



# TOWN OF APPLE VALLEY

## TOWN COUNCIL STAFF REPORT

**To:** Honorable Mayor and Town Council      **Date:** June 10, 2014

**From:** Brad Miller, Town Engineering      **Item No:** 13  
Engineering Department

**Subject:** CHANGE OF OWNERSHIP, RELEASE OF ORIGINAL SECURITIES,  
APPROVE NEW AGREEMENTS AND SECURITIES FOR TRACT MAP  
15286

**T.M. Approval:** \_\_\_\_\_      **Budgeted Item:**  Yes  No  N/A

### RECOMMENDED ACTION:

That the Town Council approve new securities and agreements, subject to approval as to form by the Town Attorney and as to content by the Town Manager, reflecting 100% security for the remaining improvements yet to be completed. The securities and agreements will remain in place until all public improvements within Tract Map No. 15286 are complete and eligible for the one-year maintenance period to begin.

### SUMMARY:

The following is a summary of the new securities with their amounts to secure the remaining work to be completed:

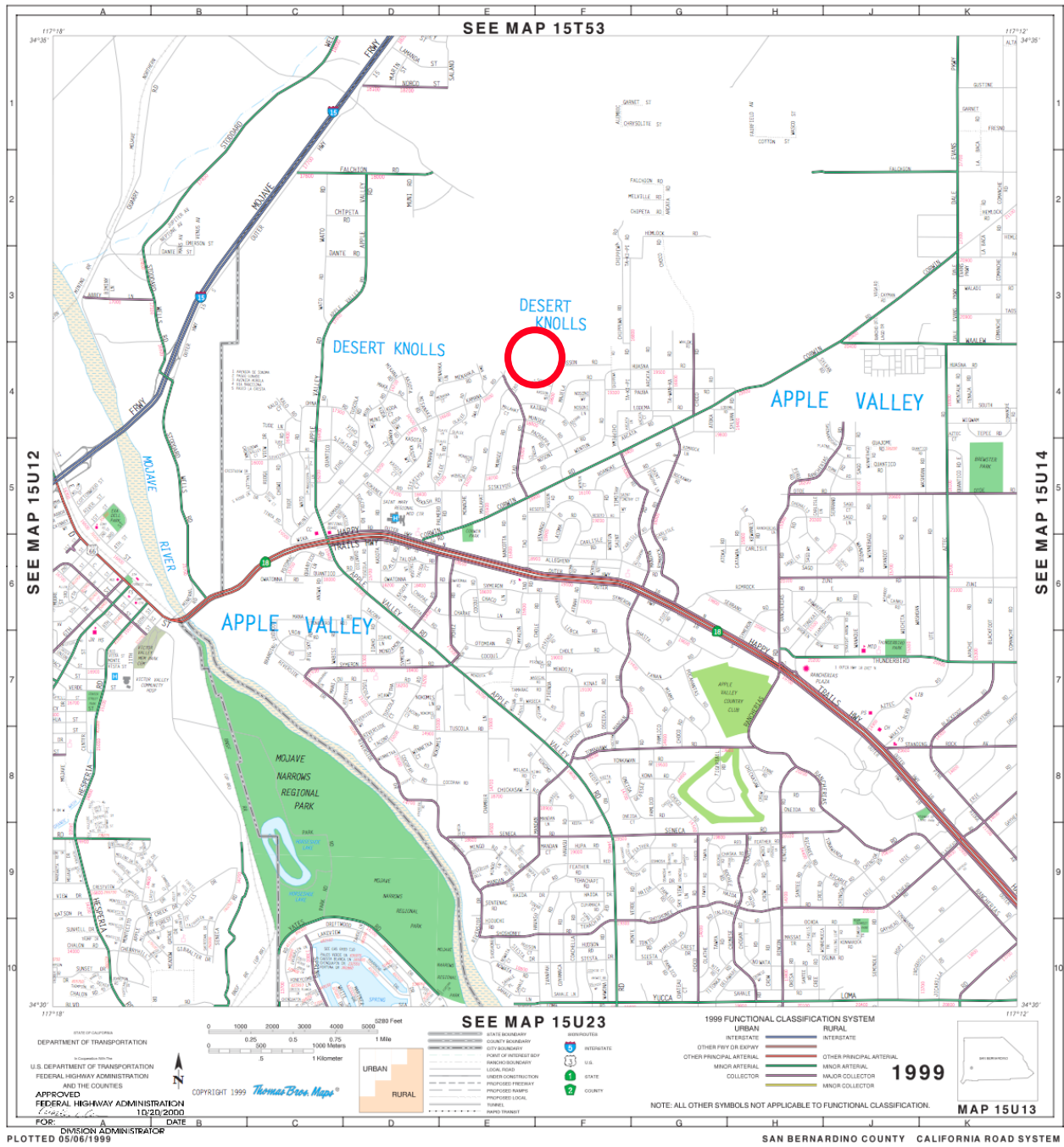
<u>Improvement</u>	<u>Performance</u>	<u>Labor and Materials</u>
Sewer Improvements	\$204,000	\$102,000
Street /Storm Drain Improvements	\$1,219,000	\$609,500
Landscaping Improvements	\$97,000	\$48,500

### BACKGROUND:

When Town Council accepted the final map for Tract Map 15286 on August 8, 2005, the construction agreements and securities for various improvements were required for improvements not constructed at that time. The original developer, Nicolas Homes, is

selling the tract to a new developer, Bell Mnt 49, LLC. As part of the transfer of ownership, the new developer is requesting approval of new agreements and securities for the required improvements yet to be completed to Town standards.

**FISCAL IMPACT:** N/A



## LOCATION MAP

IN THE TOWN OF APPLE VALLEY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
**TRACT MAP NO. 15286**

SHEET 2 OF 5 SHEETS

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 1 AND 7 LYING WITHIN SECTION 1, TOWNSHIP 5 NORTH, RANGE 8 WEST IN THE TOWN OF APPLE VALLEY, STATE OF CALIFORNIA

CSL ENGINEERING, INC. DAVID E. CORYELL R.C.E. 31574

MEASURED TANGENT DATA	RECORD TANGENT DATA
1. 100.00	100.00
2. 100.00	100.00
3. 100.00	100.00
4. 100.00	100.00
5. 100.00	100.00
6. 100.00	100.00
7. 100.00	100.00
8. 100.00	100.00
9. 100.00	100.00
10. 100.00	100.00
11. 100.00	100.00
12. 100.00	100.00
13. 100.00	100.00
14. 100.00	100.00
15. 100.00	100.00
16. 100.00	100.00
17. 100.00	100.00
18. 100.00	100.00
19. 100.00	100.00
20. 100.00	100.00
21. 100.00	100.00
22. 100.00	100.00
23. 100.00	100.00
24. 100.00	100.00
25. 100.00	100.00
26. 100.00	100.00
27. 100.00	100.00
28. 100.00	100.00
29. 100.00	100.00
30. 100.00	100.00

MEASURED CURVE DATA	RECORD CURVE DATA
1. 100.00	100.00
2. 100.00	100.00
3. 100.00	100.00
4. 100.00	100.00
5. 100.00	100.00
6. 100.00	100.00
7. 100.00	100.00
8. 100.00	100.00
9. 100.00	100.00
10. 100.00	100.00
11. 100.00	100.00
12. 100.00	100.00
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26. 100.00	100.00
27. 100.00	100.00
28. 100.00	100.00
29. 100.00	100.00
30. 100.00	100.00



**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 34, T. 1 N., R. 8 E., S. 15 M. SOLELY REFERRED TO PER P. 1504-42, SAN BERNARDINO COUNTY RECORDS.

**ENGINEER'S NOTES**

1. INDICATES POINT OF BEGINNING (P.O.B.) OF THE 150' WIDE PLAZA PER TRACT 2072, M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
2. INDICATES POINT OF BEGINNING (P.O.B.) OF THE 150' WIDE PLAZA PER TRACT 2072, M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
3. INDICATES POINT OF BEGINNING (P.O.B.) OF THE 150' WIDE PLAZA PER TRACT 2072, M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
4. INDICATES POINT OF BEGINNING (P.O.B.) OF THE 150' WIDE PLAZA PER TRACT 2072, M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
5. INDICATES RECORD DATA PER M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
6. INDICATES RECORD DATA PER M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
7. INDICATES RECORD DATA PER M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
8. INDICATES RECORD DATA PER M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
9. INDICATES RECORD DATA PER M.B. 12573-40 (SANBORN ENGINEERING RECORDS)
10. INDICATES RECORD DATA PER M.B. 12573-40 (SANBORN ENGINEERING RECORDS)

**EASEMENT NOTES**

1. AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR DRAINAGE AND EGRESS, ACQUIRED JANUARY 3, 1977 IN BOOK 5088, PAGE 825 & 826.

