

MAP
PROCESSING
MANUAL

PREPARED BY THE
DEPARTMENT OF PUBLIC WORKS
COUNTY OF SAN DIEGO

This manual update was a volunteer effort prepared by Bernie De Selm, P.L.S. 4372, retired supervisor of the Map Processing Section, in collaboration with Kenneth L. Stephens, P.L.S. 5980; Dan D. Harrison, P.L.S. 4557; Charles F. Hartjen, L.S.I.T.; and Diane M. Webber, L.S.I.T..

Thanks to Phil J. Giurbino, P.L.S. 4424, County Surveyor, for his review and comments.

November, 1998
Revised September, 2004

FINAL

MAPS

(MAJOR SUBDIVISIONS)

**CHAPTER 1
FINAL MAPS
(MAJOR SUBDIVISIONS)**

<u>Section</u>	<u>Page</u>
1.100 PURPOSE	1-1
1.101 Definition	1-1
1.102 Statutes and Requirements	1-1
1.103 Map Submittal	1-1
1.104 Map Examination	1-2
1.105 Corrections	1-2
 1.200 MAP REQUIREMENTS	 1-3
1.201 Legibility	1-3
1.202 Sheet Size	1-3
1.203 Final Map Number	1-3
1.204 Sheet Numbering	1-3
1.205 Tract Number	1-3
1.206 Scale	1-3
1.207 Job Number Designation	1-3
 1.210 TITLE SHEET	 1-4
1.211 Title Interest Signatures	1-4
1.212 Acknowledgement Certificates	1-5
1.213 Owner's and Dedication Statement	1-5
1. Owner's Statement	1-5
2. Public Streets	1-5
3. Access Rights	1-6
4. Private Roads	1-6
5. Flowage and Drainage	1-7
6. Public Utilities	1-8
7. Clear Space	1-9
8. Open Space	1-10
9. Noise Protection	1-11
10. Slopes and Drainage	1-11
11. Pedestrian and Equestrian Trails	1-12
12. Access Restriction	1-12
13. Height Restriction	1-13
14. Miscellaneous	1-13
15. Major Use Permit Statements	1-13
16. Condominium Statements	1-13
17. Planned Development Statement	1-14

<u>Section</u>	<u>Page</u>
1.214	Acceptance Certificate 1-15
	1. Basic Acceptance Certificate 1-15
	2. Public Streets 1-15
	3. Access Rights 1-16
	4. Private Road 1-17
	5. Flowage and Drainage 1-17
	6. Public Utilities 1-19
	7. Clear Space 1-20
	8. Open Space 1-20
	9. Noise Protection 1-21
	10. Slopes and Drainage 1-21
	11. Pedestrian and Equestrian Trails 1-21
	12. Access Restriction 1-21
	13. Height Restriction 1-21
	14. Miscellaneous 1-21
	15. Vacation/Termination 1-21
1.215	Subordination Statement 1-22
	1. Public Utility - After T.M. Approval 1-22
	2. Public Utility - Prior to T.M. Approval 1-23
	3. County Sanitation District 1-23
	4. Flood Control District 1-24
	5. Special Subordinations to New Open Space Easements 1-24
1.216	Joint Use Agreement 1-25
1.217	Signature Not Required Statement 1-25
1.218	Required Certificates/Statements 1-27
	1. Bond and Assessment Certificate 1-27
	2. Surveyor/Engineer Statement 1-28
	3. County Surveyor Statement 1-30
	4. Tax Deposit Certificate 1-31
	5. Recorder Certificate 1-32
1.219	Lien Contract Statement 1-32
1.230	PROCEDURE OF SURVEY AND INDEX SHEET 1-33
	1. General Requirements 1-33
	2. Legend 1-34
	3. Monumentation 1-35
	4. Basis of Bearings and North Arrow 1-38
	5. Scale 1-39
	6. Lot and Unit Numbering 1-39
	7. Miscellaneous Mapping Details 1-39
	8. Solar Note 1-41
	9. Percolation Note 1-41

<u>Section</u>	<u>Page</u>
10. Soils Note	1-42
11. Legend & Notes (Sample)	1-42
12. Certified Legal and Point of Beginning	1-44
1.240 MAP SHEETS	1-45
1. General Requirements	1-45
2. Tables	1-45
3. Scale	1-45
4. Details	1-45
5. Lots	1-45
6. Dimensions	1-45
7. Traverses	1-46
8. Area	1-46
9. Monuments	1-46
10. Remainder Lot	1-46
1.241 Streets	1-47
1. Street Names	1-47
2. Street Width & Centerline	1-47
3. Vacated Streets and Street Vacation	1-48
4. Access Rights	1-48
5. Existing Private Road Easements	1-51
6. Private Streets	1-51
7. County Service Areas	1-55
8. Irrevocable Offer of Dedication (IOD)	1-55
9. Public Road Easement - Onsite/Offsite	1-56
10. Parking Restrictions	1-56
1.242 Easements Other Than Streets	1-56
1. Flowage & Drainage	1-57
2. Public Utility Easements	1-60
3. Clear Space	1-61
4. Open Space	1-61
5. Noise Protection	1-62
6. Slope and Drainage	1-62
7. Pedestrian and Equestrian Trails	1-63
8. Access Restriction Easement	1-63
9. Height Restriction Easement	1-63
10. Miscellaneous	1-64
1.243 Non-Title Information Sheet	1-64
1.250 FINAL MAP COMPLETION	1-65
1.251 "Off Map" Items	1-65
1.252 Lien Contract Procedure	1-67
1.253 Docketing Final Map	1-68

<u>Section</u>	<u>Page</u>
1.254 Required Time Table	1-69
1.300 MULTI-FAMILY LOT SUBDIVISIONS	1-70
1.301 Condominium	1-70
1.302 Planned Development	1-72
1. Planned Development Statement	1-74
2. Procedure of Survey Sheet	1-74
3. Map Sheets	1-74
4. Monumentation	1-74
1.400 CHANGES TO RECORDED MAPS	1-74
1.401 Certificate of Correction	1-74
1.402 Amended Map	1-75
1. Title Sheet	1-75
2. Map Sheets	1-78
3. Table of Amendments	1-79
1.403 Reversion to Acreage	1-80
1. Title Sheet	1-81
2. Procedure of Survey Sheet	1-84
3. Map Sheet	1-84
1.500 SUBDIVISION IN BOTH CITY AND COUNTY JURISDICTIONS	1-84
1. Title Sheet	1-85
2. Procedure of Survey Sheet	1-85
3. Map Sheets	1-85
1.501 Contract City Certificates	1-86
1.600 Waiver of Final Map	1-87
1.601 Waiver of Parcel Map (Major Subdivision)	1-87

1.100. PURPOSE. The purpose of this chapter is to assist the surveyor/engineer in processing a Final Subdivision Map through the Land Development Division of the County of San Diego Department of Public Works.

1.101. DEFINITION. As defined in Section 66426 of the Subdivision Map Act, “a tentative and final map shall be required for all subdivisions creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or for the conversion of a dwelling to a stock cooperative containing five or more dwelling units, except where: (a) the land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway and no dedications or improvements are required by the legislative body, or (b) each parcel created by the division has a gross area of 20 acres or more and has an approved access to a maintained public street or highway, or (c) the land consists of a parcel or parcels of land having approved access to a public street or highway which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths, or (d) each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section.”

1.102. STATUTES AND REQUIREMENTS. Final maps shall conform to all of the following:

1. Subdivision Map Act.
2. Professional Land Surveyor’s Act.
3. San Diego County Subdivision Ordinance.
4. Standard Conditions for Tentative Subdivision Maps as referenced in the Resolution of Approval.
5. Conditions specified in the Resolution of Approval.
6. Requirements and guidelines for preparation of the map and title sheet as specified in this manual.

1.103. MAP SUBMITTAL. The Final Map/Parcel Map Initial Submittal Checklist (Appendix Section 4.100) shall be filled out and accompany the map when it is initially submitted to Land Development for examination and approval. All applicable items on the checklist must also accompany the map.

A schedule of deposits/fees required is available at the Land Development front counter. All checks are to be made payable to the COUNTY OF SAN DIEGO. All maps and notes supplied by the surveyor/engineer, plus any acquired by staff during the examination process, will be available to the surveyor/engineer submitting the map for examination upon approval and recordation of the map.

In the event no reference maps are submitted with the first examination and/or additional maps or field notes are required to perform the examination function, they will be supplied from the Survey Records Section and a charge made against the map examination deposit. The charge will be at the rate charged to the public for map examination by our staff.

1.104. MAP EXAMINATION. The map will be examined with necessary corrections and missing items noted in red; satisfactory items will be indicated in green. Any missing items or corrections which may have been inadvertently overlooked on the first and/or subsequent examinations are still the surveyor/engineer's responsibility and must be complied with prior to the map being considered for recording. The surveyor/engineer and the developer are responsible for reading the RESOLUTION OF APPROVAL and complying with all items, including noting the date the project will expire. Please see Sections 1.253 and 1.254 for the timetable for final processing of the map to the Board of Supervisors for approval.

Red Colored Pencil:	All corrections required.
Green Colored Pencil:	Absolute check. (Items are satisfactory) Shading on red penciled items on subsequent recheck to indicate that item is taken care of.
Ordinary Lead Pencil:	Figures and calculations shown on face of map to show method of calculation and results attained.

It should be emphasized that the mapmaker will save considerable time and money for everyone involved, if an effort is made to have a complete and neat final map at an appropriate scale on the first submittal along with all necessary reference data.

1.105. CORRECTIONS. After all of the suggested map corrections have been made, the entire "package" including previous check prints, reference maps, two new sets of prints and any additional data requested are to be submitted to Land Development for examination. This process is repeated until all requests for correction have been made. The subdivision guarantee together with a certified legal description shall be submitted after Procedure of Survey is accepted.

1.200. MAP REQUIREMENTS.

1.201. LEGIBILITY. The map shall be legibly drawn, printed, or reproduced by a process guaranteeing a permanent record (such as black ink on tracing cloth or polyester base film) suitable for microfilm reproduction. Lettering shall be no smaller than 0.08 inch. No shading or crosshatching will be permitted on map sheets. Certificates, affidavits, and acknowledgments may be legibly stamped or printed upon the map with opaque black ink. Backside printing is discouraged. Ink used on polyester base film shall be coated with a suitable substance to assure permanent legibility. Ammonia or "Xerox" type process is not permitted.

1.202. SHEET SIZE. The size of each sheet shall be 18 x 26 inches. A light trim line shall be drawn completely around the outer edge of each sheet and a medium heavy margin line shall be drawn completely around each sheet one inch inside of the trim line. The top of the map shall be on the 26 inch dimension. A c inch border shall remain outside the trim line.

1.203. FINAL MAP NUMBER. The words "MAP NO. _____" shall be shown in heavy lettering in the upper right-hand corner of the map and shall be placed within the one-inch space between the trim line and the marginal line. There shall be a minimum 3½ inch space to the right of the words "MAP NO".

1.204. SHEET NUMBERING. The sheet number and total number of sheets shall be shown in the upper right-hand corner inside the marginal line of each sheet in the following manner: "SHEET __ OF __ SHEETS". The title sheet shall be "SHEET 1 OF __ SHEETS".

1.205. TRACT NUMBER. "COUNTY OF SAN DIEGO TRACT NO. ____-1" shall be shown on each sheet in bold lettering, centered at the very top of the sheet below the margin line. If the map is to be filed as units, include the appropriate unit designation following the tentative map number. Example: "COUNTY OF SAN DIEGO TRACT NO. 4053-2". This takes the place of a "Subdivision Name", i.e. "Royal Gardens...Towne Houses".

1.206. SCALE. Please pick a map scale which will allow for a **minimum** of details and tabled data. Keep in mind when you pick your map scale, that all easements must be shown clearly on the map.

1.207. JOB NUMBER DESIGNATION. If you wish to place your firm's job number and/or logo on the map, it shall be located outside the heavy border in the lower left corner.

1.210. TITLE SHEET. The title sheet is the first sheet and consists of the tract number and a brief legal description of the map along with all certificates and statements as required by the Subdivision Map Act and the County Subdivision Ordinance. (A second sheet may be necessary to handle overflow).

The subdivider must provide evidence that all the parties having any record title interest in the property are represented. This information is provided by the title company.

The owners, trustees and easement holders shown on the Subdivision Guarantee must match exactly, in name, number and type with the owners, trustees and easement holders shown on the title sheet. Any changes that occur after the first issue of the Guarantee, must be reflected in subsequent amended guarantees or letters from the Title Company.

The County of San Diego Standard Subdivision Title Sheet shall be followed as to format, particularly with regard to the wording and location of the various certificates on the sheet. (See Appendix Section 4.500) If it appears necessary to deviate from the Standard Subdivision Title Sheet, the map checker should be consulted before making any changes.

All certificates and statements shall be shown on one or more title sheets. No portion of the map shall be shown on any of the title sheets.

The title sheet or sheets shall comply with the requirements concerning size, material, name of subdivision, sheet numbering, etc., as specified in Section 1.200 of this manual, and shown in Appendix Section 4.500.

1.211. TITLE INTEREST SIGNATURES. (Subdivision Map Act Sections 66430 and 66436) All signatures and acknowledgments shall be signed in black permanent ink. Statements may be stamped or reproduced, but no stamping or reproduction of signatures or acknowledgments is permitted.

All corporation signatures shall be executed by two officers of the corporation, unless a copy of the resolution passed by its board of directors authorizing a designated officer to sign on behalf of the corporation is furnished to Land Development. (See Corporations Code Section 313).

Signature statements for partnerships, joint ventures and limited liability companies (LLC) are often more complex. A recorded copy of all partnership agreements and/or joint venture agreements is to be provided at the time of first submittal to Land Development, so that all title interest can be accounted for correctly. (See Appendix Section 4.200)

1.212. ACKNOWLEDGEMENT CERTIFICATES. All signatures on maps and separate documents shall be acknowledged by the proper notary certificate. (See Appendix Section 4.200)

Notary public acknowledgments on final maps shall be signed in black permanent ink with the name printed below the signature. The principal office location must be stated and the commission expiration date must be shown.

Refer to County of San Diego Standard Subdivision Title Sheet shown in Appendix Section 4.600 for location of these certificates.

1.213. OWNER'S AND DEDICATION STATEMENT. (Subdivision Map Act Section 66439) The wording of this statement is closely related to the type of subdivision and the dedication requirements in the Resolution of Approval, thus a generic dedication statement is not possible. In order that the structure of the statement can be more easily understood, the following examples of dedications are presented. For situations not covered by the examples, a proposed dedication statement shall be submitted to Land Development for approval before submitting the final map.

All easements are dedicated as shown on the map and are "accepted as dedicated on the map" or are "rejected as offered for dedication on the map".

1. Owner's Statement. Every dedication statement begins with the following:

"WE HEREBY STATE THAT WE 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."

If a Major Use Permit was approved for the project, see Section 1.213.15; if a Condominium, see Section 1.213.16; if a Planned Development, see Section 1.213.17.

2. Public Streets. In addition to the basic statement there may be street dedications. Dedicate the full width streets first, followed by streets not having full widths.

"WE HEREBY DEDICATE TO THE PUBLIC WILD PLUM STREET, WHITEMOSS COURT, THE PORTION OF HARBISON CANYON ROAD, THE PORTION OF ARNOLD WAY AND THE PORTION OF LOTS 142 AND 145 RESERVED FOR FUTURE STREET, FOR USE AS STREETS ... ALL AS SHOWN ON SAID MAP."

3. Access Rights.

- a. Eliminate Double Frontage Lots.

“..... AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS 25 AND 26 IN AND TO ARNOLD WAY ... AS SHOWN ON SAID MAP.” (See 1.241.4a)

- b. Portion of Lot Reserved For Future Street.

“..... AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM THE PORTION OF LOTS 5 AND 6 RESERVED FOR FUTURE STREET IN AND TO ARNOLD WAY AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS 5 AND 6 IN AND TO THE PORTION OF LOTS 5 AND 6 RESERVED FOR FUTURE STREET ... ALL AS SHOWN ON SAID MAP.” (See 1.241.4b)

- c. One-Foot Strip.

“..... AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM THE PORTION OF LOTS 125 AND 126 RESERVED FOR FUTURE STREET IN AND TO WILD PLUM WAY ... ALL AS SHOWN ON SAID MAP.” (See 1.241.4c)

- d. Access Openings.

“..... AND RELINQUISH AND WAIVE THE ACCESS RIGHTS FROM LOT 1 IN AND TO JONES AVENUE EXCEPT AT ACCESS OPENING NO. 1 ... ALL AS SHOWN ON SAID MAP.” (See 1.241.4e)

- 4. Private Roads.** Access by private road easement to an individual lot, an entire project or to a subsequent unit of a project, must comply with County Ordinance and be to the satisfaction of the Director of Public Works. The ownership of the underlying fee title, as well as the entity responsible for the maintenance of the private road easement, shall be clearly identified on each map sheet where it occurs.

During the initial project conditioning by the Department of Public Works, a determination will be made to either require a CSA formation or annexation or a private road maintenance agreement. This is to assure maintenance of offsite roads.

The following certificate is to be added to each map sheet where private roads are shown and should name the private roads shown on that sheet:

“PRIVATE ROADS, (NAMES)(LOT NO.) TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED _____ AS FILE/PAGE NO. _____.”

See Appendix Section 4.300 for sample Private Road Maintenance Agreement.

- 5. Flowage and Drainage.** Flowage easements and public drainage easements, together with easements for access to maintain drainage facilities are dedicated to the San Diego County Flood Control District if the Flood Control District wishes to accept the maintenance. In most cases, the drainage will be private without the necessity for any dedication. **Always check with Flood Control before any dedication of drainage facilities, regardless of what the resolution of approval states.** Any drainage easements that only serve to pass drainage flows from one side of a public road to the other should be dedicated to the County.

If a drainage easement is offered for dedication and the offer is to be rejected, the offer must be made to the County.

An access easement to maintain drainage facilities will be required in the event the facility cannot be reached over the public drainage easement and/or access must be provided outside of the easement. If the facility is in a subdivision where the streets and drainage easements have been offered for dedication and rejected, or the drainage easements are being accepted for maintenance by the Flood Control District, it will be necessary to dedicate an access easement to maintain drainage facilities over (street name). The access easement is to be rejected if the drainage easements are rejected. Another example would be access over a private street lot if it becomes necessary to have access to a public drainage easement requiring maintenance.

- a. Dedication of Drainage Easement. “WE HEREBY DEDICATE TO THE (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) (COUNTY) THE DRAINAGE EASEMENTS ALL AS SHOWN ON SAID MAP.”
- b. Dedication of Access Easement and Drainage Facilities. “WE HEREBY DEDICATE TO THE (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) (COUNTY) THE DRAINAGE EASEMENTS AND THE ACCESS EASEMENT TO MAINTAIN DRAINAGE FACILITIES ALL AS SHOWN ON SAID MAP.”

- c. Dedication of Flowage Easement. “WE HEREBY DEDICATE TO THE (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) (COUNTY) A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE FLOWAGE OF WATERS OVER, UPON AND ACROSS THE LAND DELINEATED ON THIS MAP AND DESIGNATED HEREON AS “FLOWAGE EASEMENT”; PROVIDED HOWEVER, WE RETAIN THE DUTY TO MAINTAIN SAID EASEMENT AND RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUBJECT LAND AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, OR ITS SUCCESSORS AND ASSIGNS.”

6. Public Utilities. Public utility easements are either granted by separate document prior to the map recording or on the Title Sheet.

- a. Sewer easements for projects in a County Sanitation District are dedicated to the Sanitation District on the map.

“WE HEREBY DEDICATE TO THE (Name) SANITATION DISTRICT THE SEWER EASEMENT AS SHOWN ON SAID MAP.”

- b. Most utility easements are granted by separate document, either prior to the map recording or, in the case of new SDG&E or telephone easements, after the map records.

- c. Sewer or water districts, other than County Sanitation Districts, may use the following form for dedication on the map, if approval by County Counsel has been obtained for the district to accept “on map dedications”. See Appendix Section 4.400.

“WE HEREBY (DEDICATE) (GRANT) TO THE (DISTRICT NAME) (TYPE OF EASEMENT), AS SHOWN ON SAID MAP.”

Some districts have modified this somewhat and referenced a previously recorded document for terms and conditions of dedication. Provide a copy of the document to Land Development prior to the map being docketed.

“WE HEREBY DEDICATE TO THE _____ DISTRICT THOSE EASEMENTS FOR SEWER AND WATER PURPOSES SHOWN ON THIS MAP, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED _____, 20__, IN BOOK ____, PAGE ____, OF OFFICIAL RECORDS, COUNTY OF SAN DIEGO.”

“WE HEREBY GRANT TO THE OLIVENHAIN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY, OR ITS SUCCESSORS OR ASSIGNS, AN EASEMENT FOR WATER PIPELINES, OTHER DISTRICT FACILITIES, AND FOR ALL ACCESS PURPOSES OVER, UNDER, AND ACROSS ALL PRIVATE STREETS AS SHOWN ON THIS MAP, SUBJECT TO ALL TERMS AND CONDITIONS CONTAINED IN THE CERTIFICATE GRANTING EASEMENTS WITHIN PRIVATE STREETS TO THE OLIVENHAIN MUNICIPAL WATER DISTRICT ON COUNTY OF SAN DIEGO TRACT NO. 4413, MAP NO. 11372, RECORDED NOVEMBER 21, 1985, WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED BY REFERENCE.”

- d. In areas which are not serviced by public sewer, the Department of Environmental Health must be contacted for its approval of soil percolation and septic system layouts. Wells for domestic water must also be approved by that Department. (See Section 1.230.9)
7. **Clear Space.** A Clear Space Easement is required when the line of sight (which is needed for the required sight distance for a specific design speed) falls outside the right of way. This easement insures the removal of any obstruction caused by landscaping or construction of objects within the Clear Space corridor. This easement may result from a requirement in the resolution of approval or through the design of the required improvements.

“WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT OVER, UPON AND ACROSS THE PORTIONS OF LOTS _____ AS DELINEATED ON THIS MAP AND DESIGNATED HEREON AS CLEAR SPACE EASEMENT TO MAINTAIN PROPER INTERSECTIONAL VEHICULAR SIGHT DISTANCE.

- A. GRANTOR CONVEYS TO GRANTEE THE RIGHT TO ENTER UPON THE SUBJECT LAND AND REMOVE OR TRIM ANY VEGETATION OR OTHER OBSTRUCTION CONTRARY TO THE PURPOSE OF THIS EASEMENT.
- B. GRANTOR COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS NOT TO CONSTRUCT ANY STRUCTURE OR PLANT ANY VEGETATION THAT WILL OBSTRUCT THE SIGHT DISTANCE OVER THE SUBJECT LAND.

C. THE GRANTING OF THIS EASEMENT IS FOR THE PURPOSE OF CONTROLLING THE USE OF THE LAND WITHIN THE CLEAR SPACE EASEMENT AND DOES NOT AUTHORIZE OR IMPLY THAT THE AREA MAY BE USED BY THE GENERAL PUBLIC.”

8. **Open Space.** The purpose of an open space easement may be to preserve a portion of the property in a natural condition, to maintain it for its natural and scenic beauty or to otherwise restrict its use or development. (No authorization for public access, however, is expressed or implied).

The language in the open space certificate will reflect the intent of the open space easement which will be addressed in the Resolution of Approval for the particular project. The Environmental Impact Report and the Major Use Permit may address this item more specifically.

A grant of an open space easement must state the conditions of the grant (Subdivision Ordinance Section 81.504). The following certificate is to be used for all open space grants on the map:

“WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT FOR OPEN SPACE OVER THAT AREA SHOWN AS “OPEN SPACE EASEMENT (AREA A) (AREA B) (AREA C)” OVER (ALL OF) (PORTIONS OF) LOT(S) ___ THROUGH ___ ON SHEET ___ OF THIS MAP. (EXCEPT AS EXPRESSLY PERMITTED BELOW,) THIS EASEMENT PROHIBITS ALL OF THE FOLLOWING ON ANY PORTION OF THE LAND SUBJECT TO SAID EASEMENT: GRADING, EXCAVATION, PLACEMENT OF SOIL, SAND, ROCK, GRAVEL OR OTHER MATERIAL, CLEARING OF VEGETATION, CONSTRUCTION, ERECTION OR PLACEMENT OF ANY BUILDING OR STRUCTURE, VEHICULAR ACTIVITIES, TRASH DUMPING, OR USE FOR ANY PURPOSE OTHER THAN AS OPEN SPACE. [If there are exceptions noted in the Resolution of Approval, add the following, noting each exception] THE SOLE EXCEPTION(S) TO THIS PROHIBITION (IS) (ARE):

THE COUNTY OF SAN DIEGO SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE LAND SUBJECT TO THIS EASEMENT AND REMOVE ANY MATERIAL, STRUCTURE OR OTHER THING PLACED OR MAINTAINED CONTRARY TO THE TERMS OF THIS EASEMENT, AND TO DO ANY WORK NECESSARY TO ELIMINATE THE EFFECTS OF ANY VIOLATION OF THIS EASEMENT. THIS EASEMENT SHALL NOT AUTHORIZE ANY MEMBER OF THE PUBLIC TO USE OR ENTER UPON THE LAND SUBJECT TO THIS EASEMENT, IT BEING UNDERSTOOD THAT THE PURPOSE OF THIS EASEMENT IS SOLELY

TO RESTRICT THE USE OF SAID LAND. THE TERMS OF THIS EASEMENT MAY BE SPECIFICALLY ENFORCED OR ENJOINED BY PROCEEDINGS IN A COURT OF COMPETENT JURISDICTION, AND SHALL BE BINDING UPON THE GRANTOR(S) AND ITS OR THEIR SUCCESSORS AND ASSIGNS.”

If there is more than one type (A, B, etc.), then the first paragraph is repeated for each type. The second paragraph is shown only once at the end of the certificate.

9. **Noise Protection.** A noise protection easement may be required, for example, along heavily traveled roads where traffic noise may impact the quality of life on adjacent lots or dwelling units. It may require approval by the Department of Planning and Land Use of a grading and/or site plan prior to grading or construction within the easement.

“WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT OVER, UPON, AND ACROSS (ALL OF) (THE PORTION OF) _____ AS DELINEATED ON THIS MAP AND DESIGNATED HEREON AS “NOISE PROTECTION EASEMENT” TO IDENTIFY AN AREA WHERE NOISE LEVELS, CREATED BY TRAFFIC ALONG _____, EXCEED THE COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) EQUAL TO SIXTY (60) DECIBELS.

1) GRANTOR CONVEYS TO GRANTEE THE RIGHT TO ENTER UPON THE SUBJECT LAND AND REMOVE ANY STRUCTURES OR RESTORE ANY GRADED SURFACES CONTRARY TO THE PURPOSE OF THIS EASEMENT.

2) GRANTOR COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS NOT TO CONSTRUCT ANY STRUCTURE OR DO ANY GRADING EXCEPT THAT A GRADING PLAN OR SITE PLAN, SHOWING ACCEPTABLE NOISE MITIGATION MEASURES MAY BE APPROVED TO ALLOW RESIDENTIAL BUILDINGS, POOLS, PATIOS AND OTHER SUCH RECREATIONAL USES, UPON THE WRITTEN AUTHORIZATION OF THE COUNTY OF SAN DIEGO, OR ITS SUCCESSORS AND ASSIGNS.

3) THE GRANTING OF THIS EASEMENT IS FOR THE PURPOSE OF CONTROLLING THE USE OF THE LAND WITHIN THE “NOISE PROTECTION EASEMENT” AND DOES NOT AUTHORIZE OR IMPLY THAT THE AREA MAY BE USED BY THE GENERAL PUBLIC.”

10. **Slopes and Drainage.** Slopes and drainage facilities may be included as an integral part of the construction of ultimate public improvements

associated with a street dedication and acceptance. The ultimate slope and drainage facilities necessary for the future construction of any rejected street must be assured by dedication and rejection on the map or irrevocably offered for dedication by a separate document. The location of the ultimate slope and drainage facilities which will be necessary for future ultimate public improvements are to be shown and labeled on the "Non-Title Information Sheet".

"... YUCCA LANE FOR USE AS A STREET AS SHOWN ON SAID MAP. WE HEREBY DEDICATE TO THE COUNTY A SLOPE EASEMENT AS SHOWN ON SAID MAP..."

"... PORTION OF _____ RESERVED FOR FUTURE STREET FOR USE AS A STREET TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY AS SHOWN ON SAID MAP."

"... PORTION OF LOT __ RESERVED FOR FUTURE STREET FOR USE AS A STREET AS SHOWN ON SAID MAP." (dedication of 1-foot strip would use this wording if slopes were not required.)

"WE HEREBY DEDICATE TO THE COUNTY A SLOPE EASEMENT AND DRAINAGE EASEMENT ALL AS SHOWN ON SAID MAP."

11. **Pedestrian and Equestrian Trails.** When dedication of an easement for pedestrian and equestrian trail purposes is required by the Resolution of Approval use the following wording:

"WE HEREBY DEDICATE TO THE COUNTY OF SAN DIEGO AN EASEMENT FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES, (TOGETHER WITH THE ACCESS EASEMENT TO MAINTAIN THE TRAIL), ALL AS SHOWN ON SAID MAP."

12. **Access Restriction.** When dedication of an access restriction easement to a private street or easement is required by the Resolution of Approval, use the following wording:

"WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT OVER, UPON AND ACROSS THE PORTION OF LOT(S) _____ AS DELINEATED ON THIS MAP AND DESIGNATED HEREON AS AN ACCESS RESTRICTION EASEMENT. THE PURPOSE OF THIS EASEMENT IS TO PROHIBIT VEHICULAR ACCESS BETWEEN (street name) AND LOT(S) _____. THERE SHALL BE NO DRIVEWAYS ALLOWED WITHIN THIS EASEMENT."

- 13. Height Restriction.** When it is necessary to restrict the height of future buildings on a lot or lots, the Department of Planning and Land Use may require dedication of a height restriction easement. The Resolution of Approval will state the reason and height limits.

“WE HEREBY DEDICATE TO THE COUNTY A HEIGHT RESTRICTION EASEMENT OVER LOT(S)_____.” [Give reason and restrictions as specified in the Resolution of Approval]

- 14. Miscellaneous.** The miscellaneous dedications are as a result of specific resolution requirements.

“... AND AN EASEMENT FOR ‘PUBLIC VEHICULAR PARKING’ OVER ALL OF LOT __”

- 15. Major Use Permit Statements.** In some cases, a major use permit and/or a section of the Zoning Ordinance affects the requirements for what otherwise would appear to be a standard residential subdivision. In these cases, a note will be added to the dedication statement, as follows:

“THIS SUBDIVISION IS FILED PURSUANT TO THE SUBDIVISION MAP ACT AND MAJOR USE PERMIT NO. _____ GRANTED BY ORDER OF THE _____ ON _____.”

“THIS SUBDIVISION IS A MINI-MOBILEHOME PARK AS DEFINED IN SECTION _____ OF THE ZONING ORDINANCE OF THE COUNTY OF SAN DIEGO, CONTAINING A MAXIMUM OF _____ DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT AND MAJOR USE PERMIT NO. _____ GRANTED BY ORDER OF THE _____ ON _____.”

“THIS SUBDIVISION IS AN INDUSTRIAL/COMMERCIAL PROJECT AS DEFINED IN SECTION _____ OF THE ZONING ORDINANCE OF THE COUNTY OF SAN DIEGO, CONTAINING A MAXIMUM OF _____ INDUSTRIAL/COMMERCIAL UNITS, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT AND MAJOR USE PERMIT NO. _____ GRANTED BY ORDER OF THE _____ ON _____.”

- 16. Condominium Statements.** When a subdivision is a condominium, the Title Sheet will show one of the following statements immediately following the dedication statements and before the owners signature(s):

a. RESIDENTIAL CONDOMINIUM

“THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF ____ DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.”

b. COMMERCIAL SUBDIVISION

“THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF _____ COMMERCIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.”

c. RESIDENTIAL CONDOMINIUM AND COMMERCIAL LOT

“LOTS 1, 3 AND 4 OF THIS SUBDIVISION ARE CONDOMINIUM LOTS AS DEFINED IN SECTION 1351 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. THERE WILL BE A MAXIMUM OF 156 DWELLING UNITS ON LOT 1, 106 DWELLING UNITS ON LOT 3 AND 106 DWELLING UNITS ON LOT 4 AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. LOT 2 OF THIS SUBDIVISION IS A COMMERCIAL LOT.”

(Note that the commercial lot is not a condominium lot in the sample provided.)

d. CONDOMINIUM WHICH IS A PLANNED DEVELOPMENT

“THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF ____ DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT AND MAJOR USE PERMIT NO. ____ GRANTED BY ORDER OF THE _____ OF THE COUNTY OF SAN DIEGO ON _____.”

- 17. Planned Development Statement.** When a subdivision is a planned development, the Title Sheet will show the following statement immediately following the dedication statements and before the owners signature(s):

“THIS SUBDIVISION IS A PLANNED DEVELOPMENT AS DEFINED IN SECTION 6600 OF THE ZONING ORDINANCE OF THE COUNTY OF SAN DIEGO CONTAINING A MAXIMUM OF ____ DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT AND PLANNED DEVELOPMENT PERMIT NO. _____ GRANTED BY ORDER OF THE OF THE COUNTY OF SAN DIEGO ON _____.”

1.214. ACCEPTANCE CERTIFICATE. The acceptance certificate is totally dependent on what was dedicated in the dedication certificate. The Board of Supervisors either accepts or rejects those items dedicated to the public or the County.

All drainage easements, flowage easements and access to maintain drainage structures which were dedicated to the San Diego County Flood Control District are accepted in a special certificate shown in Section 1.214.5. If the dedication was to the County, the Board of Supervisors will either accept or reject said dedication.

1. Basic Acceptance Certificate. (Subdivision Ordinance Section 81.502)

“I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS MAP.”

The body of the acceptance certificate immediately follows the caption, if there are additional items in the dedication. Otherwise, this Basic Acceptance Certificate stands by itself. Refer to sample Subdivision Title Sheet in Appendix.

Note that everything dedicated or granted to the public or to the county is either accepted or rejected in the Acceptance Certificate, nothing is omitted (Subdivision Map Act Section 66477.1).

Rejection of any offers of dedication will cause the following note to be added:

“NOTE: SECTION 66477.2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE COUNTY”.

2. Public Streets.

“I THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS MAP, HAS ACCEPTED, ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, WILD PLUM STREET, WHITEMOSS COURT, THE PORTION OF HARBISON CANYON ROAD, AND THE PORTION OF ARNOLD WAY, ALL AS DEDICATED ON SAID MAP TOGETHER WITH THE ACCESS RIGHTS FROM THE PORTION OF LOTS 142 AND 145 RESERVED FOR FUTURE STREET IN AND TO WILD PLUM STREET AS RELINQUISHED AND WAIVED ON SAID MAP, AND HAS REJECTED

ON BEHALF OF THE PUBLIC THE PORTION OF LOTS 142 AND 145 RESERVED FOR FUTURE STREET AS OFFERED FOR DEDICATION ON SAID MAP.

NOTE: SECTION 66477.2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE COUNTY.

THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS

BY _____ DATE _____
DEPUTY”

a. Alley or Frontage Road.

“... CHARMANY COURT, THE UNNAMED ALLEY, THE PORTION OF HARBISON CANYON ROAD, ...”

b. State Highways.

“... THE PORTION OF ARNOLD WAY, THE PORTION OF STATE HIGHWAY 78-79 AND THE ...”

c. Non-Maintained Roads.

“(_____) IS ACCEPTED SOLELY FOR THE PURPOSE OF DESIGNATING THE ROAD FOR PUBLIC USE. THE COUNTY BY THIS ACTION IS NOT ACCEPTING THE ROAD INTO THE COUNTY MAINTAINED SYSTEM AND THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE.”

d. Previously Rejected One-foot Strip.

In all cases, these are accepted by separate Board action concurrent with the acceptance of the final map. This acceptance is NOT part of the final map acceptance and the “Acceptance Data” appears on the map sheets, not the Title Sheet.

3. Access Rights.

Note that “access rights” and “abutters rights of access” are the same thing. The change in wording is intended to be in the interest of “plain language”. Access rights are only relinquished in and to public streets and streets

offered for dedication. See Section 1.213.12 for access restriction to private streets.

a. Eliminate Double Frontage.

“... TOGETHER WITH THE ACCESS RIGHTS FROM LOTS 25 AND 26 IN AND TO ARNOLD WAY AS RELINQUISHED AND WAIVED ON SAID MAP.”

b. Portion of Lot Reserved for Future Street.

“... TOGETHER WITH THE ACCESS RIGHTS FROM THE PORTION OF LOTS 5 AND 6 RESERVED FOR FUTURE STREET IN AND TO ARNOLD WAY ALL AS RELINQUISHED AND WAIVED ON SAID MAP, AND HAS REJECTED THE ACCESS RIGHTS FROM LOTS 5 AND 6 IN AND TO THE PORTION OF LOTS 5 AND 6 RESERVED FOR FUTURE STREET ALL AS OFFERED ON SAID MAP.”

NOTE: The access rights from the lots in and to the “portion of lots reserved for future street” is rejected since the portion of the lots has been rejected.

c. Previously Rejected Access Rights.

In all cases, these are accepted by separate Board action concurrent with the acceptance of the final map. This acceptance is NOT part of the final map acceptance and the “Acceptance Data” appears on the map sheets, not the Title Sheet.

d. Access Opening.

“... TOGETHER WITH THE ACCESS RIGHTS FROM LOT 1 IN AND TO JONES AVENUE EXCEPT AT ACCESS OPENING NO. 1 AS RELINQUISHED AND WAIVED ON SAID MAP.”

4. Private Road. Refer to Section 1.213.4.

NOTE: That this is NOT a Dedication and thus will NOT be accepted or rejected, but must be shown as “PROPOSED PRIVATE ROAD AND UTILITY EASEMENT” on map sheets.

5. Flowage and Drainage.

a. The San Diego County Flood Control District accepts all easements by its own separate acceptance certificate. The Flood Control District

can only accept dedications that are specifically offered to it, by name, in the Dedication Statement.

The Flood Control District cannot reject an offer and accept it at a later date. Under certain circumstances, the District may want the option of accepting dedications at some future date. In this case, the dedication will be to the County and will be rejected by the Board of Supervisors. See Sample Subdivision Title Sheet in Appendix Section 4.600 for location of this certificate. It does not require a notary certificate.

“THIS IS TO CERTIFY THAT THE (DRAINAGE) (FLOWAGE) EASEMENTS AS SHOWN ON THIS MAP DEDICATED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF SAID BOARD OF DIRECTORS ADOPTED MARCH 20, 1979, AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

SAN DIEGO COUNTY FLOOD CONTROL DISTRICT

BY: _____, DATED _____.”

NOTE: In rare cases, if the easement is dedicated for flood control purposes, such as a flood channel, the words “easements for flood control purposes” will be used in lieu of drainage easements.

- b. Sample wording of Flood Control Acceptance Certificate where drainage easements, access easements, and flowage easements are to be accepted and access is over lots instead of public streets:

“THIS IS TO CERTIFY THAT THE DRAINAGE EASEMENTS, THE ACCESS EASEMENTS TO MAINTAIN DRAINAGE FACILITIES, AND THE FLOWAGE EASEMENT ALL AS SHOWN ON THIS MAP DEDICATED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF SAID BOARD OF DIRECTORS ADOPTED ON MARCH 20, 1979, AND THE DISTRICT CONSENTS TO THE

RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

SAN DIEGO COUNTY FLOOD CONTROL DISTRICT

BY: _____, DATED _____.”

- c. In the event that drainage easements are accepted in a subdivision where private streets provide access to the drainage easements, the following certificate will be used which contains an additional sentence:

“THIS IS TO CERTIFY THAT THE DRAINAGE EASEMENTS AND ACCESS EASEMENTS TO MAINTAIN DRAINAGE FACILITIES ALL AS SHOWN ON THIS MAP DEDICATED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF SAID BOARD OF DIRECTORS ADOPTED ON MARCH 20, 1979 AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER. THE ACCEPTANCE OF THESE EASEMENTS SHALL IN NO EVENT BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY FOR MAINTAINING STREET PAVEMENTS, CURBS, OR GUTTERS.

SAN DIEGO COUNTY FLOOD CONTROL DISTRICT

BY: _____, DATED _____.”

- d. Drainage easements dedicated to the County will be accepted or rejected by the Board of Supervisors in their acceptance certificate.

“... AND HAS (ACCEPTED) (REJECTED) ON BEHALF OF THE COUNTY THE DRAINAGE EASEMENTS, THE EASEMENTS FOR ACCESS TO MAINTAIN DRAINAGE FACILITIES AND THE FLOWAGE EASEMENT ALL AS (DEDICATED)(OFFERED FOR DEDICATION) ON SAID MAP.”

6. Public Utilities.

- a. The following certificate is to be used for dedications to a County Sanitation District:

“THIS IS TO CERTIFY THAT THE SEWER EASEMENT(S) AS

SHOWN ON THIS MAP DEDICATED TO THE (NAMED) SANITATION DISTRICT IS (ARE) HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE BOARD OF DIRECTORS OF THE (NAMED) SANITATION DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF SAID BOARD OF DIRECTORS ADOPTED MARCH 20, 1979, AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

(NAMED) SANITATION DISTRICT

BY: _____, DATED _____.”

- b. Some other sewer and water districts will have their own approved acceptance certificate for any easements dedicated/granted to them on the map. This acceptance certificate must conform to Government Code Section 27281 (See Appendix Section 4.400 for certificates).

7. Clear Space.

“ ... AND HAS ACCEPTED ON BEHALF OF THE COUNTY THE CLEAR SPACE EASEMENT AS GRANTED ON SAID MAP.”

8. Open Space.

- a. “... AND HAS ACCEPTED THE GRANT OF AN EASEMENT FOR OPEN SPACE OVER (ALL OF LOTS __) (THE PORTION OF LOTS _____) ALL AS GRANTED ON SAID MAP.”
- b. “... AND HAS ACCEPTED THE GRANT OF AN EASEMENT FOR OPEN SPACE OVER (ALL OF LOTS __) (THE PORTION OF LOTS _____), ALL AS GRANTED ON SAID MAP (EXCEPTING THEREFROM THE ___ EASEMENTS DEDICATED WITHIN LOTS _____)”
- c. “... AND HAS ACCEPTED ON BEHALF OF THE COUNTY THE EASEMENT FOR OPEN SPACE OVER LOTS __, ALL AS GRANTED ON SAID MAP (THE COUNTY OF SAN DIEGO AGREES NOT TO VACATE THE OPEN SPACE EASEMENT (AREA __) (OVER LOT _____), BUT MAY OFFER THE EASEMENT TO OTHER PUBLIC AGENCIES OR PRIVATE ASSOCIATIONS ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION).”

9. Noise Protection.

“ ... AND HAS ACCEPTED ON BEHALF OF THE COUNTY THE NOISE PROTECTION EASEMENT AS GRANTED ON SAID MAP.”

10. Slopes and Drainage.

“... AND HAS REJECTED ON BEHALF OF THE PUBLIC THE PORTION OF LOT _____ RESERVED FOR FUTURE STREET AS OFFERED FOR DEDICATION ON SAID MAP TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY.”

11. Pedestrian and Equestrian Trails.

“... AND HAS (REJECTED)(ACCEPTED), ON BEHALF OF THE COUNTY, THE EASEMENT FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES (TOGETHER WITH THE ACCESS EASEMENT TO MAINTAIN THE TRAIL, ALL) AS (OFFERED FOR DEDICATION) (DEDICATED) ON SAID MAP.”

(Rejection or acceptance of this easement is dependent upon the resolution recommendation.)

12. Access Restriction.

“... AND HAS ACCEPTED ON BEHALF OF THE COUNTY THE ACCESS RESTRICTION EASEMENT AS GRANTED ON SAID MAP.”

13. Height Restriction.

“... AND HAS ACCEPTED THE HEIGHT RESTRICTION EASEMENT OVER LOT(S)___ AS DEDICATED ON SAID MAP.”

14. Miscellaneous.

“..... AND HAS ACCEPTED ON BEHALF OF THE PUBLIC AN EASEMENT FOR PUBLIC VEHICULAR PARKING OVER ALL OF LOTS ___ AND AN EASEMENT FOR PUBLIC PATHWAY AND BEACH ACCESS PURPOSES OVER ALL OF LOTS ___ ALL AS DEDICATED ON SAID MAP.”

15. Vacation/Termination.

When the conditions of approval require vacation/termination of existing

easements, rights-of-way or offers of dedication, check with Land Development to verify if the action can be taken on the map.

“... AND HAS VACATED _____ PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT.”

“... AND HAS VACATED _____ PURSUANT TO SECTION 66499.20½ OF THE SUBDIVISION MAP ACT.”

“... AND HAS TERMINATED _____ PURSUANT TO SECTION 66477.2e OF THE SUBDIVISION MAP ACT.”

1.215. SUBORDINATION STATEMENT. Refer to Subdivision Guarantee for those parties who are required to sign map. Although a title insurance company may not require the signature of a public utility company or a public entity, the County will require said signature in cases where a subordination of rights is required. An easement for roadway purposes dedicated to the County which has senior rights to the public utility will not require subordination since the County will already have established its prior rights.

- 1. Public Utility.** The statement below can be modified to fit any utility by adding the key words at the proper locations. Use this statement for Pacific Bell, cable television, water, irrigation and non-county sanitary districts. All utility companies must have two signatures, unless there is on file in our office, a resolution of their Board of Directors which specifies a single signature. List all new street dedications that are to overlay existing utility easements or “blanket easement rights”, where the County does not have prior rights.

(Use this statement for all such easements acquired after TM approval date).

“THE UNDERSIGNED, _____, HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF AN EASEMENT RECORDED (DATE) PER _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND CONSENTS TO THE RECORDATION OF THIS MAP AND HEREBY DEDICATES TO THE PUBLIC (STREET NAME) FOR USE AS A STREET AS SHOWN ON SAID MAP, AND NO OTHERS.

BY _____ BY _____
(TITLE) (TITLE)

Many public utilities refuse to subordinate their interest. Contact Land Development to explore possible alternatives. One possibility is when facilities are to be relocated as part of the improvements and the existing easement will no longer be necessary. In this case, the following note should

be placed on the improvement plans on the sheet(s) where the easement is shown:

PRIOR TO ACCEPTANCE OF IMPROVEMENTS AND RELEASE OF SECURITY BY COUNTY, (name of utility) WILL RELOCATE THEIR FACILITY AND QUITCLAIM THE EXISTING EASEMENT

2. **Public Utility.** A statement similar to the one below, or a Joint Use Agreement, is to be used when a public utility has an existing easement over the area of new road dedication, and said easement was acquired prior to approval of the tentative map for the project.

“THE UNDERSIGNED, _____, HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF AN EASEMENT RECORDED (DATE) PER _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND CONSENTS TO THE RECORDATION OF THIS MAP.

BY _____ BY _____
(TITLE) (TITLE)”

See Appendix Section 4.200 for acknowledgement certificate or 4.300 for Joint Use Agreement.

3. **County Sanitation District.** The following subordination statement is only to be used for County Sanitation Districts.

Note that the Chairman of the Board of Directors is the Chairman of the Board of Supervisors. This statement is signed after the map is approved by the Board of Supervisors.

“THE UNDERSIGNED, _____ SANITATION DISTRICT, A COUNTY SANITATION DISTRICT, HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF AN EASEMENT RECORDED (DATE), PER _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND CONSENTS TO THE RECORDATION OF THIS MAP, AND HEREBY DEDICATES TO THE PUBLIC (STREET NAME) FOR USE AS A STREET, AS SHOWN ON SAID MAP AND NO OTHERS.

_____ SANITATION DISTRICT

BY _____
CHAIRMAN, BOARD OF DIRECTORS”

See Appendix Section 4.200 for acknowledgement certificate.

4. **Flood Control District.** The following subordination statement is only to be used for the San Diego County Flood Control District.

“THE UNDERSIGNED, SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF EASEMENT RECORDED (DATE), PER ____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND CONSENTS TO THE RECORDATION OF THIS MAP, AND HEREBY DEDICATES TO THE PUBLIC (STREET NAME) FOR USE AS A STREET AS SHOWN ON SAID MAP, AND NO OTHERS.

SAN DIEGO COUNTY FLOOD CONTROL DISTRICT

BY _____
CHAIRMAN OF THE BOARD OF DIRECTORS”

See Appendix Section 4.200 for acknowledgement certificate.

5. **Special Subordinations to New Open Space Easements.** In case it is necessary for a public utility or public entity to subordinate their interest in a newly dedicated open space easement, one of the statements below is to be used. This requirement is due to environmental issues.

The statement can be modified to fit a particular utility by inserting the correct names and lot numbers in the blank spaces. See Appendix Section 4.200 for acknowledgement certificate.

- a. Public Utility Subordination.

“THE UNDERSIGNED, (UTILITY NAME) HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF AN EASEMENT RECORDED (DATE), PER ____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND CONSENTS TO THE RECORDATION OF THIS MAP AND AGREES THAT THE OPEN SPACE EASEMENT GRANTED OVER, UPON, ACROSS AND UNDER LOTS (_____) FROM (OWNER) TO THE COUNTY OF SAN DIEGO, SHALL BE PRIOR AND SUPERIOR TO THE AFORESAID EASEMENT GRANTED TO THE UNDERSIGNED AND SHOWN ON SAID MAP.

(UTILITY NAME)

BY _____
(TITLE)

BY _____”
(TITLE)

b. Public Entity Subordination.

The San Diego County Flood Control District is an example of a public entity which in certain cases may be required to subordinate to a new open space easement.

“THE UNDERSIGNED, SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF (A DRAINAGE EASEMENT AS DEDICATED ON MAP NO. ___ FILED ___ IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY,) and/or (THE DRAINAGE EASEMENTS DEDICATED ON THIS MAP), and/or (THE DRAINAGE EASEMENT RECORDED (DATE), PER _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY) AND CONSENTS TO THE RECORDATION OF THIS MAP AND AGREES THAT THE OPEN SPACE EASEMENT GRANTED OVER, UPON, ACROSS AND UNDER LOTS ___ FROM (NAME OF OWNER) TO THE COUNTY OF SAN DIEGO, SHALL BE PRIOR AND SUPERIOR TO THE AFORESAID EASEMENT(S) GRANTED TO THE UNDERSIGNED AND SHOWN ON SAID MAP.

SAN DIEGO COUNTY FLOOD CONTROL DISTRICT

BY _____
CHAIRMAN OF THE BOARD OF DIRECTORS”

See Appendix Section 4.200 for acknowledgement certificate.

- 1.216. JOINT USE AGREEMENT.** Agreement for Joint Use with a Public Utility can be used in lieu of a subordination certificate in cases where the utility easement was acquired before approval of the Resolution of Approval.

See Appendix Section 4.300 for Joint Use Agreement.
See Appendix Section 4.200 for Acknowledgement Certificate.

- 1.217. SIGNATURE NOT REQUIRED STATEMENT.** Section 66436 of the Subdivision Map Act requires certain interested parties to be notified and to provide a letter that they do not object to the map recording without their signatures. If the interested parties do not object to the map recording without their signatures, a statement stating their respective interests shall be shown on the title sheet following the owner and trustee signatures. Refer to Section 66436 of the Subdivision Map Act for all other interested parties to be listed on signature not required statement. Shown below are the most commonly used “Signature Not Required” certificates. Note that signatures may be omitted if their names and the nature of their respective interests are stated on the map.

1. "THE SIGNATURE(S) OF THE PARTIES LISTED BELOW, OWNER(S) OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.
 - A. THE COUNTY OF SAN DIEGO PER DOCUMENTS RECORDED AUGUST 9, 1971 AS FILE/PAGE NO, 175602 AND RECORDED NOVEMBER 5, 1975 AS FILE/PAGE NO. 75-310088 OF OFFICIAL RECORDS.
 - B. OLIVENHAIN MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED APRIL 4, 1972 AS FILE/PAGE NO. 81491 OF OFFICIAL RECORDS."

2. "THE SIGNATURE(S) OF _____, OWNER(S) OF (AN EASEMENT) (RIGHTS) AS DISCLOSED BY DEED RECORDED (DATE) AS FILE/PAGE NO. _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY."

3. "THE SIGNATURE(S) OF _____, OWNER(S) OF (AN EASEMENT) (RIGHTS) AS DISCLOSED BY DEED RECORDED (DATE) AS FILE/PAGE NO. _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(B) OF THE SUBDIVISION MAP ACT SINCE BY REASON OF CHANGED CONDITION, LONG DISUSE, OR LACHES SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SAID SIGNATURES ARE IMPOSSIBLE OR IMPRACTICAL TO OBTAIN."
 (Note that a statement of circumstances preventing procurement of the signatures shall also be stated).

4. "THE SIGNATURE(S) OF _____, OWNER(S) OF (RIGHTS) PER DEED RECORDED (DATE) IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(C) OF THE SUBDIVISION MAP ACT INASMUCH AS IT CONTAINS AN INTEREST IN OR RIGHTS TO MINERALS INCLUDING BUT NOT LIMITED TO OIL, GAS OR OTHER HYDROCARBON SUBSTANCES."

5. If another public entity is involved, we still need a letter per Section 66436 of

the Subdivision Map Act.

“THE SIGNATURE OF THE CITY OF _____ AS SUCCESSOR IN INTEREST TO THE COUNTY OF SAN DIEGO, HOLDER OF EASEMENTS AND RIGHTS RECORDED _____, AS FILE NO. _____, OF OFFICIAL RECORDS OF SAN DIEGO COUNTY HAS BEEN OMITTED UNDER PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE GOVERNMENT CODE, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.”

6. Easements held by the County of San Diego will require a signature-not-required certificate on the title sheet; no letter required.

“THE SIGNATURE OF THE COUNTY OF SAN DIEGO, AS SUCCESSOR TO THE STATE OF CALIFORNIA, HOLDER OF RIGHTS RECORDED AS FILE NO. ____ AND ____ AS FILE NO. ____ OF OFFICIAL RECORDS, HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE GOVERNMENT CODE, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.”

7. If those interested parties as defined by Section 66436 of the Subdivision Map Act **do** object to the map recording without their signatures, a statement stating their respective interests and consenting to the recordation of the map shall be placed on the title sheet in the same general location as the signatures omitted statement. This statement shall be signed and notarized.

“THE UNDERSIGNED, _____ HEREBY STATE THAT I (WE) (IT) AM (ARE) (IS) INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF AN EASEMENT(S) RECORDED _____, AS FILE/PAGE NO. _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP.

BY _____”

1.218. REQUIRED CERTIFICATES/STATEMENTS.

1. **Bond and Assessment Certificate.** [Subdivision Ordinance Section 81.507(a)] This certificate shall be located at the bottom of the second column and is to be dated within two weeks of the time the map is submitted to the Clerk of the Board of Supervisors for docketing. The developer, his engineer or the title company is to acquire the Treasurer-Tax Collector

signature. The Director of Public Works or his agent will sign the map prior to sending it to the Clerk of the Board for docketing. Land Development will be responsible for obtaining the Director's signature.

“WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MCALLISTER BY: _____
COUNTY TREASURER-TAX COLLECTOR DEPUTY
DATED: _____

JOHN L. SNYDER BY: _____
DIRECTOR OF PUBLIC WORKS FOR DIRECTOR
DATED: _____”

2. **Surveyor/Engineer Statement.** (Subdivision Map Act Section 66441.) This statement shall be located directly below the sheet number in the upper right corner of the Title Sheet. Section 81.404(e) of the Subdivision Ordinance requires that the boundary of a subdivision on a final map be monumented prior to the approval of the map by the Board of Supervisors unless prior approval is given for deferral. The date the survey was made should be within one year of map recordation if the project is within an area of high activity. In areas of lesser activity, a longer time may be appropriate.

Use the following statement when security will be posted to insure construction of improvements.

“I, _____, A (PROFESSIONAL LAND SURVEYOR/REGISTERED CIVIL ENGINEER), STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (DATE) AND (DATE) AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET _____).

(SEAL)

NAME

TITLE AND NUMBER
(LICENSE)(REGISTRATION)
EXPIRES _____”

Use the following statement when no additional improvements are required or when required improvements have been completed and accepted and all monumentation has been completed, inspected and approved prior to map being docketed.

We will need a letter from the surveyor/engineer stating that payment in full has been received for setting final monumentation in order to avoid the requirement for monumentation security.

“I, _____, A (PROFESSIONAL LAND SURVEYOR/REGISTERED CIVIL ENGINEER), STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (DATE) AND (DATE) AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(SEAL)

NAME

TITLE AND NUMBER
(LICENSE)(REGISTRATION)
EXPIRES _____”

Use the following statement when any portion of the boundary monumentation will be deferred. (This requires prior approval from the County Surveyor)

“I, _____, A (PROFESSIONAL LAND SURVEYOR OR REGISTERED CIVIL ENGINEER), STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (DATE) AND (DATE), AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND OR WILL BE SET AS NOTED AT THE SUBDIVISION BOUNDARY CORNERS AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER COMPLETION OF THE REQUIRED IMPROVEMENTS, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE

LEGEND ON SHEET ____).

(SEAL)

NAME

TITLE AND NUMBER
(LICENSE)(REGISTRATION)
EXPIRES _____”

Use the following statement when separate monumentation security will be posted to assure that monuments will be set after the map records and no other security for improvements is required.

“I, _____, A (PROFESSIONAL LAND SURVEYOR/REGISTERED CIVIL ENGINEER), STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (DATE) AND (DATE) AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 365 DAYS AFTER THE DATE UPON WHICH THE BOARD OF SUPERVISORS APPROVES THIS MAP, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET ____).

(SEAL)

NAME

TITLE AND NUMBER

(LICENSE)(REGISTRATION)
EXPIRES _____”

- 3. County Surveyor Statement.** (Subdivision Map Act Section 66442.) This statement shall be located directly below the Surveyor/Engineer statement and will be signed when all final map corrections are made, resolution items signed off, improvement plans approved, all fees posted and the necessary security and agreement forms executed.

“I, PHILIP J. GIURBINO, COUNTY SURVEYOR, STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND DIVISION I OF TITLE 8 OF THE SAN

DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

PHILIP J. GIURBINO, P.L.S. 4424
COUNTY SURVEYOR

(SEAL)

DATE: _____”

- 4. Tax Deposit Certificate.** [Subdivision Map Act Section 66493(a); Subdivision Ordinance Section 81.507(b); Revenue and Taxation Code Section 2192] This certificate shall be located directly below the County Surveyor Statement and will be signed by the Clerk of the Board of Supervisors after the final map has been submitted to the Clerk’s office. Note that this certificate is required on maps that record between January 1 and around October 1.

“I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIALASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA,
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____ BY _____
DEPUTY”

Prior to the Clerk of the Board of Supervisors signing the certificate and pursuant to Section 66493(a) of the Subdivision Map Act and Chapter 3.5 of the California Revenue and Taxation Code, the Owner of record as of the January 1st lien date must file a Property Ownership Questionnaire. See Appendix Section 4.100.

The completed questionnaire is to be returned to the Redemption’s and Tax Sales Section, San Diego County Treasurer-Tax Collector’s Office, attention Subdivision-Parcel Map Clerk. The required signature must be that of the developer, owner, subdivider or other principal of the subdivision.

From the January 1st lien date to such time as the tax bills for the following fiscal year become available (around October 1st), the owner is required to secure the estimated tax amount if expecting to record the final map during this time frame. Note that the Redemption’s and Tax Sales Section requires

a six week lead time on all requests of this nature. The calculation of a tax amount to be secured or deposited with the Clerk of the Board of Supervisors will include tax liens that are assessed but not yet payable, or tax liens that are to be assessed under Chapter 3.5 of the Revenue and Taxation Code as result of change of ownership since the January 1st lien date and would not be payable at time of recording. Note that if paying by check, it must be a certified check. Personal checks take approximately 6 weeks to clear.

5. **Recorder Certificate.** This certificate shall be located at the lower right corner of the Title Sheet and shall be the last certificate to be executed and signed after the Board of Supervisors has approved the map. The filing of the final map for record by the County Recorder shall automatically determine the validity of such map and when recorded, shall impart constructive notice thereof. [Subdivision Map Act Section 66466, Subdivision Ordinance Section 81.507(c)]

“FILE NO. _____
I, GREGORY J. SMITH, RECORDER OF THE COUNTY OF SAN DIEGO,
HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS
MAP FILED AT THE REQUEST OF _____ THIS ____ DAY OF _____,
20____, AT ____ O’CLOCK, __.M.

FEE. \$ _____ GREGORY J. SMITH, COUNTY RECORDER
BY _____
DEPUTY”

The fee amounts for recording can be obtained from the Land Development Counter staff.

1.219. LIEN CONTRACT STATEMENT

1. When a lien contract is used in lieu of standard security, the following note shall be placed on the Title Sheet:

“THE UNDERSIGNED COUNTY OF SAN DIEGO HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF A LIEN CONTRACT RECORDED _____ AS F/P _____ O.R. AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP.

COUNTY OF SAN DIEGO

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS”

See Appendix Section 4.200 for acknowledgement certificate.

1.230. PROCEDURE OF SURVEY AND INDEX SHEET.

1. **General Requirements.** The procedure of survey shall show the general plan of the subdivision and its location relative to surrounding subdivisions, parcel maps, record of survey maps, city boundaries, section lines, Rancho lines and corners, streets, highways, county roads and major easements. References to adjoining ownership by recorded deed may be required. It shall show legal access to the subdivision and necessary data in order that property can be physically located by a record or measured distance from the nearest road intersection.

It shall not show existing easements or the dedication of new easements within the boundary of the proposed subdivision; however, major existing easements such as easements for power transmission by San Diego Gas and Electric Company or water transmission by San Diego County Water Authority and similar easements can be shown, but must be tied to the boundary.

The existing record monuments and their descriptions as found and used to establish the boundary of the subdivision shall be indicated. Bearings and distance ties to all monuments shall be shown.

The procedure of survey sheet shall generally be prepared at a minimum scale of one inch equals 400 feet; however, other scales are permitted when reasonable cause has been shown to the satisfaction of Land Development. There is no fixed rule on what scale to use. The mapmaker should use good design judgment on this. In any case, small, cramped and difficult to read maps, because of microfilming problems, will not be accepted.

The procedure of survey need be filed only with the first unit of a multiple unit map, provided the following conditions are met:

- a. The procedure of survey shows the complete exterior boundary of the entire property being subdivided.
- b. Each unit map, together with the procedure of survey sheet from the first unit is complete without other reference.
- c. The procedure of survey is referenced by page number, subdivision tract and final map number on each subsequent unit map. For example:

“FOR PROCEDURE OF SURVEY, SEE SHEET ____ OF COUNTY
OF SAN DIEGO TRACT NO. _____ MAP NO. _____

(SIGNATURE), (DATE)
(P.L.S./R.C.E. NUMBER)”

(A signature is not required if the subsequent unit map is prepared by the same individual who prepared the unit showing the procedure.)

Each subsequent unit, which uses procedure of survey by reference to Unit 1, must still show and label a Basis of Bearings and CCS 83 measured ties to its own boundary.

When using the procedure of survey by referenced method, an index map as described in the following paragraph should be used.

If there are more than two map sheets (excluding the title sheets and procedure of survey sheet) the sheet layout shall also be shown on the procedure of survey. In this case, the procedure of survey becomes an index map as well. If this additional information causes a crowded or hard to read situation, a separate sheet may be required for the index map.

A small vicinity map showing the geographic location of the subdivision shall be shown on the procedure of survey sheet and the relationship to any community area name is to be shown. In addition, the approximate distance to main intersections should be noted. (A scale similar to Thomas Guide map is acceptable).

2. Legend. The Legend is to be part of the procedure of survey sheet and defines the symbols and abbreviations used on the map. Properly utilized, the legend will limit or eliminate explanatory repetition of found and/or set monumentation and other mapping elements. It is necessary to also label on the map sheets certain items such as the relinquishment and waiver of access rights, subdivision boundary, City-County boundary, etc. The legend should:

- a. Define all abbreviations used on the map.
- b. Indicate symbols for relinquishing access rights. (Section 1.241.4.)
- c. Explain in a note any special conditions which affect the procedure of survey for the map.
- d. Use explanatory notes concerning interior lot monumentation in lieu of symbols. (Section 1.230.11.)

- e. Indicate symbols for City-County boundary. (Section 1.230.11.)
- f. Monuments. A symbol is required to be shown for all monuments being set and/or deferred on the exterior boundary of the subdivision per Subdivision Ordinance Section 81.404(a)(1). A symbol may be shown at each interior lot corner per Subdivision Ordinance Section 81.404(a)(2); however, it is preferred to describe the interior lot monumentation by a note in the legend. (Section 1.230.11.)

The monuments shall be set by a professional land surveyor or registered civil engineer authorized to perform boundary surveys. The symbols shown in the San Diego Area Regional Standard Drawing M-13 may be used. (Use open symbols for set monuments and solid symbols for found monuments.) Minimum symbol size should be 0.10 inch. (Section 1.230.11.)

3. Monumentation. Refer to Subdivision Ordinance Section 81.404 for minimum requirements for monumentation.

- a. Monument Identification. All pipe, pin or lead and disc monuments shall be set permanently, and be visibly marked with the registration number of the land surveyor or civil engineer per Section 8772 of the Land Surveyors Act.

All ½ inch steel pin monuments set shall have the L.S. or R.C.E. identification stamped into the side or attached as a plastic or metal cap.

Centerline street monuments shall be marked according to San Diego Area Regional Standard Drawings M-10 and M-13. The final “As Built” improvement plans are to agree as to location of centerline monuments with the Final Map or as the Final Map is modified by a Certificate of Correction.

Monuments set should be fully described. Either callout on the face of the map or symbols with notation in the legend may be used. Monuments found according to recorded maps should be fully described. This can be done by callout on the face of the map or by symbol with notation in the legend. Monuments found per your field survey, should be compared with record maps in the area, and any discrepancy noted.

While it is desirable to have all maps indicated, if they are too numerous to note, you may note the first and last map number on which the monuments are shown. Size, type of monument and surveyor/engineer

number according to record map is sufficient.

Any found monument that does not have an L.S. or R.C.E. identification and has a “No Record” origin is not an acceptable monument unless its position can be proven from other record monuments. If accepted, add “No Record, accepted as” to the description.

When a found “No Record” monument has an L.S. or R.C.E. identification, the field notes or survey plat should be obtained, if possible, and submitted with the final map for monument verification.

Label “No Record” monuments as to type, size, disc and surveyor/engineer number, if any. Such monuments should be labeled “NO RECORD” and “ACCEPTED AS” (describe callout location) (Use “as shown in Field Book No. _____” or “as shown on Survey Plat of (Name) L.S. _____” if such records are available). Monument acceptance should cite the most basic control, i.e., current deed calls to a corner of an older deed or aliquot part of a section.

Monuments when found and accepted by a Professional Land Surveyor or Registered Civil Engineer, shall be perpetuated by placing his/her identification tag on the monument if no such tag is affixed to the monument. This applies to off-site as well as on-site found monuments used in establishing the exterior boundary of the subdivision. Before retagging an onsite monument, the monument itself must meet the requirements of Subdivision Ordinance Section 81.404.

- b. Monument Deferral. Subdivision Ordinance Section 81.404(e) requires all monuments to be set prior to the approval of the final map by the Board of Supervisors unless the setting thereof is deferred in accordance with Section 66496 of the Subdivision Map Act. (See Section 1.218.2 for surveyor/engineer statement)
- c. Monument Location. Monuments set or found shall be sufficient in number and located so as not to be readily disturbed and to assure the perpetuation or re-establishment of any point or line of the survey.

The exterior boundary of the subdivision shall be monumented with permanent monuments set at each corner and at intermediate points along the boundary, not more than one-thousand feet (1,000') apart, at a point of intervisibility between boundary monuments and at the beginning and ending of all curves along the boundary. If any existing record and identified permanent monument which complies with Subdivision Ordinance Section 81.404 is found, such monument may be used in lieu of setting a new monument, and the description of said

monument and record data shown on the final map.

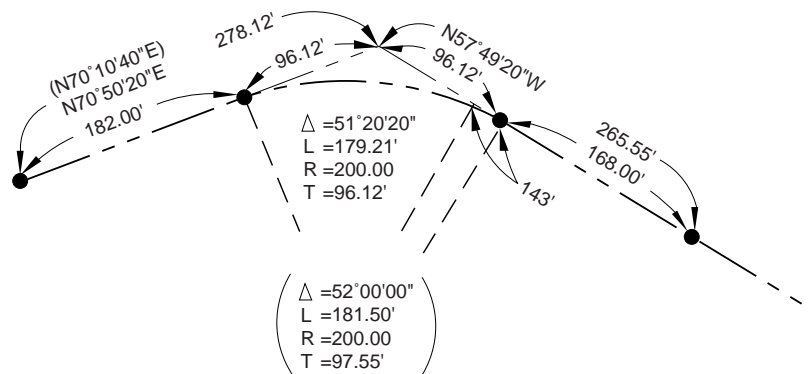
All interior lot corners, including the beginning and ending of all curves, shall be monumented with permanent monuments set per Subdivision Ordinance Section 81.404.

“Street centerline” monuments shall be set at all centerline locations, or alternative locations, as specified in the San Diego Area Regional Standard Drawing No. M-10. These monuments shall be marked per Standard Drawing M-13.

- d. Monument Ties. All monuments found or set shall be tied to the survey by bearing and distance. If differences exist in bearing and/or distance between any record tie and the measured tie to a found monument, the record bearing and distance shall be shown in parenthesis, i.e., (S89 51' 20" E 139.75 per R. of S. 9006). In any case, the most recent recorded measurement of a line shall be shown. If the monument is used for direction only, it should be labeled “USED FOR LINE ONLY”, and the bearing and approximate or record distance to the monument clearly shown.

If a monument is rejected and shown out of position, the bearing and distance of the rejected monument from the survey position shall be clearly shown.

Field measurements of roadway alignment may be in disagreement with record data. In which case, new centerline curve data should be calculated from angular field measurement, using found street centerline or right-of-way monuments for the tangent alignment, and using the record radius. The position of the new B.C. and E.C. will be determined by the calculated semi-tangent distance measured from the P.I. location as found or calculated. The following example illustrates the procedure:



- - INDICATES FOUND 3/4" I.P. WITH TAG _____ PER R OF S _____
- () - INDICATES RECORD PER R OF S _____

This procedure will prevent having “non-tangent” curves for lots adjacent to existing road right-of-way.

In cases where record monuments are recovered on road right-of-way and no street centerline monuments exist, the right-of-way monuments are to be used for establishing the centerline and tangent alignment. The curve data can then be computed.

e. Monumentation Check. Subdivision monumentation is checked at the request of the surveyor/engineer. Checking fees are to be paid at the Land Development counter along with the other fees and deposits. A fee schedule is available at the counter.

(1) Monumentation not Deferred. Submit a request for field monumentation check (See Appendix Section 4.100), two blue line prints and a copy of the receipt for the monumentation checking fee, to the Field Survey Section, Department of Public Works. The project needs to be scheduled for a field check and any conflicts resolved in a time frame which will assure that the monumentation has been accepted prior to the project being sent to the Clerk of the Board of Supervisors for docketing.

(2) Monumentation Deferred. Submit the request for field monumentation check (See Appendix Section 4.100) to the Construction Section, Department of Public Works at the time improvement inspection is requested. Monumentation is to be considered as an improvement item. After the completion of all improvements, and the acceptance by the Board of Supervisors, the security can be released. (Any conflicts with the Recorded Map are to be resolved and a Certificate of Correction or an Amended Map recorded prior to release of security.)

f. Clear Space Markers. Markers set in connection with the grant of a clear space easement will comply with the requirements outlined in San Diego County Design Standard DS-16. In addition to requirements outlined in Standard DS-16, a license/registration number shall be stamped on the disc. If improvement plans require a clear space easement and the map does not show setting markers, a record of survey must be filed to show setting them.

4. **Basis of Bearings and North Arrow.** Use the California Coordinate System (CCS 83) for the Basis of Bearings and express all measured and calculated bearing values in terms of said system. The angle of Grid divergence from a true meridian (Theta or mapping angle), and the North arrow of the map shall appear on each sheet. Establishment of the Basis

of Bearings may be by use of existing Horizontal Control stations or astronomic observations. See sample arrows in Appendix Section 4.500.

The north arrow may be simple or ornate but shall be of sufficient size and heavy enough to be easily seen and may be combined with the graphic scale. **NORTH SHALL BE ORIENTED TOWARD THE TOP OR THE LEFT OF EACH SHEET.**

All necessary field notes and calculations needed to support Basis of Bearing, survey procedure and the traverse of the ties shall be furnished with the first submittal for map check. See instruction manual for tying to California Coordinate System, dated April 1990, Appendix Section 4.500.

5. **Scale.** A numeric scale and a graphic scale, a minimum of 4 inches in length, shall be shown on the Procedure of Survey Sheet and each map sheet. Subdivision Ordinance Section 81.511(g))

The numeric scale and the graphic scale shall be consistent with each other. It should be clear at a glance which scale is being used, and the major increments on the graphic scale are to be the same as the numeric scale.

6. **Lot and Unit Numbering.** Lots shall be numbered consecutively starting with 1 (one) throughout the subdivision. Any subsequent units of the original subdivision shall begin with the next number from the previous unit with no omissions or duplications.

Lots and lot numbers for the subdivision are to be shown on the procedure of survey sheet or index sheet with streets and street names. They should not be dimensioned, unless it is impossible to show a lot in its entirety on one map sheet. In this case, lots such as large open space lots, can be dimensioned on the procedure of survey sheet or index sheet.

7. **Miscellaneous Mapping Details.**

- a. The boundary of the subdivision shall be a heavy solid black line 3 times as wide as any other map line and shall not be drawn through any open monument symbols. Solid lines will be used for interior lot lines. The words "SUBDIVISION BOUNDARY" and arrows directed to the boundary should be used, if necessary, to prevent misinterpretation.
- b. Adjoining recorded subdivision lots or parcels, records of survey and other maps and records shall be shown by light, broken lines (except that existing public street sidelines shall be shown as light solid lines). Adjoining deed or record of survey lines should be shown only if

properly identified. Subdivision names and map numbers, parcel maps, records of surveys, miscellaneous surveys and miscellaneous maps in the area should be shown in dashed or phantom letters. Number or identification should be shown for all pertinent County road surveys, state highways and County circulation element roads.

- c. Where the legal description of the area being surveyed makes it necessary to subdivide U.S. Government sections, the "Manual of Instructions for the Survey of the Public Lands of the United States" shall be followed for subdividing the section and as a basis for checking the map. In sectionalized land, reference to government notes and lengths are needed if applicable, i.e., if original monuments are found, corners established by topographic evidence, or if the corner is lost and re-established.
- d. The map shall show that sufficient record monuments have been found to verify the location or establishment of section corners, subsection corners, property corners, parcel or lot corners or points necessary to properly locate the survey.
- e. The California Coordinate Index (CCS 27) of the map shall be determined from the U.S.G.S. quad sheets available in the Survey Records Office. If the survey falls in more than one index area, then the index area that is the furthest south and west shall be used followed by the letter X in parenthesis. For location see the sample County of San Diego Standard Title Sheet in Appendix Section 4.600.
- f. Any area within the subdivision, not included as a part of the subdivision, shall be marked "NOT A PART OF THIS SUBDIVISION."
- g. The final map shall conform substantially to the approved tentative map. The lot layout and dimensions may not be changed when individual septic systems are proposed without substantial conformance from Planning and Land Use and approval from the Department of Environmental Health.
- h. The final map and the improvement plans shall agree with respect to street names and alignment; centerline monuments; easement types, sizes and locations.
- i. Traverse tapes are to be furnished with the first submittal showing area in square feet and/or acreage. All traverses shall be adjusted for exact closure, then rounded off to the nearest second on bearing and nearest .01' on distance.

- j. Map dimensions must be ground distances. See Section 81.506(j) of the Subdivision Ordinance.
- k. Any changes initiated by the surveyor/engineer after the first submittal of the map shall be flagged out in any color except red or green before return of the map to Land Development for rechecking. Corrected traverse tapes are to be provided.
- l. The sum of the parts on any line must equal the total.
- m. The final map shall show the effects of drainage in the following manner.
 - (1) Flowage Easements. A flowage easement shall be granted for those areas subject to inundation by a 100-year flood from a drainage area of one or more square miles whenever channel improvements are not built to County standards.
 - (2) Swales. Natural swales shall be delineated on the final map for well defined watercourse draining watersheds in excess of 25 acres not otherwise shown on the map.
 - (3) Lines of Inundation. The 100 year flood lines of the natural watercourse draining watersheds in excess of 25 acres, shall be clearly delineated on the final map.

(2) and (3) will be shown on the Non-Title Information Sheet only.
- n. When it is necessary, additional information not covered in this manual will be required in order to obtain a clear and complete map.

8. **Solar Note.** The following note is required on the procedure sheet: “THIS SUBDIVISION HAS A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH EXISTING AND/OR PROPOSED (DWELLING)(COMMERCIAL)(INDUSTRIAL) UNIT AS REQUIRED BY SECTION 81.401(m) OF THE SUBDIVISION ORDINANCE.”

9. **Percolation Note.** [Subdivision Ordinance Section 81.507(d)] Where a subdivision is being processed that is served by septic system, the following certification (signed and sealed by the engineer who performed the percolation testing) shall be placed on the procedure sheet:

“PERCOLATION TESTS HAVE BEEN PERFORMED ON ALL LOTS WITHIN THIS SUBDIVISION (EXCEPT FOR LOTS _____).

BY _____

(SOILS) ENGINEER RCE _____
REGISTRATION EXPIRES _____”

If tests were performed on less than all the lots, then the additional following certification signed by the County Health Officer shall also be noted on the final map.

“PERCOLATION TESTS HAVE BEEN PERFORMED ON ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS _____.

BY _____
COUNTY HEALTH OFFICER”

- 10. Soils Note.** State Law and County Ordinance no longer requires this note to be placed on subdivision maps; however, the requirement for the soils and/or geology report to be on file in Land Development for public inspection is still in force. The note may still be included on the procedure sheet, at the discretion of the engineer/surveyor. If included, please use the following format:

“A SOILS REPORT COVERING THE AREA WITHIN THIS SUBDIVISION WAS MADE ON (DATE), UNDER PROJECT NO. _____ BY RCE _____, OF (COMPANY NAME). A COPY OF SAID REPORT IS ON FILE IN THE LAND DEVELOPMENT OFFICE OF THE COUNTY.”

- 11. Legend & Notes (Sample).** Monument Symbols shown on the map shall be open symbols for set monuments and solid symbols for found monuments. The following are suggested symbols acceptable to the Department of Public Works:



Any other symbol may be difficult to read from microfilm. Minimum symbol size should be 0.10 inch.

The following are examples of information which might be included in a legend. Appropriate monument symbols such as those above should be added.

LEGEND

A found monument as described hereon.

A 2" iron pipe with disc stamped ____ was shown as deferred on Map ____.
Not set prior to recording of this map.

A 2" x 24" iron pipe with disc stamped ____ (see deferred monumentation statement on sheet No. 1).

Set 2" x 24" iron pipe and disc marked _____.

Set street survey monument marked _____ per San Diego Area Regional Standard Drawing M-10 and M-13. (see deferred monumentation statement on sheet No. 1)

Set clear space marker marked _____ per San Diego County Design Standard DS-16.

Fd. ———

Found.

Rad. ———

A radial bearing.

I.P. ———

An iron pipe.

///////

Access rights relinquished and waived as shown hereon.

XXXXXX

City-County Boundary.

()

Per deed recorded ____ as ____.

Notes:

- a. THE COMBINED SCALE FACTOR AT STATION _____ IS _____ . GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.
- b. "UNLESS OTHERWISE SHOWN ON THIS MAP, A (DESCRIBE MONUMENT), WITH DISC MARKED _____ WILL BE SET AT ALL REAR LOT CORNERS, ALL FRONT LOT CORNERS AND ALL POINTS OF CURVE ALONG THE SIDELINES OF STREETS (SEE DEFERRED MONUMENTATION STATEMENT ON SHEET NO. 1)."

- or -

"UNLESS OTHERWISE SHOWN ON THIS MAP (DESCRIBE MONUMENTS) MARKED _____ WILL BE SET AT (ALL REAR LOT CORNERS, ALL FRONT LOT CORNERS AND ALL POINTS OF CURVE ALONG SIDE LINES OF DEDICATED STREETS.) **or** (ALL

REAR LOT CORNERS. FRONT LOT CORNERS AND POINTS OF CURVE ALONG SIDE LINES OF DEDICATED STREETS WILL BE MARKED WITH LEAD PLUG AND METAL DISC STAMPED _____ SET IN SIDEWALK, OR CURB ON A (___) FOOT OFFSET FROM THE PROPERTY LINE ON THE PROLONGATION OF THE LOT LINES OR RADIAL TO POINT OF CURVE. WHERE LOT LINES ARE NOT AT RIGHT ANGLES OR RADIAL, THE OFFSET DISTANCE IS SHOWN ON THE MAP FROM LOT CORNER TO OFFSET MONUMENT.) (SEE DEFERRED MONUMENTATION STATEMENT ON SHEET NO. 1).”

- c. THE BEGINNING AND ENDING LOT NUMBERS ARE ___ AND _____ RESPECTIVELY.
- d. THE TOTAL NUMBER OF LOTS IS _____.
RESIDENTIAL LOTS _____ (LOTS _____ THROUGH _____)
PRIVATE STREET LOTS _____ (LOTS _____ THROUGH _____)
OPEN SPACE LOTS _____ (LOTS _____ THROUGH _____)
- e. THE TOTAL GROSS AREA IS _____. ACRES.
- f. ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS. (Use if appropriate)
- g. ALL BEARINGS AND/OR DELTAS SHOWN WITHOUT SECONDS REPRESENT THAT BEARING TO ZERO SECONDS. (Use if appropriate)
- h. ALL BEARINGS SHOWN AS CARDINAL (I.E., NORTH, SOUTH, EAST, WEST) REPRESENT THAT BEARING TO ZERO MINUTES AND ZERO SECONDS. (Use if appropriate)

12. Certified Legal and Point of Beginning. A certified metes and bounds legal description is to be submitted from the title company after the procedure has been checked and accepted by Land Development. This legal description is to agree with the subdivision boundary and will not include references to adjoining maps, deeds, section or sub-section corners. The only purpose of the certified legal is to describe the boundary of the property included in the Subdivision Guarantee provided to the County by the title company.

An exception to this requirement is the resubdivision of an existing lot or parcel where all bearings and distances agree with original map, and monumentation agrees or can be reset per original map record.

The Point of Beginning (P.O.B.) and the True Point of Beginning (T.P.O.B.) of the certified legal description are to be labeled on the procedure sheet.

1.240. MAP SHEETS.

1. **General Requirements.** The same general requirements given in Section 1.230 are to be followed on map sheets.
2. **Tables.** Use of tables is strongly discouraged. The need for tables usually indicates a poor and unacceptable choice of map scale. In the rare situation where use of a table is approved, it should be shown on the map sheet where the tabled data applies. When in doubt, please consult with Land Development.
3. **Scale.** The scale of the map sheets must be such that there is sufficient area to show the relationship of the parts to each other without the use of DETAILS or TABLES. Generally a minimum scale of one inch equals 40 feet can be used when lot sizes are one acre or less. For maps with lot sizes larger than 1 acre, a scale of one inch equals 100 feet would be more appropriate. The same scale must be used throughout all map sheets except for the procedure of survey and details.
4. **Details.** When lines and figures crowd the map, a detail shall be drawn at an appropriate scale to clearly show all dimensions, names, etc., and to avoid misinterpretation. If more than one detail is used, each should be identified i.e., Detail "A". Each detail shall use a different but consecutive letter throughout the map.
5. **Lots.** All lettering shall be legible. Lot numbers shall be clear numbers with no circles or designs around them. Each lot shall be shown in its entirety on one sheet. An exception may be granted in an unusual "open space" type of lot. Lots with net acreage of one acre or more shall show gross and net acreage to two or three decimal places adjacent to the lot number.
6. **Dimensions.**
 - a. The bearing and length of each property line shall be shown in full without ditto marks or other designation of repetition. The bearing and total distance along each sideline and on the center line of every street shall be fully shown e.g., S25° 10' 00"E 152.00'. Arrows shall be freely used to clearly show limits of bearing and distance.
 - b. The length, radius and total central angle of each curve on the sides and centerline of each street shall be indicated. The bearing of each

radial line shall be shown to each lot corner on each curve, unless the lot line is radial. The central angle of each segment within each lot shall be shown. The central angle and radius may be placed near the curve and arrows used to indicate the curve to which such data applies.

- c. When the bearing, length or delta of the sideline of a road is the same as the centerline, it does not need to be repeated.
 - d. On lines broken into segments, the total elements for curves, the total distance for center and sidelines of streets, and the total distance on lots and/or boundary lines are to be shown.
 - e. The sum of the parts on any line must equal the total.
 - f. No dimension on the map should be shown to less than 0.01 (one one-hundredth) of a foot.
7. **Traverses.** Traverses must be run from map figures to determine correct procedure, basis of bearings ties, boundary of subdivision, lots, streets and easements. Sufficient data shall be shown on the map to allow the traverse closure to be checked. Traverses will include closure error and area of traverse in square feet and acres. All traverses shall be adjusted for exact closure, then rounded off to the nearest second on bearing and nearest .01' on distance. Widths, ties, bearings and distances of all easements shall be shown, including ties to centerline.
8. **Area.** All lots must meet or exceed the zoning requirement for area. All areas shown on the map will be verified and must agree with the traverse tape to within 1/100 (one one-hundredth) of an acre.
9. **Monuments.** The same requirements are to be followed on map sheets as on Index and Procedure of Survey (See Section 1.230).
10. **Remainder lot** (Subdivision Map Act Section 66434(e), Subdivision Ordinance Section 81.514) The following note is to be shown on the same sheet as the Remainder Lot. It should be placed inside the lot if there is sufficient room or as close as possible to it if not.

PRIOR TO SALE OF THE REMAINDER LOT, A CERTIFICATE OF COMPLIANCE MUST BE APPROVED BY THE DEPARTMENT OF PLANNING AND LAND USE AND MUST BE RECORDED.

Only the record bearing and distance and it's source need be shown on each line of a remainder lot if such lot has a gross area of five acres or more unless all lot lines of a remainder lot were measured.

1.241. STREETS.

1. Street Names.

- a. The name or number of every street along or within the boundary of the subdivision shall be shown in bold lettering on each sheet upon which it appears on the map. Such name or number shall have been approved by the County Street Name Coordinator. The words Way, Avenue, Boulevard, Place, Street, Road, etc., shall be spelled out in full. Alleys shall be designated on the map as "UNNAMED ALLEY".
- b. Standard width streets being dedicated shall be shown on the map and designated "(STREET NAME) DEDICATED AND (ACCEPTED) (REJECTED) HEREON."
- c. Any street of less than standard width being dedicated shall be shown on the map and designated as "PORTION OF (STREET NAME) DEDICATED AND (ACCEPTED) (REJECTED) HEREON".
- d. Existing streets outside the subdivision boundary but adjacent thereto shall be shown with their current name. If no street name exists, any of the following designations applicable shall be shown: County Road Survey Number, State Highway Legal Route Number and Sign Route Number, County Road Number, "STREET KNOWN AS _____" or any other identification determined from record.

2. **Street Width and Centerline.** Each street, highway, road, alley or way shall have the centerline shown with a symbol placed on the line. The street width on each side of the centerline shall be shown. A centerline is not required for private street lots except that the centerline is required at the point of intersection with a public road to locate a required street centerline monument.

The width of the portion of street being dedicated and the widths on each side of the established centerline shall be shown.

Street centerline shall be indicated by broken lines separated by a short dash, e.g., — — \perp — — and with symbol shown, unless it is also the map boundary, in which case it shall be a heavy solid line. If it is a lot line within a private street easement it shall be the same line weight as other lot lines.

Where streets intersect, at other than 90° angles and the limits of each street would be uncertain, a light dashed line shall be shown across the intersection and labeled LIMITS OF (Street Name). The limit lines shall be

approved by the County Street Name Coordinator at the time street names are submitted for approval.

Private streets are to be separated from public streets with a light solid line across their intersection.

3. **Vacated Streets and Street Vacation.** All street vacations must include the public hearing process and the public utility franchise rights. Thus, street vacations are to be processed through the Department of Planning and Land Use, unless an alternate method pursuant to section 66434(g) or a merger and resubdivision per Section 66499.201½ of the Subdivision Map Act is followed. Contact Planning and Land Use for processing procedure in all cases at the tentative map stage.

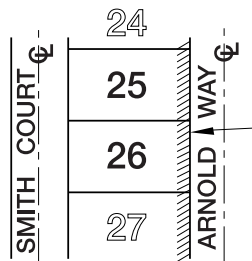
A street vacated by a method other than on a map, is to be shown on the first map after it is vacated. All previously vacated streets within the boundary of the subdivision or adjacent to said boundary shall be denoted by light, dashed lines. The vacation data shall be lettered in or near the street and worded as:

“(_____ STREET) VACATED ON DATE _____ (DOCUMENT NO. _____) or (ACCORDING TO SUPERVISORS RESOLUTION NO. _____) or (BY ACTION OF THE BOARD OF SUPERVISORS)” or “(_____ STREET VACATED HEREON)”.

4. **Access Rights.**

- a. Eliminate Double Frontage Lots. When access rights are to be relinquished from certain lots into a street in order to comply with Subdivision Ordinance Section 81.401(g), the right-of-way line along the portion of the lot where access is being relinquished shall be hachured and the following notice referenced to that line.

Example:



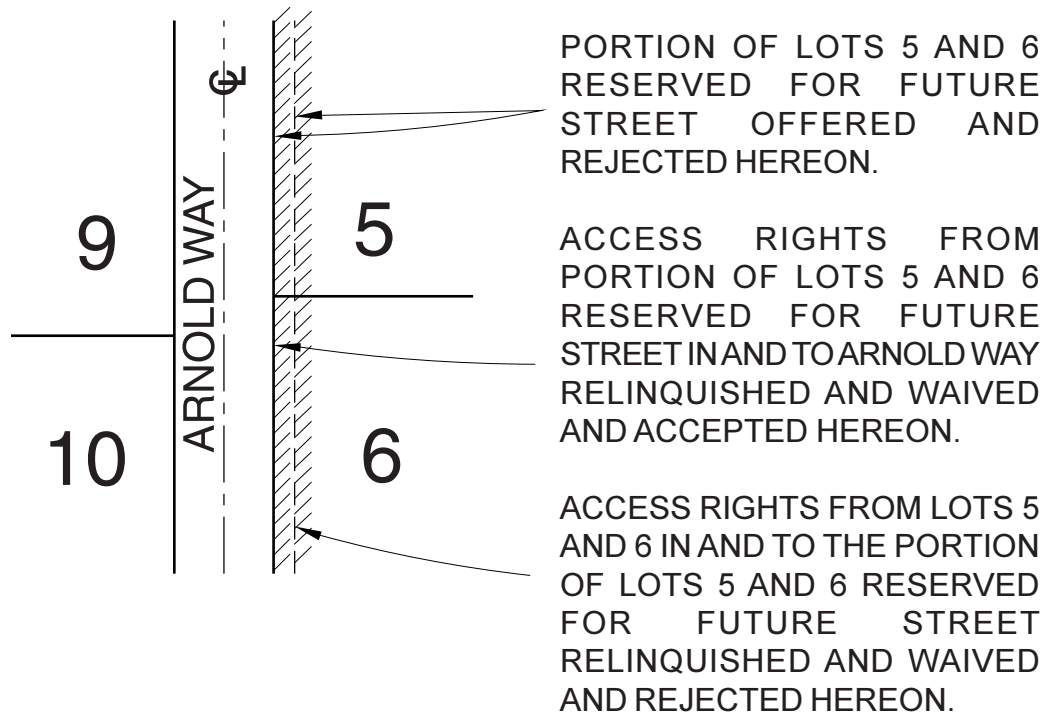
ACCESS RIGHTS FROM LOTS 25 AND 26 IN AND TO ARNOLD WAY RELINQUISHED AND WAIVED AND ACCEPTED HEREON.

- b. Portion of Lot Reserved for Future Street widening. If a strip of land is to be reserved for future street widening and access rights relinquished, the strip shall be delineated on the map in its proper location. Access

relinquishment will be from the lot to the portion of the lot reserved for future street and from the portion of the lot to the existing street, as shown in the example below.

Note: We will not be accepting the offer of dedication for the “Portion of Lot ___ reserved for future street” nor will we accept the offer of relinquishment in and to the portion of the lot reserved for future street. See Section 1.213.3b.

Example:

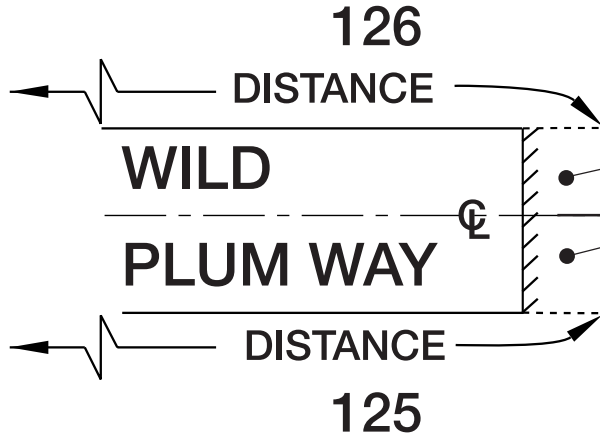


- c. Reject 1 Foot Strip. In cases where it is necessary to restrict access to a street on the map from an adjoining property, a 1-foot strip is reserved adjoining the street. The following note along with a detail is used.

“PORTION OF LOT ___ RESERVED FOR FUTURE STREET DEDICATED AND REJECTED HEREON, ACCESS RIGHTS RELINQUISHED AND WAIVED AND ACCEPTED HEREON.”

The portion of the reserved strip adjacent to the street shall be shown with hachures along it.

Example:



PORCION OF LOT 126 RESERVED FOR FUTURE STREET DEDICATED AND REJECTED HEREON, ACCESS RIGHTS RELINQUISHED AND WAIVED AND ACCEPTED HEREON.

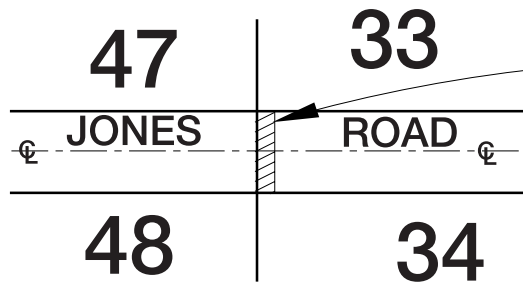
PORCION OF LOT 125 RESERVED FOR FUTURE STREET DEDICATED AND REJECTED HEREON, ACCESS RIGHTS RELINQUISHED AND WAIVED AND ACCEPTED HEREON.

NOTE that the corner of Lot 125 or 126 is not to be monumented at one foot, but on the boundary line at the prolongation of the lot line, i.e., the true lot corner. In dimensioning the lot, follow the same procedure. The detail of the 1 foot strip should show half street widths, etc., as needed.

- d. Accept 1 Foot Strip. When a new street being dedicated abuts a previously rejected portion of a lot reserved for future street on a recorded map, the portion shall be shown as a dashed line and a note placed on the map reading:

“REJECTED OFFER OF DEDICATION OF (LOT A, ETC.) (PORTION OF LOT __) RESERVED FOR FUTURE STREET ON MAP NO. _____, ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS ON _____.”

Example:

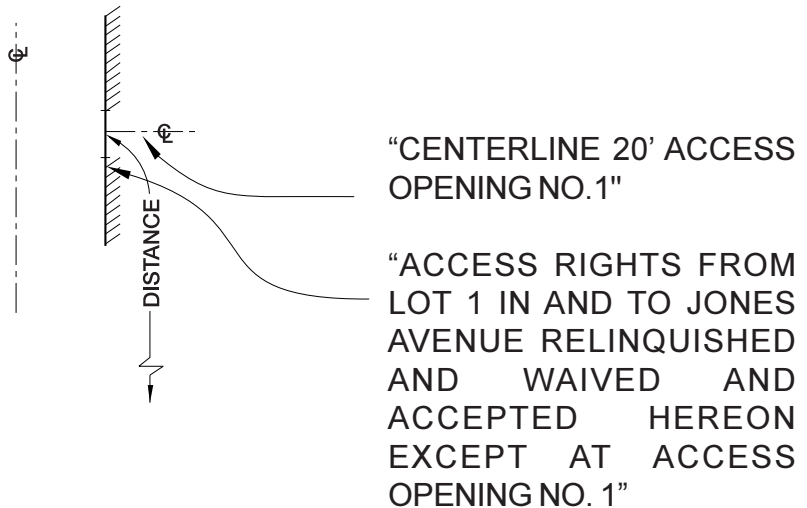


“REJECTED OFFER OF DEDICATION OF PORTION OF LOTS 33 AND 34 RESERVED FOR FUTURE STREET ON MAP _____, ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS ON _____.”

Note that the date of the Board action will be filled in by Land Development prior to the map being sent to the Board of Supervisors.

- e. Access openings. These are used for limiting access except at an approved driveway location. The opening width and tie to a lot corner must be shown.

Example:



- 5. **Existing Private Road Easements.** All existing private road easements shall be delineated on the final map and dimensioned with ties to lot and boundary corners. Private Road easements affect net area and are subtracted from gross area.

“EXISTING (WIDTH) PRIVATE ROAD AND UTILITY EASEMENT, PER DOC. NO. _____ RECORDED _____.”

In certain cases a private road and utility easement provides access to the subdivision from a publicly maintained road. Label the easement(s) with the following note, as it applies.

“ACCESS FROM (STREET NAME), WHICH IS A PUBLICLY MAINTAINED ROAD, TO (AND ALONG) THE BOUNDARY OF SUBJECT PROPERTY, IS BY PRIVATE ROAD EASEMENT PER DOC. NO. _____ RECORDED _____. EASEMENT WIDTH IS A MINIMUM OF _____ FEET AND IS FOR THE BENEFIT AND USE OF THE PROPERTY BEING DIVIDED. (STREET NAME) IS TO BE MAINTAINED THROUGH A (COUNTY SERVICE AREA) (PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED _____ AS DOC. NO. _____).”

- 6. **Private Streets.** All private road easements used as access to the land

being divided, as well as those private roads being created by the map, must be included in a Private Road Maintenance Agreement.

All maps must use the agreement (or an equivalent) approved by County Counsel. The agreement will be prepared by Land Development.

Each agreement, when signed and notarized by all owners of the property being subdivided and approved by the Department of Public Works will be sent to the County Recorder for recording. A recording fee will be required.

The following note shall be placed on the map reflecting the recording information:

“PRIVATE ROADS (AND PRIVATE _____ EASEMENTS) ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED _____ AS DOC. NO. _____.”

- a. Rejected Streets (Private). A street which is offered for dedication, but not accepted as a public street and not built to public road standards, shall be separated from any adjoining public street by a solid line.

“NOTE: ONSITE AND OFFSITE PRIVATE ROADS AND PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED _____ AS DOC. NO. _____.”

Drainage facilities under any of these rejected streets may or may not be accepted and maintained by the county, see Section 1.213.5. However, most will be private and are to be shown as “(WIDTH) PROPOSED PRIVATE DRAINAGE EASEMENT”. If there are existing public utility easements or private access easements within or crossing these rejected streets, they are to be plotted and labeled in the rejected street. Also, plot and label any Flood Control District easements within or crossing said rejected streets. In some cases new private access easements can be granted by separate document over the rejected streets and old easements can be quitclaimed and need not be shown on the map or subtracted from gross area.

- b. Acceptance of a rejected street or Irrevocable Offer of Dedication. When a new subdivision requires access over an adjacent recorded subdivision, it may be necessary to accept a previously rejected portion of a lot or street by name and/or by lot number.

If so, use the following certificate on the map sheet. It is not shown on the title sheet but rather at the location on the map where it occurs, and it is acted on by the Board of Supervisors concurrent with the Board action on the map.

“REJECTED OFFER OF DEDICATION OF (LOT __) (PORTION OF LOTS _____) RESERVED FOR FUTURE STREET ON MAP NO. _____ ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS ON _____.”

“60' EXISTING IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES PER DOCUMENT RECORDED _____ AS DOC. NO. _____ ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS ON _____.”

Land Development will fill in the Board action date.

- c. Private road and utility easements. If the Resolution of Approval allows offsite access to be entirely by private roads, as with a multiple unit project, then certain items need to be shown. Keep in mind that because this type of project is more flexible than a standard residential subdivision, it may also require additional notes and have individual problems to be worked out.

Following are samples of some of the notes which may be necessary:

“IT IS THE SUBDIVIDER’S RESPONSIBILITY TO PROVIDE INSURABLE ACCESS AND UTILITY EASEMENTS TO ALL LOTS CREATED BY THIS MAP.” Use on all maps with private streets.

“IT IS THE SUBDIVIDER’S RESPONSIBILITY TO RESERVE AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER THE PRIVATE STREETS WITHIN THE COMMON AREA OF THIS MAP FOR THE OWNERS OF LOTS IN SUBSEQUENT FINAL MAPS OF THIS (CONDOMINIUM) (PLANNED DEVELOPMENT) (ETC.).”

“IT IS THE SUBDIVIDER’S RESPONSIBILITY TO GRANT AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER THE PRIVATE STREETS WITHIN THE COMMON AREA OF LOT _____ OF THIS MAP (OF MAPS _____) AS WELL AS OVER (STREET NAME OF PRIVATE REJECTED STREET) WITH ALL DEEDS CONVEYING TITLE INTEREST IN THIS (STATE TYPE OF PROJECT).”

“(STREET NAME) TO BE A PRIVATE ROAD AND PUBLIC UTILITY

EASEMENT. SAID PRIVATE ROAD TO BE MAINTAINED ONSITE AND OFFSITE IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED _____ AS DOC. NO. _____.”

“UNDERLYING FEE OWNERSHIP TO THE PROPOSED ROADS WILL BE VESTED IN THE ADJACENT LOTS AS SHOWN ON THE MAP. ALL LOT OWNERS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID ROADS.”

“(STREET NAME) TO BE MAINTAINED THROUGH A COUNTY SERVICE AREA AND VESTED IN FEE TITLE WITH THE ADJACENT LOTS CREATED BY THIS SUBDIVISION.”

“UNDERLYING FEE TO OFFERED AND REJECTED STREETS AND PRIVATE STREETS WILL BE VESTED IN THE SUBDIVIDER OF THIS MAP. EACH LOT OWNER WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER ALL SAID STREETS SHOWN ON THIS MAP.”

“IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO RESERVE EASEMENTS FOR FUTURE USE BY EACH RESIDENTIAL LOT AS SHOWN ON SUBSEQUENT MAPS OF THIS PROJECT FOR THE PURPOSE OF INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER, UPON AND ACROSS LOTS ___ AS SHOWN ON THIS MAP.”

The Resolution of Approval is to indicate the ownership and maintenance of the private roads. This should be worked out with Land Development prior to the PERB meeting. If it has not been resolved prior to resolution approval, it may require a resolution amendment or may be worked out with staff. Keep in mind that the more complex the project gets, the more likely a resolution amendment may be required.

A street which is to remain private with no offer of dedication may be shown in one of the following ways, but it will always have a street name:

- (1) The lot lines may be extended to the centerline of the street with dashed sidelines.
Label as follows:

“PROPOSED PRIVATE ROAD AND UTILITY EASEMENT” and
“(street name)”

- (2) The lot lines may end at solid street sidelines, in which case the street will be given a lot number as well as a street name. A centerline is not required, but may be shown. Label as follows:

“PRIVATE STREET” “LOT _____” and “(street name)”.

- (3) Private street access over the same area as public utility easements shall be labeled “PROPOSED PRIVATE ROAD EASEMENT” and “(street name)” in addition to labeling with the utility easement recording data, etc.

7. County Service Areas.

- a. Maintenance of roads may be accomplished by formation of a County Service Area (CSA). The Special Districts Section of Public Works should be contacted during the tentative map process, as the formation of a new CSA is sometimes time-consuming.

- (1) All roads to be maintained must be offered for dedication to the public and accepted by the Board of Supervisors, but not for maintenance.
- (2) The following note must appear on all map sheets showing the roads (excluding title sheets):

NOTE: (_____) ON THIS MAP ARE PUBLIC ROADS, BUT HAVE NOT BEEN ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM AND THE COUNTY OF SAN DIEGO WILL NOT MAINTAIN SUCH ROADS UNLESS AT SOME FUTURE TIME THEY ARE ACCEPTED BY THE BOARD OF SUPERVISORS INTO THE COUNTY MAINTAINED ROAD SYSTEM.

- b. The following note may be required:

“ACCESS FROM THE PUBLICLY MAINTAINED PORTION OF _____, TO THE BOUNDARY OF SUBJECT PROPERTY IS BY _____, WHICH IS A PUBLIC ROAD MAINTAINED BY COUNTY SERVICE AREA NO. _____”

8. **Irrevocable Offer of Dedication (IOD).** When the Resolution of Approval requires the grant of an IOD, said IOD must be to County Design Standards for Public Roads. In most cases, the public and private road centerlines will not be the same due to the differences in design standards. Plot and label

the IOD centerline with ties to lot lines and to the private road centerline.

- a. The onsite reservation for future street Right-of-Way (R.O.W) may, in certain cases, be reserved by separate document as alignment for future road improvement or for a Circulation Element Road. In addition to the R.O.W., the document will include relinquishment of access rights, easements outside the R.O.W., drainage easements and slope easements. The IOD does not affect net area, but slope and drainage easements are to be shown and labeled.

NOTE: The same result can be achieved on the map by an offer of dedication for future street which is then rejected.

The Record Data for the IOD shall be shown on the map as follows:
“(WIDTH) EXISTING IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES PER DOCUMENT RECORDED _____ AS DOC. NO. _____.”

- b. The offsite reservation for future street, where the project’s access is by private road easement of a substandard width, may necessitate obtaining both an Irrevocable Offer of Dedication and a Private Road Easement of the required width by separate document(s) from the adjacent property owners.

9. **Public Road Easement - Onsite/Offsite.** Any road easement previously granted to the County and within the right-of-way shown shall be denoted by light dashed lines where it does not coincide with the new right-of way line. The easement shall be labeled as follows:

“EXISTING EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC (STREET)(ROAD) AND UTILITY PURPOSES PER DOCUMENT RECORDED _____ AS DOC. NO. _____.”

These existing public roads will be rededicated within the subdivision boundary unless to do so would create a subordination problem.

10. **Parking Restrictions.** In certain cases the resolution of approval may require “No Parking” signs and street striping along with the recording of a separate document which restricts parking (see Map 9220).

1.242. EASEMENTS OTHER THAN STREETS.

Note that some of the following easements may remain private (not dedicated to the County or dedicated to and rejected by the County). Those private easements should be labeled “PROPOSED PRIVATE _____ EASEMENT” and included in the Private Road Maintenance Agreement.

- 1. Flowage and Drainage.** The side lines of all drainage easements shall be shown on the map as short, light, broken lines., and shall be designated:

“DRAINAGE EASEMENT (DEDICATED)(OFFERED FOR DEDICATION) TO (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT)(COUNTY) AND (ACCEPTED) (REJECTED) HEREON” or “PROPOSED PRIVATE DRAINAGE EASEMENT.”

The location and dimensions of the easement shall be in agreement with the improvement plans, and tied to the lot lines and/or subdivision monumentation.

Where the easement is parallel to and along a lot line or boundary line, the lot line or boundary line shall be a solid line of the correct line weight. If the lot line is the centerline of the easement, it shall be a solid line and the sides of the easement shall be called out or shown clearly with the width given.

If the easement is not adjacent to any lot line or boundary line, it shall be delineated in its proper location on the map showing all dimensions and width, including line bearings and lengths with sufficient ties to locate the easement.

In a case where streets and drainage easements are offered and rejected and/or only the drainage easements are accepted, an additional access easement will be necessary, which is also to be rejected if drainage is rejected.

“ACCESS EASEMENT TO MAINTAIN DRAINAGE FACILITIES (DEDICATED) (OFFERED FOR DEDICATION) TO (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) (COUNTY OF SAN DIEGO) AND (ACCEPTED) (REJECTED) HEREON.”

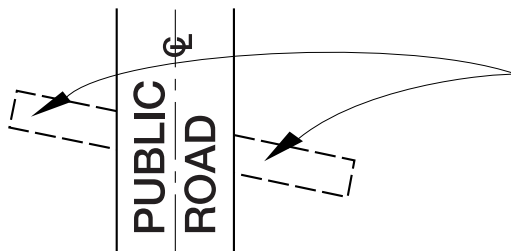
Always check with Flood Control first to see that they will accept the maintenance of the drainage structure. Maintenance of private drainage easements is the responsibility of the property owner.

When it is necessary that a drainage easement be acquired outside the boundary of the subdivision, a portion of the easement sufficient to clearly establish its location and relationship to the subdivision shall be delineated, dimensioned, and labeled at the proper location on the map. The offsite easement must be granted by separate document and labeled as other existing easements are on the map.

Designation of Drainage Easements on Final Maps:

- a. Drainage easement is dedicated to the San Diego County Flood Control District or to the County (See Section 1.213.5). If onsite, dedication is by map and if offsite, by separate document.

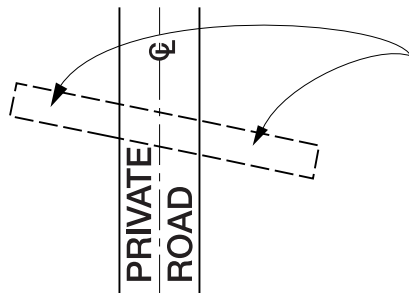
Note on final map:



“DRAINAGE EASEMENT DEDICATED TO THE (COUNTY) (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) AND ACCEPTED HEREON.”

- b. Condition where road is offered for dedication and rejected and remains as a private street, and culvert pipe size is 18 inches or larger.
 - (1) Drainage easement is offered for dedication to the County (not the Flood Control District) and rejected. (The Flood Control District does not have the authority to reject a dedication and later accept it.) If onsite, offer to dedicate is by map and, if offsite by separate irrevocable offer of dedication for drainage purposes.

Note on final map:

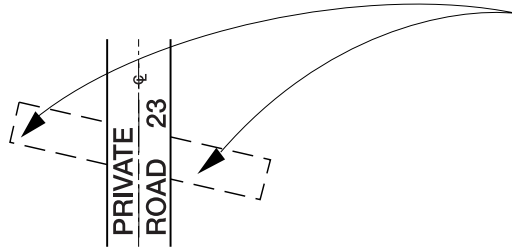


“DRAINAGE EASEMENT DEDICATED TO THE COUNTY AND REJECTED HEREON, TO BE MAINTAINED AS PRIVATE DRAINAGE FACILITY.”

- c. Condition where road is private - no offer of dedication.
 - (1) Drainage easement to be private. If the drainage structure is 48 inches in diameter or larger, the drainage easement may be offered for dedication and accepted by the San Diego County Flood Control District (determination for

dedication is on a case by case basis). If dedication is required, an access easement to the District over the private roads from a public road to the drainage structure for maintenance of the facility will be required.

Note on final map:

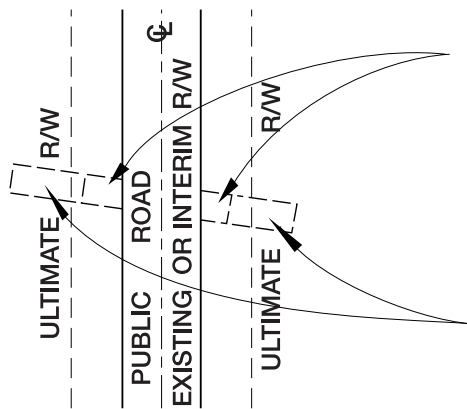


“PROPOSED _____” PRIVATE DRAINAGE EASEMENT.”

If offered for dedication, use Condition a or b note as appropriate.

- d. Condition where a portion of the road has previously been dedicated or is being dedicated on the map and an additional portion is being offered for dedication and rejected.
 - (1) Drainage easement encompassing the drainage structure being constructed for the interim road is dedicated to the County or the Flood Control District.
 - (2) The drainage easement for the drainage structure for the ultimate width road will be offered for dedication to the County and rejected.

Note on final map:



“DRAINAGE EASEMENT DEDICATED TO THE (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) (COUNTY) AND ACCEPTED HEREON” or “EXISTING DRAINAGE EASEMENT PER DOC. NO. _____ RECORDED _____”

“DRAINAGE EASEMENT DEDICATED TO THE COUNTY AND REJECTED HEREON.”

Any existing drainage easement or flowage easement of record shall be

delineated as noted above and labeled:

“(EXISTING DRAINAGE EASEMENT) (EXISTING FLOWAGE EASEMENT) GRANTED TO _____, PER DOC. NO. _____, RECORDED _____.”

Any portion of land within the subdivision boundary subject to inundation by 100 year flood shall be delineated on the “Non-Title Information Sheet” (See Appendix Section 4.600) and a prominent note shown adjacent to the area, stating: “APPROXIMATE AREA SUBJECT TO INUNDATION BY 100 YEAR FLOOD.” A flowage easement may also be required by the Resolution of Approval over the same area.

“FLOWAGE EASEMENT OVER (ALL) (A PORTION) OF LOT _____ DEDICATED TO THE (COUNTY) (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) AND ACCEPTED HEREON.”

2. Public Utility Easements. All existing public or private road and/or utility easements shown in the Guarantee or vesting deeds shall be delineated on the map showing bearings, distances, widths, and ties to all lot corners and boundary corners, when such information is shown in the record documents

a. If the project includes public street dedications, it will be necessary for the utility company to subordinate their interest unless the County has prior rights over the streets being dedicated. Location and size of sewer and water easements shall be in agreement with the improvement plans. Sewer easements dedicated to a County Sanitation District shall be delineated and dimensioned in the same manner as drainage easements and labeled:

“SEWER EASEMENT DEDICATED AND ACCEPTED HEREON.”

b. New sewer and water easements, to be dedicated to a public utility district on the map, shall be delineated, dimensioned and labeled:

“(SEWER) (WATER) EASEMENT (DEDICATED/GRANTED) TO THE (DISTRICT NAME) AND ACCEPTED HEREON”.

c. All existing public utility easements designated in the subdivision guarantee are to be accounted for on the title sheet and delineated on the map sheets with bearings, distances and ties to lot and boundary corners. If the easement location cannot be plotted, handle it as a note (see blanket easement).

Label the easement with record data and state to whom the easement

was granted and for what purpose, similar to the following:

“EXISTING SEWER EASEMENT GRANTED TO THE PADRE DAM MUNICIPAL WATER DISTRICT PER DOC. NO. _____ RECORDED _____”.

- d. A blanket easement is an easement without a specific location set forth in the deed and must be accounted for with a note on all map sheets and on the Procedure of Survey Sheet.

“EXISTING _____ EASEMENT GRANTED TO THE _____ PER DOC. NO. _____ RECORDED _____ HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON MAP.”

This type of easement often requires subordination on the title sheet. See Section 1.215 for subordination procedure.

- 3. Clear Space.** When the Traffic Section or the Improvement Section of the Department of Public Works determines that an intersection has a sight distance problem due to a specific design speed, a clear space easement is required.

This easement is to be dimensioned and labeled on the map sheets as follows:

“CLEAR SPACE EASEMENT GRANTED AND ACCEPTED HEREON.”

If the road is being rejected, grant and reject the clear space easement. Also label as “PROPOSED PRIVATE CLEAR SPACE EASEMENT.” Include in the Private Road Maintenance Agreement.

Clear space markers are required to be set in accordance with San Diego County Design Standard DS-16. Markers shall be clearly stamped with the Surveyor/Engineer license/registration number and shown on the map.

Refer to Section 1.213.7 for wording on Title Sheet.

- 4. Open Space.** Grant of open space easements will be done either on the map or by separate document as indicated in the Resolution of Approval. If the open space easement is by separate document, contact the Real Property Division of the Department of General Services. If the open space easement is to be granted on the map, evidence of approval of the location from the Department of Planning and Land Use may be required.

An open space easement is normally granted to protect unique or endangered biological species and/or unique geographical, geological, topographical or historical features. Thus an open space easement could be granted over an entire lot or only a portion of a lot.

When an easement exists, or is being created, within a lot which is specified in the Resolution of Approval to have an open space easement, it may be necessary to exclude that easement from the open space dedication or grant the open space easement over only the portion of a lot not covered by the existing easement.

The specific areas on the map sheets are to be labeled as follows:

“OPEN SPACE EASEMENT OVER ALL OF LOT(S) _____ GRANTED AND ACCEPTED HEREON”

“OPEN SPACE EASEMENT OVER A PORTION OF LOT(S) _____ GRANTED AND ACCEPTED HEREON”

In special cases it will be necessary to delineate more than one type of open space. It is best to label each type on the map sheets and refer to them by letters on the title sheet.

“OPEN SPACE EASEMENT AREA ‘A’ GRANTED AND ACCEPTED HEREON”

Refer to Maps 13029 and 13151 for examples.

- 5. Noise Protection.** A noise protection easement places conditions or restrictions on the development of the encumbered property. The easement is to be dimensioned and labeled on the map sheets as follows:

“NOISE PROTECTION EASEMENT GRANTED AND (ACCEPTED) (REJECTED) HEREON”.

- 6. Slope and Drainage.** When street improvements will not be constructed to ultimate County standards or when the easement will not be graded to ultimate County standards, the drainage and slope easements are to be plotted and labeled on the map, and offered for dedication but rejected on the title sheet.

“DRAINAGE EASEMENT OFFERED FOR DEDICATION AND REJECTED HEREON.”

“SLOPE EASEMENT OFFERED FOR DEDICATION AND REJECTED

HEREON.”

If the subject property does not include the underlying fee ownership of an adjacent roadway the subdivider may be required to offer slopes only and the following note placed on the map and arrowed to the appropriate line:

“THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE EXISTING RIGHT-OF-WAY DEDICATED AND (ACCEPTED) (REJECTED) HEREON”

See Section 1.213.10 for title sheet wording.

- 7. Pedestrian and Equestrian Trails.** These shall be labeled on the map sheets as follows:

“EASEMENT FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES (TOGETHER WITH THE ACCESS EASEMENT TO MAINTAIN THE TRAIL) DEDICATED AND (ACCEPTED) (REJECTED) HEREON.”

If a trail is to be within the public improvements, dash its location on the Non-Title Information Sheet and label it as follows:

“(WIDTH) RESERVED FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES”

Note that the location of pedestrian and equestrian trails must be approved by the Department of Public Works. Trails are to be either accepted or rejected in accordance with the Resolution of Approval. If the easement is rejected and/or is to remain private, add the following:

“NOTE: EASEMENT FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES TO BE PRIVATELY MAINTAINED.”

- 8. Access Restriction Easement.** This easement is used to eliminate double frontage for lots along private roads.

“1.00' ACCESS RESTRICTION EASEMENT GRANTED AND ACCEPTED HEREON”

- 9. Height Restriction Easement.** Label on map sheets as follows:

“HEIGHT RESTRICTION EASEMENT OVER LOT(S) DEDICATED AND (ACCEPTED) (REJECTED) HEREON”

- 10. Miscellaneous.** The Resolution of Approval may require specialized

easements. Some of these can be dedicated and accepted on the map. Others must be done by separate document. Following are some examples:

“PUBLIC VEHICULAR PARKING EASEMENT DEDICATED AND (ACCEPTED) (REJECTED) HEREON.”

“EASEMENT FOR PUBLIC PARKWAY AND BEACH ACCESS PURPOSES DEDICATED AND (ACCEPTED) (REJECTED) HEREON.”

An Avigation Easement limits the height of structures within an airport landing pattern and must be done by separate document. The following note goes on all map sheets and the procedure sheet.

“EXISTING AVIGATION EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED _____ AS DOC. NO. _____”.

1.243 NON-TITLE INFORMATION SHEET

This sheet, if needed, should be the last sheet of the map. “Non-Title Information” means that information defined and described as additional survey and map information in Section 66434.2 of the Subdivision Map Act which is required to be placed on the map and is not intended to affect record title interest. Also see Section 81.504.5 of the Subdivision Ordinance. Additional survey and map information, with their respective symbols, may include but not be limited to:

1. Building setback line.
2. Limit of proposed street widening.
3. Approximate slope and drainage facility line.
4. Archaeological sites.
5. Flood hazard zone lines.
6. Drainage swale lines.
7. Lines of inundation.

In the event that any of the above described information is required to be placed on the map, such information shall be placed on an additional sheet entitled “NON-TITLE INFORMATION” and shall indicate the relationship to the map. It shall also contain the following:

LEGEND:

NOTE A: Information shown on this sheet is advisory only and is not intended to affect record title interest.

NOTE B: Information shown hereon is compiled from public records or reports and its inclusion in this map does not imply the correctness or sufficiency of these records or reports by the preparer of this map.

A north arrow without the mapping angle shall be shown, along with a scale. See Section 1.230.5.

1.250. FINAL MAP COMPLETION.

1.251. “OFF MAP” ITEMS. The final map will be processed for docketing with the Clerk of the Board of Supervisors only when all the following conditions have been complied with:

1. All Resolution of Approval items have been satisfied.
2. All necessary signatures and acknowledgments have been obtained by the surveyor/engineer or developer on the title sheet. The title company is to provide a guarantee dated within 10 days of submittal of the map for docketing. The guarantee and title sheet must agree item for item.
3. All final map corrections have been made and the original and two final blue line prints have been submitted to Land Development.
4. The following, when required, have been posted with Land Development:
 - a. Geology inspection deposit.
 - b. Improvement inspection and soils laboratory deposits.
 - c. Survey monument checking deposit. (If all improvements are completed and monumentation is not deferred, the surveyor/ engineer is to request a monumentation check.) Monumentation must be approved prior to docketing map for approval.
 - d. All other special deposits required by the Resolution of Approval.
 - e. Any deficit balances paid.
 - f. Erosion Control Deposit. Emergency erosion control measures may be required to control soil movement in the event the site is exposed to erosion during the period between November 1 and April 15.

Erosion control work is secured by a separate Instrument of Credit or Letter of Credit together with a cash deposit of \$5,000 to quickly handle any emergency erosion control problems.

If the project also has grading plans whereby the grading fees and deposits exceed the erosion control deposit, it will not be necessary to make the erosion control deposit; however, it will be necessary to make up the difference if the amount for grading is less than the amount for erosion control.

- g. C-Permit/Construction Permit. When work within the public right-of-way is shown on the improvement plans, a cash deposit of up to \$5000.00 may be required prior to recording the final map. This deposit would be used by the County to make emergency repairs, if necessary, for public safety. Upon completion and County acceptance of the improvements, the deposit will be refunded.

Prior to starting construction, a Permit must be obtained from the permit counter in Land Development.

- h. Park Fees will be collected at the time of application for building permits unless the resolution of approval requires payment before the map records. In lieu of dedicating any property for Park Land purposes, the developer shall either deposit a check with Land Development or provide security to guarantee payment pursuant to Section 810.107 of the San Diego County Code.

- 5. Improvement plans and grading plans, if applicable, have been signed, all necessary grading fees and deposits paid and the print package received by Land Development.
- 6. Pursuant to the Subdivision Map Act and the County Subdivision Ordinance, the owner may be required to install certain subdivision improvements. These improvements may be either public or private and may be completed prior to recording the final map or deferred by entering into a secured agreement guaranteeing completion within a specified time period. Private improvements which are completed by the owner and approved by the County prior to recording the map usually will not require an agreement or security. All other improvement situations will require an agreement and security.

Listed below is the procedure for securing the improvements:

- a. An estimate of cost for all improvements is approved by Land Development based on an engineer's estimate. A surveyor/engineer's

estimate for the cost of deferred monumentation is to be submitted to Land Development prior to preparation of the security package.

- b. An estimate letter is prepared by the County and sent to the surveyor/engineer. The letter includes the estimate of cost for required improvements, fees required by the Resolution of Approval and all other deposits (such as geology, improvement and soils lab, survey monument checking deposit, energizing, etc.). Note that the dollar amounts for grading fees and deposits are not included and must be obtained from Land Development. All requirements for the grading permit are handled separately.
 - c. The developer must submit a written request for preparation of the required agreement and security documents. The request should state which type of security is desired. The types of improvement security presently available are prescribed in Section 81.406 of the County Subdivision Ordinance.
 - d. The developer (or agent) must pick up the subdivision improvement agreement and security package at the Land Development Counter and, after signing, submit them to the financial institution/surety company for signatures. All signatures are to be acknowledged by a notary public and the acknowledgement form attached to the document.
 - e. All copies of the executed documents are to be returned to Land Development. If it is a joint agreement with a district, execution by the district must be obtained prior to returning the package to the County.
7. Current taxes must be paid and any future taxes secured. The developer or the title company shall submit a set of prints to the Redemption and Tax Sales Division in the County Tax Collector's Office. The Tax Office will determine the amount of delinquent taxes due, if any, and/or provide an estimate of the amount of the coming year's taxes. Note: There is a minimum of 6 weeks lead time required. The estimated taxes are to be secured between January 1st and October 1st, if the developer is planning to record the final map during this time frame. Current taxes are required to be paid by certified or Cashier's check and a copy of the recorded tax certificate submitted to Land Development prior to recordation of the map. If the "owner of record" has changed since the January 1st lien date, the property must be re-assessed prior to docketing the final map with the Clerk of the Board. This will require a minimum of 6 weeks. See Section 1.218.4.

1.252. LIEN CONTRACT PROCEDURE. When a developer desires to use a lien contract for the initial security on a project, these steps will be followed:

1. Make a written request to Land Development to have the appropriate

documents prepared, i.e.; Agreement to Improve, Lien Contract and Holding Agreement.

2. Land Development will notify the developer when the documents are ready for pick-up. The developer will:
 - a. Have documents signed and notarized.
 - b. If using a Joint Agreement and Lien Contract, developer must docket the documents with the District for their approval and signature.
 - c. Return all documents to Land Development.
3. The mapmaker will place the following Lien Contract note on the title sheet of the map:

“THE UNDERSIGNED COUNTY OF SAN DIEGO HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF A LIEN CONTRACT RECORDED _____ AS DOC. NO. _____ O.R. AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP

COUNTY OF SAN DIEGO

BY: _____
CHAIRMAN OF THE
BOARD OF SUPERVISORS”

Note that the Chairman’s signature must be acknowledged by the Clerk of the Board of Supervisors. (See Appendix 4.200)

4. The Lien Contract will be sent with the Board letter and the map to the Board of Supervisors for approval.
5. After Board approval, the Lien Contract must be recorded and the recording data added to the note on the map before recording the map. This will be done at the Recorder’s office by the title company or by Land Development staff. Land Development will coordinate with the title company and the Clerk of the Board’s office on this action.

1.253. DOCKETING FINAL MAP. When all the foregoing requirements have been met, Land Development will complete the following items:

1. A Board letter is prepared for the Director of Public Works signature.

NOTE: The Board letter is the Chief Administrative Officer’s

recommendation for the Board of Supervisors action. It may be a recommendation for approval which then allows the recordation of the final map or it may be for denial based on specific reasons.

2. County Surveyor and Department of Public Works signatures are entered on the map.
3. The appropriate title company is notified to pick up the map originals and, after examination and approval, deliver the originals to the Clerk of the Board of Supervisors.
4. Land Development has, in the meantime, delivered the signed Board letter and all other necessary paper work to the Clerk of the Board of Supervisors.

1.254. REQUIRED TIME TABLE. To be able to complete the items required, Land Development must be assured that the final map originals, the signed Board letter and all other necessary paperwork are in the hands of the Clerk of the Board of Supervisors for docketing to receive a Board meeting date. The following time table must be followed:

1. By 4 p.m., Friday, of any given week, all resolution items and all map corrections must be completed, security package completed and returned, all fees and deposits paid including grading fees. If any item has not been completed, then the entire process stops and the time table goes back to the beginning. Only if everything is completed, will processing continue.
2. By Friday of the following week (or 7 days later), the Board letter is signed and delivered to the Deputy Chief Administrative Officer and County Counsel for review.
3. By Thursday of the next week the map is signed and the appropriate title company is called to pick up the signed map originals. The title company is solely responsible to have the map originals to the Clerk of the Board prior to 12:00 noon Thursday of this week.
4. The Deputy Chief Administrative Officer delivers all necessary paperwork, along with the signed Board letter, to the Clerk of the Board prior to 12:00 noon Thursday of this same week.

NOTE: By 12:00 noon Thursday of this week, the map originals and all other required data must be in the hands of the Clerk of the Board of Supervisors.

5. If all taxes have been paid to the satisfaction of the Tax Collector's Office, the Clerk of the Board of Supervisors can docket the map for the Board meeting on Wednesday, 13 days later. This entire process takes a minimum

of 3½ weeks from the Monday of the first week. NOTE: Docket deadlines may be changed in the event of a holiday or Board Recess, etc. Check with us prior to the last minute.

It is the developer's and surveyor/engineer's responsibility to have completed all the final preparations and paid all taxes within a time frame which will assure that the map will not have expired prior to the date that the Board of Supervisors can act.

After the Board approval of the map, the Clerk of the Board signs the map on the Board's behalf and transmits it to the County Recorder. The County Recorder signs and records the map, assigning a recorded map number. This completes the procedure and the final map becomes a public record and a legal subdivision, as defined in the Subdivision Map Act.

The County Recorder provides copies of the recorded map to various county departments and reproducible copies are available to commercial blue print companies. Copies from microfilm are available from the Survey Records Section 5 to 6 weeks after recording. The original map is kept in the Recorder's vault as a permanent public record.

1.300. MULTI-FAMILY LOT SUBDIVISIONS.

1.301. CONDOMINIUM. A condominium, which is defined in Sections 66424 and 66427 of the Subdivision Map Act, can also be defined as an individual ownership, in fee, of a one-family air-space unit in a multi-family structure, together with ownership of an undivided interest in the land and all other parts of the structure in common with all of the other owners of one-family units in the building. It is a form of cooperative ownership of property which avoids some of the pitfalls of what might be termed "conventional cooperatives" and enables a purchaser to own his/her unit rather than own it indirectly through purchase of stock or otherwise.

Condominiums may be residential units, commercial units or industrial units.

Certain mutual ownership and maintenance factors remain in the condominium plan, these being; common ownership of hallways, stairs, elevators, driveways, and like features of common living. Under the condominium plan, the above items are allocated to an owners' association. Each individual deed would give the buyer an interest in the owners association, pro-rated according to the number of owners.

Each owner has an absolute fee ownership in the specified unit and an undivided fractional interest as a tenant-in-common of the base land. The need for separate easements for ingress and egress and for utilities has been eliminated.

A condominium project containing five or more units is a major subdivision. It

may be a one lot subdivision or may contain several lots.

The following pertain to condominium subdivisions:

1. Condominium projects which are major subdivisions will fall into one of the following three categories.
 - a. New construction with no existing improvements. This situation requires that all of the conditions of the Resolution of Approval including the required public and private improvements must be satisfied.
 - b. New construction with existing public improvements. This situation would be the result of the public improvements having been constructed by a previous major subdivision or curb grade plan whereby no additional right-of-way would be required; however, additional improvements normally are required, as well as all the conditions of the Resolution of Approval.
 - c. Existing public improvements and existing buildings. Improvements have generally been constructed per a Curb Grade Plan and a Grading Plan for the related private dwelling units; however, in a conversion project, the improvements must be checked for compliance with County Standards and all items of the Resolution of Approval signed off.

When improvements are existing such as in (b) and (c) above, it is the developers responsibility to demonstrate to the County how each of the specific improvement conditions in the Resolution of Approval have been satisfied by the existing plans.

Utility undergrounding letters which are acceptable for Curb Grade plans are not acceptable for major subdivisions; therefore, new letters will be required. In a conversion, undergrounding of utilities as stipulated in the Subdivision Ordinance Section 81.403(a)(6) must be satisfied. Service letters from sewer and water districts must be obtained for verification indicating that no new requirements need to be satisfied.

The structural section of the private road and parking areas must be checked for thickness of asphalt concrete and approved base material.

2. An inspection request is made to Construction Inspection by the Improvements and Grading Section when the engineer is ready for project inspection. The items listed in the inspection request will be used by the County to assist in verifying the completion of improvements and other items as required by the Resolution of Approval. Monumentation check by the Survey Section must also be done.
3. A "Conformance Certificate" is issued by the Department of Planning and

Land Use to the Land Development project team when Section 81.110 of the County Subdivision Ordinance has been satisfied. This section of the ordinance concerns updating the structures to conform to the current Zoning Ordinance and current regulations, standards and codes for new building construction.

4. Condominium conversions require additional paperwork, which normally are specified in the Resolution of Approval, to comply with the County Subdivision Ordinance and the Subdivision Map Act.
5. The “save harmless agreement” or “Right of Entry to Inspect Improvements” is a required condition of the Resolution of Approval. It is for the sole purpose of inspecting the required public and private improvements. It is recorded as a benefit to the County of San Diego prior to said inspection (See Appendix Section 4.100).
6. Condominium statements on the title sheet are to follow the dedication statement and appear above the owner’s signature (See Section 1.213.16).
7. Procedure. A separate “Procedure of Survey Sheet” may not be required in some cases since condominium projects are generally resubdivisions of a lot or lots of a subdivision, and the position can be determined from existing corners or perpetuated with very little additional survey requirements. If the procedure sheet is required, it will conform to the requirements set out in Section 1.230. of this manual.
8. Map Sheet. The map sheet or sheets shall conform to the requirements set out in Section 1.240 of this manual. In its simplest form it may only be one lot without existing easements or there may be a requirement that easements be granted.

1.302. PLANNED DEVELOPMENT. The Planned Development or Town House Development, sometimes called “postage stamps” may depict a series of small lots abutting one another in the manner of the row houses that are common in some eastern cities. Because of the small size of the lots and absence of sideyard setbacks and for other reasons, special zoning ordinances or variations under existing regulations are necessary for this type of project.

The “postage stamp” lots and the improvements thereon are in separate ownership, and separate tax assessments are generally made. The common area lot is primarily for landscaping and recreational purposes and it, along with any street lot, are granted to the homeowners association with the owners of “postage stamp” lots having an undivided fee interest and the responsibility for maintenance.

“Planned Development” shall mean two or more dwelling units together with related

land, buildings and structures, planned and developed as a whole in a single development operation or a programmed series of operations. It is in accordance with detailed, comprehensive plans encompassing such elements as the circulation pattern and parking facilities, landscaping, utilities, and lots or building sites. It also has a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for common use of the residents.

The provisions of Sections 5800 through 5849, inclusive of the County Zoning Ordinance, is known as the Planned Development Area Regulations. The purpose of these provisions is to insure the following: the preservation of lands within the unincorporated area of San Diego County which possess unique characteristics and features of a geographical, geological, topographical or historical nature to permit a more creative and imaginative design for development of an area than is generally possible under conventional zoning regulations; and to permit more economical and efficient use of land while providing a harmonious variety of structures, a higher level of amenities and/or preservation of natural and scenic qualities of open spaces.

The provisions of Sections 6600 through 6699 inclusive of the County Zoning Ordinance, is known as the Planned Development Standards. The purpose of these provisions is to set forth development standards that must be met by planned developments before they are granted a major use permit in accordance with the Use Permit Procedures commencing at Section 7350 of the County Zoning Ordinance. It is intended that planned developments containing mobile homes shall not be considered mobile home parks for purposes of the application of Title 25 of the California Administrative Code; provided, however, those provisions of Title 25 relating to the installation, maintenance, use and occupancy of mobile homes outside of mobile home parks shall apply.

There generally is no public street dedication, but there could be a combination of public street and/or private street lots for access. Some Planned Development projects will not have street lots, instead access will be across the same area as that granted for public utility easements and will be part of the common area lot. The common area lot(s) and any street lots will be granted to the Homeowner's Association and all owners of real estate within the project will have an undivided interest in these common area lots and are responsible for the maintenance.

There are some projects that have fully improved streets which have been offered for public use but rejected by the Board. These streets will remain as private streets until such time as the Homeowner's Association determines that they would prefer the County Board of Supervisors to accept these streets. As long as the streets remain private, maintenance is the responsibility of the Homeowner's Association.

1. Planned Development Statement. This statement is to be shown on the

Title Sheet immediately following the dedication statement and above the owner's signature. (See Section 1.213.17) All other data on the title sheet will conform to the requirements set out in Section 1.210. of this manual.

2. **Procedure of Survey Sheet.** This will conform to the requirements set out in Section 1.230 of this manual. If there is a combination of dwelling lots, street lots, common area and/or open space lots, they are to be listed in the legend, e.g., Total Number of Lots, Number of Dwelling Lots, Number of Common Area and/or Open Space Lots, Number of Street Lots, etc.
3. **Map Sheets.** These shall conform to the requirements set out in Section 1.240. of this manual. However, certain features are to be noted as map sheet information for this type of development.
 - a. Access is by private easement, and utility easements can be granted by separate document prior to map approval. (Dedication on map to the utility company and acceptance by the company with an approved certificate is possible.) These are handled in same manner as private road and public utilities on regular subdivisions. See Section 1.241.6. concerning additional requirements for private access easements.
 - b. "Postage stamp" lots are to be tied to centerline of utility and access easements, and said centerline is to be monumented by suitable monuments.
4. **Monumentation.** "Postage Stamp" lots in most cases will require offset monuments since common walls may interfere with setting monuments at true corners. Each case will be treated individually since no standard can be adopted due to layout of each cluster of lots.

1.400. CHANGES TO RECORDED MAPS. After a subdivision map records, the original cannot be changed; however, there are methods available to modify or correct the data on the recorded map. See Section 81.513 of the County Subdivision Ordinance.

1.401. CERTIFICATE OF CORRECTION. This is used to make minor changes per Section 66469 or 66472.1 of the Subdivision Map Act.

Prior to filing a Certificate of Correction, it is preferable to wait until the survey monumentation is checked. If, at that time, any additional corrections are necessary, they can all be covered in the same Certificate of Correction.

Please note that the recording fee is to be paid by the surveyor/engineer or his client.

A simple sketch may be included as part of the Certificate of Correction to illustrate

the corrections made.

See Appendix Section 4.100 for sample certificate. The sample can be modified for use with final maps, parcel maps and record of survey maps.

- 1.402. AMENDED MAP.** Amended subdivision maps are not subject to the Tentative Map process nor are they subject to approval by the Board of Supervisors since there is no division of land involved.

See Sections 66469 through 66472.1 of the Subdivision Map Act and Section 81.513 of the Subdivision Ordinance which discuss conditions authorizing the filing of this type of map.

In many cases, a Record of Survey or Certificate of Correction with a sketch will be a better solution. Check with Land Development.

For samples of Amended Maps see Maps 12821 and 11583.

Unique features of this type of map are the following:

There is no requirement for re-dedication of easements.

There is no requirement for bond and assessment certificate.

There is no requirement for Board of Supervisors approval of map or an acceptance certificate.

There is no requirement for the Clerk of the Board's tax certificate.

- 1. Title Sheet.** The Title Sheet must be entirely redone.

a. The title of this subdivision will be: "AMENDED MAP OF COUNTY OF SAN DIEGO TRACT NO. ____."

b. The preamble will be shown as: "BEING AN AMENDED MAP OF COUNTY OF SAN DIEGO TRACT NO. ____, MAP NO. ____ FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON (DATE)"

"SAID AMENDED PORTIONS AFFECT LOTS ____ INCLUSIVE, COUNTY OF SAN DIEGO TRACT NO. ____."

c. "SUBDIVISION GUARANTEE PREPARED BY _____ ORDER NO. _____" (New Subdivision Guarantee will be required for the amended map.)

- d. The owner's statement will state:

"WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS DELINEATED AND EMBRACED WITHIN THE AMENDED PORTIONS OF THIS AMENDED MAP OF COUNTY OF SAN DIEGO TRACT NO. _____, THE ORIGINAL MAP HAVING BEEN FILED ON (DATE) AS FILE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA. AS SUCH OWNERS OR INTERESTED PARTIES AFFECTED BY CORRECTIONS/MODIFICATIONS TO THE ORIGINAL MAP, WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS AMENDED MAP."

"WE HEREBY ACKNOWLEDGE THE DEDICATION OF (MENTION ALL DEDICATIONS ON ORIGINAL MAP) AS ACCOMPLISHED ON THE MAP OF COUNTY OF SAN DIEGO TRACT NO. _____ MAP NO. _____, AS SHOWN ON THIS MAP WITHIN THE AMENDED PORTIONS OF THIS SUBDIVISION."

- e. List the names with signatures of all the owners and all other interested parties having an interest in the property affected by said correction or addition, ie., the trustees or beneficiaries.
- f. This will be followed by "Signature Omission Statements" of all current easement holders.
- g. Surveyor's Statement:

"I, _____ A (PROFESSIONAL LAND SURVEYOR) (REGISTERED CIVIL ENGINEER) OF THE STATE OF CALIFORNIA, HEREBY STATE THAT COUNTY OF SAN DIEGO TRACT NO. _____, MAP NO. _____ IS IN ERROR IN THAT (COURSES, DISTANCES, DESCRIPTION OF REAL PROPERTY, LOCATION OF MONUMENTS, ACREAGE) ARE (IN ERROR) (WERE OMITTED) AND ARE CORRECTED IN ACCORDANCE WITH SECTION 66469 OF THE SUBDIVISION MAP ACT. (SEE TABLE OF AMENDMENTS ON SHEET ____).

I FURTHER STATE THAT THIS AMENDED MAP WAS PREPARED BY OR UNDER THE DIRECTION AND CONTROL OF THE UNDERSIGNED (PROFESSIONAL LAND SURVEYOR) (REGISTERED CIVIL ENGINEER)."

When the amended map is the result of a map modification, use the following statement:

“I, _____ A (PROFESSIONAL LAND SURVEYOR) (REGISTERED CIVIL ENGINEER) OF THE STATE OF CALIFORNIA, HEREBY STATE THAT COUNTY OF SAN DIEGO TRACT NO. _____, MAP NO. ____ IS AMENDED IN ACCORDANCE WITH SECTION 66472.1 OF THE SUBDIVISION MAP ACT AND SECTION 81.513 OF COUNTY ORDINANCES PURSUANT TO MAP MODIFICATION APPROVED ON _____. (SEE TABLE OF AMENDMENTS ON SHEET ____).

I FURTHER STATE THAT THIS AMENDED MAP WAS PREPARED BY OR UNDER THE DIRECTION AND CONTROL, OF THE UNDERSIGNED (PROFESSIONAL LAND SURVEYOR) (REGISTERED CIVIL ENGINEER).”

h. County Surveyor’s Statement

1. “I, PHILIP J. GIURBINO, COUNTY SURVEYOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, STATE THAT I HAVE EXAMINED THIS AMENDED MAP AND HAVE FOUND THAT THE ONLY CHANGES SHOWN HEREON ARE CHANGES PROVIDED FOR BY SECTION 66469 OF THE SUBDIVISION MAP ACT.

PHILIP J. GIURBINO, P.L.S. 4424
COUNTY SURVEYOR

DATE _____.”

2. When the amended map is the result of a map modification, use the following statement:

“I, PHILIP J. GIURBINO, COUNTY SURVEYOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, STATE THAT I HAVE EXAMINED THIS AMENDED MAP AND HAVE FOUND THAT THE ONLY CHANGES SHOWN HERE ARE CHANGES PROVIDED FOR BY SECTION 66472.1 OF THE SUBDIVISION MAP ACT.

PHILIP J. GIURBINO, P.L.S. 4424
COUNTY SURVEYOR

DATE_____.”

i. Recorder’s Certificate:

“FILE NO. _____
I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS AMENDED MAP OF COUNTY OF SAN DIEGO TRACT NO. _____ FILED AT THE REQUEST OF _____ THIS __ DAY OF ____, 20__, AT __.M.

GREGORY J. SMITH,
COUNTY RECORDER

BY _____
DEPUTY

FEE: \$_____.”

2. **Map Sheets.** It should be noted that although certain sheets may not be affected by changes, all of the map sheets must be included in the Amended Map. Each sheet will contain an AMENDMENT NOTE. The sheets not affected by any changes will be labeled:

“AMENDMENT NOTE: THERE ARE NO AMENDMENTS TO THIS SHEET.”

Sheets affected by change will be labeled:

“AMENDMENT NOTE: THE AMENDMENT ON THIS SHEET IS

INDICATED BY 2 3 4 7 8

These code numbers will be delineated adjacent to the amended data on map sheet, e.g., 3 N48° 20’20”W 89.69’.

There will be other changes on the map sheets that will be required which do not come under the category of error or omission.

Items labeled on the original map as follows:

- a. “PORTION OF MELROSE DRIVE DEDICATED AND ACCEPTED HEREON”
- b. “DRAINAGE EASEMENT DEDICATED AND ACCEPTED HEREON”

- c. "OPEN SPACE EASEMENT OVERALL OF LOT 21 GRANTED AND ACCEPTED HEREON"
- d. "ACCESS RIGHTS FROM LOTS 1 THROUGH 18 IN AND TO MELROSE DRIVE RELINQUISHED AND WAIVED AND ACCEPTED HEREON"

Will show on the amended map as:

- a. "PORTION OF MELROSE DRIVE DEDICATED AND ACCEPTED ON MAP NO. _____".
- b. "DRAINAGE EASEMENT DEDICATED AND ACCEPTED ON MAP NO. ____".
- c. "OPEN SPACE EASEMENT OVERALL OF LOT 21 GRANTED AND ACCEPTED ON MAP NO. _____".
- d. "ACCESS RIGHTS FROM LOTS 1 THROUGH 18 IN AND TO MELROSE DRIVE RELINQUISHED AND ACCEPTED ON MAP NO. ____".

3. **Table of Amendments.** When changes are of a minor nature and could be clearly explained in tabular form, a Table of Amendments as shown below, which shows the change number in sequence, the sheet number affected, the data on the original map which is in error, and the new data shown on the amended map, could be added to the map sheet where the change is shown. Discuss this option with Land Development staff before map preparation to see if tables would be acceptable for your situation.

TABLE OF AMENDMENTS

Change Number	Sheet Number	Data Per Map Number _____	Changed To
1	6	N49° 00' 00" W 87.67	N48° 20' 20"W 89.69'
2	7	Lot 184 1.060 Acres	Lot 184 1.030 Acres
3	7	(Added)	$\triangle = 42^\circ 30' 00''$ R = 300' L = 222.53'
4	9	Existing Easement Granted to the County of San Diego per File/ Page No. 81-329426 Recorded February 2, 1981	Existing Drainage Easement Granted to San Diego County Flood Control District per File/Page No. 81-329426 Recorded February 2, 1981

1.403. REVERSION TO ACREAGE. Property previously subdivided by a final or parcel map may be reverted to acreage pursuant to the provisions of Sections 66499.11 through 66499.201/4 of the Subdivision Map Act.

Proceedings for reversion to acreage may be initiated by either the Board of Supervisors on its own motion or by petition of all the owners of record of the real property within the subdivision.

The owners requesting the reversion will deposit sufficient funds to reimburse the County for all costs incurred in processing the reversion to acreage map.

The procedure for preparing a map for reversion to acreage is the same as filing any other subdivision map. If the reversion is a result of a petition by the property owners within the subdivision, a tentative map showing a one lot subdivision will be filed with the Department of Public Works. If the reversion is initiated by the Board of Supervisors, there will be no tentative map required.

If any streets or easements are to remain, the map must indicate such. In practically all cases, all streets and easements are to be eliminated along with the lots to create a one-lot subdivision.

Please note that the only easements that will be abandoned by the filing of a reversion to acreage map, are public easements that were dedicated to the County or public on the map being reverted. Easements granted to non-county districts or individuals may be quitclaimed by those districts or individuals if

conditions justify this action.

Special features of this type of map are the following:

1. Title Sheet.

- a. The title of the map will be:

“MAP OF REVERSION TO ACREAGE OF COUNTY OF SAN DIEGO TRACT NO. ____.”

- b. The preamble will be shown as:

“BEING A MAP OF REVERSION TO ACREAGE OF (LOTS ____ OF) COUNTY OF SAN DIEGO TRACT NO. ____ IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. ____ FILED IN THE OFFICE OF THE COUNTY RECORDER ON (DATE).”

“FOR LEGAL DESCRIPTION OF THE BOUNDARY OF THIS REVERSION TO ACREAGE MAP, SEE (COUNTY OF SAN DIEGO TRACT NO. ____, MAP NO. ____) (CERTIFIED TITLE COMPANY DESCRIPTION ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR).”

Use the latter phrase only when a portion the original map is being reverted resulting in the need for a new metes and bounds legal description of the boundary.

- c. “SUBDIVISION GUARANTEE PREPARED BY _____, ORDER NO. _____ , (New Subdivision Guarantee will be required for the reversion to acreage map).

- d. The owner’s statement will be worded:

“WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND SHOWN WITHIN THE BOUNDARY OF THIS MAP OF REVERSION TO ACREAGE AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.”

(See Appendix Section 4.200 for notary certificate)

- e. Following will be the owner’s signature and signatures of all trustees or beneficiaries. Note that all signatures must be notarized.

- f. If the County initiates the reversion process, use the following statement instead of the owner's statement:

"PURSUANT TO SECTION 66499.12 OF THE SUBDIVISION MAP ACT AND ON MOTION OF THE BOARD OF SUPERVISORS ON _____ (NO. __), THE COUNTY OF SAN DIEGO AUTHORIZES THE PREPARATION AND RECORDATION OF THIS MAP.

COUNTY OF SAN DIEGO

BY _____
CHAIRMAN OF THE BOARD OF SUPERVISORS"

(See Appendix Section 4.200 for acknowledgement certificate)

- g. A signature omission statement will be shown, identifying the current easement holders shown in the subdivision guarantee. See Section 1.217.1 for wording. A signature omission letter is required from any utility or district holding an easement over property within the boundary of the map.
- h. The Bond and Assessment Certificate will be shown as on any other subdivision map title sheet.
- i. Surveyor's Statement will be worded:

"I, _____, A (PROFESSIONAL LAND SURVEYOR) (REGISTERED CIVIL ENGINEER) STATE THAT THIS REVERSION TO ACREAGE MAP WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (DATE) AND (DATE) AND SAID MAP IS TRUE AND COMPLETE AS SHOWN, THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN FOUND ON ONE EXTERIOR BOUNDARY LINE AS REQUIRED BY SECTION 81.404 (b) OF THE COUNTY ORDINANCE. (SEE LEGEND SHEET __).

_____(SIGNATURE)____ DATE: _____
NAME, (P.L.S.)(R.C.E.) (SEAL)
(LICENSE)(REGISTRATION) EXPIRES ____."

- j. County Surveyor's Statement:

"I, PHILIP J. GIURBINO, COUNTY SURVEYOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, STATE THAT I HAVE EXAMINED THIS REVERSION TO ACREAGE MAP OF COUNTY OF SAN DIEGO TRACT NO. _____ MAP NO. _____.

PHILIP J. GIURBINO, P.L.S. 4424
COUNTY SURVEYOR

BY _____ (SEAL)

DATE _____”

- k. There is no requirement for a Tax Bond; therefore, no tax certificate will be shown on the title sheet.
- l. Recorder’s Certificate: (Use standard certificate)
- m. Board of Supervisors’ Certificate: (Use only the wording that applies)

“I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CERTIFY THAT SAID BOARD OF SUPERVISORS AT A PUBLIC HEARING HELD ON _____, DULY FOUND THAT (STREET NAME), PORTION OF (STREET NAME), THE ACCESS RIGHTS FROM THE PORTION OF LOT ___ RESERVED FOR FUTURE STREET IN AND TO (STREET NAME), AND THE REJECTED OFFER OF DEDICATION OF (LOTS) (THE PORTION OF LOTS) RESERVED FOR FUTURE STREET, THE EASEMENT FOR OPEN SPACE OVER (LOTS) (THE PORTION OF LOTS) ___, ALL DRAINAGE EASEMENTS DEDICATED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, ALL AS DEDICATED OR GRANTED ON MAP NO. _____ HAVE NOT BEEN USED FOR STREET, OPEN SPACE, OR DRAINAGE AND ARE UNNECESSARY FOR PRESENT OR PROSPECTIVE PUBLIC PURPOSES, AND THEREFORE SAID BOARD OF SUPERVISORS HAS APPROVED THE REVERSION TO ACREAGE AS SHOWN ON THIS MAP AND HAS APPROVED THE VACATION AND ABANDONMENT OF (STREET NAME), THE PORTION OF (STREET NAME), THE RELINQUISHMENT OF ACCESS RIGHTS FROM (LOT) (THE PORTION OF LOT) _____ (RESERVED FOR FUTURE STREET) IN AND TO (STREET NAME) AND THE EASEMENT FOR OPEN SPACE OVER (LOTS) (THE PORTION OF LOTS) ___, AND HAS APPROVED THE TERMINATION AND ABANDONMENT OF THE REJECTED OFFER OF DEDICATION OF (LOTS) (THE PORTION OF LOTS) _____ RESERVED FOR FUTURE STREET, AND ACTING AS THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT HAS APPROVED THE VACATION AND ABANDONMENT OF THE DRAINAGE EASEMENTS, ALL AS DEDICATED ON MAP NO. _____ SHOWN ON THIS MAP AS (VACATED) (TERMINATED) HEREON.

THOMAS J. PASTUSZKA,

CLERK OF THE BOARD OF SUPERVISORS BY _____, DATE _____.”
DEPUTY

2. **Procedure of Survey Sheet.** The Procedure of Survey Sheet will conform to Section 1.230. of this manual.
3. **Map Sheet.** The Map Sheet will be in substantial conformance to the requirements set out in Section 1.240 of this manual. Since one lot will be created, the subdivision will be labeled “lot 1”.

The boundary corners will comply with Section 81.404(b) of the Subdivision Ordinance. If any boundary corner requires monumentation, the legend will indicate such with the appropriate symbol.

The map sheets shall show any easements being vacated with dashed lines and labeled “ _____EASEMENT (GRANTED) (DEDICATED) ON MAP _____ VACATED HEREON” and/or “PORTION OF _____ STREET OFFERED AND REJECTED ON MAP _____ TERMINATED HEREON”.

Any easements not being vacated shall be shown and labeled “EXISTING _____ EASEMENT TO REMAIN.”

For samples of Reversion to Acreage Maps, see Map No.’s 7282, 8181, 10032, 10862, 12499, 12746, 13126 and 13771.

1.500. SUBDIVISION IN BOTH CITY AND COUNTY JURISDICTIONS.

General Information:

See Section 66457(b) of the Subdivision Map Act which states that if the subdivision lies partially within two or more jurisdictions, the map shall be filed with each and be acted upon by each as provided in Chapter 3 of the Subdivision Map Act and in compliance with the Subdivision Ordinance.

Features of this type of map are as follows:

The tentative map is to be filed with each of the jurisdictions and be subject to the recommendations for conditions of approval by each.

The necessary number of prints of the final map is to be submitted to each jurisdiction for examination for compliance with the requirements of each.

The City Council will approve and sign the map prior to Board of Supervisors

action.

1. **Title Sheet.** The subdivision may have a dual title if the City requires it. The preamble will be the standard preamble for the project with the addition of “BEING IN THE CITY OF ____ AND THE COUNTY OF SAN DIEGO”.

The dedication statement will be modified as necessary. Easements to the public will be indicated as such and will be accepted by one or both of the jurisdictions depending on the location of the easement.

An open space easement, or a clear space easement in both jurisdictions, will be granted to the County and the City of _____. Any other easements that are dedicated will be directed to one or both of the jurisdictions as necessary.

There will be a dual “Bond and Assessment” Certificate whereby the certificate of the City will be immediately above the County certificate in the second column of the title sheet.

The “Acceptance Certificate” by the City Council will be immediately above the Board of Supervisors acceptance certificate in the third column.

Each of the jurisdictions will accept or reject the easements granted or dedicated within their jurisdictions.

Other city certificates and statements are to be shown as required by the city, namely:

- a. City Engineer’s statement.
- b. Planning Commission certificate.
- c. City Attorney’ certificate.
- d. Recorder’s certificate approving name for the city subdivision.

2. **Procedure of Survey Sheet.** The procedure sheet will comply with the requirements of Section 1.230. of this manual. Additionally, the City-County boundary will be labeled.

3. **Map Sheets.** The map sheets will comply with the requirements of Section 1.240. of this manual with certain modifications or additions.

- a. The City-County boundary will be labeled.
- b. Any easements being dedicated, which occupy both jurisdictions, will be independently labeled for dedication within each

jurisdiction with the provision that labeling of easement dedication within the City must conform to wording required by the City.

4. The developer's surveyor/engineer is responsible for submitting the necessary prints to the City and the County for checking and reviewing, and to satisfy each one's requirements as to procedures, map information, and compliance with each resolution of approval. When the map is ready for final processing for approval, it will be acted on by the City Council for approval with all City certificates and statements executed. The map will then be submitted to Land Development for preparation for the Board of Supervisors' action.

Reference TM 3775-1, TM 3783-1, TM 4262-1.

5. In most cases, annexation or de-annexation of the portion of the project from the City or County would eliminate the problem. In fact, it is preferable to proceed in that manner when possible. The Local Agency Formation Commission (L.A.F.C.O.) must act on this change.

1.501. CONTRACT CITY CERTIFICATES.

1. Acting City Engineer Statement.

"PURSUANT TO AN APPROVED AGREEMENT BETWEEN THE CITY OF _____ AND THE COUNTY OF SAN DIEGO, APPOINTING THE COUNTY SURVEYOR AS THE CITY SURVEYOR OF SAID CITY AND AUTHORIZING THE COUNTY TO PROVIDE SERVICES, I, (Name), COUNTY SURVEYOR, STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

PHILIP J. GIURBINO, P.L.S. 4424
COUNTY SURVEYOR

(SEAL)

BY _____
DATE _____ ."

2. Acceptance by City Clerk Certificate.

"I, _____, CITY CLERK OF THE CITY OF _____, STATE OF CALIFORNIA, HEREBY STATE THAT THE COUNCIL OF SAID CITY HAS

APPROVED THIS MAP, AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, WOODSET LANE, CAMINO DEL NORTE, AND THE ACCESS RIGHTS APPURTENANT TO LOTS 1 AND 10 IN AND TO CAMINO DEL NORTE, ALL AS DEDICATED ON SAID MAP, AND HAS ACCEPTED ON BEHALF OF THE CITY THE EASEMENTS FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES ALL AS DEDICATED ON SAID MAP.

DATED: _____ BY (CLERK'S NAME)
CITY CLERK"

3. Acceptance by City Attorney Certificate.

"APPROVED AS TO FORM.
(ATTORNEY'S NAME) BY _____, DATE _____
CITY ATTORNEY"

1.600. WAIVER OF FINAL MAP.

Parcel Map (Major Subdivision)

In lieu of filing a final map, the Resolution of Approval may specify that a parcel map may be filed pursuant to an approved tentative map, per Subdivision Ordinance Section 81.505(b). See Chapter 2 (parcel maps).

The form and content of the parcel map (major subdivision) shall be in accordance with the requirements of the Subdivision Ordinance and this Manual; however, all the conditions specified in the Resolution of Approval will be complied with in order to record the parcel map (major subdivision). It is the responsibility of the owner to provide evidence that all items have been satisfied or complied with per the Resolution of Approval.

1.601. WAIVER OF PARCEL MAP (MAJOR SUBDIVISION).

Map Waiver (See Chapter 2, Section 2.17)

Refer to Sections 81.616(c) and 81.1104 of the Subdivision Ordinance. Note: If improvements are required as a condition of approval for the project, they must be completed and approved prior to the issuance of a certificate of compliance, per Section 66426(a) of the Subdivision Map Act.

When no parcel map or final map is required, all the conditions specified in the Resolution of Approval must still be complied with prior to issuance of the certificate of compliance. It is the responsibility of the owner to provide evidence that all items have been satisfied or complied with per the Resolution of Approval.

After approval of a Resolution of Approval for a final map which specifies that the final map can be waived and that a parcel map can be waived; then it is the responsibility of the owner and/or engineer to contact Land Development in order to begin processing the map waiver.

Refer to Section 1.301.1 of this manual and comply with the items required when all public improvements are completed. If the project consists of existing apartment rentals, then comply with Section 66427.1 of the Subdivision Map Act.

Items which must, by title practice and state or local ordinance, go on the title sheet and/or map sheets are to be included with the recorded certificate of compliance on separate sheets. These items may include the condominium statement, solar statement, legal description, 180 Day Notice, and a statement consenting to the project executed by all record owners of the property and all record owners of a security interest in the property, i.e., trustee under deed of trust or the owner of the beneficial interest (but not both).

Owners and trustees can sign on one page with the following statement as a heading:

“WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND/INTEREST SUBDIVIDED BY THIS CERTIFICATE OF COMPLIANCE AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS CERTIFICATE OF COMPLIANCE.”

Subdivision guarantee and vesting deed will be submitted at the time processing is requested. In addition, the owners and/or engineer shall deposit with Land Development funds sufficient to allow processing of the project, so that a certificate of compliance can be issued.