

PARCEL

MAPS

(MINOR SUBDIVISIONS)

**CHAPTER 2
PARCEL MAPS
(MINOR SUBDIVISIONS)**

<u>Section</u>	<u>Page</u>
2.100 PURPOSE	2-1
2.101 Definition	2-1
2.102 Statutes and Requirements	2-1
2.103 Map Submittal	2-1
2.104 Map Examination	2-2
2.105 Corrections	2-3
2.106 Parcel Map Guarantee	2-4
2.107 Recordation of Parcel Map	2-4
2.108 When Parcels Can Be Legally Sold	2-4
2.200 MAP REQUIREMENTS	2-5
2.201 Legibility	2-5
2.202 Sheet Size	2-5
2.203 Parcel Map Number	2-5
2.204 Sheet Numbering	2-5
2.205 Scale	2-5
2.206 Job Number Designation	2-5
2.210 TITLE SHEET	2-6
1. Title or Legal Description	2-6
2.211 Title Interest Signatures	2-7
2.212 Acknowledgement Certificates	2-7
2.213 Owner's and Dedication Statement	2-8
1. Owners Statement	2-8
2. Public Streets	2-8
3. Access Rights	2-9
4. Private Roads	2-9
5. Flowage and Drainage	2-9
6. Public Utilities	2-10
7. Clear Space	2-11
8. Open Space	2-11
9. Noise Protection	2-12
10. Slopes and Drainage	2-13
11. Pedestrian and Equestrian Trails	2-13
12. Access Restriction	2-13
13. Height Restriction	2-14
14. Miscellaneous	2-14
15. Major Use Permit Statements	2-14

<u>Section</u>	<u>Page</u>
16. Condominium Statements	2-14
2.214 Acceptance Certificate	2-15
1. Accept All Offers	2-15
2. Reject All Offers	2-16
3. Accept and Reject	2-16
4. Flood Control/Sanitation District Certificate	2-17
2.215 Subordination Statement	2-17
2.216 Joint Use Agreement	2-18
2.217 Signature Not Required Statement	2-18
2.218 Required Certificates/Statements	2-20
1. Health Department Certificate	2-20
2. Surveyor or Engineer Statement	2-20
3. County Surveyor Statement	2-22
4. Tax Deposit Certificate	2-22
5. Recorder Certificate	2-24
2.219 Lien Contract Statement	2-24
2.230 PROCEDURE OF SURVEY	2-25
1. General Requirements	2-25
2. Legend	2-26
3. Monumentation	2-26
4. Basis of Bearings and North Arrow	2-30
5. Scale	2-30
6. Notes	2-30
7. Miscellaneous Mapping Details	2-30
8. Solar Note	2-33
9. Legend and Notes (Sample)	2-33
2.240 MAP SHEETS	2-36
1. General Requirements	2-36
2. Tables	2-36
3. Scale	2-36
4. Details	2-36
5. Parcels	2-36
6. Dimensions	2-36
7. Traverses	2-37
8. Area	2-37
9. Monuments	2-37
10. Remainder Parcel	2-37
2.241 Streets	2-38
1. Street Names	2-38
2. Street Width and Centerline	2-38
3. Vacated Streets and Street Vacation	2-39

<u>Section</u>	<u>Page</u>
4. Access Rights	2-39
5. Existing Private Road Easements	2-40
6. Private Streets	2-41
7. County Service Area Roads	2-42
8. Irrevocable Offer of Dedication (IOD)	2-43
2.242 Easements Other Than Streets	2-45
1. Flowage and Drainage	2-45
2. Public Utility Easements	2-46
3. Clear Space	2-47
4. Open Space	2-48
5. Noise protection	2-48
6. Slope and Drainage	2-48
7. Pedestrian and Equestrian Trails	2-49
8. Access Restriction Easement	2-49
9. Height Restriction Easement	2-50
10. Miscellaneous	2-50
2.243 Non-Title Information Sheet	2-50
2.250 FINAL NOTICE OF APPROVAL REQUIREMENTS	2-51
1. Access	2-51
2. Circulation Element Routes	2-52
3. Improvement of Public Easements	2-53
4. Deferral of Improvements	2-53
5. Declaration of Covenant	2-54
6. Lien Contract Procedure	2-55
7. Deferral of Improvements Procedure	2-56
8. Fire Protection	2-57
9. Utility Easements and Installation of Sewer and Water Lines ...	2-57
2.300 PARCEL MAP OF A MAJOR SUBDIVISION	2-58
2.400 CHANGES TO RECORDED MAPS	2-58
2.401 Certificate of Correction	2-58
2.402 Amended Parcel Map	2-58
1. Title Sheet	2-59
2. Map Sheets	2-62
3. Table of Amendments	2-63
2.403 Reversion to Acreage	2-64
2.500 WAIVER OF PARCEL MAP	2-64
2.600 DEFERRING PRIVATE ROAD IMPROVEMENTS ON A RECORDED PARCEL MAP TO “PRIOR TO OCCUPANCY”	2-65

- 2.100. PURPOSE.** The purpose of this chapter is to assist the surveyor/engineer in processing a Parcel Map through the Land Development Division of the County of San Diego Department of Public Works.
- 2.101. DEFINITION.** A Parcel Map is a subdivision of four or fewer parcels and is prepared in accordance with Section 66444 of the Subdivision Map Act. In addition to the four parcels, the map may also include one parcel which is designated a remainder parcel.
- 2.102. STATUTES AND REQUIREMENTS.** Parcel maps shall conform to all the following:
1. Subdivision Map Act.
 2. Professional Land Surveyor's Act.
 3. San Diego County Subdivision Ordinance.
 4. Conditions specified in the Final Notice of Approval.
 5. Requirements and guidelines specified in this manual.
- 2.103. 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 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 our microfilm records 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.

A current Preliminary Title Report dated within one year of the submittal, including an appropriate plat from a qualified title insurance company which shall include all appurtenant access easements, shall accompany each parcel map when it is initially submitted to Land Development for examination. When the County Surveyor is satisfied that the boundary and survey procedure are technically correct as shown on the parcel map, and prior to final approval of the parcel map, a parcel map guarantee from a qualified title insurance company, including a legal description of the property which agrees with the parcel map, will be requested by Land Development.

Submit copies of the vesting deed, associated deeds and any senior deeds necessary to enable a review of the procedure used to establish the boundary of the property being divided. If the Preliminary Title Report does not contain legal descriptions of easements which affect the property, copies of easement deeds for verification of location, size, and type of easement are also required.

2.104. MAP EXAMINATION. The map will be examined, and corrections and additions will be indicated in red on the check prints. Items such as questions or comments will be shown circled so as not to be confused with that data which is intended to be copied onto the map. Items that are satisfactory will be indicated in green. Since some items may be checked for correctness in several different respects, i.e., agreement with deeds, agreement with record maps, mathematical accuracy of a calculated quantity, etc., items once greened off will not be checked again.

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 FINAL NOTICE OF APPROVAL and complying with all items, including noting the date the project will expire.

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

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

The surveyor or engineer will be notified when the parcel map is ready to be returned to make the required corrections.

The parcel map may be picked up by the map maker or, with written authoriza-

tion, a representative authorized by name. The map can be mailed if written authorization is received from the map preparer and if the County is absolved of any liability for damage or loss in the mail.

2.105. CORRECTIONS. After the corrections have been made by the map maker, the original map, two new blue line prints, along with the marked up prints, checklist, and reference maps, will be returned to Land Development for re-examination. If the original map is not in a condition to be recorded (i.e., unsigned or unsealed or has stick-on lettering) it should not be submitted.

When all the errors and omissions on the map have been addressed, it will be held unsigned by the County Surveyor. Some or all of the following may still need to be satisfied:

All requirements of the Final Notice of Approval have been fulfilled.

Required improvements must meet the approval of and be accepted as completed by the Construction Inspection Section of the Department of Public Works. When the improvements are completed, it is the responsibility of the subdivider to request the Construction Inspection Section to inspect the improvements. In cases where improvements are within the public right-of-way, security documents will be prepared by Land Development. The improvement plans must be approved and the print package submitted prior to completion of the security documents. The documents are to be signed and notarized, and returned along with the appropriate security, inspection deposit and soils lab deposit to Land Development. When the Board of Supervisors has approved the secured agreement, all requirements of the Final Notice of Approval have been met and the parcel map is complete, Land Development will transmit the map to the County Recorder for recording.

The following fees and/or deposits shall be posted with Land Development as required:

- Parcel map review deposit.
- Improvement plan review deposit.
- Improvement inspection deposit.
- Clerk of the Board of Supervisors processing fee.
- Recorder's filing fee.
- Flood control fee, when required.
- Public Works Trust Fund, when required.

Fees and deposits identified in the Final Notice of Approval are required to be paid to the Department of Public Works with a check made payable to the County of San Diego.

All deficits from improvement plan checking, construction inspection, and parcel map checking must be paid prior to recordation of the parcel map.

- 2.106. PARCEL MAP GUARANTEE.** The parcel map guarantee shall insure that the parties named therein are the only parties having any record title interest in the land being subdivided and that all record easements upon the property are included. The easements will be shown on the parcel map.

No more than 10 working days prior to recordation of the parcel map, the guarantee shall be updated to verify current ownership and that no new encumbrances have been added.

- 2.107. RECORDATION OF PARCEL MAP.** When all the requirements have been fulfilled by the subdivider, the County Surveyor or his authorized agent, will sign the parcel map and transport it to the Clerk of the Board of Supervisors for verification and endorsement of future taxes (between January 1 and September 30) or directly to the County Recorder's Office (between October 1 and December 31).

- 2.108. WHEN PARCELS CAN BE LEGALLY SOLD.** After recordation any parcel, except a remainder parcel, may be legally sold. A remainder parcel may be sold only after a Certificate of Compliance is approved by the Department of Planning and Land Use and is recorded.

2.200 MAP REQUIREMENTS.

- 2.201. 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.
- 2.202. 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 1/8 inch border shall remain outside the trim line.
- 2.203. PARCEL MAP NUMBER.** The words "PARCEL MAP NO. _____" shall be shown in heavy lettering in the upper right corner of the map and shall be placed within the one inch space between the trim line and the margin line. There shall be a minimum 3½ inch space to the right of the words "PARCEL MAP NO."
- 2.204 SHEET NUMBERING.** The sheet number and total number of sheets shall be shown in the upper right-hand corner inside the margin line of each sheet in the following manner: "SHEET __ OF __ SHEETS". The title sheet shall be "SHEET 1 OF __ SHEETS".
- 2.205 SCALE.** Please pick a map scale which will allow for a **minimum** of details and tabular data. Keep in mind that all easements must be shown clearly on the map when you pick your map scale.
- 2.206 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.

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

Land Development will require evidence from the subdivider 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 Parcel Map 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 Parcel Map Title Sheet shall be followed as to format, particularly in regard to the wording and location of the various certificates on the sheet. (See Appendix Section 4.600). If it appears necessary to deviate from the Standard Title Sheet, Land Development 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, sheet numbering, etc., as specified in Section 2.200 of this manual, and shown in Appendix Section 4.600.

1. Title or Legal Description. In the upper center portion of the title sheet and inside the heavier margin line, a brief description of the property being surveyed shall be shown similar to the following example:

“PARCEL MAP OF A PORTION OF (SECTION 12, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SBM,)(LOT 11 BLOCK 17 OF BOSTONIAACRES EXTENSION, MAP 1856,) COUNTY OF SAN DIEGO, CALIFORNIA.

Fractional sections and government lots should be referred to as such. The smallest, most recent subdivision reference should be used, e.g., “SW ¼ SW ¼ Sec. 1” instead of “a portion of Sec. 1”, etc.

A Parcel Map Guarantee is required to verify the parcel map boundary. The following note should follow the legal description:

“PARCEL MAP GUARANTEE ISSUED BY (TITLE COMPANY NAME)
ORDER NO. _____ ON (DATE).”

If the parcel map boundary is the result of one of the following, the appropriate notation should be made following the title or legal description:

“SEE DIVISION OF LAND PLAT _____ APPROVED _____”

“SEE BOUNDARY ADJUSTMENT PLAT _____ APPROVED _____”

“SEE BOUNDARY ADJUSTMENT PLAT _____ FILED UNDER CERTIFICATE OF COMPLIANCE RECORDED _____ AS DOC. _____ O.R.”

“SEE CERTIFICATE OF COMPLIANCE DOC. _____ REC. _____”

“SEE VARIANCE _____ APPROVED _____”

- 2.211. 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)

If there is a Trustee/Beneficiary, use the following statement:

“_____, A CALIFORNIA CORPORATION, AS (TRUSTEE) OR (BENEFICIARY) UNDER THAT CERTAIN DEED OF TRUST RECORDED AS _____ OF OFFICIAL RECORDS.

BY _____ BY _____
(Print name and title) (Print name and title)

- 2.212. 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 parcel maps shall be signed in black per-

manent 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 Parcel Map Title Sheet shown in Appendix Section 4.600 for location of these certificates.

2.213. OWNERS AND DEDICATION STATEMENT. (Subdivision Map Act Section 66430 and Subdivision Ordinance Section 81.808) All offers of dedication within the boundary of the parcel map will be made by statement on the title sheet. Dedications may include, but are not limited to, public road, flowage, drainage, drainage access, open space, clear space, access relinquishment, equestrian trails, sewer, water, and public utilities. The wording of this statement is closely related to the type of subdivision and the dedication requirements in the Final Notice 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 before submitting the parcel map.

Offers of dedication lying outside the boundary of the map (offsite) will be made by separate document prior to recording the map, and the recording data will be shown on the map. Contact the Real Property Division of the Department of General Services for the procedure.

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. Owners Statement. This statement will begin with the ownership statement in the upper left corner of the title sheet followed by any dedication statements required for the land division.

All owners having fee title interest to the property being divided shall sign the map, following the dedication statement.

If dedications are required, the map must also be signed by either the trustee or beneficiary of each trust deed encumbering the property. These signatures will follow the fee owner signatures.

“I (WE) HEREBY STATE THAT I AM (WE ARE) THE OWNER(S) OF OR AM (ARE) INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND I (WE) CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.”

2. Public Streets.

"I (WE) HEREBY DEDICATE TO THE PUBLIC (STREET NAME) FOR USE AS A STREET AS SHOWN ON SAID MAP TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY."

3. Access Rights.

- a. "I (WE) HEREBY RELINQUISH AND WAIVE THE ACCESS RIGHTS FROM PARCEL _____ AND PARCEL _____ IN AND TO (STREET NAME) (EXCEPT AT ACCESS OPENINGS NO. _____ AND _____) AS SHOWN ON SAID MAP."
- b. "I (WE) HEREBY RELINQUISH AND WAIVE THE ACCESS RIGHTS FROM PARCEL _____ AND PARCEL _____ IN AND TO (STREET NAME) (THAT EASEMENT) SHOWN AS DEDICATED AND REJECTED ON THIS MAP (EXCEPT AT ACCESS OPENINGS NO. _____ AND _____) AS SHOWN ON SAID MAP"

4. Private Roads. Access by private road easement to an individual parcel or an entire project, must comply with Subdivision Ordinance Section 81.703 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, 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) TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED _____ AS DOC. NO. _____."

See Appendix Section 4.300 for sample Private Road Maintenance Agreement.

5. Flowage and Drainage.

a. Flowage Easements:

“I (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 EASEMENTS 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, ITS SUCCESSORS AND ASSIGNS.”

b. Drainage Easements:

“WE HEREBY DEDICATE TO THE (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) (COUNTY) THE DRAINAGE EASEMENTS ALL AS SHOWN ON SAID MAP.”

c. Drainage Access Easement:

“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.”

If the drainage access easement and/or drainage easement is not to be accepted, then it shall be granted to the County of San Diego.

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 County 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.

- 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.

“WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT OVER, UPON, AND ACROSS THE PORTION OF PARCEL(S) ____ 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.**

“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) PARCEL(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.

“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 (C N E L) EQUAL TO SIXTY (60) DECIBELS.

- a. 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.

- b. 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.
- c. 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.

“I (WE) HEREBY DEDICATE TO THE PUBLIC THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE EXISTING RIGHT-OF-WAY.”

11. Pedestrian and Equestrian Trails. When dedication of an easement for pedestrian and equestrian purposes is required by the Final Notice 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 PARCELS _____ 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 PARCEL(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 parcel or parcel(s), the Department of Planning and Land Use may require dedication of a height restriction easement. The Final Notice of Approval will state the reason and height limits.

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

- 14. Miscellaneous.** Miscellaneous dedications are as a result of specific Final Notice requirements.

“... AND AN EASEMENT FOR PUBLIC VEHICULAR PARKING OVER ALL OF PARCEL __ ...”

- 15. Major Use Permit Statement.** 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 Parcel Map. In these cases, a note will be added to the dedication statement, as follows:

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

“THIS PARCEL MAP 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 parcel map 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 PARCEL MAP 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 PARCEL MAP 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

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

2.214 ACCEPTANCE CERTIFICATE. Acceptance or rejection of public dedications will be by certificate on the title sheet. The Director of Public Works will sign on behalf of the Board of Supervisors. Flowage, drainage, and drainage access will be accepted or rejected by the Director of Public Works, on behalf of the Flood Control District or Board of Supervisors as appropriate.

Rejected offers will remain open and may be accepted at any later date by the Board of Supervisors.

It is not necessary nor desired that each item dedicated be repeated in the acceptance certificate; however, each item accepted or rejected should be clearly noted and called out on the map at the appropriate location.

Non-County utility easements which have approved dedication and acceptance certificates will be accepted by separate certificate executed by the utility company and notarized. See Appendix Section 4.400 for approved acceptance certificates.

1. Accept All Offers:

“THIS IS TO CERTIFY THAT, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTED MARCH 20, 1979, THE DIRECTOR OF PUBLIC WORKS, ACTING ON BEHALF OF THE BOARD OF SUPERVISORS, HAS ACCEPTED, ON BEHALF OF EACH OFFEREE AND GRANTEE EACH OFFER OF DEDICATION, GRANT AND WAIVER OF RIGHTS (EXCEPT AT ACCESS OPENINGS NO. 1 AND NO. 2) AS SET FORTH ON THIS MAP, SUBJECT TO IMPROVEMENTS, IF ANY.

JOHN L. SNYDER
DIRECTOR OF PUBLIC WORKS

BY:
FOR DIRECTOR OF PUBLIC WORKS
DATE: _____”

2. Reject All Offers:

“THIS IS TO CERTIFY THAT, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTED MARCH 20, 1979, THE DIRECTOR OF PUBLIC WORKS, ACTING ON BEHALF OF THE BOARD OF SUPERVISORS, HAS REJECTED, ON BEHALF OF EACH OFFEREE AND GRANTEE, EACH OFFER OF DEDICATION, GRANT AND WAIVER OF RIGHTS AS SET FORTH ON THIS MAP.

NOTE: SECTION 66463 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER OF DEDICATION SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE COUNTY.

JOHN L. SNYDER
DIRECTOR OF PUBLIC WORKS

BY:
FOR DIRECTOR OF PUBLIC WORKS
DATE: _____”

3. Accept And Reject:

“THIS IS TO CERTIFY THAT, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTED MARCH 20, 1979, THE DIRECTOR OF PUBLIC WORKS, ACTING ON BEHALF OF THE BOARD OF SUPERVISORS, HAS ACCEPTED, ON BEHALF OF EACH OFFEREE AND GRANTEE, EACH OFFER OF DEDICATION, GRANT, OR WAIVER OF RIGHTS (EXCEPT AT ACCESS OPENINGS NO. 1 AND NO. 2) AS SET FORTH ON THIS MAP AND SHOWN AS ACCEPTED, SUBJECT TO IMPROVEMENTS, IF ANY; AND HAS REJECTED, ON BEHALF OF EACH OFFEREE AND GRANTEE, EACH OFFER OF DEDICATION, GRANT OR WAIVER OF RIGHTS SHOWN AS REJECTED ON THIS MAP.

NOTE: SECTION 66463 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER OF DEDICATION SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE COUNTY.

JOHN L. SNYDER
DIRECTOR OF PUBLIC WORKS

BY:
FOR DIRECTOR OF PUBLIC WORKS
DATE: _____”

4. Flood Control/Sanitation District Certificate.

The following certificate may be added to **1** or **3** above as appropriate and will be located following the standard acceptance certificate and prior to the signature:

“THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE DEDICATION TO THE (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) OR (____ SANITATION DISTRICT) AND AS SHOWN ON THIS MAP IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS, IF ANY, BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE BOARD OF DIRECTORS OF THE (SAN DIEGO COUNTY FLOOD CONTROL DISTRICT) OR (____ SANITATION 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.”

2.215 SUBORDINATION STATEMENT. Public utilities or public entities having easements within that portion of the property being offered for dedication for public roadway purposes as a condition of approval, and accepted by the Board of Supervisors, shall subordinate to said offers of dedications. The easements will be plotted and noted on the map sheet. The subordination statement shall, if possible, be placed in the first or second column of the title sheet. It shall be signed and notarized.

If the offer is solely a “slope” easement, or if it is a rejected offer, subordination will not be required.

When the utility easement is acquired after the issuance of the Final Notice of Approval, or when the road easement is being offered and accepted on the parcel map, the following statement is used:

“THE UNDERSIGNED, (UTILITY NAME) HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF AN EASEMENT RECORDED ____, PER F/P NO. _____ 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 _____”

The statement shall be signed and notarized.

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

2.216 JOINT USE AGREEMENT. (See Section 1.216 and Appendix Section 4.300) Those utility easements which are defined in Section 81.102.10.1 of the Subdivision Ordinance as major transmission facilities, mains and lines may substitute a Joint Use Agreement Statement in lieu of the subordination statement. The easement shall be plotted and noted on the map. The Joint Use Agreement statement shall be placed on the title sheet, signed and notarized. Those utility easements which contain facilities of a lesser capacity than is defined in Section 81.102.10.1 must be authorized by the Final Notice of Approval to employ a Joint Use Agreement in lieu of the subordination statement.

2.217 SIGNATURE NOT REQUIRED STATEMENT. Sections 66445(e) and 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 in the signature not required statement.

Shown below are the most commonly used signature omission statements. Note that signatures may be omitted if their names and the nature of their respective interests are shown on the map.

1. “THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS 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 FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. (NAME OF EASEMENT HOLDER) PER DOC. NO. _____
REC. _____

2. (NAME OF EASEMENT HOLDER) PER DOC. NO. _____
REC. _____”

2. “THE SIGNATURE OF _____, OWNER(S) OF AN EASEMENT RECORDED _____ AS _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY HAS 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 SIGNATURE IS 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 WHICH BY REASON OF CHANGED CONDITIONS, 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, a letter is still needed 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, however a letter is not 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 _____”

2.218 REQUIRED CERTIFICATES/STATEMENTS.

1. **Health Department Certificate.** The certification of the Health Department may be placed on any sheet, where space is available, except the non-title sheet. The wording shall be the same as that shown on the tentative parcel map and approved by the Department of Environmental Health. The date, name or names shown in the Health Department certificate on the tentative parcel map shall be printed on the parcel map by the surveyor or engineer. The certification will be titled “Health Department Certificate, HDPM _____.”
2. **Surveyor/Engineer Statement.** This statement shall be located directly below the sheet number in the upper right corner of the title sheet. The following information shall be shown and is a part of the statement:

The name of the person(s) authorizing the survey shall be the owner(s) and must be shown i.e., “at the request of (owner)”. The owners names shall

be the same as shown on the tentative map or an approved successor-in-interest statement from the Department of Planning and Land Use will be required.

A professional land surveyor or registered civil engineer authorized to practice land surveying is to sign the statement and affix his seal.

- a. Use the following statement when all monuments are completed prior to the map recording.

“THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF (name of person authorizing map) ON (date), AND ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

(signature)
(L.S.)(R.C.E.) No. _____ (Seal)
My (License)(Registration)
Expires _____”

- b. Use the following statement when boundary monuments are completed prior to the map recording, but interior monuments are deferred.

“THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF (name of person authorizing map) ON (date), AND THE MONUMENTS ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP (prior to specific date or completion of an event, as approved by the County Surveyor), AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET NO. _____).

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CON-

FORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

____ (signature)
(L.S.)(R.C.E.) No. ____ (Seal)
My (License)(Registration)
Expires _____”

- 3. **County Surveyor Statement.** The statement shall be located directly below the surveyor or engineer statement and is required by Section 66450 of the Subdivision Map Act and Section 81.806 of the Subdivision Ordinance.

Note that the County Surveyor Statement will not be signed until all parcel map corrections have been made, improvement plans have been approved, improvements are completed, and verification from inspection has been received, all items of the Final Notice of Approval have been complied with, all fees have been posted, and the necessary surety and agreement forms have been executed and approved by the County Board of Supervisors.

“I, PHILIP J. GIURBINO, COUNTY SURVEYOR OF SAN DIEGO COUNTY, STATE THAT THIS MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH. THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

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

_____ (Seal)

DATE _____”

- 4. **Tax Deposit Certificate.** [Gov. Code Section 66493(a); Co. Code Section 81.507(b); 81.710; Revenue and Taxation Code Section 2192] This certificate is waived for most parcel maps per section 81.710, but, if applicable, shall be located directly below the County Surveyor Statement and will be signed by the Clerk of the Board of Supervisors

after the map has been submitted to the Clerk's office. Use the following certificate if map records between January 1 and September 30, of each year, and future taxes are required to be secured, or when supplemental taxes are required to be secured.

"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 SPECIAL ASSESSMENTS 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 California Government Code 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 Redemptions 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 parcel map during this time frame. Note that the Redemptions 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 hand corner of the title sheet. The recording fee is to be paid when first submitting the parcel map for examination. Make checks payable to the County of San Diego.

“FILE NO. _____
FILED THIS ___ DAY OF ____, 20___, AT ___ M. IN BOOK OF PARCEL
MAPS AT PAGE ___ AT THE REQUEST OF (Surveyor’s or Engineer’s
Name)

GREGORY J. SMITH
COUNTY RECORDER

BY _____ FEE _____
DEPUTY COUNTY RECORDER”

- 2.219 **LIEN CONTRACT STATEMENT.** The following statement must be signed by the Chairman of the Board of Supervisors when the County holds a lien on the property because of deferred drainage fee or other reasons which may ripen into fee title.

“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 the acknowledgment used by the Clerk of the Board of Supervisors to witness the Chairman’s signature.

2.230 PROCEDURE OF SURVEY

1. **General Requirements.** A procedure of survey may not be necessary for a parcel map if the property being divided is a parcel of a previously recorded parcel map or a lot on a recently recorded final map. In these cases, the following information may be shown on the map sheets. If in doubt, please consult with Land Development before drafting your map.

The procedure of survey shall show the general plan of the land division 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 ownerships by recorded deed may be required. It shall show legal access to the parcel map 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 land division; 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 parcel map shall be indicated. Bearings and distance ties to monuments shall be shown in all cases.

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.

In the rare case where there are more than two map sheets (excluding the title sheet 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 single line vicinity map shall be shown in order to locate the survey relative to existing streets, roads, highways and subdivisions. Show the approximate configuration of the boundary of the map (labeled "SITE"). Also

show the relationship to and name of any community area. Indicate approximate distance, and label legal access to nearest publicly maintained road. Orient site by using north arrow. (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. It shall be located in the upper right corner of the map sheet and below the sheet number. 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 2.230.9)
- c. Explain in a note any special conditions which affect the procedure of survey for the map.
- d. Use explanatory notes concerning interior parcel monumentation in lieu of symbols. (Section 2.230.9)
- e. Indicate symbols for City-County boundary. (Section 2.230.9)
- f. Monuments. Every parcel map shall show monuments which shall be set by a professional surveyor or registered civil engineer authorized to perform boundary surveys, and shall comply with Sections 81.404 and 81.711 of the Subdivision Ordinance. The symbols shown on 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. (See Section 2.230.9.)

A symbol is required to be shown for all monuments being set and/or deferred on the exterior boundary of the parcel map per Section 81.404(a)(1). A symbol shall be shown at each interior parcel corner per Subdivision Ordinance Section 81.404(a)(2).

3. Monumentation. Refer to Sections 81.404 and 81.711 of the Subdivision Ordinance for minimum requirements for monumentation. Monuments set or found and used shall be permanent and not less than one of the following types of monuments:

Three-fourths inch (¾") iron pipe at least eighteen inches (18") long.

One half inch (½") diameter steel rod at least eighteen inches (18") long.

Lead plug and copper identification disc set in concrete sidewalk or curb or in existing natural rock formation.

All other monuments and their installation shall conform to the San Diego County Standards.

When a monument of record is found and used by the surveyor or engineer, and is less than one of the above, it shall be referenced and replaced by a permanent monument.

- 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 surveyor or civil engineer per Section 8772 of the Land Surveyors Act.

All 2 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 parcel map or as the parcel map is modified by a Certificate of Correction.

Monuments set should be fully described. Either callouts 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 indicated as found, per field survey, should be compared with 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's 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 parcel map for monument verification.

Label “No Record” monuments as to type, size, disc and surveyor/engineer’s 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, used and accepted as control for the survey 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 parcel map. Before retagging an onsite monument, the monument itself must meet the requirements of Section 81.404 of the Subdivision Ordinance.

- b. Monument Deferral. Section 81.404(e) requires all monuments to be set prior to the approval of the parcel map, unless the setting thereof is deferred in accordance with Section 66496 of the Subdivision Map Act. (See Section 2.218.2 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, except that monumentation of the exterior boundary of a remainder parcel need not be placed or shown on the parcel map if such parcel has a gross area of five acres or more.

The exterior boundary of the parcel map 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 intervisability 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 Section 81.404 of the Subdivision Ordinance is found, such monument may be used in lieu of setting a new monument, and the description of the monument and record data shown on the parcel map.

All interior parcel corners, including the beginning and ending of all curves, shall be monumented with permanent monuments set per

Subdivision Ordinance Section 81.404.

A reference monument may be acceptable in lieu of a monument being set at the true corner, in the event it is not feasible to set a boundary or parcel corner. Check with Land Development.

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. This procedure will prevent having "non-tangent" curves for lots adjacent to existing road right-of-way. See Section 1.230.3d for example.

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. 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.** The basis of bearings should be placed below the legend. 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.

Each sheet shall show a north arrow which 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.** The scale of the parcel map shall be large enough to show information clearly, and enough sheets shall be used to accomplish this; however, each parcel must be shown in its entirety on a single sheet. 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. **Notes.** Any special notes should be placed below the basis of bearings. This includes the access note, surveyor's or engineer's note, or any other note that pertains to the map. These notes may be placed elsewhere if space is not available; however, they should be combined and arranged for clarity and continuity.

7. **Miscellaneous Mapping Details.**

- a. The boundary of the parcel map 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 parcel lines.

- b. The position of the property shall be clearly demonstrated on the parcel map by showing adjoining lot and parcel lines, subsection lines, section lines, township lines, range lines, rancho lines, park boundaries, city-county boundaries, and other clearly identified lines. These shall be shown by light, broken lines (except that existing public street sidelines shall be shown as light solid lines) and labeled on the map. All section and subsection corners shall be identified.

Adjoining recorded maps and records shall be shown. Adjoining deed or record of survey lines should be shown only if properly identified. Subdivision names and map numbers, parcel maps, records of survey, miscellaneous surveys and miscellaneous maps in the area should be shown in dashed or phantom letters.

Sufficient ties are needed to locate the survey with relation to surrounding maps.

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. The index shall be shown on all sheets of the map.
- f. The parcel map shall conform substantially to the approved tentative parcel map. The parcel layout and dimensions may not be changed when individual septic systems are proposed without substantial con-

formance from DPLU and approval from the Department of Environmental Health. When changes are made in parcel design, the surveyor or engineer must submit the new design to the Department of Planning and Land Use for approval or amendment allowing the change. Parcels must be given the same number as that shown on the tentative parcel map unless the Department of Planning and Land Use authorizes or directs a change. Each parcel shall be shown entirely on at least one sheet.

- g. The parcel map and the improvement plans shall agree with respect to street names and alignment; centerline monuments; easement types, sizes and locations.
- h. 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.
- i. Map dimensions must be ground distances. See Section 81.811 of the Subdivision Ordinance.
- j. 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 re-examination. Corrected traverse tapes are to be provided.
- k. The sum of the parts on any line must equal the total.
- l. The parcel 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 parcel map for any 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.

- m. When necessary, to obtain a clear and complete parcel map, additional information not covered in this manual will be required.
- n. Acceptable ways of expressing a deed number:
 1. June 30, 1950, Doc. 124360.
 2. Deed Book No. _____, Page _____, (date), File No. _____.
 3. Book 2950, Page 266, Deeds, O.R., or other O.R. 1950, Page 266.
 4. June 1, 1960, F/P _____
 5. Doc. No. 75 _____, (date).

- 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. **Legend and 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

Set street survey monument marked _____ per San Diego Area Regional Standard Drawing M-10 and M-13.

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.

XXXXX City-County Boundary.

() Per deed recorded ____ as ____.

Notes: (Explain any special conditions shown on map.)

“SEE CERTIFICATE OF CORRECTION DOC. NO. _____
REC. _____.”

“THE COMBINED SCALE FACTOR AT STATION _____ IS
_____. GRID DISTANCE = GROUND DISTANCE X COMBINED
SCALE FACTOR.”

“ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT
DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.”
(Use if appropriate)

“ALL BEARINGS AND/OR DELTAS SHOWN WITHOUT SECONDS
REPRESENT THAT BEARING TO ZERO SECONDS.” (Use if
appropriate)

“ALL BEARINGS SHOWN AS CARDINAL (I.E., NORTH, SOUTH, EAST,
WEST) REPRESENT THAT BEARING TO ZERO MINUTES AND ZERO
SECONDS.” (Use if appropriate)

- a. Monuments set should be fully described. Either callouts on the face of the map or symbols with notation in the legend may be used. Define all abbreviations used on the map. Be sure that the diameter and the length of the monument is shown in the description.
- b. Monuments found according to recorded maps should be described. This can be done by callout on the face of the map or by symbol with notation in the legend. Monuments indicated as found should be compared with maps in the area to see that callouts are in agreement with maps. While it is desirable to have all map numbers indicated, if there are too many to list, the first and last numbers, and any others necessary for clarity, shall be shown. Size, type of monument, and surveyor/engineer number according to Map No. is sufficient.
- c. Monuments found which do not appear on any recorded map should

be fully described. Callout on the face of map or a symbol with notation in the legend is satisfactory. Callout should show type, size and surveyor/ engineer number, if any. Such monuments should be labeled “NO RECORD” and “ACCEPTED HEREON AS” (describe callout location) if they are controlling locations on map or survey. The description should cite the most basic control, i.e., current deed calls to a corner of an older deed of aliquot part of a section.

2.240 MAP SHEETS

1. **General Requirements.** The map sheet is that sheet or sheets which actually show the land division. It may be combined with the title sheet or procedure of survey sheet provided legibility remains sufficient for micro-filming. This will be determined by Land Development.
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 parcel sizes are one acre or less. For maps with parcel 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. **Parcels.** All lettering shall be legible. Parcel numbers shall be clear numbers with no circles or designs around them. Each parcel shall be shown in its entirety on one sheet. An exception may be granted in an unusual "open space" type of parcel. Parcels with net acreage of one acre or more shall show gross and net acreage to two or three decimal places adjacent to the parcel number.
6. **Dimensions.**
 - a. The bearing and length of each parcel 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 parcel corner on each curve, unless

the parcel line is radial. The central angle of each segment within each parcel 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 the parcel and/or boundary line 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 bearing ties, boundary of parcel map, parcels, 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 parcels must meet or exceed the zoning requirement for area. All areas shown on the parcel 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 Procedure of Survey (See Section 2.230.3).
10. **Remainder Parcel.** (Subdivision Map Act Section 66445(d)(2), Subdivision Ordinance Section 81.810) The following note is to be shown on the same sheet as the Remainder Parcel. It should be placed inside the parcel if there is sufficient room or as close as possible to it if not.

PRIOR TO SALE OF THE REMAINDER PARCEL, 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 its source need be shown on each line of a remainder parcel, if such parcel has a gross area of five acres or more, unless all parcel lines of a remainder parcel were measured.

2.241 STREETS

1. Street Names.

The name or number of every street, along or within the boundary of a minor subdivision, shall be shown in bold lettering on each sheet of the parcel map on which the street appears.

All street names or numbers 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. The complete street name shall be shown. No abbreviations will be permitted. When the Final Notice of Approval requires street names to be shown for private streets, the street names shall be submitted to the Street Name Coordinator for approval. When approved, the Street Name Coordinator will provide a memo to Land Development indicating the approved street names.

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

Public streets being dedicated on the map shall be identified by the following note:

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

If the public has no easements of record over a publicly maintained road, the subdivider will be required to offer and the County will accept, a 60-foot wide dedication 30 feet on each side of centerline over that portion within the subject property. The width of the portion of street being dedicated and the widths on each side of the established centerline shall be shown.

When the sidelines and width of a publicly maintained road are shown, for which there are no known recorded easements, and the road provides access to or through the subject property, add the following note:

“ACCESS TO AND THROUGH SUBJECT PROPERTY IS BY VALLEY CENTER ROAD. ONLY PORTIONS OF VALLEY CENTER ROAD ARE KNOWN TO HAVE EASEMENTS OF RECORD DEDICATED TO THE COUNTY OF SAN DIEGO FOR ROADWAY PURPOSES. WHERE RIGHT-OF-WAY WIDTHS ARE NOT SPECIFIED BY EXISTING EASEMENTS, RIGHT-OF-WAY WIDTH OF ___ FEET IS ASSUMED.”

Sidelines of existing private easements, proposed private road easements, irrevocable offers to dedicate to the County, and public utility easements shall all be shown as light dash lines, i.e.,

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

Any street, road, or portion of street or road with easements previously granted to the County for such purposes shall show the recording data in or near the street as follows:

“EXISTING EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR ROADWAY PURPOSES, PER DOC. NO. _____, RECORDED _____”.

3. **Vacated Streets and Street Vacations.** All street vacations not done on the map must include the public hearing process and the public utility franchise rights. Thus, street vacations are to be processed through the Department of Public Works (DPW), unless an alternate method pursuant to Section 66445(j) or a merger and resubdivision per Section 66499.20½ of the Subdivision Map Act is followed. Contact DPW 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 ON _____)”.

4. **Access Rights.**

- a. **Eliminate Double Frontage Lots.** When access rights are to be relinquished from certain parcels into a street, in order to comply with Sub-

division Ordinance Sections 81.701 and 81.401(g), the right-of-way line along the portion of the parcel where access is being relinquished shall be hachured and the notice referenced to that line. See Section 1.241.4a for example.

- b. Portion of Parcel 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 parcel to the portion of the parcel reserved for future street and from the portion of the parcel to the existing street. See Section 1.241.4b for 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. See Section 1.241.4c for example.
- d. Accept 1 Foot Strip. When a public or private road easement abuts a previously rejected portion of a lot reserved for future street on a recorded map and this public or private road easement will provide the access to the parcels being created, the reserve strip shall be shown as a dashed line and a note placed on the map and worded as follows:

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

See Section 1.241.4d for example.

The Director of Public Works will, prior to the transmittal of the parcel map for recording, request the Board of Supervisors to accept any “one-foot strip” street reservations which are shown on previous subdivisions and are necessary to provide access to the parcel map. The “one-foot strip” will only be accepted by the Board after the developer has either improved it to county standards or secured the construction of the improvements.

- 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. See Section 1.241.4e for example.

5. Existing Private Road Easements. All existing private road easements shall be delineated on the parcel map and dimensioned with ties to parcel and boundary corners. Private road easements affect net area and are

subtracted from gross area.

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

In certain cases a private road and public utility easement provides access to the parcel map from a publicly maintained road. Label said 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. If the street is not a dedicated public street but is a private road easement known as, e.g., “LOIS AVENUE”, then the following statement shall appear within the right-of-way of said easement:

“EXISTING PRIVATE ROAD EASEMENT KNOWN AS LOIS AVENUE PER DOC. NO. _____ DATE _____.”

Only private streets which have no official name from the Department

of Planning and Land Use should be labeled “KNOWN AS”.

Arrows should be used to demonstrate right-of-way limits of private road easements.

Existing streets outside the subdivision boundary but adjacent thereto shall be shown with the existing verified street name shown for each street. 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.

- b. When the Final Notice of Approval requires that a private road easement be shown within the land being subdivided and whether or not there are easements of record known to exist, then the following note shall be shown:

“PROPOSED (STATE WIDTH WHEN CONSTANT) PRIVATE ROAD AND UTILITY EASEMENT”.

Arrows should be used to demonstrate right-of-way limits of the private road easement. Section 81.805 of County Subdivision Ordinance requires that proposed private road easements be delineated on the parcel map and the easements as delineated be conveyed to subsequent purchasers of the parcels created. A note shall be placed following the access statement if applicable on each map and worded as follows:

“IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP”.

- 7. **County Service Area Roads.** There have been misunderstandings regarding CSA roads being used as access to parcel maps. While CSA roads are maintained by private contract, they are declared public roads by the Board of Supervisors and are therefore acceptable as public access whether the subject property is or is not a participating member of the County Service Area. This only applies to those roads named in the CSA and declared public by Board action. All other roads within the boundaries of a County Service Area remain private and, as such, will require valid easements in order to be used for access between subject property and CSA roads. 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.

“ACCESS FROM BURMA ROAD, WHICH IS A COUNTY MAINTAINED ROAD (EAST OF LUNETTA LANE), TO THE BOUNDARY OF SUBJECT PROPERTY IS BY A ROAD OPEN TO PUBLIC USE AND MAINTAINED BY THE MORRO HILLS COMMUNITY SERVICES DISTRICT. SAID ROAD IS THAT PORTION OF BURMA ROAD, WESTERLY OF AND CONTIGUOUS WITH THAT PART MAINTAINED BY THE COUNTY OF SAN DIEGO. SAID ROAD IS A MINIMUM OF 40 FEET WIDE AND FOR THE BENEFIT AND USE OF THE PROPERTY BEING SUBDIVIDED. SEE LETTER DATED FEBRUARY 1, 1980, FROM THE MORRO HILLS COMMUNITY SERVICES DISTRICT ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS.”

“ACCESS FROM ____ WHICH IS A PUBLICLY MAINTAINED ROAD, TO THE BOUNDARY OF SUBJECT PROPERTY, IS BY PRIVATE ROAD EASEMENT RECORDED _____ AS DOC. NO. _____ AND BY A PORTION OF _____ ROAD WHICH IS MAINTAINED UNDER PROVISIONS OF COUNTY SERVICE AREA _____. SAID ACCESS IS A MINIMUM OF _____ WIDE AND IS FOR THE BENEFIT AND USE OF THE PROPERTY BEING DIVIDED.”

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. In addition, the following note is to be shown on each map sheet:

“IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE INSUR-
ABLE ACCESS AND PUBLIC UTILITY EASEMENTS TO EACH
PARCEL CREATED BY THIS MAP. ACCESS FROM
_____ WHICH IS A PUBLICLY MAINTAINED ROAD
TO THE BOUNDARY OF SUBJECT PROPERTY IS BY PRIVATE
ROAD EASEMENT F/P NO. _____ RECORDED
_____. SAID ACCESS IS A MINIMUM OF 40 FEET WIDE
AND IS FOR THE BENEFIT AND USE OF THE PROPERTY BEING
DIVIDED.” (Additional notes may be required.)

2.242. 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 any improvement plans, and tied to the parcel lines and/or subdivision monumentation.

Where the easement is parallel to and along a parcel line or boundary line, the parcel line or boundary line shall be a solid line of the correct line weight. If the parcel 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 parcel 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 parcel map, a portion of the easement sufficient to clearly establish its location and relationship to the subdivision shall be delineated, dimensioned, and labeled at a proper location on the map. The offsite easement must be granted by separate document and labeled as other existing easements are on the map.

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 PARCEL _____ 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 parcel 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 _____ EASEMENT GRANTED TO THE _____ 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 2.215 for subordination procedure.

- 3. **Clear Space.** When the Traffic Section or Land Development 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.

See Section 2.213.7 for dedication wording.

4. **Open Space.** Grant of open space easements will be done either on the parcel map or by separate document as indicated in the Final Notice 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 parcel or only a portion of a parcel.

When an easement exists, or is being created, within a parcel which is specified in the Final Notice 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 parcel 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 PARCEL(S) _____
GRANTED AND ACCEPTED HEREON.”

“OPEN SPACE EASEMENT OVER A PORTION OF PARCEL(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.”

5. **Noise Protection.** A noise protection easement places conditions or restrictions on the development of the encumbered property. The easement is 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 2.213.10 for dedication 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 Final Notice 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 parcels 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 PARCEL(S) _____ DEDICATED AND (ACCEPTED) (REJECTED) HEREON”

10. Miscellaneous. The Final Notice 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.”

If the easement is a general easement without a location being given, the following type of note shall be placed on the map:

“EXISTING ____' WIDTH _____ EASEMENT, DOC. NO. _____, (DATE), IS A GENERAL EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON MAP.”

2.243 NON-TITLE INFORMATION SHEET. (See Appendix Section 4.600)

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 81.806.5 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 line.
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 additional information is required to be placed on the parcel map, such information shall be placed on an additional sheet entitled "NON-TITLE INFORMATION" and shall indicate the relationship to the parcel map. It shall also contain the following statement:

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.

The scale and a basic north arrow shall be shown. See Section 2.230.5.

2.250 FINAL NOTICE OF APPROVAL REQUIREMENTS

1. **Access.** When all parcels do not front on and take access directly from a publicly maintained road, deeds will be used to verify that the property as described by the legal description has legal access from a road that is a publicly maintained road and the access is for the benefit and use of the property.

If the access is less than the minimum width called for in the Final Notice of Approval, then it is the responsibility of the subdivider to obtain the additional width needed or the subdivider may petition the Department of Planning and Land Use to amend the Final Notice of Approval.

If access is over adjoining property owned by the subdivider, the following access note shall be shown:

"ACCESS FROM _____, WHICH IS A PUBLICLY MAINTAINED ROAD, TO THE BOUNDARY OF EACH OF THE PARCELS CREATED BY THIS MAP WILL BE SERVED BY A PRIVATE ROAD EASEMENT OVER PROPERTY THAT IS CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER OF THE PROPERTY SHOWN ON THIS MAP. SAID ACCESS EASEMENT SHALL BE A MINIMUM OF ___ FEET WIDE AND BE FOR THE BENEFIT AND USE OF THE PROPERTY BEING DIVIDED. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP."

When access to the subject property is by a private road easement less than 40' but at least 20' in width, and EITHER the road OR the easement can be shown to have existed prior to February 1, 1972, the following access note shall be shown:

“ACCESS FROM _____, WHICH IS A PUBLICLY MAINTAINED ROAD, TO THE BOUNDARY OF THE SUBJECT PROPERTY, IS BY DOCUMENT RECORDED _____ AS _____. SAID ACCESS IS A MINIMUM OF ___' WIDE AND IS FOR THE BENEFIT AND USE OF THE PROPERTY BEING DIVIDED. SAID ACCESS ROAD EXISTED PRIOR TO FEBRUARY 1, 1972, PER (COUNTY TOPOGRAPHICAL MAP _____, COMPILED FROM PHOTOGRAPHY DATED [PRIOR TO 2/1/72]) (USGS 7½ QUAD SHEET ENTITLED _____, AS UPDATED [PRIOR TO 2/1/72] BY PHOTOREVISION).”

Note that access approved by this method must match the pre-1972 alignment and may be less than 20' wide.

2. Circulation Element Routes. The following information, which pertains to Circulation Element Roads of the County General Plan, shall be shown on the parcel map.

- a. Centerline Location: The width and location of the centerline of the highway as approved by Land Development will be shown on the map sheet and the Non-Title Sheet. Prior to preparation of the parcel map, the surveyor or engineer preparing the map shall contact Land Development to determine the desired location of this centerline.
- b. Limit of Proposed Street Widening: The full width of every highway shown on the parcel map shall be identified by a line drawn at the appropriate location on the Non-Title Sheet only, and labeled “LIMIT OF PROPOSED STREET WIDENING”.
- c. Building Line: Whenever any such highway is shown on a parcel map, the building line shall be shown at the appropriate location, on the Non-Title Sheet only, and labeled “BUILDING LINE”.
- d. Approximate Slope Limits: Ultimate slope lines and drainage facility lines shall be delineated on the Non-Title Sheet on all parcel maps, based on the ultimate design width of a highway and labeled “APPROXIMATE LIMITS OF FUTURE SLOPE LINES AND DRAINAGE FACILITIES” when the following conditions appear:

- (1) When a Circulation Element Road(s) is shown on the current San Diego County General Plan, being adjacent to or within the area

proposed to be divided by a parcel map. If the road(s) is already constructed to the ultimate standards, or will be constructed to ultimate standards with the project, this requirement will be waived.

The ultimate slope and drainage facility lines need not be dimensioned but shall be plotted to scale. Profile and cross sections sufficient to verify the location of the ultimate lines shall be submitted to Land Development for review and approval, prior to approval of the lines on a parcel map.

- (2) On Non-Circulation Element roads adjacent to or within the area proposed to be divided, when there is an offer to dedicate real property for road purposes, and improvement plans for construction of the road to less than ultimate standards are required as a condition of the project, the ultimate slope and drainage facility lines need not be dimensioned but shall be plotted to scale. Profile and cross sections, sufficient to verify the location of the ultimate lines, will be submitted to Land Development for review and approval, prior to approval of the lines on a parcel map.

The above requirements are in effect when an irrevocable offer of dedication is a condition of the Final Notice of Approval.

The 20-foot building setback line will not be plotted when the slope line extends beyond it.

The purpose for the location of these ultimate lines on the maps is so that future owners of those parcels encumbered will have an idea of the area required for the ultimate road construction with respect to setback lines, possible leach field encroachment and potential conflict with other private improvements.

- 3. Improvement of Public Easements.** When the subdivider is required to construct improvements within the public right-of-way, he shall instruct his engineer to prepare improvement plans and submit them to Land Development for checking. When all corrections have been made, the plans will be approved and signed.

Upon completion of the required improvements, the engineer shall request Construction Inspection to inspect the improvements and notify Land Development when the improvements are completed and accepted.

- 4. Deferral of Improvements.** Except for special cases, public and private improvements may be deferred until after the parcel map is recorded. If the

owner elects to defer, no building permit or other grant of approval may be issued before the completion of the improvements, except that in the case of public road improvements, a building permit only may be issued, but occupancy will be withheld until the public improvements are completed.

Deferral requires that the owner(s) execute a Covenant of Improvement Requirements (Land Development will prepare the proper document once a decision is made as to which improvements are to be deferred) and submit the document and recording fee to Land Development for checking, approval, and recording. An improvement statement must also be shown on the map with the covenant recording data. Land Development will provide the wording for the statement.

COVENANT OF IMPROVEMENT REQUIREMENTS
A Building Permit Prohibition

Building permits and/or further development are hereby prohibited until improvements per TPM _____ are completed. The approximate cost of the improvements is estimated to be \$ _____ on _____. The final cost may vary depending on the time of construction.

Covenant of Improvement Requirements (and Waiver) granted to the County of San Diego By Doc No. _____ Recorded _____.

When construction or installation of improvements are located in the public right-of-way and are being deferred, improvement security as defined in Section 81.707 of the Subdivision Ordinance shall be provided. An agreement and security package will be prepared by Land Development. The documents shall be executed and returned to Land Development. Detailed plans and specifications shall be made a part of the agreement. The agreement shall be in a form acceptable to County Counsel and will be forwarded by Land Development to the Board of Supervisors for approval and execution.

5. **Declaration of Covenant.** In lieu of constructing or agreeing to construct certain improvements, the Director of Planning and Land Use, upon recommendation by the Director of Public Works, may require that the subdivider execute a Declaration of Covenant to secure future compliance with improvement requirements. Following are some of the possible requirements that the Final Notice of Approval may indicate should be covered by a Declaration of Covenant:

- a. Future road improvements in easements, rights-of-way, or irrevocable offers of dedication, when streets serving adjacent properties and/or the area in general are below County Standards to a degree that public action, such as assessment district proceedings, would be required in the future in order to improve such streets to County Standards.
- b. Landscape maintenance improvements.
- c. Street parking restrictions.

Land Development will prepare the document. All owners must sign the covenant and their signatures must be acknowledged by a notary public. The covenant should be returned to Land Development, along with the recording fee. After approval by the Director of Public Works, the covenant will be forwarded to the County Recorder for recording. The following statement will be shown on the parcel map when a covenant is required:

“(FUTURE STREET IMPROVEMENTS) (LANDSCAPE MAINTENANCE IMPROVEMENTS) (STREET PARKING RESTRICTIONS) ARE COVERED BY A COVENANT GRANTED TO THE COUNTY OF SAN DIEGO BY DOC. # _____, RECORDED ___(DATE)___.”

6. Lien Contract Procedure. (For Commercial, Industrial, and Multi-Residential Zoned Land) . When a developer desires to use a lien contract for the initial security on a project, these steps will be followed:

- a. Make a written request to Land Development to have the appropriate documents prepared, i.e.; Agreement to Improve, Lien Contract and Holding Agreement.
- b. Land Development will notify the developer when the documents are ready for pick-up. The developer will:
 - (1) Have documents signed and notarized.
 - (2) If using a Joint Agreement and Lien Contract, developer must docket the documents with the District for their approval and signature.
 - (3) Return all documents to Land Development.
- c. 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 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”

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

- d. The lien contract will be sent to County Counsel for review and then forwarded to the Board of Supervisors for approval and recording by the County Recorder. The Chairman of the Board of Supervisors will sign the Title Sheet and the Clerk of the Board of Supervisors will acknowledge the signature.
 - e. Land Development will receive a conformed copy of the recorded document from the County Recorder showing the recording data. This data will be placed on the map sheet in the statement shown above.
- 7. Deferral of Improvements Procedure.** When the Final Notice of Approval allows for the deferral of improvements, a Covenant of Improvement Requirements shall be recorded and an improvement statement shall be placed on the map. The surveyor/engineer shall obtain the Covenant of Improvement Requirements document and the improvement statement format from Land Development. The surveyor/ engineer shall:
- a. Have it signed by the owners and the signatures notarized.
 - b. Return it to Land Development with a check payable to the County of San Diego in the amount of the recording fee.
 - c. Provide an estimate of the cost of the deferred improvements to Land Development. The estimate shall have the engineer’s signature and seal on the front page together with the following statement:

“THIS IS THE ENGINEERS ESTIMATE OF THE APPROXIMATE COST OF IMPROVEMENTS, AS OF THE DATE THIS ESTIMATE WAS PREPARED, FOR THE PRIVATE ROAD AND FACILITIES RE-

REQUIRED BY THE FINAL NOTICE OF APPROVAL AND THE SAN DIEGO COUNTY STANDARDS FOR PRIVATE STREETS.”

- d. Provide the plans or a sketch upon which the estimate is based. Plans shall be either:
 - (1) County approved plans processed through Land Development or
 - (2) An unapproved sketch submitted directly to Land Development. The sketch shall include a signed statement by the engineer-of-work stating:

“THESE PLANS ARE SUFFICIENT FOR THE PURPOSE OF PROVIDING THE REQUIRED ESTIMATE OF THE COST OF CONSTRUCTION OF THE PRIVATE EASEMENT ROADS AND PRIVATE FACILITIES.”
- e. Land Development will attach the legal description required or may request the surveyor/engineer to provide one.
- f. A Covenant of Improvement Requirements note shall be placed on all map sheets. Wording for this note will be provided by Land Development.

- 8. **Fire Protection.** When the Final Notice of Approval requires the installation of fire protection improvements prior to recordation of the parcel map, a letter shall be provided to Land Development from the local fire protection district, or from the County Fire Services Coordinator where there is no local fire district, stating that all fire protection items have been completed to the satisfaction of the respondent.

When the Final Notice of Approval allows the deferral of fire protection items (the usual situation when items are not to be located in public right-of-way), it will require that a Covenant of Improvement Requirements be recorded and an improvement statement be placed on the map.

- 9. **Utility Easements and Installation of Sewer and Water Lines.** Where private easement roads are not being dedicated or where the land division is not on a public street, the Final Notice of Approval will require that the subdivider provide letters from the serving utility companies stating that arrangements for right-of-way satisfactory to the utility have been made to serve all parcels being created. Such letters stating that arrangements are satisfactory will be sent directly to Land Development. Some utility companies may be excepted by the Final Notice of Approval, and some compa-

nies have sent “blanket” letters to the Department of Public Works.

When the Final Notice of Approval requires the installation of water or sewer lines, it is the subdivider’s responsibility to see that, after construction, the appropriate letters are sent from the utility companies or districts to Land Development stating that the work required by the Final Notice has been completed to their satisfaction. When the installation is to be deferred (only when allowed by the Final Notice of Approval) the procedure described in Section 2.250.4 “Deferral of Improvements” will be followed.

2.300 **PARCEL MAP OF A MAJOR SUBDIVISION.** A parcel map is required for those subdivisions as described in Section 66426(a), (b), (c), (d) and (e) of the Subdivision Map Act. (See Section 1.600 of this manual and Section 81.505 of the Subdivision Ordinance).

The form and content of the parcel map of a major subdivision shall be in accordance with this chapter and the Subdivision Ordinance except that the County Surveyor Statement shall refer to the “tentative map” instead of the “tentative parcel map”. It is the responsibility of the owner to provide evidence that all items in the Resolution of Approval have been complied with or satisfied.

2.400 **CHANGES TO RECORDED MAPS.** After a parcel 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 Subdivision Ordinance.

2.401 **CERTIFICATE OF CORRECTION.** This is used for minor changes per Section 66469 or 66472.1 of the Subdivision Map Act.

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. The sketch shall be 8½" x 11", inked on mylar or paper.

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

2.402 **AMENDED PARCEL MAP.** Note that the only difference between the amended parcel map and the original parcel map is that portion being changed. The remainder of the map **MUST** remain in its original form. A photo mylar of the original map may be altered, or if redrafted, all unchanged portions must be placed in their original positions.

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.

Unique features of this type of map are that there is no requirement for re-dedication of easements or for the Clerk of the Board of Supervisors tax certificate.

For samples of Amended Parcel Maps see PM 16656, 17025 and 17340.

1. Title Sheet. The title sheet must be entirely redone.

a. Preamble will be shown as:

“AMENDED PARCEL MAP OF TENTATIVE PARCEL MAP (T.P.M.) _____, RECORDED ON _____ AS PARCEL MAP _____, IN THE COUNTY RECORDER’S OFFICE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA”

“PARCEL MAP GUARANTEE PREPARED BY _____, ORDER NO. _____”

(A new Parcel Map Guarantee will be required for the amended parcel map)

“SAID AMENDED PORTIONS AFFECT PARCELS __, INCLUSIVE, OF PARCEL MAP _____”

“THIS MAP REPLACES PM _____ IN ITS ENTIRETY”

b. Environmental Health Department Certificate:

Use the same certificate as shown on the original Parcel Map unless modifications to the map could impact their requirements necessitating an update to the certificate.

c. Owner’s statement:

“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 PARCEL MAP OF PARCEL MAP NO. _____, HAVING BEEN FILED ON _____ AS FILE/PAGE NO. _____”

_____ IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA. AS OWNERS OR INTERESTED PARTIES AFFECTED BY THE CORRECTIONS/MODIFICATIONS TO THE ORIGINAL PARCEL MAP, WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS AMENDED PARCEL MAP.

WE HEREBY ACKNOWLEDGE THE DEDICATION OF (LIST ALL DEDICATIONS/GRANTS PER THE ORIGINAL MAP) AS ACCOMPLISHED ON PARCEL MAP NO. _____, AS SHOWN ON THIS MAP WITHIN THE AMENDED PORTIONS OF THIS PARCEL MAP.”

- e. List the names with signatures of all the owners and all other interested parties having a fee interest in the property affected by the 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/A REGISTERED CIVIL ENGINEER) OF THE STATE OF CALIFORNIA, HEREBY STATE THAT PARCEL MAP NO. ____ IS IN ERROR IN THAT (COURSES, DISTANCES, DESCRIPTION OF REAL PROPERTY, LOCATION OF MONUMENTS, ACREAGE) ARE (IN ERROR OR WERE OMITTED) AND ARE CORRECTED IN ACCORDANCE WITH SECTION 66469 OF THE SUBDIVISION MAP ACT.

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

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

“I, _____ (A PROFESSIONAL LAND SURVEYOR/A REGISTERED CIVIL ENGINEER) OF THE STATE OF CALIFORNIA, HEREBY STATE THAT PARCEL 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 _____.

I FURTHER STATE THAT THIS AMENDED PARCEL MAP WAS
PREPARED BY OR UNDER THE DIRECTION AND CONTROL,
OF THE UNDERSIGNED (PROFESSIONAL LAND SUR-
VEYOR/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 PARCEL 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

BY _____

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 PARCEL MAP AND HAVE
FOUND THAT THE ONLY CHANGES SHOWN HEREON ARE
CHANGES PROVIDED FOR BY SECTION 66472.1 OF THE
SUBDIVISION MAP ACT.”

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

BY _____

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 PARCEL MAP OF PARCEL MAP _____ FILED AT THE REQUEST OF THIS __ DAY OF ____, 20 __, AT .M. IN BOOK OF PARCEL MAPS AT PAGE ____.

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 changes 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 OVER ALL OF PARCEL 3 GRANTED AND ACCEPTED HEREON”

- d. "ACCESS RIGHTS FROM PARCELS 2 THROUGH 4 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 PARCEL MAP NO. _____".
- b. "DRAINAGE EASEMENT DEDICATED AND ACCEPTED ON PARCEL MAP NO. ____".
- c. "OPEN SPACE EASEMENT OVER ALL OF PARCEL 3 GRANTED AND ACCEPTED ON PARCEL MAP NO. _____".
- d. "ACCESS RIGHTS FROM PARCELS 2 THROUGH 4 IN AND TO MELROSE DRIVE RELINQUISHED AND WAIVED AND ACCEPTED ON PARCEL 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 Parcel Map Number _____	Changed To _____
1	6	N49° 00' 00" W 87.67	N48° 20' 20"W 89.69'
2	7	Parcel 3 1.060 Acres	Parcel 3 1.030 Acres
3	7	(Added)	$\uparrow = 42^\circ 30' 00''$ 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

2.403 REVERSION TO ACREAGE. Property previously subdivided by parcel map may be reverted to acreage pursuant to the provisions of Sections 66499.11 through 66499.203 of the Subdivision Map Act.

The procedure for preparing a parcel map for reversion to acreage is the same as filing any other parcel map. A tentative parcel map shall be filed with the Department of Public Works.

The existing parcels being reverted to acreage shall be shown as dash lines, and the entire area shown shall be labeled as Parcel 1.

2.500 WAIVER OF PARCEL MAP. The requirement that a parcel map be prepared, approved by the County Surveyor, and recorded may be waived provided a finding is made by the Director of Planning and Land Use, or on appeal by the Planning and Environmental Review Board or Board of Supervisors, that the proposed subdivision complies with the requirements of Section 81.616 of the County Subdivision Ordinance and the Subdivision Map Act.

An applicant may file a tentative parcel map together with a written request that the parcel map requirement be waived.

In any case where the waiver of the parcel map is granted by the Director of

Planning and Land Use, or, on appeal, by the Planning and Environmental Review Board or the Board of Supervisors, the Director shall cause to be recorded by the County Recorder, a certificate of compliance.

2.600 DEFERRING PRIVATE ROAD IMPROVEMENTS ON A RECORDED PARCEL MAP TO “PRIOR-TO-OCCUPANCY”

This process was established for the benefit of those developers who are required to construct a private road to each parcel created, prior to issuance of a building permit, on a recorded parcel map.

It allows the developer to construct the building first, then prior to the occupancy of that building, the private road must be completed and approved by Construction Inspection. **Note that all items in the Covenant of Improvement Requirements except the private must be completed before a “Prior-to-Occupancy” can be used.**

Following is the procedure for deferring private road improvements on recorded parcel maps to “PRIOR-TO-OCCUPANCY”:

1. Owner provides the Department of Public Works with a written request to defer private road improvements to “prior to occupancy” in order to obtain a building permit prior to the release of the improvement covenant.
2. The request shall include:
 - a. When private street improvements are determined by Section 81.703 (b)(1) and (b)(2) or (c)(1) and (c)(2) of the Subdivision Ordinance:
 - (1) Separate engineer’s estimate for the improvement of the road to the required standards, including drainage structures, if required.
 - (2) Sketch of the road to be improved, together with a typical x-section.
 - (3) Plans and hydraulic calculations for drainage structures, if required.
 - (4) Deposit for processing request.
 - (5) Letters from the proper agencies certifying water and fire protection requirements have been satisfied, if required in the covenant.
 - b. When private street improvements are determined by the San Diego

County Standards for Private Streets:

- (1) Separate engineer's estimate for the improvement of the road to the required standards, including drainage structures, if required.
 - (2) Improvement plans prepared by a registered engineer as required by the Final Notice of Approval and approved by Land Development.
 - (3) Deposits for the following:
 - Processing request
 - Street inspection (if the private road is also an irrevocable offer of dedication, the inspection deposit will be determined based on a percentage of the improvements calculated by the Improvement/Grading Section).
 - (4) Letters from the proper agencies certifying water and fire protection requirements have been satisfied, if required in the covenant.
3. Upon verification of the estimate by the Department of Public Works, the Department will prepare for the owner's execution:
- a. "Agreement to Improve a Private Easement Road".
 - b. A Right-of-Entry Agreement to be signed by all owners of property on which the improvements are to be made. The owner shall also provide proof of ownership of the individuals signing the Right-of-Entry Agreements based on County Assessor's records.
 - c. Security in the form of cash or a letter of credit in the amount of 150% of the estimated cost of the road improvements as approved by the Department of Public Works.
4. Upon satisfactory completion of the above items, the Director of Public Works will forward a letter, including copies of the agreement and security, to the Department of Planning and Land Use indicating that the private road improvements have been secured, and authorizing the issuance of a conditional building permit.