

Title 16 - SUBDIVISIONS

Chapter 16.24 - FINAL MAPS

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**16.24.010 - Time extensions.**

An approved tentative map-final map shall expire twenty-four (24) months after its approval. The council may grant extensions according to the provisions of the Subdivision Map Act.

(Prior code § 9-1.710)

**16.24.020 - Preparation and form.**

- A. The scale of the map shall be one inch equals fifty (50) feet, unless otherwise permitted by the city engineer.
- B. All dimensions shall be shown in feet and hundredths of a foot and lots shall designate the square footage thereon. The boundary shall close to one one-hundredth of a foot.
- C. If more than two sheets are necessary to show the entire subdivision an index map shall be included on sheet No. 2.
- D. The basis of bearing and legend shall be shown on sheet No. 2 and the tract number, scale and north point, date, engineer and sheet number shall be shown on each sheet. Tract designations shall be allowable with tract numbers.
- E. A certificate sheet designated as sheet No. 1 of the final map shall be provided, except that where the size of the subdivision permits, the information required to be shown thereon may be shown on the same sheet as the map of the subdivision.
- F. Upon the recordation of the final map by the county recorder, the subdivider shall be responsible to provide the city engineer with a reproducible copy on either tracing cloth or three mil polyester base film.

(Prior code § 9-1.715)

**16.24.030 - Information to appear on certificate sheets.**

The following information shall appear on the certificate sheet:

- A. The tract number, designation (if desired), city and county where located, date, engineer and sheet number;
- B. Below the title shall be a subtitle consisting of a description of all property being subdivided by reference to such map or maps of the property shown thereon as shall have been last

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previously filed or recorded with the county recorder's office or shall have been last previously filed with the county clerk pursuant to a final judgment in any action in partition or shall have been previously filed in the office of the county recorder under the authority of the Subdivision Map Act of the state or by reference to any vacated area with the number of the ordinance vacating the area;

- C. References to tracts and subdivisions in the description shall be worded identically with the original records and the references to books and pages of record shall be complete; and
- D. The certificate sheet shall contain those certificates required by the Subdivision Map Act of the state. The form of the certificates shall be approved by the city engineer.

(Prior code § 9-1.720)

#### **16.24.040 - Information to appear on final maps.**

The final map shall substantially conform to the tentative map as conditionally approved by the city. The following information shall appear on a final map:

- A. The exterior boundary of the land within the subdivision shall be designated by a one-sixteenth inch solid black line;
- B. All survey data and information for ties to the California Coordinate System and basic of bearing;
- C. All lots or parcels intended for sale, lease or financing or reserved for private purposes and all parcels offered for dedication to the city for any purpose, with all dimensions, boundaries and courses clearly shown and defined in each case. Boundary, lot and street dimensions shall show the total of all partial dimensions for all courses and curves;
- D. All lots shall be numbered consecutively throughout the subdivision. Only parcels offered for dedication, other than for streets or easements, shall be designated by letters. Each numbered lot shall be shown entirely on only one sheet. The final map shall show the location and width of all streets, alleys, pedestrian ways and hiking or biking paths and the location and width of the portion of the existing streets, rights-of-way, easements or other interests in the subdivision;
- E. All necessary data, including width and side lines, of all public easements to which lots within the subdivision are subject. Each easement shall be clearly labeled and identified as to its nature and purpose and, if already of record, its reference shall be given. A statement shall be made on the appropriate sheet or sheets of the final map stating the nature of any easement which cannot be located exactly by record data. Such easements shall be denoted by five dashed lines and one solid line;
- F. All limitations or rights of ingress or egress to and from streets and lots and other parcels of land;
- G. The location, widths and names of streets and the location and widths of alleys, pedestrian ways, equestrian ways, hiking or biking trails, railroad rights-of-way or other rights-of-way adjacent to the subdivision;
- H. Any city or district boundary line crossing or contiguous to the subdivision shall be clearly designated to determine its relative location to all parcels and lots;
- I. The adjacent subdivisions or ownerships of record; and
- J. Other items as provided in the Subdivision Map Act or project conditions of approval.

(Prior code § 9-1.725)

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**16.24.050 - Statements, documents and other data to accompany final maps.**

The following statements, documents or other data and as many additional copies thereof as may be required by the city engineer, shall accompany the final map:

- A. The names, addresses and telephone numbers of the subdivider and the persons preparing the final map;
- B. A guarantee of title or letter from a title company certifying that the signatures of all persons whose consent is necessary to pass clear title to the land being subdivided and all acknowledgments thereto, appear and are correctly shown on the certificates and that such certificates are correctly shown on the final map both as to consents for the making thereof and the affidavit of dedication; and C. Closure sheets for lots, boundary lines, streets, easements and monument lines as required by the city engineer.

(Prior code § 9-1.730)