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16.128.010 Purpose.

The purpose of this Chapter is to control the practices and procedures regarding the preparation and approval of final maps. (Ord. 606, 1999)

16.128.020 Preliminary Submittal for City Approval.

Prior to the expiration of the tentative map or the vesting tentative map of an approved Major Subdivision Application, the subdivider shall submit three (3) prints of the final map, along with appropriate fees, to the City Engineer for checking. The preliminary prints shall bear both the signatures of all parties having record title interest in the lands being subdivided and the engineer or surveyor responsible for the survey. The prints shall bear either original signatures or signatures reproduced from a previously signed original final map. The prints shall be accompanied by the following data, reports, and documents in a form approved by the City Engineer and, where applicable, the City Attorney:

A. Improvement Plans and Specifications. Three (3) complete sets of Improvement Plans, specifications, and engineer's preliminary estimates;

B. Reports. A complete set of reports as follows:

1. Preliminary soils reports, including R-values and pavement structural sections calculations;
2. Preliminary geotechnical reports; and
3. Surface and subsurface contamination reports;

C. Hydrology and Hydraulic Calculations. Storm drain calculations (e.g., hydrology, sub-area map, pipe line, hydraulic design, ponding basin, hydraulic grade line, pump system, etc., if applicable); and water and sewer design data and supporting calculations, if applicable;

D. Guarantee of Title. A subdivision guarantee of title, in a form acceptable to the County Surveyor and City Engineer issued by a competent title company to and for the benefit and protection of the City. Said guarantee of title shall be continued up to the time of actual filing of the final map with the County Recorder, guaranteeing that the names of all persons whose consent is necessary to pass a clear title to the land being subdivided, and all public easements being offered for dedication, and all

acknowledgments thereto, appear on the proper statements and are correctly shown on the map, both as to contents as to the making thereof and affidavits of dedication where necessary;

E. Preliminary Title Report. A preliminary title report showing the legal owners at the time of the submittal of the final map;

F. Traverse Closures. Traverse closures for the boundary, blocks, lots, road centerlines, and rights-of-way, easements, and offset lines;

G. References. Copies of all deeds and unfiled surveys referenced on the final map and/or included in the current preliminary title report;

H. Tax Certificates. A certified copy of the tax letter and a copy of the tax certificate from the County Tax Collector stating that all taxes due have been paid or that a tax bond or other adequate form of security assuring payments of all taxes which are a lien but not yet payable has been filed with the County; and

I. Deeds for Easements of Rights-of-Way. Deeds for off-site easements or rights-of-way required for road or drainage purposes which have not been dedicated on the final map. Written evidence shall be acceptable to the County in the form of rights of entry or permanent easements across private property outside of the subdivision permitting or granting access to perform necessary construction work and permitting the maintenance for the facility. (Ord. 606, 1999)

16.128.030 Review by City Engineer.

The City Engineer shall review the final map and any other required information, and the subdivider shall make corrections and additions required by the City Engineer. (Ord. 606, 1999)

16.128.040 Approval by City Engineer.

The subdivider shall submit to the City Engineer the original tracing of the map and any duplicates per City requirements, corrected to its final form and signed by all parties required to execute the statements on the map. Original signatures shall

appear on the original map. Upon receipt of all required certificates and submittals, the City Engineer shall sign the appropriate statement and transmit the original map to the City Clerk. (Ord. 606, 1999)

16.128.050 Approval by City Council.

At the meeting at which it receives the map, or at its next regular meeting following receipt, the Council shall approve the final map if it determines that both of the following are true:

A. Compliance with Tentative Map. The final map is in substantial compliance with the tentative map or vesting tentative map of the approved Major Subdivision Application; and

B. Conformance to Map Act. The final map conforms to all requirements of the Subdivision Map Act. (Ord. 606, 1999)

16.128.052 Action by City Clerk.

The City Clerk, upon receipt of the necessary fees, and after the signatures and seals have been affixed and upon approval of the final map by the City Council, shall transmit the map to the County Recorder who shall file the same. No map shall have any force or effect until the same has been approved by the City Council, and no title to any property described in any offer of dedication shall pass until recording of the final map.. (Ord. 606, 1999)

16.128.060 Survey Practice and Procedure.

All survey work done on any final map of a subdivision shall conform to the accepted standards of the surveying profession.

A. Allowable Error. The allowable error of closure on any portion of a final map shall be less than two one-hundredths (2/100) of a foot or a ratio of one to twenty thousand (1:20,000), whichever is greater.

B. Centerlines of Adjoining Error. In the event the centerline of any street or road right-of-way in

any adjoining subdivision has been established, the

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final map shall show said centerline, together with reference to a County field book or map of record showing such center line and the monuments which determine its position. If the position of the centerline is determined by ties, that fact shall be stated on the final map. Only centerlines of streets pertinent to the subdivision need be shown. (Ord. 606, 1999)

16.128.070 Statement of Consent.

Subdividers shall submit with or on the final map a statement, signed and acknowledged by all parties having any record title interest in the real property to be subdivided, consenting to the preparation and filing of the final map. Evidence of signatories' record title interests shall be provided as set forth in Section 16.128.020.D. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.128.080 Size and Materials.

The final map shall be prepared by or under the direction of a registered civil engineer, duly licensed to practice land surveying, or a licensed land surveyor; shall be based upon a field survey; and shall conform to the following provisions:

A. Legibility. It shall be legibly drawn, printed, or reproduced by a process guaranteeing a permanent record in black on tracing cloth or polyester base film. Certificates, statements, affidavits, and acknowledgments may be legibly stamped or printed upon the map with opaque ink. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.

B. Format. The size of each sheet shall be eighteen (18) inches by twenty-six (26) inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch. The scale of the map shall be large enough to show all details clearly and, wherever practicable, shall be at an engineer's scale where one (1) inch equals

eighty (80) feet or less. One (1) sheet or as many sheets as are necessary to accommodate the map may be used. Each sheet shall be numbered, the relation of one sheet to another shall be clearly shown, and the number of sheets used shall be set forth on each sheet. The tract number, scale, north point, and sheet number shall be shown on each sheet of the final map. Each sheet and the lettering thereon shall be so oriented that, with the north point directed away from the reader, the map may be read most conveniently from the bottom or lower right corner of such sheet on the twenty-six (26) inch side. (Ord. 606, 1999)

16.128.090 Title Sheets.

The title sheet of each final map shall contain a title consisting of the number and name of the subdivision and a subtitle consisting of a geographic description of all property being subdivided by reference to such map or maps of the property shown thereon, as shall have been previously recorded or shall have been previously filed in the office of the County Recorder under authority of Chapter 3 (commencing at Section 11650) of Part 2, of Division 4 of the Business and Professions Code, or by reference to the plat of any United States survey. The title sheet shall also show, in a form acceptable to the City Engineer, such appropriate certificates, statements, and acknowledgments as required in Title 7, Division 2 (commencing at Section 66410), of the Government Code. (Ord. 606, 1999)

16.128.100 Index Map.

If more than one (1) map sheet is used in preparing the final map, there shall be included, either on the title sheet or the first map sheet, an index map showing the general plan of the subdivision, street names, lot numbers, and the portions of the subdivision included on each map sheet. (Ord. 606, 1999)

16.128.110 Boundary Line.

The gross boundary line of a subdivision shall be indicated by a heavy line. (Ord. 606, 1999)

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16.128.120 Evidence Determining Boundary.

On each final map there shall be fully and clearly shown and identified such stakes, monuments, or other evidence, including the record reference, determining the boundaries of the subdivision as were found on the ground, together with sufficient comers of adjoining subdivisions, whether by lot and tract number and place of record, by section, township, and range, or by proper legal description, as may be necessary to locate precisely the limits of the subdivision. Where a found monument has no record reference, "No Record" shall be indicated adjacent to the found monument on the final map. (Ord. 606, 1999)

16.128.130 Boundary Monuments.

Each final map shall show durable monuments of not less than three-quarter (3/4) of an inch diameter iron pin, at least thirty (30) inches long, set at each boundary comer and at intermediate points, approximately one thousand (1,000) feet apart, or at such lesser distance as may be made necessary by topography or culture to insure accuracy in reestablishment of any point or line without unreasonable difficulty. The precise position and character of each monument, including the R.C.E./P.L.S. tag number, shall be shown on the final map. (Ord. 606, 1999)

16.128.140 Deferment of Monuments.

In the event that some of the required interior monuments are to be set subsequent to the filing of the final map the map shall show which monuments, or the furnishing of notes thereon, as required by Section 16.08.130, shall be agreed to be set and/or furnished by the subdivider. Such agreement shall be accompanied by a security per the Subdivision Map Act, Section 66496. The security shall be released

per terms of Section 66497 of the Subdivision Map Act. (Ord. 606, 1999)

16.128.150 Bearings and Distances.

The bearing and length of each lot line, block line, and boundary line shall be shown on the final map. Each required bearing and distance shall be shown in full, and no ditto mark or other designation of repetition shall be used. (Ord. 606, 1999)

16.128.160 Basis of Bearings.

The basis of bearings shall appear on the first sheet after the title sheet. Reference shall be made to some filed final map, parcel map, record of survey map, County Surveyor's map, or other record acceptable to the City Engineer. Such basis of bearings shall be derived from at least two (2) found monuments of record on the same line. (Ord. 606, 1999)

16.128.170 Lot Areas.

For lots containing one acre or more, final maps shall show net acreage to at least the nearest one-hundredth (1/100) of an acre. (Ord. 606, 1999)

16.128.180 Lot Numbers.

All lots, including utility lots, shall be numbered consecutively, commencing with the number "1," except as otherwise approved by the City Engineer, with no omissions or duplications. Each numbered lot shall be shown to scale entirely on one sheet. (Ord. 606, 1999)

16.128.190 Curve Data.

The following curve data shall be shown on the final map:

A. Radial Bearing. The arc length, chord length and bearing, radius, total central angle, and the radial

bearing of each curve, including overall curves;

B. Bearing. The bearing of each radial line to each lot corner on each curve;

C. Central Angle. The central angle of each segment within each lot. (Ord. 606, 1999)

16.128.200 Easement Provisions.

Easements shall be incorporated into final maps

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as set forth in this Section.

A. Easement Lines. The final map shall show the width of all easements, including the lengths and bearings of the lines thereof, to which the lots in the subdivision are subject. If the easement is not definitely locatable from record, a statement acknowledging the easement shall appear on the title sheet.

B. Designation and Identification. All existing and dedicated easements shall be clearly labeled and identified. Easements on existing lots of record shall be denoted by broken lines. Mapping of recorded easements shall include reference to the recording data. Easements being dedicated shall be so designated in a statement of dedication.

C. Bearings on Lot Lines. Distances and bearings on the side lines of lots cut by an easement shall be so shown as to indicate clearly the actual lengths of the lot lines.

D. Necessary Rights-of-Way. Final maps shall include the location and width of rights-of-way necessary for railroads, flood control, drainage, and the like, whether previously of record or currently offered for dedication. (Ord. 606, 1999)

16.128.210 Streets and Highways Being Dedicated.

On each final map, the centerline of each highway, street, or road right-of-way to be dedicated, the total width thereof, the width on each side of the centerline, and the width of the portion to be dedicated shall be shown. Curve data as set forth in Section 16.128.190 shall also be included as appropriate. The boundary of the map shall be

shown along the centerline of any street or highway where such centerline of said street or highway defines a limit of the parcel being subdivided. (Ord. 606, 1999)

16.128.220 Limited Access Designation.

When the vehicular access rights from any lot to appropriately designated roads are or will be restricted by a subdivision, such rights, if not already a matter of record, shall be offered for dedication to the City of Ripon by an appropriate statement on the title sheet of the final map. Each lot shall be clearly marked with a distinctive symbol that is shown in a legend that clearly defines its extent and nature of the restriction. (Ord. 606, 1999)

16.128.230 City or County Boundary Lines.

Any city or County boundary line adjoining the subdivision shall be clearly designated and tied in upon the final map. (Ord. 606, 1999)

16.128.240 Additional Information.

No additional survey and map requirements shall be included on a final map which do not affect record title interests. However, the City Engineer may require additional information, in the form of a separate document or an additional map sheet, to be filed or recorded simultaneously with the final map in accordance with Section 66434.2 of the Government Code. (Ord. 606, 1999)

16.128.250 Waiver of Inadvertent Error.

When, in the opinion of the Review Authority,

a defect or error of a technical or inadvertent nature has caused a final map to fail to meet or perform any of the conditions of this Chapter, the Review Authority may waive such defect or error and process the final map as though none had occurred. (Ord. 606, 1999)

16.128.260 Fees.

Subdividers shall pay an Improvement Plan checking fee and a final map checking fee, as provided by resolution of the City Council. (Ord. 606, 1999)

16.128.270 Amendment of Final Map.

A final map may be amended pursuant to the provisions of this Title. (Ord. 606, 1999)