

Chapter 17.16

FINAL MAP

Sections:

17.16.010	Surveyance--Preparation
17.16.020	Drawing specifications.
17.16.030	Contents.
17.16.040	Marking specifications.
17.16.050	Boundary, monument locations.
17.16.060	Data required.
17.16.070	Certificate, acknowledgement—Compliance requirements.
17.16.080	Soils data.
17.16.090	Engineer--Map checking--Shared duties.
17.16.100	Certificate execution.
17.16.110	Approvals.
17.16.120	Bond--Deposit.

17.16.010 Surveyance--Preparation. Within the above time limits or extensions thereof after the approval or conditional approval of the tentative map, the subdivider shall cause the subdivision, or any part thereof, to be surveyed and a final map thereof prepared by a registered civil engineer or land surveyor, the map to be prepared in conformance with the tentative map as approved or conditionally approved. The tracing and two prints of the final map shall be filed with the town engineer or other designated official, together with the checking, recording and other fees prescribed by the town council. (Prior code §10 203 (part)).

17.16.020 Drawing specifications. The final map shall be drawn on tracing cloth of good quality, with all lines, letters, figures, certificates, acknowledgments and signatures made in black india ink, so as to produce good, legible prints and negatives. The size of the sheets shall be eighteen by twenty-six inches with a border line and a margin of at least one inch on all sides except the left side which shall be two inches. The scale of the map shall be such as to clearly show the details of the plan thereof. (preferably one inch equals one hundred feet) (Prior code §10 203 (part)).

17.16.030 Contents. When the final map consists of more than one sheet, a key map shall be drawn on the first sheet showing the relation of the sheets. Every sheet comprising the map shall bear the scale, north point, legend, sheet number and number of sheets comprising the map. (Prior code §10 203 (part)).

17.16.040 Marking specifications. Property within the boundary of the subdivision and not intended for filing shall be marked "NOT A PART OF THIS SUBDIVISION." Maps filed for the purpose of showing as acreage land previously subdivided shall be marked and titled, "REVERSION TO ACREAGE MAP." (Prior code §10 203 (part)).

17.16.050 Boundary, monument locations. The exterior boundary of the land included within the subdivision shall be indicated with a colored border. The final map shall clearly show the definite location of the subdivision with reference to surrounding surveys or subdivisions, with identification of existing monuments and designation of adjacent recorded subdivisions or portions thereof. (Prior code §10 203 (part)).

17.16.060 Data required. The final map shall show all survey and mathematical information and data as required by the subdivision map act, and in addition thereto the following data:

(1) Net dimensions and bearings of all lots, block and boundary lines; bearings and distances of street lines and radii and arc lengths of all curves; and the acreage areas of all lots exceeding one acre in area;

(2) Location and description of all existing monuments found, and of all monuments set in the survey of the subdivision. All new permanent monuments shall be durable and shall be not less than one and one-half inch diameter galvanized iron pipe or three-fourths inch round or square iron bar or four inch by four inch heart redwood, at least thirty inches in length, and protected by cast iron rim and cover set flush with pavement;

(3) The centerlines, side lines, names, widths and portions proposed to be dedicated of all streets and other rights-of-way appearing on the map, and the accurate location of any city or legal district boundary line crossing or adjacent to the subdivision;

(4) The location, widths, bearings, side lines and purpose of all easements existing of record, or proposed to be offered for dedication shall be clearly shown;

(5) The basis of bearings shall be shown and shall be true as determined by solar or polaris observations or by reference to some known line;

(6) The consecutive numbering of lots; the designation of all lots intended for sale or for private purpose, and of all parcels and streets and rights-of-way intended for private or public use;

(7) The location and designation of any areas adjacent to or within the subdivision which are subject to periodic inundation;

(8) Additional information to be filed or recorded simultaneously with a final map shall be in the form of a separate document or an additional map sheet which indicates its relationship to the final map. The document or additional map sheet shall contain the statement that the additional information is for informational purposes, describing conditions as of the date of filing for record, and is not intended to affect record title interest. The document or additional map sheet may also contain a notation that the additional information is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer of the document or additional map sheet. Additional survey and map information may include, but need not be limited to: building setback lines, flood hazard zones, seismic lines and setbacks, geologic mapping and archeological sites. (Ord. 509 §1(part), 1993; prior code §10 203 (part)).

17.16.070 Certificate, acknowledgement--Compliance requirements. The certificates and acknowledgements required to be placed on the final map may be combined where appropriate, and shall comply with the provisions of the subdivision map act with respect thereto and shall include the following:

- (1) Certificate of consent by all parties having any record title interest to the preparation and recordation of the final map;
- (2) Certificates offering certain parcels for dedication for specific public use, if any, except those parcels, other than streets, which are intended for the exclusive use of the lot owners in the subdivision, their licenses, visitors, tenants and servants;
- (3) Certificate of the engineer or land surveyor responsible for the survey and final map, which shall be attested unless accompanied by his seal;
- (4) Certificates of approval for execution by the town engineer and the town clerk and other designated town officials; also by the clerk of the board of supervisors if portions of the subdivision are outside the corporate limits of the town;
- (5) Statements and certificates from county and town auditors to be filed with the final map with regard to liens, taxes, assessments or bonds, together with a certificate of clerk of the board of supervisors as to tax bond, as such matters may affect the land being subdivided. (Prior code §10 203 (part)).

17.16.080 Soils data. The subdivider or his engineer shall furnish to the town engineer such traverse sheets, engineering data, calculations and field notes as may be required for the accurate checking of the final map. In addition thereto, soils data shall be furnished as follows:

(1) The subdivider shall file with the town engineer a preliminary soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Sections 11535 and 11535.1 of the Business and Professions Code. The preliminary soil report may be waived if the town engineer shall determine that, due to his knowledge of the soil qualities of the subdivision, no preliminary analysis is necessary.

(2) If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, a soil investigation of each lot in the subdivision shall be prepared, at the expense of the subdivider, by a civil engineer who is registered by the state of California. The soil investigation shall recommend corrective action which is likely to prevent structural damage to each dwelling proposed to be constructed on the expansive soil. The report shall be filed with the town engineer.

(3) The town engineer shall approve the soil investigation if he determines that the recommended corrective action is likely to prevent structural damage to each dwelling to be constructed on each lot in the subdivision. Appeal from such determination shall be to the town council. The building permit shall be conditioned upon the incorporation of the approved recommended corrective action in the construction of each dwelling. (Prior code §10 203 (part)).

17.16.090 Engineer—Map checking--Shared duties. Upon receipt of the final map and the required accompanying data the town engineer or other designated engineer shall examine the same *as* to its compliance with all the applicable provisions of the subdivision map act and of this chapter, and as to its technical accuracy, and shall transmit a copy to the town clerk for approval of the town council as to its substantial compliance as to design with the approved tentative map. In the event that the subdivision is located partly within the town and partly outside the town, the duties of the town engineer shall be shared, with the consent of the respective governing bodies, with the county surveyor, or other town engineer, upon the basis of an agreement for the sharing of such duties as are herein set forth. (Prior code §10 203 (part))

17.16.100 Certificate execution. After the subdivider and/or the engineer have completed all alterations or additions to the final map as may be required by the town engineer and/or the county surveyor, the appropriate certificates shall be executed and the map transmitted to the town council, and to the board of supervisors if the subdivision is partly outside the town.

(Prior code §10 203 (part)).

17.16.110 Approvals. The approvals of the above governing bodies shall be in accordance with the provisions of the subdivision map act and the further provisions of this chapter as follows:

(1) If the final map and accompanying statements and certificates are in compliance with all applicable provisions of law and this chapter and the approved tentative map, either as filed or as altered to meet their approval, the appropriate certificates of approval shall be executed, subject to the provisions of (2) hereunder.

(2) At the same time the governing bodies shall also accept or reject all offers of dedication and shall, as a condition precedent to the acceptance of any streets or easements or the approval of the final map, require that the subdivider construct the proposed street, utility or other improvements agreed upon, or submit such agreements or bonds as are hereinafter set forth guaranteeing that such improvements as agreed upon will be constructed in accordance with the standards hereinafter established by the provisions of this chapter.

(3) No map shall have any force and effect until the same has been approved by the appropriate governing bodies and thereafter recorded, and no title to any property described in any offer of dedication shall pass until the town clerk has recorded the map with the county recorder.

(4) A final map may be disapproved only on a finding Subdivision Map Act, Section 66473. The town council may waive disapproval requirements if it determines that such failure is the result of a technical and inadvertent error which does not materially affect the validity of the map. (Ord. 386 §8, 1977; prior code §10 203 (part)).

17.16.120 Bond--Deposit. The final map shall not be filed with the town engineer or other designated official as herein provided until the owner or subdivider executes and files with the town engineer, for transmittal to the town council, a good and sufficient bond in double the amount of taxes and assessments due, the bond to be approved by the town council and by its terms made to inure to the benefit of the town and conditioned upon the payment of all town, county, municipal and local taxes and special assessments collected as taxes, which, at the time the final map is recorded, are a lien against the property, but which are not yet payable. In lieu of a bond a deposit may be made of money or negotiable securities in the same amount and of the kind approved for securing deposits of public money. (Prior code §10 203 (part)).