

Chapter 16.132**PARCEL MAPS****Sections:**

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16.132.010 Purpose.

The purpose of this Chapter is to define the requirements for parcel maps. (Ord. 606, 1999)

16.132.020 Parcel Map Required.

The filing of a parcel map, in conformance with the tentative map or vesting tentative map of an approved Minor Subdivision Application, shall be a condition of approval of any Minor Subdivision Application. (Ord. 606, 1999)

16.132.030 Preparation.

The parcel 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 show the location of streets and property lines bounding the property; shall conform to all of 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. Size and Scale. The size of each sheet shall be eighteen (18) 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 enough sheets shall be used to accomplish this end. The particular number of each sheet and the total number of sheets composing the map shall be stated on each of the sheets, and the relation of each adjoining sheet shall be clearly shown. Each sheet and the lettering thereon shall be so oriented that, with the north arrow directed away from the reader, the map may be read most conveniently from the bottom or lower right corner of each sheet on the twenty-six (26) inch side.

C. Feature Identification. Each parcel shall be numbered, and each block may be numbered or lettered. Each road shall be named or otherwise designated.

D. Identification of Parcels. Parcels shall be identified as follows:

1. The exterior gross boundary of the land included within the subdivision shall be indicated by an extra heavy line and clearly designated.

2. The map shall show the location of each parcel and its relation to surrounding surveys. If the map includes a "designated remainder" parcel or similar parcel, and the gross area of the "designated remainder" parcel or similar parcel is five (5) acres or more, that remainder parcel need not be shown on the map, and its location need not be indicated as a matter of survey but only by deed reference to the existing boundaries of the remainder parcel.

3. A parcel designated as "not a part" shall be deemed to be a "designated remainder" for purposes of this Section.

E. Statement of Consent. Subject to the provisions of Section 66436 of the Subdivision Map

Act, a statement, signed and acknowledged by all parties having any record title interest in the real property subdivided, consenting to the preparation and filing of the parcel map is required.

F. Consent of Subdivider. Where dedications or offers of dedications are not required, the statement shall be signed and acknowledged by the subdivider only. If the subdivider does not have a record title ownership interest in the property to be divided, the subdivider shall provide the City with satisfactory evidence that the persons with record title ownership have consented to the proposed division. For purposes of this Subsection, "record title ownership" shall mean fee title of record unless a leasehold interest is to be divided, in which case "record title ownership" shall mean ownership of record of the leasehold interest. "Record title ownership" does not include ownership of mineral rights or other subsurface interests that have been severed from ownership of the surface. Statements and acknowledgments required by this Subsection shall be recorded concurrently with the parcel map being filed for record.

G. Notation or Reference. No additional survey and map requirements shall be included on a parcel map that do not affect record title interests. However, the City Engineer may require the map to contain a notation or reference to survey and map information pursuant to Section 66434.2 of the Government Code.

H. Reference to Separate Instrument. Whenever a certificate, statement, or acknowledgment is made by separate instrument, there shall appear on the parcel map a reference to the separately recorded document. This reference shall be completed by the County Recorder pursuant to Section 66468.1 of the Subdivision Map Act. (Ord. 606, 1999)

16.132.040 Evidence Determining Boundary.

On each parcel 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, with sufficient corners 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 parcel map. (Ord. 606, 1999)

16.132.050 Deferment of Monuments.

In the event that some required interior monuments are to be set after the filing of the parcel map, the map shall show which monuments, or the furnishing of notes thereon, as required by Section 16.132.040, shall be agreed to be set and/or furnished by the subdivider. Such agreement shall be accompanied by a security per Section 66496 of the Subdivision Map Act. The security shall be released per terms of Section 66497 of the Subdivision Map Act. (Ord. 606, 1999)

16.132.060 Bearings and Distances.

The bearing and length of each parcel line, block line, and boundary line shall be shown on the parcel 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)

16.132.070 Parcel Areas.

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

16.12.080 Field Survey.

Always where a parcel map is required, such map shall be based upon a field survey made in conformity with the Land Surveyors' Act. (Ord. 606, 1999)

16.132.090 Engineer's (Surveyor's) Statement.

The following statement shall appear on a parcel map unless otherwise approved by the City Engineer: "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) in (month, year). 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. (Ord. 606, 1999)

16.132.100 Dedications or Offers.

Dedications or offers of dedication, unless otherwise approved by the City Engineer, shall conform to the provisions in the San Joaquin County Surveyor's Office 'Guide to the Preparation of Maps-Final Maps, Parcel Maps, Records of Survey & Corner Records'. (Ord. 606, 1999)

16.132.110 Preliminary Submittal.

The subdivider shall submit prints of the parcel map to the City Engineer for checking. Where applicable, the preliminary prints shall be accompanied by copies of the data, plans, reports, and documents as required for final maps by this

Title. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.132.120 Review and Approval.

Parcel maps shall be reviewed and approved as provided in this Section.

A. Review. The City Engineer shall review the preliminary parcel map and cause any changes to be made which are legally required for approval.

B. Original Map. 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 or certificates on the map.

C. Approval. The City Engineer shall approve the map if it is acceptable.

D. Filing for Record. After approval, the City Engineer or authorized agent shall transmit the approved parcel map directly to the County Recorder for filing. (Ord. 606, 1999)

16.132.130 Fees.

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

16.132.140 Amendment of Parcel Map.

A parcel map may be amended pursuant to the provisions of this Title. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)