SAN JOAQUIN COUNTY
SURVEYOR'S OFFICE

GUIDE
TO THE PREPARATION OF MAPS

FINAL MAPS, PARCEL MAPS &
RECORDS OF SURVEY

JAMES E. HART
COUNTY SURVEYOR

July 2022
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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. ($1,700 + $110/lot) (Revised Certificate Sheets $500/each)
   □ G. Processing Agreements and Maps to the Board of Supervisors ($1,650)

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. ($360/sheet without LLA - $800 plus $400 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. ($410)

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. ($1000)

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 $110 per lot to check new configurations.
# Surveyor Division Fee Schedule
**Effective August 23, 2021**

## Subdivisions

<table>
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<th>Fee For Service</th>
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<td><strong>Final Maps (County and Cities)</strong></td>
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<tr>
<td>Base Fee</td>
<td>$1,700</td>
</tr>
<tr>
<td>Per Lot (Numbered and Lettered)</td>
<td>$110</td>
</tr>
<tr>
<td>Revised Certificate Sheet</td>
<td>$500</td>
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<tr>
<td><strong>Parcel Maps (County and Cities)</strong></td>
<td></td>
</tr>
<tr>
<td>Base Fee</td>
<td>$1,700</td>
</tr>
<tr>
<td>Per Parcel (Numbered and Lettered)</td>
<td>$110</td>
</tr>
<tr>
<td>Revised Certificate Sheet</td>
<td>$500</td>
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<tr>
<td><strong>No Fee For &quot;Designated Remainder&quot; Parcels</strong></td>
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## Annexations

- Legal Descriptions (LAFCo) $700 min. or 20 percent of LAFCo's acreage fee, whichever is greater

## District Annexations/Detachments/Formations

- Actual Costs

## Other Services

- Processing Agreements and Maps to the Board of Supervisors $1,650
- Records of Survey with LA* $800 plus $400 per additional sheet(s)
- Records of Survey w/o LA* $360/sheet
- Legal Descriptions (County LA Appl.'s) $410
- Legal Descriptions and Parcel Map Waivers (All except County LA Appl.'s and LAFCo) $1000
- Corner Records None
- Certificates of Correction (Collect Check payable to San Joaquin County Recorder For Recording) None

* 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 (Add Reference)
(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
SYMBOLES:
Monument Set (Description of) .................. o
Monuments Set in Cast Iron Box (Description of) ....... o
Monuments Found (Description of) .................. •
Monuments Found in Cast Iron Box (Description of) ... o

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: $___________

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

SURVEYOR.WKGUIDE-BK'RCDSV.STM (04/19)
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. 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.
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

SURVEYOR.WKSGUIDE-BK0/FM-COS.DED  (01/2020)
STATE OF CALIFORNIA  
COUNTY OF SAN JOAQUIN  

On ___________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

__________________________
Deputy County Clerk

STATE OF CALIFORNIA  
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 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: 6/30/24
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__.

____________________________________________________
ELIZA GARZA, 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: $_______________

_________________________    ________________
STEVE J. BESTOLARIDES    Assistant/Deputy Recorder
Assessor-Recorder-County Clerk
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 unfilled 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 (bearing) ___ 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
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  
COUNTY OF SAN JOAQUIN  

On ________________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

______________________________
Deputy County Clerk

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  
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.)
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: 6/30/24
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__.

____________________________________________
ELIZA GARZA, 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 Essements, 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. 2-Street right-of-way closure Calc's incl. centerline?
   H. Copies of any unified 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
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 ______-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

SURVEYOR.WKIGUIDE-BKIFM-MAN.DED (09/24/03) 30
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  )
COUNTY OF SAN JOAQUIN  ) ss.

On __________________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

________________________________________
Deputy County Clerk

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  )
COUNTY OF ________________  ) ss.

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____.

______________________________
CHRIS ERIAS
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__.

__________________________________________________________
BENJAMIN J. CANTU, Mayor

__________________________________________________________
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. BESOLARIDES
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?

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CITY OF MANTECA PARCEL MAP
SAMPLE NOTES FOR REFERENCE

1. Where there are easement holders of record:

Pursuant to Section 68436 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*
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  
COUNTY OF SAN JOAQUIN

On ______________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

______________________________
Deputy County Clerk

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  
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__.

__________________________________________ Attest: ________________________________

BENJAMIN J. CANTU, Mayor CASSANDRA TILTON, City Clerk

* (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

RECORER'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?

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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*

SURVEYOR.WKIGUIDE-BK\FM-LOD.OWN (01/2020) 48
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
STATE OF CALIFORNIA  
COUNTY OF SAN JOAQUIN  

On ______________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

____________________________
Deputy County Clerk

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  
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 ___________________, 20___.

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

RECORDER'S STATEMENT:

Filed this ______ day of ___________________, 20__, 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 ESCALON 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 Cal's?
   F. Block & Lot closure Cal's?
   G. 2-Street right-of-way closure Cal's incl. centerline?
   H. Copies of any unified surveys used on map?
   I. Copies of Deeds referenced on map and in Title Report?
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
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 Escalon, 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 Escalon lot ___________ (No.) ___________] [relinquish to the City of Escalon all access rights of ___________ (Lot Numbers) ___________] all as shown on this Final Map.

Dated this ___________ day of ___________ ____________, 202__.

(Print Name/Title) ____________________________ (Print Name/Title) __________________________

*USE ONLY IF APPLICABLE*

SURVEYOR.WK\GUIDE-BK\FM-ESC.OWN (01/2020)
FINAL MAP WITHIN ESCALON

*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 Escalon shall reconvey the property to the subdivider if the City of Escalon
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
STATE OF CALIFORNIA }  ss. 
COUNTY OF SAN JOAQUIN  

On ________________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

__________________________________________________________
Deputy County Clerk

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 ESCALON

[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 ESCALON

CITY ENGINEER'S/SURVEYOR'S STATEMENT:

I, William F. Kull, hereby state that I am the City Engineer of the City of Escalon, California and that I have examined this Final Map of "Tract No. ______, Subdivisions of San Joaquin County, (Name of Subdivision) ", City of Escalon, County of San Joaquin, State of California and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof; that this Final Map complies with all the provisions of City of Escalon Ordinance No. 261, and any amendments thereto, applicable at the time of approval of the tentative map; 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 ___________________________ 20__

WILLIAM F. KULL, R.C.E. 34935, L.S. 5792
City Engineer, City Land Surveyor
FINAL MAP WITHIN ESCALON

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 Escalon, California approved this Final Map of "Tract No. ______, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Escalon, 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 Escalon 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 City of Escalon Ordinance No. 261, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this ______________ day of ____________________, 202__.

________________________________________________________
ROBERT SWIFT, Mayor

________________________________________________________
ATTEST: TAMMY ALCANTOR, City Clerk

*USE ONLY IF APPLICABLE*
FINAL MAP WITHIN ESCALON

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              Assistant/Deputy Recorder
Assessor-Recorder-County Clerk
GENERAL CHECKLIST
FOR CITY OF ESCALON 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. 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 unfilled surveys used on map?
G. Copies of Deeds referenced on map and in Title Report?
CITY OF ESCALON 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 ESCALON

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 ESCALON

*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 Escalon shall reconvey the property to the subdivider if the City of Escalon 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*
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  )
COUNTY OF SAN JOAQUIN ) ss.

On ______________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

________________________________________
Deputy County Clerk

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  )
COUNTY OF ______________ ) ss.

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 ESCALON

[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 ESCALON

CITY ENGINEER'S/SURVEYOR'S STATEMENT:

I, William F. Kull, 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; that this Parcel Map complies with all the provisions of City of Escalon Ordinance No. 261, and any amendments thereto, applicable at the time of approval of the tentative map, if required; that the subdivision shown hereon 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__.

________________________________________
WILLIAM F. KULL, R.C.E. 34935. L.S. 5792
City Engineer, City Land Surveyor
PARCEL MAP WITHIN ESCALON

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 Escalon, 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 City of Escalon Ordinance No. 261, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this ______________ day of ____________________, 202__.

__________________________  Attest: __________________________
ROBERT SWIFT, Mayor                TAMMY ALCANTOR, City Clerk

* (Use only when dedications are made)
PARCEL MAP WITHIN ESCALON

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               Assistant/Deputy Recorder
Assessor-Recorder-County Clerk
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. 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?

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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
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
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 )
COUNTY OF SAN JOAQUIN )

On ________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

________________________________________
Deputy County Clerk

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 )
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 ________________________, 20____.

_________________________
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 ___________*(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 ___________] [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__.

_____________________________  
 Attest: ________________________

DANIEL DE GRAAF, Mayor  
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

RECORDERS 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 unfilled surveys used on map?
    G. Copies of Deeds referenced on map and in Title Report?
CITY OF RIPAQ 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 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

SURVEYOR: WKGUIDE-BKPM-RIP.CO  (09/24/03)
STATE OF CALIFORNIA  
COUNTY OF SAN JOAQUIN  

On ______________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

__________________________________________

Deputy County Clerk

STATE OF CALIFORNIA  
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 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___.

________________________________________
DANIEL DE GRAAF, 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

RECORER’S STATEMENT:
Filed this _____ day of _____________________, 202___, at _______.M. in Book of Parcel Maps, at page _____, at the request of ________________.

Fee: $____________________

STEVE J. BESTOLARIIDES
Assessor-Recorder-County Clerk

BY: _________________________
   Assistant/Deputy Recorder
GENERAL CHECKLIST
FOR CITY OF LATHROP 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. 2-Street right-of-way closure Calc's incl. centerline?
H. Copies of any unfilled surveys used on map?
I. Copies of Deeds referenced on map and in Title Report?
CITY OF LATHROP 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 Lathrop Municipal Code of Ordinances, Title 15, Chapter 15.4804, the City of Lathrop 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 chemicals and pesticides and from other agricultural activities, including without limitation, cultivations, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crops and animals from depredation, and other activities which may generate dust, smoke, noise, odor, rodents and pests. Be aware also, that this property may be located adjacent to agricultural operations outside the City’s jurisdiction. 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.
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 Lathrop, 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 Lathrop lot ____ (No.) ____] [relinquish to the City of Lathrop 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 LATHROP

*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 Lathrop shall reconvey the property to the subdivider if the City of
Lathrop 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
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 SAN JOAQUIN  )

On _________________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

____________________
Deputy County Clerk

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 ______________ _ ) ss.

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: _________________________

NOTARY-ALL (02/16)
FINAL MAP WITHIN LATHROP

[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 LATHROP

CITY ENGINEER'S STATEMENT:

I, Glenn Gebhardt, hereby state that I am the City Engineer of the City of Lathrop, California and that I have examined this Final Map of "Tract No. ________, Subdivisions of San Joaquin County, (Name of Subdivision) ", City of Lathrop, 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 applicable ordinances of the City of Lathrop, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _________ day of ___________________________, 202__.  

__________________________
GLENN GEBHARDT, R.C.E. 34681
City Engineer

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

This map conforms to Tentative Map No. _________ approved by the Planning Commission on the _________ day of ___________________________, 202__.

Dated this _________ day of ___________________________, 202__.

__________________________
MARK MEISSNER
Community Development Director
FINIAL MAP WITHIN LATHROP

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 Lathrop, California approved this Final Map of "Tract No. _____, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Lathrop, 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 Lathrop 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 Lathrop, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _________ day of ____________________, 202__.

_________________________
TERESA VARGAS
City Clerk and Clerk of the City Council

*USE ONLY IF APPLICABLE*
FINAL MAP WITHIN LATHROP

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 Lathrop, 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 LATHROP 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 unfilled surveys used on map?
G. Copies of Deeds referenced on map and in Title Report?
CITY OF LATHROP 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. 8.) (P.M.) (Book-Page) as (bearing).

5. Per City of Lathrop Municipal Code of Ordinances, Title 15, Chapter 15.4804, the City of Lathrop 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 chemicals 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 predation, and other activities which may generate dust, smoke, noise, odor, rodents and pests. Be aware also, that this property may be located adjacent to agricultural operations outside the City's jurisdiction. 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.
PARCEL MAP WITHIN LATHROP

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 LATHROP

*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 Lathrop shall reconvey the property to the subdivider if the City of
Lathrop 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
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  )
COUNTY OF SAN JOAQUIN  ) ss.

On ________________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

__________________________________________
Deputy County Clerk

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  )
COUNTY OF ____________  ) ss.

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 LATHROP

[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 LATHROP

CITY ENGINEER'S STATEMENT:

I, Glenn Gebhardt, 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, Chapter 16.16 of the Lathrop Municipal Code of Ordinances, and any amendments thereto, applicable at the time of approval of the tentative map, if required.

Dated this ______________ day of ____________________, 202__.

__________________________
GLENN GEBHARDT, R.C.E. 34681
City Engineer
SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

This map conforms to Tentative Map No. _________ approved by the Planning Commission on the _____ day of ________________, 202__.

Dated this ______ day of ____________________, 202__.

MARK MEISSNER, Secretary
of the Planning Commission

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

This map conforms to Tentative Map No. _________ approved by the Planning Division on the _____ day of ________________, 202__.

Dated this ______ day of ____________________, 202__.

MARK MEISSNER, Community
Development Director

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

I, Mark Meissner, hereby state that the Lathrop Planning Division has waived the requirement for a Tentative Map in accordance with Section 159.098 of the Lathrop Municipal Code of Ordinances.

Dated this ______ day of ____________________, 202__.

MARK MEISSNER, Community
Development Director
CITY CLERK'S STATEMENT:

I, Teresa Vargas, City Clerk of the City of Lathrop, California, hereby accept subject to improvement all offers of dedication of street rights-of-way and/or public utility easements pursuant to the authority conferred upon me by City Council Resolution No. 90-72, adopted September 26, 1990.

Dated this ____ day of _________, 20___.

__________________________
TERESA VARGAS
City Clerk
PARCEL MAP WITHIN LATHROP

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

RECORER'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 TRACY 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. If 4 or more sheets, does the required 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 the "Basis of Bearings" reference the Tracy Modified Grid System?

__ 16. Is monumentation in conformance with City's Ordinance?

__ 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 Calcs?
F. Block & Lot closure Calcs?
G. 2-Street right-of-way closure Calcs incl. centerline?
H. Copies of any unfiled surveys used on map?
I. Copies of Deeds referenced on map and in Title Report?

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CITY OF TRACY 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:

a. The line bearing _________ between City of Tracy Control Monuments _________ and _______ of the City of Tracy Modified Grid System, as shown on Record of Survey filed in Book 30 of Surveys, at page 18, San Joaquin County Records, was used as the Basis of Bearings shown hereon. Coordinates shown are based on the City of Tracy Modified Grid System.

b. The line bearing _________ between City of Tracy Control Monuments _________ and _______ of the City of Tracy Modified Grid System as calculated from the City of Tracy Report on GPS Survey prepared by Associated Consultants Group, Inc., on file with the City of Tracy Public Works Department, was used as the basis of bearings shown hereon. Coordinates shown are based on the City of Tracy Modified Grid System.

3. For Embankment Slope Easements:

a. We hereby declare that the proposed private slope easements shown hereon are for the benefit of the adjacent lot owner and not offered for dedication to the public. Maintenance of said areas is the responsibility of the lot owner on which the easement occurs. Said easements are not created by this map.
FINAL MAP WITHIN TRACY

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 Tracy, 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 Tracy lot _______ (No.) _______] [reserve to the City of Tracy, the right to control access over and across the One-Foot Access Reserve Strip(s)] [relinquish to the City of Tracy 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*

SURVEYOR: WKG/UIDE-B6FM-TRA:OWN (01/2020)
FINAL MAP WITHIN TRACY

*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 Tracy shall reconvey the property to the subdivider if the City of Tracy
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
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  )
COUNTY OF SAN JOAQUIN ) ss.

On ________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

__________________________
Deputy County Clerk

STATE OF CALIFORNIA  )
COUNTY OF ________________ ) ss.

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 TRACY

[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 TRACY

CITY ENGINEER'S STATEMENT:

I, Robert Armijo, hereby state that I am the City Engineer of the City of Tracy, California and that I have examined this Final Map of "Tract No. ________, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Tracy, 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 Titles 10 and 12 of the Tracy Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this __________ day of ____________________, 202__. 

ROBERT ARMijo, R.C.E. 63173
City Engineer
FINAL MAP WITHIN TRACY

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 Tracy, California per Council Resolution No. __________ approved this Final Map of "Tract No. ______, Subdivisions of San Joaquin County, (Name of Subdivision)", City of Tracy, 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 right to control access over and across the One-Foot Access Reserve Strip(s)] [accepted on behalf of the City the relinquishment to the City of Tracy 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 Titles 10 and 12 of the Tracy Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map.

Dated this _______________ day of ______________________, 202__.

____________________________________
ADRIANNE RICHARDSON, City Clerk
and Clerk of the City Council

*USE ONLY IF APPLICABLE*
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
Tracy, 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

RECORDE R’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 TRACY 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. Does the "Basis of Bearings" reference the Tracy Modified Grid System?

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. Boundary and Parcel closure Calc's?
   F. California Coordinate System Calc's on grid?
   G. Copies of any unfilled surveys used on map?
   H. Copies of Deeds referenced on map and in Title Report?
CITY OF TRACY 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. 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:

a. The line bearing _______ between City of Tracy Control Monuments _______ and _______ of the City of Tracy Modified Grid System, as shown on Record of Survey filed in Book 30 of Surveys, at page 18, San Joaquin County Records, was used as the Basis of Bearings shown hereon. Coordinates shown are based on the City of Tracy Modified Grid System.

b. The line bearing _______ between City of Tracy Control Monuments _______ and _______ of the City of Tracy Modified Grid System as calculated from the City of Tracy Report on GPS Survey prepared by Associated Consultants Group, Inc., on file with the City of Tracy Public Works Department, was used as the basis of bearings shown hereon. Coordinates shown are based on the City of Tracy Modified Grid System.

5. Approval of this Parcel Map is subject to the City of Tracy Public Works Department Conditions titled "Tentative Parcel Map Conditions of Approval _______ dated ____________, on file in the office of the City Engineer of the City of Tracy, California." (Preferred location is the lower right-hand corner of sheet 1.)
PARCEL MAP WITHIN TRACY

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 TRACY

*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 Tracy shall reconvey the property to the subdivider if the City of Tracy 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*
STATE OF CALIFORNIA 
COUNTY OF SAN JOAQUIN 

On ________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

________________________________________
Deputy County Clerk

STATE OF CALIFORNIA 
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 TRACY

[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 TRACY

CITY ENGINEER'S STATEMENT:

I, Robert Armijo, 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 Titles 10 and 12 of the Tracy Municipal Code, and any amendments thereto, applicable at the time of approval of the tentative map, if required.

Dated this ______ day of ______________________, 202____.

ROBERT ARMijo, R.C.E. 63173
City Engineer
PARCEL MAP WITHIN TRACY

CITY CLERK'S STATEMENT:

I, Adrianne Richardson, City Clerk of the City of Tracy, California, hereby state that this Parcel Map was approved by the Community Development Director and City Engineer on ____________, in compliance with Titles 10 and 12 of the Tracy Municipal Code, and that I hereby accept, on behalf of the public for public use, all offers of dedication of street rights-of-way and/or easements shown hereon, subject to satisfactory completion of improvements thereon, pursuant to the authority conferred upon me by City Council Resolution No. 1670, adopted August 6, 1968, Book 3231 of Official Records of San Joaquin County, at pages 581 through 583.

Dated this ____________ day of ________________________, 202__.  

______________________  
ADRIANNE RICHARDSON, City Clerk  
and Clerk of the City Council
PARCEL MAP WITHIN TRACY

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 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. ______________.

SURVEYOR.WKIGUIDE-BK1CH-LIST.CO (08/11/05) 129
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*

SURVEYOR: WKG GUIDE-BKIFM-CO.OWN (01/2020)
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
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 )
COUNTY OF SAN JOAQUIN ) ss.

On ______________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

____________________________________
Deputy County Clerk

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 )
COUNTY OF ___________ ) ss.

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.)
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:______________________________

RACHEL DeBORD, Clerk
of the Board of Supervisors

CHARLES WINN, Chairman
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
Assistant/Deputy Recorder
Assessor-Recorder-County Clerk

SURVEYOR.WKGUIDES-BKOFM-CO.SV (01/2020)
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 unfilled surveys used on map?
G. Copies of Deeds referenced on map and in Title Report?

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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 homsite shall not be transferred separately until ____(Date)____, or upon the death of an owner
    owning at least fifty (50) percent interest in the homsite parcel.

16. The property shown on the Parcel Map is restricted from further subdivisions for homsite
    purposes, except for financing only, by Section 9-610.3 of the San Joaquin County Development
    Title.

17. Neither the homsite 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 homsite parcel shall merge the homsite parcel
    with the "Designated Remainder" parcel, as provided for in the Development Title, unless the
    owner of the homsite parcel acquired the homsite 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)

SURVEYOR: WKIGUIDE-BKIPM-CO.OWN (01/2020)
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
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 SAN JOAQUIN  

On ______________________, before me, STEVE J. BESTOLARIDES, Assessor-Recorder-County Clerk of San Joaquin County, 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:

______________________________
Deputy County Clerk

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)] [the (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

CHARLES WINN, Chairman 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      Assistant/Deputy Recorder
Assessor-Recorder-County Clerk
TAX LETTER INFORMATION

1. TAXPAYER/SURVEYOR/TITLE CO. TAKES MINIMUM OF TWO COPIES OF TENTATIVE PARCEL MAP OR PRELIMINARY PRINTS OF FINAL PARCEL MAP TO JOSE MOLINA (MAPPING DIVISION 468-8001) ASSESSORS OFFICE, 44 N. SAN JOAQUIN ST., SUITE 230

2. JOSE MOLINA COMPLETES "TENTATIVE SUBDIVISION SHEET" AND HAND CARRIES IT TO TAX COLLECTORS OFFICE, 44 N. SAN JOAQUIN ST., SUITE 150. TAXPAYER MAY HAND CARRY "TENTATIVE SUBDIVISION SHEET" TO TAX COLLECTORS OFFICE.

3. SUPPLEMENTAL OR UNPAID TAXES THAT ARE DUE ARE VERIFIED BY TAX COLLECTORS 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 $32.00 CASHIER'S CHECK, TAX CERTIFICATE FEE FOR RECORDING MAP.

5. TAX COLLECTORS 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 SURVEYORS 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. ($800 plus $400 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, at 468-0816, who prepares and records 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. ($410, 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 ________________, 20__.

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

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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.]

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 the _____ day of ________________, _____, 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

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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