

SAN JOAQUIN COUNTY SURVEYOR'S OFFICE

GUIDE TO THE PREPARATION OF MAPS



**FINAL MAPS, PARCEL MAPS &
RECORDS OF SURVEY**

**JAMES E. HART
COUNTY SURVEYOR**



January 2026

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MAP SUBMITTAL REQUIREMENTS

When making new map submittals to the County Surveyor, please provide the following:

1. FINAL MAP OR PARCEL MAP

- A. 2 Check Prints of signed and notarized original map, including all owners, trustees or beneficiaries, as required.
- B. 1 set of calculations for boundary, blocks, lots and 1/2 the road rights-of-way including centerline data. All calc's must follow map courses only and be closed-looped.
- C. Subdivision/Parcel Map Guarantee, as applicable.
- D. Preliminary Title report less than 6 months old.
- E. Copies of all deeds referenced on the map and in the Title Report, and Grant Deed to subject property.
- F. Applicable Checking Fee. (\$2,000 + \$120/lot) (Revised Certificate Sheets \$600/each)
- G. Processing Agreements and Maps to the Board of Supervisors (\$1,900)

2. RECORD OF SURVEY

- A. 2 Check Prints of original map.
- B. 1 set of calculations for the boundary, individual parcels and all closed configurations indicating measured data. All calc's must follow map courses only and be closed-looped.
- C. Original and 2 unsigned, preliminary copies of new legal descriptions or, if in a final form, signed/sealed/dated. (for LLA's only.)
- D. Grant Deeds to subject property and adjoining parcels.
- E. Applicable Checking Fee. (\$450/sheet without LLA - \$900 plus \$450 per additional map sheet(s) with LLA)

3. COUNTY LOT LINE ADJUSTMENT WITHOUT RECORD OF SURVEY

- A. Existing Grant Deed(s) to subject property.
- B. Original and 2 unsigned, preliminary copies of new legal descriptions or, if in final form, signed/sealed/dated.
- C. Applicable Checking Fee. (\$450)

4. **LEGAL DESCRIPTIONS INCLUDING PARCEL MAP WAIVERS (All except County LLA appl.'s & LAFCo)**
 - A. Existing Grant Deed(s) to subject property.
 - B. 2 Copies of new legal descriptions(s) and map(s).
 - C. 1 set of calculations for the parcel descriptions.
 - D. Applicable Checking Fee. (\$1150)
5. **CORNER RECORD**
 - A. Original and 2 copies of signed/sealed/dated corner record.
6. **CERTIFICATE OF CORRECTION (No Checking Fee)**
 - A. Applicable Recording Fee. (Check with the Recorder regarding their fee)
Make check payable to: "San Joaquin County Recorder".
 - B. Written Clearance from City authorizing County to process.
7. **NOTES**
 - A. Incomplete submittals will be placed "on-hold" and not be logged into the system until deemed complete.
 - B. Make checks payable to: "San Joaquin County Department of Public Works".
 - C. Do not submit checks payable to the County Recorder except for Certificates of Correction.
 - D. LLA denotes Lot Line Adjustment.
 - E. All projects sitting dormant for 2+ years will be recharged current applicable fees for re-evaluation of project.
 - F. All lots with revised boundaries after the initial review will be charged \$120 per lot to check new configurations.

Surveyor Division Fee Schedule
Effective August 2024

<u>Subdivisions</u>	<u>Fee For Service</u>
<i>Final Maps (County and Cities)</i>	
Base Fee	\$2,000
Per Lot (Numbered and Lettered)	\$120
Revised Certificate Sheet	\$600
<i>Parcel Maps (County and Cities)</i>	
Base Fee	\$2,000
Per Parcel (Numbered and Lettered)	\$120
Revised Certificate Sheet	\$600
No Fee For "Designated Remainder" Parcels	
<u>Annexations</u>	
Legal Descriptions (LAFCo)	\$800 min. or 20 percent of LAFCo's acreage fee, whichever is greater
<i>District Annexations/Detachments/Formations</i>	Actual Costs
<u>Other Services</u>	
Processing Agreements and Maps to The Board of Supervisors	\$1,900
Records of Survey with LA* sheet(s)	\$900 plus \$450 per additional sheet(s)
Records of Survey w/o LA*	\$450/sheet
Legal Descriptions (County LA Appl.'s)	\$450
Legal Descriptions and Parcel Map Waivers (All except County LA Appl.'s and LAFCo)	\$1150
Corner Records	None
Certificates of Correction	None
(Collect Check payable to San Joaquin County Recorder For Recording)	

* LA denotes "Lot Line Adjustment"

Note: All projects sitting dormant for 2+ years will be recharged current applicable fees for re-evaluation of project.

CHECKLIST FOR ALL MAPS

- _____ Is map on 18" x 26" sheets?
- _____ Does each sheet have a CLEAR 1" margin around sheet?
- _____ Is map legibly drawn and printed?
- _____ Is map in black on tracing cloth or polyester film?
- _____ Is each sheet numbered with respect to the total number of sheets?
- _____ Is ALL lettering and numbering a suggested minimum of 0.10" high?
- _____ Is map title appropriately worded containing geographic location?
- _____ Does map have appropriate statements/certificates? (i.e., Owner's, Trustee's, Beneficiary's, Engineer's, Surveyor's, Irrigation District's, Planning Director's, County Surveyor's, City Engineer's, Planning Commission's, City Clerk's, City Council's, Clerk of the Board of Supervisors', County Recorder's)
- _____ Are all statements/certificates/signatures dated, and sealed as appropriate?
- _____ Are all registration expiration dates noted?
- _____ Are Deed References shown on map?
- _____ Is the REQUIRED vicinity map, its scale, and the site location clearly shown, still maintaining suggested minimum lettering of 0.10" high?
- _____ If more than 2 sheets are used in preparing the map, is the REQUIRED index (key) map shown?
- _____ Is each sheet's relationship to adjoining sheets shown?
- _____ Is the map oriented with north to top or left side?
- _____ Is north arrow and scale shown?
- _____ Is scale large enough to show details clearly and maintain suggested minimum lettering height of 0.10"?
- _____ Is boundary of subject property shown with a HEAVY SOLID line?
- _____ Are proper survey procedures used? (i.e., prorations, section breakdowns, deed interpretations, proper control scheme). Are section and 1/4 section corners physically set and not just calculated? (3/4" x 30" iron pin-minimum monument size)
- _____ Are ALL surrounding surveys and the related monumentation properly evidencing the establishment of boundary clearly shown?
- _____ Are sections, townships, ranges and grants properly labeled?
- _____ Are discrepancies of less than 1/10,000 in precision with existing record data shown?
- _____ Is record data shown by individual reference and NOT collectively?

- _____ Are all City limits and County lines shown?
- _____ Do all Easements show Deed Reference, size and location relative to property lines?
- _____ Are PRIVATE Easements properly labeled?
- _____ Are Restricted Access areas labeled and shown?
- _____ Is all curve data per local ordinance shown? (i.e., lot/curve No., radius, central angle, arc length, chord bearing, chord distance and radial bearings of non-radial lines)
- _____ Is the curve data for the TOTAL curve shown?
- _____ Does the sum of the parts EQUAL the total distance or central angle?
- _____ Are all street names shown along with their widths?
- _____ Is the "Basis of Bearings" shown and does it identify the actual bearing and the filing data of the referenced map? (Must be between two found monuments.)
- _____ If California Coordinate System 83, Zone 3 (Epoch date) is used as a basis of bearings, is bearing, grid factor and filing data shown?
- _____ Is control scheme shown along with Description of Monuments found for CCS83, Zone 3? Are California Grid Coordinates shown, if required?
- _____ Is the proper tense used on all acknowledgments? (Singular or plural as applicable)
- _____ Is the proper drafting direction used? (From bottom to top of sheet and from lower right hand corner)
- _____ Are original mylars acceptable to the County Recorder?
- _____ Are solid lines used for street/road rights-of-way?
- _____ Does Legend include symbols for monuments found, set or replaced and a listing of ALL abbreviations used on map? (See "SAMPLE ABBREVIATIONS, SYMBOLS AND NOTES" at the end of this Checklist.)
- _____ Do Calc's show radial bearings?
- _____ Are existing street names spelled correctly?
- _____ Do references to Records of Survey use what Recorder's Statement SAYS GENERALLY "Volume" for 1 thru 12 and "Book" 13 to present?
- _____ Are monuments found or replaced, described as to kind, size, location, tag no. and other data relating thereto? Give reference to a record map or field book where the monument was set or accepted. If none, state no record or origin unknown.

_____ Is the San Joaquin County Surveyor's Base Map Sheet No. shown in the lower left corner, but not in margin - SAMPLE: (D.D. Sheet No. ____).

_____ Does original Submittal include:

- A. 2 prints of map signed/notarized by Owners and Trustees or Beneficiaries?
- B. Map Checking Fee payable to San Joaquin County Public Works Department?
- C. Boundary closure Calc's?
- D. California Coordinate System Calc's, if required?
- E. Copies of any unfiled surveys used on map?
- F. Copies of Deeds referenced on map including subject property deed?
- G. Copies of all senior conveyances/deeds called for in the surveyed property's deed.
- H. Subdivision/Parcel Map Guarantee?
- I. Preliminary Title Report less than 6 months old?
- J. 2 copies of signed/sealed/dated new legal descriptions?

NOTE: Do not submit checks payable to the "San Joaquin County Recorder" to the County Surveyor (except for certificates of correction processed by the County Surveyor). Submit checks directly to the County Recorder.

SAMPLE ABBREVIATIONS, SYMBOLS AND NOTES

ABBREVIATIONS:

S.J.C.R.	DENOTES San Joaquin County Records
S.J.C.S.R.	DENOTES San Joaquin County Surveyor's Records
M. & P.	DENOTES Maps and Plats
R.S.	DENOTES Record of Survey
P.M.	DENOTES Parcel Map
O.R.	DENOTES Official Records
"A"	DENOTES Book "A" of Deeds
I.N.	DENOTES Instrument Number
CNEL	DENOTES Community Noise Equivalent Level
SENEL	DENOTES Single Event Noise Exposure Level
SFN	DENOTES Searched, found nothing
CALC	DENOTES Calculated Data per <u>(Add Reference)</u>
(M)	DENOTES Measured Data
(CM)	DENOTES Calculated from measured data
CCS83	DENOTES California Coordinate System 83 (Epoch date)
BOB	DENOTES Basis of Bearings
(R)	DENOTES Radial Bearing
PUE	DENOTES Public Utility Easement
	DENOTES Restricted Public Access
W.C.	DENOTES Witness Corner
-X-	DENOTES Existing Fence Line
-P-	DENOTES Existing PG&E Electric Line
(R1)	DENOTES R.S. 28-10 (Example)
(R2)	DENOTES P.M. 16-20 (Example)
(R3)	DENOTES M. & P. 25-5 (Example)

D.N. DENOTES Document Number

I.O.D. DENOTES Irrevocable Offer of Dedication

SYMBOLS:

Monument Set (Description of) o

Monuments Set in Cast Iron Box (Description of) ⊙

Monuments Found (Description of) •

Monuments Found in Cast Iron Box (Description of) ... ⊙

NOTES:

1. All references are to San Joaquin County Records and Book or Volume precedes Page.
2. All distances are measured unless otherwise noted.
3. All lot dimensions shown along lot lines that contain a witness corner are from lot corner to lot corner.
4. A (Width) wide (Type) easement to be conveyed by separate instrument subsequent to the filing for record of this map.
5. Monuments are not tagged nor of record unless otherwise noted.

RECORD OF SURVEY STATEMENTS

SURVEYOR'S STATEMENT:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of (Person's Name) in (Month, Year).

Dated this _____ day of _____, 202____.

Surveyor (License No.)

COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____.M. in

Book _____ of Surveys, at page _____, at the request of _____.

FEE: \$ _____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY: _____
Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF STOCKTON FINAL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Subdivision Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.) storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Does the index (key) map show the overall subdivision and the portions thereof included on each sheet?
- 10. Does the index (key) map show all street names, lot numbers and sheet numbers?
- 11. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 12. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 13. Is subdivision agreement note on C.O.S. final maps?
- 14. Are the lots on the Final Map numbered consecutively beginning with 1?
- 15. Are all bearings and distances shown for boundary, blocks, lots and centerlines?
- 16. Are all the REQUIRED lot areas shown to the nearest square foot if less than 1 acre or to the nearest 1/100 of an acre, if more than 1 acre?
- 17. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Subdivision Guarantee?
 - D. Preliminary Title Report?
 - E. Boundary closure Calc's?
 - F. Block & Lot closure Calc's?
 - G. 1/2-Street right-of-way closure Calc's incl. centerline?
 - H. California Coordinate System Calc's on grid?
 - I. Copies of any unfiled surveys used on map?
 - J. Copies of Deeds referenced on map and in Title Report?

CITY OF STOCKTON FINAL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

2. Basis of Bearings:

Bearings, distances and coordinates are based on the California Coordinate System 83, Zone 3 (Epoch date). A line between City of Stockton Monuments No. _____ and No. _____ bears _____ (bearing) as calculated from City of Stockton Traverse Control Monument Survey, Phase _____, filed for record in Book _____ of Surveys, at Page _____, San Joaquin County Records. All distances shown are ground level distances and must be multiplied by (factor) _____ to obtain grid distances.

3. Existing restricted access within new access openings to be abandoned by City of Stockton Council Resolution.
4. Each lot shall be designed, graded, and maintained to provide proper drainage without ponding, causing soil erosion or draining onto adjacent property. All lots are to drain from rear to front unless otherwise shown.
5. Owner/Developer must comply with noise attenuation requirements as specified in the noise element to the General Plan.
6. This Final Map is subject to the provisions of an Avigation Hazard Easement recorded on _____, as Document No. _____, San Joaquin County Records.
7. This Final Map is subject to the provisions of a Subdivision Agreement recorded on _____, as Document No. _____, San Joaquin County Records.
8. Lot _____ is for a private street covered entirely by a public utility easement and shall be maintained by a mandatory Homeowners' Association.
9. Lot _____ is for landscaping purposes and shall be maintained by a mandatory Homeowners' Association.
10. Lot _____ is for private streets, landscaping, and a public utility easement for sanitary sewer, domestic water and storm drain systems. All of the landscaping and private streets will be owned and maintained by a mandatory Homeowners' Association.

FINAL MAP WITHIN STOCKTON

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Final Map of "Tract No. Subdivisions of San Joaquin County, (Name of Subdivision) ", City of Stockton, California, and we hereby consent to the preparation and filing of this Final Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [in fee] [in easement] [all street rights-of-way] [the width-foot widening of right-of-way along (Street Name)] [in fee] [to the City of Stockton lot (No.)] [relinquish to the City of Stockton all access rights of (Lot Numbers) to and from (Street Name) * (except at the approved access openings)*] all as shown on this Final Map.

Dated this day of , 20 .

(Print Name/Title)

(Print Name/Title)

USE ONLY IF APPLICABLE

FINAL MAP WITHIN STOCKTON

*CERTIFICATE OF DEDICATION: (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property),
for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Stockton shall reconvey the property to the subdivider if the City of Stockton makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

*APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE

**"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

a Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

FINAL MAP WITHIN STOCKTON

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before (date), and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Dated this _____ day of _____, 202____.

[Engineer][Surveyor] (License No.)

FINAL MAP WITHIN STOCKTON

CITY ENGINEER'S STATEMENT:

I, _____, hereby state that I am the City Engineer of the City of Stockton, California, and that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Stockton, California and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof. I further state that this Final Map complies with all the provisions of Chapter 16, Article 6 of the Stockton Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202_____.

ERIC ALVAREZ, R.C.E. 57830
City Engineer
Registration Expiration Date: 6/30/26

FINAL MAP WITHIN STOCKTON

CITY CLERK'S STATEMENT:

This is to state that at its regularly held meeting on the ____ day of _____, 202____, the City Council of the City of Stockton, California per Council Resolution No. ____ approved this Final Map of "Tract No. , Subdivisions of San Joaquin County, (Name of Subdivision)", City of Stockton, California, and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [accepted on behalf of the City the relinquishment to the City of Stockton all access rights of Lot Numbers to and from (Street Name) *(except at the approved access openings)*] all as shown on this Final Map and accepted the offer of dedication of [all street rights-of-way] [the width-foot widening of right-of-way along (Street Name)] [lot (No.)] subject to satisfactory completion of improvements thereon of said street rights-of-way [and lot (No.)] in accordance with Chapter 16, Article 6 of the Stockton Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

KATHERINE ROLAND, CMC, CPMC
City Clerk

USE ONLY IF APPLICABLE

FINAL MAP WITHIN STOCKTON

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Final Map of "Tract No. ____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Stockton, California and that the subdivision shown hereon complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Final Map is technically correct.

Dated this _____ day of _____, 202_____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202_____, at _____. M. in Book
of Maps and Plats, at page _____, at the request of _____.

Fee: \$_____

BY: _____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF STOCKTON PARCEL MAPS
WITH FIVE OR MORE PARCELS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Parcel Map Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 10. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 11. Are the parcels on the Parcel Map numbered or lettered?
- 12. Is the unsurveyed remainder parcel noted as "DESIGNATED REMAINDER" with grant deed reference noted?
- 13. Are the net, street right-of-way and gross areas shown?
- 14. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Parcel Map Guarantee?
 - D. Preliminary Title Report?
 - E. Parcel Boundary closure Calc's?
 - F. California Coordinate System Calc's on grid?
 - G. Copies of any unfiled surveys used on map?
 - H. Copies of Deeds referenced on map and in Title Report?

CITY OF STOCKTON PARCEL MAPS WITH FIVE OR MORE PARCELS
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

2. Basis of Bearings:

Bearings, distances and coordinates are based on the California Coordinate System 83, Zone 3 (Epoch date). A line between City of Stockton Monuments No. _____ and No. _____ bears _____ as shown on City of Stockton Traverse Control Monument Survey, Phase _____, filed for record in Book _____ of Surveys, at Page _____, San Joaquin County Records. All distances shown are ground level distances and must be multiplied by _____ (factor) to obtain grid distances.

3. Existing restricted access within new access openings to be abandoned by City of Stockton Council Resolution.
4. Owner/Developer must comply with noise attenuation requirements as specified in the noise element to the General Plan.
5. This Parcel Map is subject to the provisions of an Avigation Hazard Easement recorded on _____, as Document No. _____, San Joaquin County Records.
6. This Parcel Map is subject to the provisions of a Subdivision Agreement recorded on _____, as Document No. _____, San Joaquin County Records.

PARCEL MAP WITHIN STOCKTON WITH FIVE OR MORE PARCELS

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Parcel Map and we hereby consent to the preparation and filing of this Parcel Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [relinquish to the City of Stockton all access rights of Parcel Numbers) to and from (Street Name) * (except at the approved access openings)*] all as shown on this Parcel Map.

Dated this _____ day of _____, 202____.

(Print Name/Title)

(Print Name/Title)

USE ONLY IF APPLICABLE

PARCEL MAP WITHIN STOCKTON WITH FIVE OR MORE PARCELS

*CERTIFICATE OF DEDICATION: (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Stockton shall reconvey the property to the subdivider if the City of Stockton makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

*APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE

"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) SS.
COUNTY OF _____)

On _____, before me, _____,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

PARCEL MAP WITHIN STOCKTON WITH FIVE OR MORE PARCELS

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (Person's Name) on (Date). I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. All monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Dated this _____ day of _____, 202____.

[Engineer][Surveyor] (License No.)

PARCEL MAP WITHIN STOCKTON WITH FIVE OR MORE PARCELS

CITY ENGINEER'S STATEMENT:

I, _____, hereby state that I am the City Engineer of the City of Stockton, California and that I have examined this Parcel Map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereof. I further state that this Parcel Map complies with all the provisions of Chapter 16, Article 6 of the Stockton Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map, if required.

Dated this _____ day of _____, 202__.

ERIC ALVAREZ, R.C.E. 57830
City Engineer
Registration Expiration Date: 6/30/26

PARCEL MAP WITHIN STOCKTON WITH FIVE OR MORE PARCELS

CITY CLERK'S STATEMENT:

This is to state that at its regularly held meeting on the ____ day of _____, 202____, the City Council of the City of Stockton, California per Council Resolution No. _____ approved this Parcel Map, and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [accepted on behalf of the City the relinquishment to the City of Stockton all access rights of (Parcel Numbers) to and from (Street Name) *(except at the approved access openings)*] all as shown on this Parcel Map in accordance with Chapter 16, Article 6 of the Stockton Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

KATHERINE ROLAND, CMC, CPMC
City Clerk

USE ONLY IF APPLICABLE

PARCEL MAP WITHIN STOCKTON WITH FIVE OR MORE PARCELS

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Parcel Map and it complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Parcel Map is technically correct.

Dated this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____ M. in
Book _____ of Parcel Maps, at page _____, at the request of _____.

Fee: \$ _____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY: _____
Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF MANTECA FINAL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Subdivision Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Does the index (key) map show the overall subdivision and the portions thereof included on each sheet?
- 10. Does the index (key) map show all street names, lot numbers and sheet numbers?
- 11. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 12. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 13. Are the lots on the Final Map numbered consecutively beginning with 1?
- 14. Are all bearings and distances shown for boundary, blocks, lots and centerlines?
- 15. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Subdivision Guarantee?
 - D. Preliminary Title Report?
 - E. Boundary closure Calc's?
 - F. Block & Lot closure Calc's?
 - G. 1/2-Street right-of-way closure Calc's incl. centerline?
 - H. Copies of any unfiled surveys used on map?
 - I. Copies of Deeds referenced on map and in Title Report?

CITY OF MANTECA FINAL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

2. **RIGHT TO FARM STATEMENT:**

Per City of Manteca Code of Ordinances, Title 8, Chapter 8.24, the City of Manteca permits operation of properly conducted agricultural operations within the city limits, including those that utilize chemical fertilizers and pesticides. you are hereby notified that the property you are purchasing may be located close to agricultural lands and operations. you may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemical and pesticides and from other agricultural activities, including without limitation, cultivation, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crops and animals from depredating, and other activities which occasionally generate dust, smoke, noise, and odor. consequently, depending on the location of your property, it may be necessary that you be prepared to accept such inconveniences or discomfort as normal and necessary aspect of living in an agriculturally active region.

3. **IRRIGATION DISTRICT'S STATEMENT:**

South San Joaquin Irrigation District: The easements for S.S.J.I.D. as shown on this map are correct and S.S.J.I.D. approves the filing of this map.

Dated this _____ day of _____, 202__.

FORREST KILLINGSWORTH,
Engineering Department Manager
South San Joaquin Irrigation District

FINAL MAP WITHIN MANTECA

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, _____ (Name of Subdivision) _____", City of Manteca, California, and we hereby consent to the preparation and filing of this Final Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [in fee] [in easement] [all street rights-of-way] [the width-foot widening of right-of-way along (Street Name)] [in fee] [to the City of Manteca lot (No.)] [reserve to the City of Manteca, the right to control access over and across the One-Foot Access Reserve Strip(s)] [relinquish to the City of Manteca all access rights of (Lot Numbers) to and from (Street Name) * (except at the approved access openings)*] all as shown on this Final Map.

Dated this _____ day of _____, 202____.

(Print Name/Title)

(Print Name/Title)

USE ONLY IF APPLICABLE

FINAL MAP WITHIN MANTECA

***CERTIFICATE OF DEDICATION:** (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Manteca shall reconvey the property to the subdivider if the City of Manteca makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

***APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)**
USE ONLY IF APPLICABLE

"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) SS.
COUNTY OF _____)

On _____, before me, _____,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

FINAL MAP WITHIN MANTECA

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before (date), and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Dated this _____ day of _____, 202__.

[Engineer][Surveyor] (License No.)

FINAL MAP WITHIN MANTECA

DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

This Final Map of "Tract No. _____, Subdivisions of San Joaquin County,
_____, _____", City of Manteca, California conforms to the approved General
Plan and the Manteca Municipal Code.

Dated this _____ day of _____, 202____.

BRAD WUNGLUCK
Director of Development Services

FINAL MAP WITHIN MANTECA

CITY ENGINEER'S STATEMENT:

I, Kevin L. Jorgensen II, hereby state that I am the City Engineer of the City of Manteca, California and that I have examined this Final Map of "Tract No. _____ Subdivisions of San Joaquin County, (Name of Subdivision)", City of Manteca, California and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof. I further state that this Final Map complies with all the provisions of Title 16 of the Manteca Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202__.

KEVIN L. JORGENSEN II, R.C.E. 77243
Director of Engineering/City Engineer

FINAL MAP WITHIN MANTECA

CITY COUNCIL'S STATEMENT:

This is to state that at its regularly held meeting on the _____ day of _____, 202____, the City Council of the City of Manteca, California, approved this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Manteca, California, and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] and accepted on behalf of the City [the right to control access over and across the One-Foot Access Reserve Strip(s)][the relinquishment to the City of Manteca all access rights of (Lot Numbers) to and from (Street Name) *(except at the approved access openings)*] all as shown on this Final Map and accepted the offer of dedication of [the street rights-of-way] [the (width)-foot widening of right-of-way along (Street Name)] [lot (No.)] subject to satisfactory completion of improvements thereon of said street rights-of-way (and lot (No.)) in accordance with Title 16 of the Manteca Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

GARY SINGH, Mayor
ATTEST: _____

CASSANDRA TILTON, City Clerk

USE ONLY IF APPLICABLE

FINAL MAP WITHIN MANTECA

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Manteca, California and that the subdivision shown hereon complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Final Map is technically correct.

Dated this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____ M. in
Book _____ of Maps and Plats, at page _____ at the request of _____.

Fee: \$ _____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY: _____
Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF MANTECA PARCEL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Parcel Map Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 10. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 11. Are the parcels on the Parcel Map numbered or lettered?
- 12. Is the unsurveyed remainder parcel noted as "DESIGNATED REMAINDER" with the grant deed reference noted?
- 13. Are the net, street right-of-way and gross areas shown?
- 14. Are all easements of record, including dedication Book and Page, shown and tied to Survey?
- 15. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Parcel Map Guarantee?
 - D. Preliminary Title Report?
 - E. Boundary and Parcel Map closure Calc's?
 - F. Copies of any unfiled surveys used on map?
 - G. Copies of Deeds referenced on map and in Title Report?

CITY OF MANTECA PARCEL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

2. For future private irrigation easements:

A (size)-foot wide private irrigation easement across Parcel (No.) for the benefit of Parcel (No.) shall be conveyed upon conveyance of ownership of Parcel (No.). Said easement not created by this map.

3. This Parcel Map is subject to the provisions of an Avigation Hazard Easement recorded on _____, as Document No. _____, San Joaquin County Records.

4. Basis of Bearings:

The basis of bearings for this survey is the (north line of the N.W. 1/4 of Section 3, T.3 N., R.4 E, M.D.B. & M.) shown on (M. & P.) (R.S.) (P.M.) (Book-Page) as (bearing).

PARCEL MAP WITHIN MANTECA

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Parcel Map and we hereby consent to the preparation and filing of this Parcel Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [in fee] [in easement] [all street rights-of-way] [the width-foot widening of right-of-way along (Street Name)] [the (size) by (size) corner cutoff] all as shown on this Parcel Map.

Dated this _____ day of _____, 202____.

(Print Name/Title)

(Print Name/Title)

PARCEL MAP WITHIN MANTECA

*CERTIFICATE OF DEDICATION: (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Manteca shall reconvey the property to the subdivider if the City of Manteca makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

*APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE

"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) SS.
COUNTY OF _____)

On _____, before me, _____,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

PARCEL MAP WITHIN MANTECA

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (Person's Name) on (Date). I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. All monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Dated this _____ day of _____, 202____.

[Engineer][Surveyor] (License No.)

PARCEL MAP WITHIN MANTECA

CITY ENGINEER'S STATEMENT:

I, Kevin L. Jorgensen II, hereby state that I have examined this Parcel Map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereof. I further state that this Parcel Map complies with all the provisions of Title 16 of the Manteca Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map, if required.

Dated this _____ day of _____, 202__.

KEVIN L. JORGENSEN II, R.C.E. 77243
Director of Engineering/City Engineer

PARCEL MAP WITHIN MANTECA

*** CITY COUNCIL'S STATEMENT:**

This is to state that at its regularly held meeting on the _____ day of _____, 202____, the City Council of the City of Manteca, California, approved this Parcel Map, and accepted on behalf of the public for public use the offer of dedication of [all public utility easements] [all street rights-of-way] [the (width) -foot widening of right-of-way along _____ (street name) _____] [the (size) -foot radius return] all as shown on this parcel map in accordance with Title 16 of the Manteca Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202__.

* (use only when dedications are made)

PARCEL MAP WITHIN MANTECA

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Parcel Map and it complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Parcel Map is technically correct.

Dated this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____. M. in Book ____ of Parcel Maps, at page _____, at the request of _____.

Fee: \$_____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY: _____
Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF LODI FINAL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Subdivision Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Does the index (key) map show the overall subdivision and the portions thereof included on each sheet?
- 10. Does the index (key) map show all street names, lot numbers and sheet numbers?
- 11. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 12. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 13. Are the lots on the Final Map numbered consecutively beginning with 1?
- 14. Are all bearings and distances shown for boundary, blocks, lots and centerlines?
- 15. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Subdivision Guarantee?
 - D. Preliminary Title Report?
 - E. Boundary closure Calc's?
 - F. Block & Lot closure Calc's?
 - G. ½ - Street right-of-way closure Calc's incl. centerline?
 - H. Copies of any unfiled surveys used on map?
 - I. Copies of Deeds referenced on map and in Title Report?

CITY OF LODI FINAL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

2. The P.U.E. dedication gives the City, owners of public utilities and owners of cable T.V. franchises the right to access, construct, maintain, inspect, repair, replace, remove and operate their facilities in the P.U.E.'s. No buildings or structures shall be constructed nor shall anything be planted within the easement which would interfere with the use or operation of public utilities in the easement.
3. Lot _____ is to be dedicated to the Homeowners' Association for landscaping purposes by separate instrument subsequent to the filing for record of this map.

* Notes (Use where applicable)

1. Refer to tentative map application No. _____.
2. Requirements of the Lodi Municipal Code for the dedication of rights-of-way, easements, abandonment of underground tanks and wells, payment of fees and installation of off-site street improvements and utilities have not been met at this time and must be met prior to development or issuance of a building permit or when requested by the City (on Parcels _____).
3. The P.U.E. dedication to the City of Lodi gives the City, owners of public utilities, and owners of cable TV franchises the right to access, construct, maintain, inspect, repair, replace, remove, and operate their facilities in the P.U.E.'S. No buildings or structures shall be constructed nor shall anything be planted within the easement which would interfere with the use or operation of public utilities in the easement.
4. The sight obstruction easement grants the City of Lodi the right to maintain, repair, replace or remove obstructions, both publicly and privately owned, together with the right of access necessary for the maintaining, repairing, replacing or removing said obstructions, in, over, under and across said easement. No buildings or structures shall be constructed and no shrubbery, plantings, mounds or other obstructions over 30 inches high shall be placed within said easement which would interfere with the line of sight at the adjacent intersection. Any poles or trees shall be spaced far enough apart to provide adequate sight and tree limbs shall be at least 7 feet above the ground.
5. Lot _____ except areas covered by buildings or structures shown on the approved building permit plans and subsequent revisions thereto is hereby offered as a public utility easement. "Subsequent revisions" to the plans shall be approved by the affected utilities and any necessary utility relocations will be made at the expense of the developer/owner.
6. (For Overhead Public Utility Easements)
Buildings and structures in conformance with current zoning and building ordinances are permitted in the (north/south/west/east) feet of the (width) – foot overhead public utility to a maximum height of 23 feet.

FINAL MAP WITHIN LODI

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, _____ (Name of Subdivision) _____", City of Lodi, California, and we hereby consent to the preparation and filing of this Final Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [in fee] [in easement] [all street easements] [the width-foot widening of easement along (Street Name)] [in fee] [to the City of Lodi lot (No.)] [relinquish to the City of Lodi all access rights of (Lot Numbers) to and from (Street Name) *(except at the approved access openings)*] all as shown on this Final Map.

Dated this _____ day of _____, 202____.

(Print Name/Title)

(Print Name/Title)

USE ONLY IF APPLICABLE

FINAL MAP WITHIN LODI

*CERTIFICATE OF DEDICATION: (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Lodi shall reconvey the property to the subdivider if the City of Lodi makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

*APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE

"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) SS.
COUNTY OF _____)

On _____, before me, _____,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

FINAL MAP WITHIN LODI

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before (date), and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Dated this _____ day of _____, 202__.

[Engineer][Surveyor] (License No.)

FINAL MAP WITHIN LODI

PUBLIC WORKS DIRECTOR'S STATEMENT:

I, Charles E. Swimley, Jr., hereby state that I am the Public Works Director of the City of Lodi, California and that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Lodi, California and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof. I further state that this Final Map complies with all the provisions of Title 17 of the Lodi Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202__.

CHARLES E. SWIMLEY, JR., R.C.E. 52842
Public Works Director

FINAL MAP WITHIN LODI

CITY CLERK'S STATEMENT:

This is to state that at its regularly held meeting on the _____ day of _____, 202____, the City Council of the City of Lodi, California approved this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Lodi, California, and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [sight obstruction easement] [landscape easement] [accepted on behalf of the City the relinquishment to the City of Lodi all access rights of (Lot Numbers) to and from (Street Name) *(except at the approved access openings)*] all as shown on this Final Map and accepted the offer of dedication of [all street easements] [the (width)-foot widening of easement along (Street Name)] [lot (No.)] subject to satisfactory completion of improvements thereon of said street easements [and lot (No.)] in accordance with Title 17 of the Lodi Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

OLIVIA NASHED, City Clerk
and Clerk of the City Council

USE ONLY IF APPLICABLE

FINAL MAP WITHIN LODI

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision) ", City of Lodi, California and that the subdivision shown hereon complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Final Map is technically correct.

Dated this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____ M. in
Book _____ of Maps and Plats, at page _____, at the request of _____.

Fee: \$_____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY: _____
Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF RIPON FINAL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Subdivision Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Does the index (key) map show the overall subdivision and the portions thereof included on each sheet?
- 10. Does the index (key) map show all street names, lot numbers and sheet numbers?
- 11. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 12. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 13. Are the lots on the Final Map numbered consecutively beginning with 1?
- 14. Are all bearings and distances shown for boundary, blocks, lots and centerlines?
- 15. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Subdivision Guarantee?
 - D. Preliminary Title Report?
 - E. Boundary closure Calc's?
 - F. Block & Lot closure Calc's?
 - G. 1 / 2-Street right-of-way closure Calc's incl. centerline?
 - H. Copies of any unfiled surveys used on map?
 - I. Copies of Deeds referenced on map and in Title Report?

CITY OF RIPON FINAL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

FINAL MAP WITHIN RIPON

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, _____ (Name of Subdivision) _____", City of Ripon, California, and we hereby consent to the preparation and filing of this Final Map in the office of the County Recorder of San Joaquin County, California.

We also offer for dedication to the public for public use [all Public Utility Easements] [in fee] [in easement] [all street rights-of-way] [the width-foot widening of right-of-way along (Street Name)] [in fee] [to the City of Ripon lot (No.)] [relinquish to the City of Ripon all access rights of (Lot Numbers) to and from (Street Name)] *(except at the approved access openings)*] all as shown on this Final Map.

Dated this _____ day of _____, 202____.

(Print Name/Title)

(Print Name/Title)

USE ONLY IF APPLICABLE

FINAL MAP WITHIN RIPON

*CERTIFICATE OF DEDICATION: (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Ripon shall reconvey the property to the subdivider if the City of Ripon makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

***APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE**

"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) SS.
COUNTY OF _____)

On _____, before me, _____,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

FINAL MAP WITHIN RIPON

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before (date), and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Dated this _____ day of _____, 202____.

[Engineer][Surveyor] (License No.)

FINAL MAP WITHIN RIPON

CITY ENGINEER'S STATEMENT:

I, Kevin Werner, hereby state that I am the City Engineer of the City of Ripon, California and that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Ripon, California and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof. I further state that this Final Map complies with all the provisions of Title 16 of the Ripon Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

KEVIN WERNER, R.C.E. C64107
City Engineer

FINAL MAP WITHIN RIPON

CITY CLERK'S STATEMENT:

This is to state that at its regularly held meeting on the _____ day of _____, 202____, the City Council of the City of Ripon, California approved this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Ripon, California, and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [accepted on behalf of the City the relinquishment to the City of Ripon all access rights of (Lot Numbers) to and from (Street Name) *(except at the approved access openings)*] all as shown on this Final Map and accepted the offer of dedication of [all street rights-of-way] [the (width)-foot widening of right-of-way along (Street Name)] [lot (No.)] subject to satisfactory completion of improvements thereon of said street rights-of-way [and lot (No.)] in accordance with Title 16 of the Ripon Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

GARY BARTON, Mayor

Attest: _____

LISA ROOS, City Clerk

USE ONLY IF APPLICABLE

FINAL MAP WITHIN RIPON

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Ripon, California and that the subdivision shown hereon complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Final Map is technically correct.

Dated this _____ day of _____, 202__.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202__, at _____.M. in
Book _____ of Maps and Plats, at page ___, at the request of _____.

Fee: \$_____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY: _____
Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF RIPON PARCEL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Parcel Map Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 10. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 11. Are the parcels on the Parcel Map numbered or lettered?
- 12. Is the unsurveyed remainder parcel noted as "DESIGNATED REMAINDER" with the grant deed reference noted?
- 13. Are the net, street right-of-way and gross areas shown?
- 14. Are all easements of record, including dedication Book and Page, shown and tied to Survey?
- 15. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Parcel Map Guarantee?
 - D. Preliminary Title Report?
 - E. Boundary and Parcel Map closure Calc's?
 - F. Copies of any unfiled surveys used on map?
 - G. Copies of Deeds referenced on map and in Title Report?

CITY OF RIPON PARCEL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

2. For future private irrigation easements:

A (size)-foot wide private irrigation easement across Parcel (No.) for the benefit of Parcel (No.) shall be conveyed upon conveyance of ownership of Parcel (No.). Said easement not created by this map.

3. This Parcel Map is subject to the provisions of an Aviation Hazard Easement recorded on _____, as Document No. _____, San Joaquin County Records.

4. Basis of Bearings:

The basis of bearings for this survey is the (north line of the N.W. 1/4 of Section 3, T.3 N., R.4 E., M.D.B. & M.) shown on (M. & P.) (R.S.) (P.M.) (Book-Page) as (bearing).

PARCEL MAP WITHIN RIPON

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Parcel Map and we hereby consent to the preparation and filing of this Parcel Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [in fee] [in easement] [all street rights-of-way] [the width-foot widening of right-of-way along (Street Name)] [the (size) by (size) corner cutoff] all as shown on this Parcel Map.

Dated this _____ day of _____, 202____.

(Print Name/Title)

(Print Name/Title)

PARCEL MAP WITHIN RIPON

***CERTIFICATE OF DEDICATION:** (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Ripon shall reconvey the property to the subdivider if the City of Ripon makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

***APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE**

**"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

a Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

PARCEL MAP WITHIN RIPON

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (Person's Name) on (Date). I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. All monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Dated this _____ day of _____, 202__.

[Engineer][Surveyor] (License No.)

PARCEL MAP WITHIN RIPON

CITY ENGINEER'S STATEMENT:

I, Kevin Werner, hereby state that I have examined this Parcel Map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereof. I further state that this Parcel Map complies with all the provisions of Title 16 of the Ripon Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map, if required.

Dated this _____ day of _____, 202__.

KEVIN WERNER, R.C.E. C64107
City Engineer

PARCEL MAP WITHIN RIPON

CITY CLERK'S STATEMENT:

This is to state that at its regularly held meeting on the _____ day of _____, 202____, the City Council of the City of Ripon, California, approved this Parcel Map *(and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [the (width)-foot widening of right-of-way along (street name)] [the (size) by (size) corner cutoff] all as shown on this Parcel Map) in accordance with Title 16 of the Ripon Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

GARY BARTON, Mayor

Attest: _____
LISA ROOS, City Clerk

* (Use only when dedications are made)

PARCEL MAP WITHIN RIPON

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Parcel Map and it complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and that this Parcel Map is technically correct.

Dated this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____ M. in Book _____ of Parcel Maps,
at page _____, at the request of _____.

Fee: \$_____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY: _____
Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF MOUNTAIN HOUSE FINAL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Subdivision Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.) storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Does the index (key) map show the overall subdivision and the portions thereof included on each sheet?
- 10. Does the index (key) map show all street names, lot numbers and sheet numbers?
- 11. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 12. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 13. Are the lots on the Final Map numbered consecutively beginning with 1?
- 14. Are all bearings and distances shown for boundary, blocks, lots and centerlines?
- 15. Are all the REQUIRED lot areas shown to the nearest square foot if less than 1 acre or to the nearest 1/100 of an acre, if more than 1 acre?
- 16. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Subdivision Guarantee?
 - D. Preliminary Title Report?
 - E. Boundary closure Calc's?
 - F. Block & Lot closure Calc's?
 - G. 1/2-Street right-of-way closure Calc's incl. centerline?
 - H. California Coordinate System Calc's on grid?
 - I. Copies of any unfiled surveys used on map?
 - J. Copies of Deeds referenced on map and in Title Report?

CITY OF MOUNTAIN HOUSE FINAL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

FINAL MAP WITHIN MOUNTAIN HOUSE

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Final Map of "Tract No. Subdivisions of San Joaquin County, (Name of Subdivision) ", City of Mountain House, California, and we hereby consent to the preparation and filing of this Final Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [in fee] [in easement] [all street rights-of-way] [the width-foot widening of right-of-way along (Street Name)] [in fee] [to the City of Mountain House lot (No.)] [relinquish to the City of Mountain House all access rights of (Lot Numbers) to and from (Street Name) *(except at the approved access openings)*] all as shown on this Final Map. To ensure municipal water service to all lots and parcels shown upon this final map, all ground water rights are offered for dedication to the City of Mountain House.

Dated this day of , 202 .

(Print Name/Title)

(Print Name/Title)

USE ONLY IF APPLICABLE

FINAL MAP WITHIN MOUNTAIN HOUSE

*CERTIFICATE OF DEDICATION: (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property),
for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Mountain House shall reconvey the property to the subdivider if the City of Mountain House makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

***APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE**

**"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.

a Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

FINAL MAP WITHIN MOUNTAIN HOUSE

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before (date), and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Dated this _____ day of _____, 202____.

[Engineer][Surveyor] (License No.)

FINAL MAP WITHIN MOUNTAIN HOUSE

CITY ENGINEER'S STATEMENT:

I, Jodi Almassy, hereby state that I am the City Engineer of the City of Mountain House, California, and that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Mountain House, California and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof. I further state that this Final Map complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and all applicable ordinances of City of Mountain House, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

JODI ALMASSY, R.C.E. 70514
City Engineer

FINAL MAP WITHIN MOUNTAIN HOUSE

CITY CLERK'S STATEMENT:

This is to state that at its regularly held meeting on the _____ day of _____, 202_____, the City Council of the City of Mountain House, California per Council Resolution No. _____ approved this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Mountain House, California, and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [accepted on behalf of the City the relinquishment to the City of Mountain House all access rights of (Lot Numbers) to and from (Street Name) *(except at the approved access openings)*] all as shown on this Final Map and accepted the offer of dedication of [all street rights-of-way] [the (width)-foot widening of right-of-way along (Street Name)] [lot (No.)] subject to satisfactory completion of improvements thereon of said street rights-of-way [and lot (No.)] in accordance with all applicable ordinances of the City of Mountain House, and any amendments thereto, applicable at the time of approval of the tentative map. Also, the City Council of the City of Mountain House accepts on behalf of the City of Mountain House, the offer of dedication of all ground water rights.

Dated this _____ day of _____, 202_____.

Margaret Wimberly, MMC
City Clerk

USE ONLY IF APPLICABLE

FINAL MAP WITHIN MOUNTAIN HOUSE

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Mountain House, California, and that this Final Map is technically correct.

Dated this _____ day of _____, 202_____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202_____, at _____. M. in Book of Maps and Plats, at page _____, at the request of _____.

Fee: \$ _____

BY: _____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR CITY OF MOUNTAIN HOUSE PARCEL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Parcel Map Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 10. Are all street widenings properly labeled? (i.e., 10' street right-of-way dedication).
- 11. Are the parcels on the Parcel Map numbered or lettered?
- 12. Is the unsurveyed remainder parcel noted as "DESIGNATED REMAINDER" with grant deed reference noted?
- 13. Are the net, street right-of-way and gross areas shown?
- 14. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - H. Map Checking Fee?
 - I. Parcel Map Guarantee?
 - J. Preliminary Title Report?
 - K. Parcel Boundary closure Calc's?
 - L. California Coordinate System Calc's on grid?
 - M. Copies of any unfiled surveys used on map?
 - N. Copies of Deeds referenced on map and in Title Report?

CITY OF MOUNTAIN HOUSE PARCEL MAPS
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

PARCEL MAP WITHIN MOUNTAIN HOUSE

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Parcel Map and we hereby consent to the preparation and filing of this Parcel Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [relinquish to the City of Mountain House all access rights of (Parcel Numbers) to and from (Street Name) * (except at the approved access openings)*] all as shown on this Parcel Map.

Dated this _____ day of _____, 202____.

(Print Name/Title)

(Print Name/Title)

USE ONLY IF APPLICABLE

PARCEL MAP WITHIN MOUNTAIN HOUSE

*CERTIFICATE OF DEDICATION: (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The City of Mountain House shall reconvey the property to the subdivider if the City of Mountain House makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

*APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE

**"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) SS.
COUNTY OF _____)

On _____, before me, _____,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

PARCEL MAP WITHIN MOUNTAIN HOUSE

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (Person's Name) on (Date). I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. All monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Dated this _____ day of _____, 202____.

[Engineer][Surveyor] (License No.)

PARCEL MAP WITHIN MOUNTAIN HOUSE

CITY ENGINEER'S STATEMENT:

I, Jodi Almassy, hereby state that I am the City Engineer of the City of Mountain House, California and that I have examined this Parcel Map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereof. I further state that this Parcel Map complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and all applicable ordinances of City of Mountain House, and any amendments thereto, applicable at the time of approval of the tentative map, if required.

Dated this _____ day of _____, 202____.

JODI ALMASSY, R.C.E. 70514
City Engineer

PARCEL MAP WITHIN MOUNTAIN HOUSE

CITY CLERK'S STATEMENT:

This is to state that at its regularly held meeting on the ____ day of _____, 202_____, the City Council of the City of Mountain House, California per Council Resolution No. _____ approved this Parcel Map, and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [accepted on behalf of the City the relinquishment to the City of Mountain House all access rights of (Parcel Numbers) to and from (Street Name) *(except at the approved access openings)*] all as shown on this Parcel Map in accordance with all applicable ordinances of the City of Mountain House, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202_____.

Margaret Wimberly, MMC
City Clerk

USE ONLY IF APPLICABLE

PARCEL MAP WITHIN MOUNTAIN HOUSE

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Parcel Map and that this Parcel Map is technically correct.

Dated this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____ M. in
Book _____ of Parcel Maps, at page _____, at the request of _____.

Fee: \$ _____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY:

Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR COUNTY FINAL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Subdivision Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his + Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Does the index (key) map show the overall subdivision and the portions thereof included on each sheet?
- 10. Does the index (key) map show all street names, lot numbers and sheet numbers?
- 11. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 12. Are all street widenings properly labeled? (i.e., 10' road right-of-way dedication).
- 13. Are the lots on the Final Map numbered consecutively beginning with 1?
- 14. Are all bearings and distances shown for boundary, blocks, lots and centerlines?
- 15. Are all the REQUIRED lot areas shown to the nearest square foot if less than 1 acre or to the nearest 1/100 of an acre, if more than 1 acre?
- 16. Are all easements of record, including dedication Book and Page, shown and tied to Survey?

___ 17. Does original Submittal include:

- A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
- B. Map Checking Fee?
- C. Subdivision Guarantee?
- D. Preliminary Title Report?
- E. Boundary closure Calc's?
- F. Block & Lot closure Calc's?
- G. 2-Street right-of-way closure Calc's incl. centerline?
- H. California Coordinate System Calc's on grid?
- I. Copies of any unfiled surveys used on map?
- J. Copies of Deeds referenced on map and in Title Report?

COUNTY FINAL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

2. For future private irrigation easements:

A (size)-foot wide private irrigation easement across Lot (No.) for the benefit of Lot (No.) shall be conveyed upon conveyance of ownership of Lot (No.). Said easement not created by this map.

- 3. This Final Map is subject to the provisions of an Avigation Hazard Easement recorded on _____, as Document No. _____, San Joaquin County Records.
- 4. This Final Map is subject to the provisions of a Notice of Major Subdivision Restriction recorded on _____, as Document No. _____, San Joaquin County Records.
- 5. (Width)-foot road right-of-way dedication.
- 6. Refer to Planning Application No. _____.

FINAL MAP WITHIN COUNTY

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, California, (Name of Subdivision) ", and we hereby consent to the preparation and filing of this Final Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [in easement] [all road rights-of-way] [the width]-foot widening of right-of-way along (Road Name) [in fee] [to the County of San Joaquin lot (No.)] [relinquish to the County all access rights of (lot numbers) to and from (Road Name) *(except at the approved access openings)*] [relinquish to the County all water rights of (lot numbers) for the purpose of a public water system] all as shown on this Final Map.

Dated this _____ day of _____, 202_.

(Print Name/Title)

(Print Name/Title)

USE ONLY IF APPLICABLE

FINAL MAP WITHIN COUNTY

*CERTIFICATE OF DEDICATION: (Do not combine with Owners= Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The County of San Joaquin shall reconvey the property to the subdivider if the County of San Joaquin makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

*APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)

USE ONLY IF APPLICABLE

"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) SS.
COUNTY OF _____)

On _____, before me, _____,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

FINAL MAP WITHIN COUNTY

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before (date), and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Dated this _____ day of _____, 202____.

[Engineer][Surveyor] (License No.)

FINAL MAP WITHIN COUNTY

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT:

This is to state that at its regularly held meeting on the _____ day of _____, 202_____, the Board of Supervisors of San Joaquin County, State of California, approved this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, California, (Name of Subdivision) _____", and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [accepted on behalf of the County the relinquishment to the County all access rights of (Lot Numbers) to and from (Road Name) *(except at the approved access openings)*] [accepted on behalf of the County the relinquishment to the County all water rights of (Lot Numbers) for the purpose of a public water system] all as shown on this Final Map and accepted the offer of dedication of [all road rights-of-way] [the (width)-foot widening of right-of-way along (Road Name)] [lot (No.)] subject to satisfactory completion of improvements thereon of said road rights-of-way [and lot (No.)] in accordance with all applicable ordinances of San Joaquin County, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202_____.

Attest: _____

RACHÉL DeBORD, Clerk
of the Board of Supervisors

SUKHMINDER S. DHALIWAL, Chair
of the Board of Supervisors

FINAL MAP WITHIN COUNTY

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, California, (Name of Subdivision)", and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof. I further state that this Final Map complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and all applicable ordinances of San Joaquin County, applicable at the time of approval of the tentative map, and that this Final Map is technically correct.

Dated this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____ M. in
Book _____ of Maps and Plats, at page _____, at the request of _____.

Fee: \$ _____

STEVE J. BESTOLARIDES BY: _____
Assessor-Recorder-County Clerk Assistant/Deputy Recorder

**GENERAL CHECKLIST
FOR COUNTY PARCEL MAPS**

SEE CHECKLIST FOR ALL MAPS

- 1. Does Parcel Map Guarantee match EXACTLY with Owner's/Trustee's/Beneficiary's names?
- 2. Are all Owner's/Trustee's/Beneficiary's signatures dated and notarized properly?
- 3. Does the date of Owner's/Trustee's/Beneficiary's signatures match the corresponding certificate?
- 4. Has the Notary PRINTED his name under his signature and shown the expiration date of his Notary License?
- 5. Does the Notary's Seal, if used, match certificate as to State/County and expiration date?
- 6. Are ALL necessary Offers of Dedication to the Public for Public Use made? (i.e., Streets, Roads, right-of-way widenings, Public Utility Easements, etc.).
- 7. Are all necessary Offers of Dedication to the local agency made? (i.e., Access rights, lot (No.), storm drain retention pond site, well site, pump station site, etc.); Certificate of Dedication required?
- 8. Does the appropriate statement/certificate accepting or rejecting Offers of Dedication match EXACTLY the Offers of Dedication made by Owners?
- 9. Are ALL Easements and Restricted Access Rights reflected in the Preliminary Title Report shown?
- 10. Are all street widenings properly labeled? (i.e., 10' road right-of-way dedication).
- 11. Are the parcels on the Parcel Map numbered or lettered?
- 12. Is the unsurveyed remainder parcel noted as "DESIGNATED REMAINDER" with the grant deed reference noted?
- 13. Are the net, road right-of-way and gross areas shown as applicable?
- 14. Are all easements of record, including dedication Book and Page, shown and tied to Survey?
- 15. Does original Submittal include:
 - A. 2 prints of map signed by Owners, and Trustees or Beneficiaries?
 - B. Map Checking Fee?
 - C. Parcel Map Guarantee?
 - D. Preliminary Title Report?
 - E. Boundary and Parcel Map closure Calc's?
 - F. Copies of any unfiled surveys used on map?
 - G. Copies of Deeds referenced on map and in Title Report?

COUNTY PARCEL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 66436 of the California Subdivision Map Act, the signatures of the following parties have been omitted:

Name of Party, Type of Interest, Deed Reference

2. For future private irrigation easements:

A (size)-foot wide private irrigation easement across Parcel (No.) for the benefit of Parcel (No.) shall be conveyed upon conveyance of ownership of Parcel (No.). Said easement is not created by this map.

3. This Parcel Map is subject to the provisions of an Avigation Hazard Easement recorded on _____, as Document No. _____, San Joaquin County Records.

4. Basis of Bearings: (sample)

The basis of bearings for this survey is the (north line of the N.W. 1/4 of Section 3, T.3 N., R.4 E, M.D.B. & M.) shown on (M. & P.) (R.S.) (P.M.) (Book-Page) as (bearing).

5. This Parcel Map is subject to a Subdivision Agreement recorded on (Date) as Document No. _____, San Joaquin County Records.

6. This Parcel Map is filed to satisfy a condition of Conditional Certificate of Compliance recorded on as Document No. _____, San Joaquin County Records. This map complies with Certificate of Compliance Application No. _____.

7. (Width) -foot road right-of-way dedication.

8. This Parcel Map is subject to the provisions of a Notice of Minor Subdivision Restriction recorded on _____, as Document No. _____, San Joaquin County Records.

9. For Deferred Frontage Improvement Agreements:

Pursuant to Section 66411.1 of the Government Code of California, Owner is to install all improvements as required by County Planning Division Minor Subdivision Application No. _____, approved (Eff.Date), pursuant to the executed Deferred Frontage Improvement Agreement.

10. For delayed construction of improvements other than D.F.I.A.:
(i.e., private roads to Fire District Standards)

Pursuant to Section 66411.1 of the Government Code of California, Owner is to install all improvements as required by County Planning Division Minor Subdivision Application No. _____, approved (Eff.Date), prior to the issuance of the occupancy permit.

11. For combined D.F.I.A. and delayed construction of improvements:

Pursuant to Section 66411.1 of the Government Code of California, Owner is to install all improvements as required by County Planning Division Minor Subdivision Application No. _____, approved (Eff.Date) , pursuant to the executed Deferred Frontage Improvement Agreement, or prior to the issuance of the occupancy permit.

12. At the time of development of parcel (No.), the entire length of the private right-of-way for parcel (No.) shall be constructed and maintained to the standards required by Section 10.207 of the Uniform Fire Code and applicable San Joaquin County Improvement Standards. (Development Title Section 9-1150.15[c])
13. (Width) -foot road right-of-way irrevocably offered for dedication.
14. (Size) -foot wide strip irrevocably offered to San Joaquin County.
15. The homesite shall not be transferred separately until (Date) , or upon the death of an owner owning at least fifty (50) percent interest in the homesite parcel.
16. The property shown on the Parcel Map is restricted from further subdivisions for homesite purposes, except for financing only, by Section 9-610.3 of the San Joaquin County Development Title.
17. Neither the homesite parcel (Parcel 1) nor the "Designated Remainder" parcel may be voluntarily transferred separately from the other parcel; however, if an institutional lender forecloses on either parcel, either parcel may be transferred separately in accordance with the power of sale provisions contained in the deed of trust.
18. Upon repayment of the loan, the owner of the homesite parcel shall merge the homesite parcel with the "Designated Remainder" parcel, as provided for in the Development Title, unless the owner of the homesite parcel acquired the homesite parcel through a foreclosure action, or unless the owner refinances the loan.
19. The "Designated Remainder" parcel shall remain a nonbuildable site for primary dwelling units.
20. The above restrictions shall terminate if the subject property is reclassified to a nonagricultural zone or to an agricultural zone with a five (5) acre minimum.
21. Prior to any grant of approval for a development project or issuance of a building permit on the "Designated Remainder," the requirements of Chapter 9-1105 (Wastewater Disposal) of the San Joaquin County Development Title shall be met.
22. Prior to any grant of approval for a development project or issuance of a building permit on the "Designated Remainder," the requirements of Chapter 9-1120 (Water Systems) of the San Joaquin County Development Title shall be met.
23. Prior to any grant of approval for a development project or issuance of a building permit on the "Designated Remainder," the requirements of Chapter 9-1135 (Storm Drainage) of the San Joaquin County Development Title shall be met.

24. For a future private access easement: (NOT FOR OWNERS' STATEMENT)

We also hereby make an irrevocable offer to provide a (width)-foot access easement across Parcel (No.) for the benefit of Parcel (No.) upon conveyance of Parcel (No.) to another party. Said easement is not created by this map.

25. At the time of issuance of a Building Permit, drainage shall be retained on site, unless a terminal or other public community drainage system has been developed.
26. Pursuant to Section 9-1510.5 of the San Joaquin County Development Title, this area is designated as a natural open space for riparian habitat and waterway protection. No development other than water dependent uses shall be permitted in this space.
27. Refer to (Application No.).
28. Drainage from each parcel shall be retained on-site by a retention basin (18-inch maximum depth). Drainage for each parcel shall be calculated, by a Registered Civil Engineer or an Architect, prior to release of Building Permit.

PARCEL MAP WITHIN COUNTY

OWNERS' STATEMENT:

We, the undersigned, hereby state that we are all the parties having record title interest in the lands subdivided and shown on this Parcel Map and we hereby consent to the preparation and filing of this Parcel Map in the office of the County Recorder of San Joaquin County, California.

We also offer the real property described below, dedicated [in fee] [as an easement] for public purposes, [all Public Utility Easements] [in fee] [in easement] [the road right-of-way] [or use road name] [the width-foot widening of right-of-way along (Road Name)] [the size by size corner cutoff] [and] [we hereby make an irrevocable offer of the real property described below, dedicated [in fee] [as an easement] for public purposes, the (strips of land) (width-foot widening of right-of-way along (Road Name))] all as shown on this Parcel Map.

Dated this _____ day of _____, 202____.

(Print Name/Title)

(Print Name/Title)

PARCEL MAP WITHIN COUNTY

*CERTIFICATE OF DEDICATION: (Do not combine with Owners' Statement)

The following real property is dedicated by (name and address of subdivider dedicating the property), for the purpose of (name public improvement or construction of public facility):

(LEGAL DESCRIPTION)

The County of San Joaquin shall reconvey the property to the subdivider if the County of San Joaquin makes a determination pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

*APPLIES ONLY TO DEDICATIONS IN FEE (SEE SECTION 66477.5)
USE ONLY IF APPLICABLE

**"ALL PURPOSE"
ACKNOWLEDGEMENT CERTIFICATE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) SS.
COUNTY OF _____)

On _____, before me, _____,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Seal)

Notary Public in and for said County and State

Commission No.:

Commission Expiration Date:

PARCEL MAP WITHIN COUNTY

[ENGINEER'S] [SURVEYOR'S] STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (Person's Name) on (Date). I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. All monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Dated this _____ day of _____, 202____.

[Engineer][Surveyor] (License No.)

PARCEL MAP WITHIN COUNTY

COUNTY SURVEYOR'S STATEMENT:

I, James E. Hart, hereby state that I have examined this Parcel Map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereof. I further state that this Parcel Map complies with all the provisions of Chapter 2 of the California Subdivision Map Act, as amended, and all applicable ordinances of San Joaquin County, applicable at the time of approval of the tentative map, if required, and that this Parcel Map is technically correct. *I hereby accept on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [the (width)-foot widening of right-of-way along (Road Name)] [(size) by (size) corner cutoff] [and] [I hereby reject on behalf of the public for public use the irrevocable offer of dedication of the (strips of land) (width)-foot widening of right-of-way along (Road Name)] all as shown on this Parcel Map.

Dated this _____ day of _____, 202 ____.

JAMES E. HART, L.S. 8657
County Surveyor

*This part used only when offers of dedication are made for public utility easements or widenings of existing public road rights-of-way, or irrevocable offers of dedication for potential future roads, extensions or widenings of existing public road rights-of-way.

PARCEL MAP WITHIN COUNTY
(If a Subdivision Agreement and Securities Are Required)

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT:

This is to state that at its regularly held meeting on the _____ day of _____, 202____, the Board of Supervisors of San Joaquin County, State of California, approved this Parcel Map, and accepted on behalf of the public for public use the offer of dedication of [all Public Utility Easements] [accepted on behalf of the County the relinquishment to the County all access rights of (Parcel Numbers) to and from Road Name) *(except at the approved access openings)*] [accepted on behalf of the County the relinquishment to the County all water rights of (Parcel Numbers) for the purpose of a public water system] all as shown on this Parcel Map and accepted the offer of dedication of [the road right-of-way] [or use the road name] [the (width)-foot widening of right-of-way along Road Name)] subject to satisfactory completion of improvements thereon of said road right-of-way in accordance with all applicable ordinances of San Joaquin County, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _____ day of _____, 202____.

Attest: _____

RACHÉL DeBORD, Clerk
of the Board of Supervisors

SUKHMINDER S. DHALIWAL, Chair
of the Board of Supervisors

PARCEL MAP WITHIN COUNTY

RECORDER'S STATEMENT:

Filed this _____ day of _____, 202____, at _____.M. in
Book ____ of Parcel Maps, at page ___, at the request of _____.

Fee: \$_____

STEVE J. BESTOLARIDES
Assessor-Recorder-County Clerk

BY: _____
Assistant/Deputy Recorder

TAX LETTER INFORMATION

1. TAXPAYER/SURVEYOR/TITLE CO. EMAILS A PDF OF TENTATIVE PARCEL MAP OR PRELIMINARY PRINTS OF FINAL PARCEL MAP TO JOSE MOLINA IN THE MAPPING DIVISION AT JMOLINA@SJGOV.ORG PHONE: (209) 468-8001 ASSESSOR'S OFFICE, 44 N. SAN JOAQUIN ST., SUITE 230 STOCKTON CA
2. JOSE MOLINA COMPLETES "TENTATIVE SUBDIVISION SHEET" AND FORWARDS IT TO TAX COLLECTOR'S OFFICE, 44 N. SAN JOAQUIN ST., SUITE 150. TAXPAYER MAY HAND CARRY "TENTATIVE SUBDIVISION SHEET" TO TAX COLLECTOR'S OFFICE.
3. SUPPLEMENTAL OR UNPAID TAXES THAT ARE DUE ARE VERIFIED BY TAX COLLECTOR'S STAFF
4. TAXPAYER PAYS ANY UNPAID TAXES AND SECURITY DEPOSIT, IF APPLICABLE, BY CASHIER'S CHECK. IF PAID BY PERSONAL CHECK, THE TAX CERTIFICATE CANNOT BE ISSUED FOR 21 BANKING DAYS (BANK CLEARANCE TIME FRAME). ALSO REQUIRED IS A \$33.00 CASHIER'S CHECK, TAX CERTIFICATE FEE FOR RECORDING MAP.
5. TAX COLLECTOR'S STAFF PREPARES SIGNED AND SEALED TAX CERTIFICATE AND ISSUES TO TAXPAYER/SURVEYOR/TITLE CO.
6. TAXPAYER/SURVEYOR/TITLE CO. RECEIVES THE CANARY AND PINK COPIES OF THE TAX CERTIFICATE. SUBMIT THE CANARY COPY TO THE COUNTY SURVEYOR'S OFFICE.
7. TAX CERTIFICATE IS REQUIRED PRIOR TO APPROVAL OF ALL FINAL COUNTY MAPS AND PARCEL MAPS.
8. DO NOT SUBMIT TAX CERTIFICATES FOR CITY MAPS TO THE COUNTY SURVEYOR, SUBMIT DIRECTLY TO THE CITY.
9. DISTRIBUTION OF TAX CERTIFICATE IS AS FOLLOWS:

WHITE: TREASURER/TAX COLLECTOR
CANARY: CITY/COUNTY PUBLIC WORKS – SURVEYOR
PINK: DEVELOPER/OWNER

**INTERNAL PROCEDURE FOR PROCESSING A COUNTY LOT LINE ADJUSTMENT AND
STATEMENTS OF PURPOSE FOR CITIES**

1. IF A RECORD OF SURVEY IS REQUIRED, RECORD OF SURVEY AND NEW LEGAL DESCRIPTIONS SUBMITTED TO THE PUBLIC WORKS SURVEYOR'S OFFICE (IF NOT, SEE NO. 2)

Owner/Engineer/Surveyor submits the following to Surveyor's office:

- A. Two check prints of Record of Survey.
- B. One set of calculations for the boundary, individual parcels and all closed configurations indicating measured data. All calc's must follow map courses only and be closed-looped.
- C. Original and two unsigned, preliminary copies of new legal descriptions or, if in final form, signed/sealed/ dated.
- D. Grant Deeds to subject property and adjoining parcels.
- E. Applicable Checking Fee. (\$900 plus \$450 per additional sheet(s), or current fee)

**SAMPLE NOTES FOR REFERENCE
ON RECORDS OF SURVEY WITH A COUNTY LOT LINE ADJUSTMENT**

- (1.) Refer to Application No. PA-____-____. (Place in lower left corner of map, but not in margin.)
- (2.) Statement of Purpose: The purpose of this survey is to establish and monument the adjusted property line(s) as described in Notice of Lot Line Adjustment (File No.) recorded on (Date) as Document No. _____, San Joaquin County Records, and to conform with Section 8762 of the Professional Land Surveyors' Act.

Personnel from the Surveyor's office check the Record of Survey and new legal descriptions for accuracy. If acceptable, the originals are requested and the new legal descriptions are forwarded to the Planning Division, who prepare and record the "Notice of Lot Line Adjustment".

County Surveyor adds recording data to the "Statement of Purpose" on the RS, signs RS, advises engineer to provide filing fee to County Recorder, and hand carries RS to County Recorder for filing.

2. IF A RECORD OF SURVEY IS NOT REQUIRED, NEW LEGAL DESCRIPTIONS SUBMITTED TO THE PUBLIC WORKS SURVEYOR'S OFFICE

Owner/Engineer/Surveyor submits the following to Surveyor's office:

- A. Existing Grant Deed(s) to subject property and any Deeds referenced within the subject Grant Deed.
- B. Original and two unsigned, preliminary copies of new legal descriptions or, if in final form, signed/sealed/dated.
- C. Applicable Checking Fee. (\$450, or current fee)
- D. One (1) set of closure calculations, if applicable.

Personnel from the Surveyor's office check the new legal descriptions for accuracy and compliance with the approved Conditions of Approval. If acceptable, the originals are forwarded to the Planning Division and the Surveyor is notified.

3. "NOTICE OF LOT LINE ADJUSTMENT" EXECUTED BY THE PLANNING DIVISION

Whether a Record of Survey is required or not, the Planning Division receives the original new legal descriptions from the Surveyor's office. The "Notice of Lot Line Adjustment" will then be executed, recorded and a copy returned to the Surveyor's office. If a Record of Survey is required, the recording data from the "Notice" will be added to the Record of Survey. Then the Record of Survey is delivered to the Recorder's office and the Surveyor is notified.

4. STATEMENTS OF PURPOSE:

For Lot Line Adjustments within the Cities of Escalon, Lathrop, Manteca and Ripon.

- A. **STATEMENT OF PURPOSE:** The purpose of this survey is to establish and monument the adjusted property line(s) as described in Notice of Lot Line Adjustment (File No.) recorded on _____ as Document No. _____, San Joaquin County Records, and to conform with Section 8762 of the Professional Land Surveyors' Act. [For Stockton applications, use "Certificate" in place of "Notice"; for Lodi applications, use "Deed" in place of "Notice of Lot Line Adjustment (File No.)", for Tracy applications use "Certificate of Compliance for Lot Line Adjustment" in place of "Notice of Lot Line Adjustment (File No.)".

For Lot Line Adjustments within Lodi where Lots are merged.

- B. **STATEMENT OF PURPOSE:** The purpose of this survey is to depict the merged Lots as described in deed recorded on _____ as Document No. _____, San Joaquin County Records, and to conform with Section 8762 of the Professional Land Surveyors' Act.

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATION OF ABANDONMENT
OF PUBLIC EASEMENT

THIS IS TO CERTIFY THAT AT ITS REGULARLY HELD MEETING ON THE
____ DAY OF _____, 202____, THE BOARD OF SUPERVISORS OF
SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BY ITS APPROVAL OF
THIS FINAL MAP OF "TRACT NO. _____, SUBDIVISIONS OF SAN JOAQUIN
COUNTY, CALIFORNIA, _____,"
DID ABANDON THE _____ EASEMENT
CREATED ON BOOK _____ OF MAPS AND PLATS, AT PAGE _____,
SAN JOAQUIN COUNTY RECORDS.

DATED THIS _____ DAY OF _____, 202____.

CLERK OF THE BOARD OF SUPERVISORS

BY: _____ (SEAL)
DEPUTY CLERK

IRRIGATION DISTRICT'S STATEMENT:

South San Joaquin Irrigation District: The Easements for S.S.J.I.D. as shown on this map are correct and S.S.J.I.D. approves the filing of this map.

Dated this _____ day of _____, 202__.

FORREST KILLINGSWORTH, ENGINEERING DEPARTMENT MANAGER
SOUTH SAN JOAQUIN IRRIGATION DISTRICT

When recorded, return to:

San Joaquin County
Department of Public Works
Surveyor Division

CERTIFICATE OF CORRECTION FOR COUNTY FINAL MAP

As provided in Sections 66469 through 66472.1, inclusive, of the Government Code of the State of California, this Certificate of Correction is made to note the following change(s) on that certain final map of "Tract No. _____, Subdivisions of San Joaquin County, California, (Name of Subdivision)", filed for record the _____ day of _____, in Book _____ of Maps and Plats, at page _____.
San Joaquin County Records:

The fee owner(s) of the real property, on the date of the filing of the original map, affected by this Correction is (are) as follows:

This Certificate of Correction was prepared by me or under my direction.

Dated this _____ day of _____, 202_____.

[Engineer/Surveyor], [R.C.E./P.L.S.] [No.]

I, James E. Hart, County Surveyor of the County of San Joaquin, State of California, do hereby certify that I have examined this Certificate of Correction for that certain final map of "Tract No. _____, Subdivisions of San Joaquin County, California, (Name of Subdivision)", filed for record the _____ day of _____, in Book _____ of Maps and Plats, at page _____.
San Joaquin County Records, and that the only changes noted herein are changes provided for in Sections 66469 through 66472.1, inclusive, of the Government Code of the State of California.

Dated this _____ day of _____, 202_____.

JAMES E. HART, L.S. 8657
County Surveyor

When recorded, return to:

San Joaquin County
Department of Public Works
Surveyor Division

CERTIFICATE OF CORRECTION FOR COUNTY PARCEL MAP

As provided in Sections 66469 through 66472.1, inclusive, of the Government Code of the State of California, this Certificate of Correction is made to note the following change(s) on that certain parcel map filed for record on _____, ____, in Book _____ of Parcel Maps, at page _____, San Joaquin County Records:

The fee owner(s) of the real property, on the date of the filing of the original map, affected by this Correction is (are) as follows:

This Certificate of Correction was prepared by me or under my direction.

Dated this _____ day of _____, 202__.

[Engineer/Surveyor], [R.C.E./P.L.S.] [No.]
[Registration/License] expiration date: _____

I, James E. Hart, County Surveyor of the County of San Joaquin, State of California, do hereby certify that I have examined this Certificate of Correction for that certain parcel map filed for record on _____, ____, in Book _____ of Parcel Maps, at page _____, San Joaquin County Records, and that the only changes noted herein are changes provided for in Sections 66469 through 66472.1, inclusive, of the Government Code of the State of California.

Dated this _____ day of _____, 202__.

JAMES E. HART, L.S. 8657
County Surveyor

When recorded, return to:

San Joaquin County
Department of Public Works
Surveyor Division

CERTIFICATE OF CORRECTION FOR RECORD OF SURVEY

As provided in Section 8770.5 of the Professional Land Surveyors' Act of the State of California, this Certificate of Correction is made to note the following change(s) on that certain record of survey filed for record on _____, _____, in Book _____ of Surveys, at page _____, San Joaquin County Records:

The fee owner(s) of the real property, on the date of the filing of the original map, affected by this Correction is (are) as follows:

This Certificate of Correction was prepared by me or under my direction.

Dated this _____ day of _____, 202____.

[Engineer/Surveyor], [R.C.E./P.L.S.] [No.]

I, James E. Hart, County Surveyor of the County of San Joaquin, State of California, do hereby certify that I have examined this Certificate of Correction for that certain record of survey filed for record on _____, _____, in Book _____ of Surveys, at page _____, San Joaquin County Records, and that the only changes noted herein are changes provided for in Section 8770.5 of the Professional Land Surveyors' Act of the State of California.

Dated this _____ day of _____, 202____.

JAMES E. HART, L.S. 8657
County Surveyor