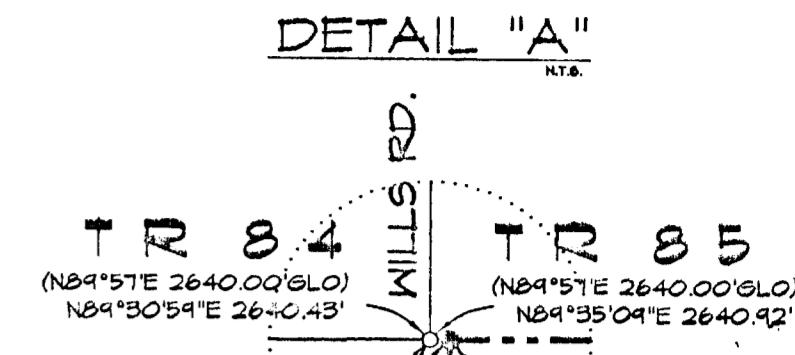
# PARCEL MAP NO. M-2355

PORTIONS OF SECTIONS 25, 26, 35 AND 36, T.13 S., R.14 E., S.B.M.  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

L.S. 4-39

SEC 26  
TR 84

SEC 25  
TR 86



LINE DATA TABLE:

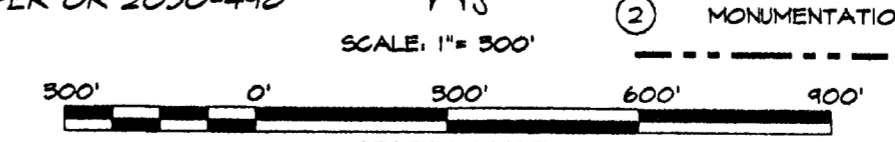
LINE	LENGTH	BEARING	REFERENCE	LINE	LENGTH	BEARING	REFERENCE
L10	358.07'	N23°12'19"E	RS 2-30 OR 2135-248 OR 1946-699	L14	217.50'	S16°06'33"W	RS 2-30 OR 1982-1509 OR 2135-248 RS 2-30
	340.00'	S 23°55' W		L15	257.81'	S16°06'33"W	
	340.00'	S 23°55' W		L16	475.31'	S16°06'33"W	
	340.00'	N 23°55' E		L17	476.85'	S 16°35' W	
L11	570.50'	N84°55'19"E	RS 2-30	L18	453.60'	S15°44'33"W	RS 2-30 OR 1982-1509 OR 2135-248
	570.50'	S 84°54' W		L19	453.60'	S 16°13' W	
	247.95'	N00°27'53"W		L20	453.60'	S 16°13' W	
L13	207.38'	N00°27'53"W		L21	6.00'	N84°36'33"E	RS 2-30
				L22	6.00'	N 84°55' W	

### SURVEYOR'S NOTE:

1. PARCELS "A", "B" AND "C" ARE OFFERED TO THE COUNTY OF IMPERIAL, AS IRREVOCABLE OFFERS OF RIGHT OF WAY, FOR COUNTY ROAD PURPOSES. THE 10' PUE'S ADJACENT TO AND ADJOINING PARCELS "A", "B", AND "C" ARE OFFERED AS PUBLIC UTILITIES EASEMENTS FOR PUBLIC USE.
2. A 1-1/2" IRON PIPE, WITH BRASS TAG STAMPED "PLS T107 G. OLSON" HAS SET AT ALL PARCEL CORNERS FOR PARCELS 1 AND 2, UNLESS SAID CORNERS FALL IN AREAS OF CONCRETE OR ASPHALT PAVEMENT, WHERE A SPIKE WITH BRASS WASHER STAMPED "PLS T107 G. OLSON" WILL BE SET.
3. CHICAGO TITLE INSURANCE COMPANY, ON THE DATE OF THIS SURVEY, HAS INFORMATION, INCLUDING AN ADDITIONAL MAP WITH NOTES APPEARING TO BE THOSE OF THE MAP MAKER FOR 2-30, AND ADJOINING GRANT DEEDS PREPARED SHORTLY AFTER RS 2-30 IN SUPPORT OF THE LOCATION REPORTED IN RS 2-30 AS TO BE THE LOCATION OF THE MOORHEAD CANAL ON 11-24-1951. COPIES OF THIS INFORMATION WERE SUPPLIED TO THE COUNTY SURVEYOR.
4. THE NET ACRES SHOWN ON THIS MAP EXCLUDE ONLY THE RIGHT OF WAYS FOR STATE HWY. 78, MOORHEAD CANAL AND PARCELS "A", "B" AND "C".

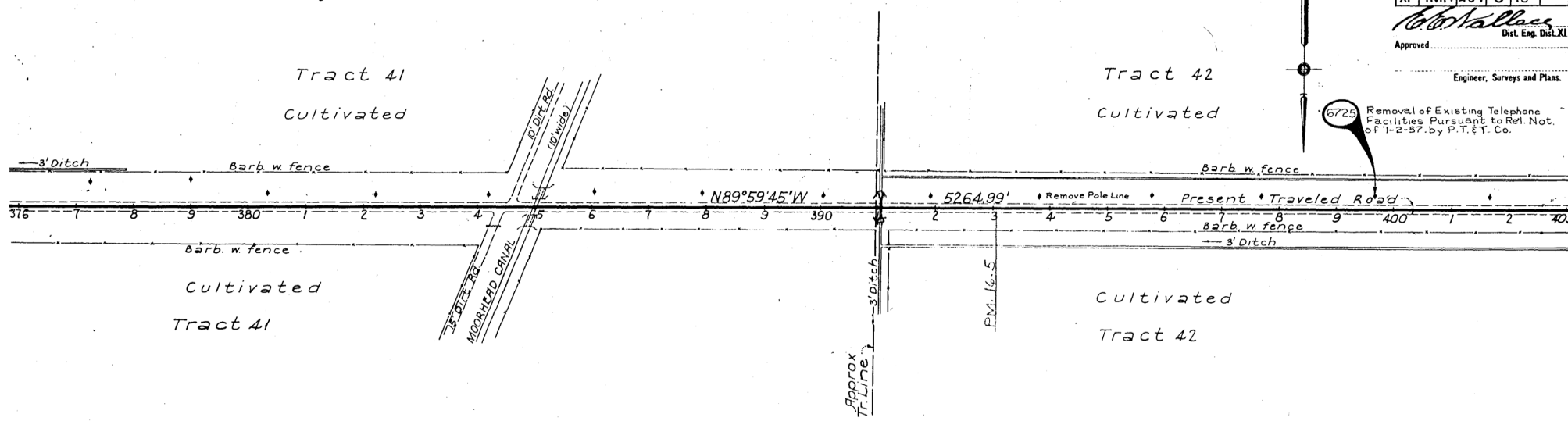
### LEGEND:

- SET A 1-1/2" O.D. IRON PIPE WITH BRASS WASHER STAMPED "PLS T107 G. OLSON" OR AS NOTED
- FOUND MONUMENT AS NOTED
- (RS) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK AND PAGE AS SPECIFIED.
- (OR) RECORD DATA PER OFFICIAL RECORD MAP RECORDED IN BOOK AND PAGE AS SPECIFIED.
- (GLO) RECORD DATA PER U.S.G.L.O. PLAT FOR T.13 S., R.14 E., S.B.M., APPROVED DECEMBER 22, 1908.
- ② MONUMENTATION NOTE AS DEFINED
- ⊙ RECORD EASEMENT AS DEFINED UNDER SIGNATURE OMISSIONS STATEMENT



PM 2355  
47-39  
30FS

T. 13 S., R. 14 E., S. B. B. & M.



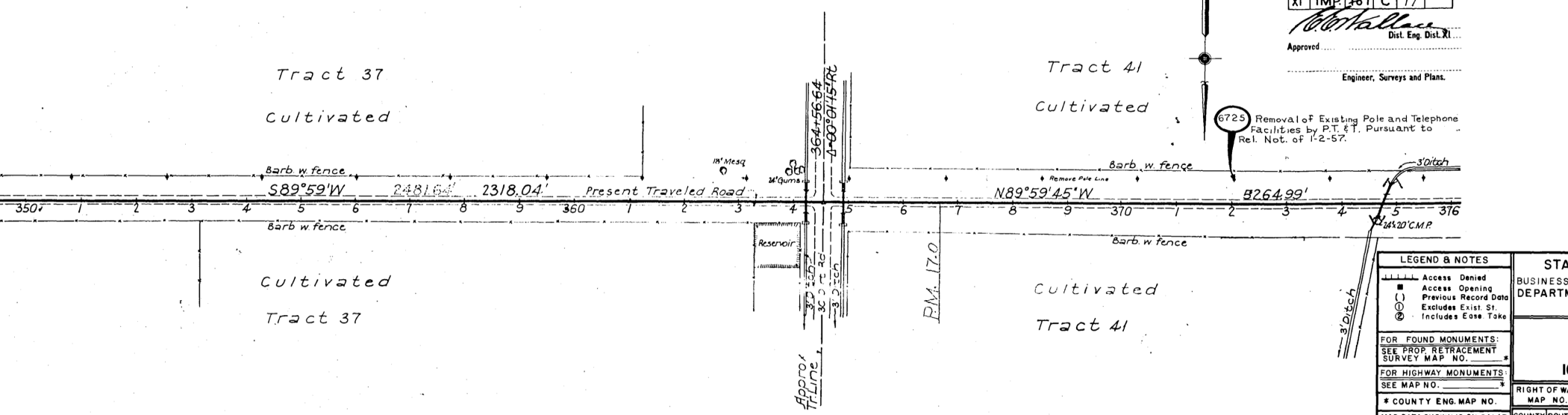
78

DIST.	COUNTY	ROUTE	SEC.	SHEET NO.	TOTAL SHEETS
XI	IMP.	187	C	18	

Approved: *[Signature]*  
 Dist. Eng. Dist. XI  
 Engineer, Surveys and Plans.

6725 Removal of Existing Telephone Facilities Pursuant to Rel. Not. of F 1-2-57. by P.T. & T. Co.

T. 13 S., R. 14 E., S. B. B. & M.



78

DIST.	COUNTY	ROUTE	SEC.	SHEET NO.	TOTAL SHEETS
XI	IMP.	187	C	17	

Approved: *[Signature]*  
 Dist. Eng. Dist. XI  
 Engineer, Surveys and Plans.

6725 Removal of Existing Pole and Telephone Facilities by P.T. & T. Pursuant to Rel. Not. of 1-2-57.

LEGEND & NOTES		STATE BUSINESS DEPARTMENT
■	Access Denied	
□	Access Opening	
( )	Previous Record Data	
⊙	Excludes Exist. St.	
⊙	Includes Easement	
FOR FOUND MONUMENTS: SEE PROP. RETRACEMENT SURVEY MAP NO. *		
FOR HIGHWAY MONUMENTS: SEE MAP NO. *		
* COUNTY ENG. MAP NO.		
MAP DATA SHOWN IS ON CALIF. COORD. SYS. OF 1927, ZONE 6, DIST. & EQUALS GROUND LEVEL DISTANCES		