# TABLE OF CONTENTS

## SECTION I - DRAFTING REQUIREMENTS

<table>
<thead>
<tr>
<th>Page</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Purpose</td>
</tr>
<tr>
<td>5</td>
<td>Definitions</td>
</tr>
</tbody>
</table>

## SECTION II - DRAFTING REQUIREMENTS

| 5    | Lettering                                                               |
| 5    | Symbols                                                                 |
| 5    | Legend                                                                  |
| 5    | Scale                                                                   |
| 5    | North Arrow                                                             |
| 5    | Line Widths                                                             |
| 5    | Basis of Bearings                                                      |
| 6    | Map Title                                                               |
| 6    | Page Numbering                                                          |
| 6    | Notes                                                                   |
| 6    | Owners, Surveyor's / Engineer's, Recorder's and County Surveyor's       |
|      | Statements For Final and Parcel Maps                                   |
| 6    | Statements for Records of Survey                                        |
| 8    | Improvement Requirement Certificate (Parcel Maps)                       |
| 8    | Acreage Data                                                            |
| 8    | Curve Data                                                              |
| 8    | Street Names                                                            |
SECTION III - SURVEY REQUIREMENTS

9  Monumentation: Final Maps
11  Monumentation: Parcel Maps and Records of Survey
11  Monumentation Ties
11  Survey Accuracy
11  Boundary Establishment
11  Gaps and Overlaps
12  Fences and Lines of Occupation
12  Record Data Maps
12  California Coordinate System
12  Found Monuments

SECTION IV - MAP SUBMITTAL REQUIREMENTS

13  Records of Survey
13  Parcel Maps and Final Maps
14  Parcel Map Waivers

SECTION V - MAP RECORDING REQUIREMENTS

15  Records of Survey
15  Parcel Maps
15  Final Map
<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>Owner Statement Samples</td>
</tr>
<tr>
<td>17</td>
<td>Easement Wording</td>
</tr>
<tr>
<td>21</td>
<td>County Surveyor's Statement Samples</td>
</tr>
<tr>
<td>23</td>
<td>Board of Supervisors Statement</td>
</tr>
<tr>
<td>23</td>
<td>Clerk of the Board of Supervisors Statement</td>
</tr>
<tr>
<td>24</td>
<td>Recorder's Statement</td>
</tr>
<tr>
<td>25</td>
<td>Engineer's / Surveyor's Statement - Subdivisions</td>
</tr>
<tr>
<td>25</td>
<td>Engineer's / Surveyor's Statement - Parcel Maps</td>
</tr>
<tr>
<td>26</td>
<td>Notary Form</td>
</tr>
<tr>
<td>26</td>
<td>Trustee Wording</td>
</tr>
<tr>
<td>26</td>
<td>Standard Conditions Note</td>
</tr>
<tr>
<td>27</td>
<td>Recorders Fees</td>
</tr>
<tr>
<td>27</td>
<td>Preferred Mapping Line Types</td>
</tr>
<tr>
<td>27</td>
<td>Accepting Map for Final Recording</td>
</tr>
<tr>
<td>28</td>
<td>Board of Supervisors Package</td>
</tr>
<tr>
<td>30</td>
<td>Types of Security</td>
</tr>
<tr>
<td>31</td>
<td>Bond Releases</td>
</tr>
</tbody>
</table>
SECTION I

SACRAMENTO COUNTY SURVEY AND MAPPING MANUAL STANDARDS

PURPOSE: To promote efficiency and consistency in the processing and review of Records of Survey, Parcel and Final Maps in compliance with all applicable state laws and local ordinances.

DEFINITIONS:

Subdivision Map Act: Sections 66410 to 66499.58 of Government Code (abbrev. GC)

Professional Land Surveyors Act: Sections 8700 to 8805 of Business and Professions Code (abbrev. B&P)

Final Map: Generally in residential zones a subdivision map that creates five or more lots, and is processed through the Board of Supervisors for final approval. (GC 66426)

Parcel Map: Usually a residential division of land of four or fewer lots, or a commercial or industrial division of any amount of lots. (GC 66426)

Record of Survey: A map prepared by a Surveyor in accordance with Section 8762 B&P Code showing points and lines surveyed, but does not divide land.

SECTION II

DRAFTING REQUIREMENTS:

A. Lettering - All lettering must be legible after a 4x microfilm reduction.

B. Symbols - Must be of simple design and unique for each type of monument or data reference shown on each map.

C. Legend - Must detail all symbols and abbreviations other than those shown as standard in this manual.

D. Scale - Must be adequate to show all necessary detail including curve data for each lot. (Data tables will not be allowed without special approval of the County Surveyor).

E. North Arrow - Required on all boundary sheets and for all details.

F. Line Widths and Types - Shall be varied in width, and/or dashed to differentiate between easements, lot lines, R/W lines, dimension lines, map boundary and map border. See Attachment.

G. Basis of Bearings - Must be shown on the map and state the monuments and the reference map used to determine the basis and indicate the compass quadrant and the degrees, minutes, and seconds of deflection.
H. **Map Title** - Shall be prominently shown on maps; the first line for final maps shall state “Subdivision Number XX-XXXX”, the following line will state the name of the subdivision. The first line for Parcel Maps shall state "PARCEL MAP" the following lines shall state the title of the most recent map and its recording book and page; if no previous map exists, then the section, township and range must be shown. The first line for Records of Survey shall state "RECORD OF SURVEY", the following lines shall state the title of the most recent map and its recording book and page; if no previous map exists, then the section, township and range must be shown. For all of the above, the month and year that the map will go to record shall be the last line of the title block.

I. **Page Numbering** - Each page will be numbered and the total number of pages of the map shown; ie: 1 of 3, 2 of 3, 3 of 3.

J. **Notes** - May be used to clarify survey procedure used, to provide notice to future users in regard to zoning, development and construction standards. See Appendix for Standard Sacramento County Condition note.

K. **Owners, Surveyors or Engineer's, Recorder's and County Surveyor's Statement** - Final and Parcel Maps.

1. **Owner's Statement and County Surveyor's Statement**
   
   These statements will vary depending on the types of easements and rights-of-way that are required in the specific case you are involved with.

   (See Appendix)

2. **Engineer's / Surveyor's and Recorder's Statement**

   (a) **ENGINEER'S / SURVEYOR'S STATEMENT:**

   (See Appendix)

   NOTE: The engineer's/surveyor's seal must also be affixed in a manner such that no printed or drafted portions of the map are obscured.

   (b) **RECORDER'S STATEMENT**

   (See Appendix)
L. Statements to appear on a Record of Survey:

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 Surveyor's Act at the request of ________________________________ (Name of person authorizing the survey) in ________, 20__.  

_________________ (signed and sealed)__________________________________

Date Name of Surveyor/Engineer  
L.S. (or R.C.E.) No. ____________

NOTE: The engineer's/surveyor's seal must also be affixed in a manner such that no printed or drafted portions of the map are obscured.

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this ________ day of ________________, 20__.

______________________________________
William M. Carmack, County Surveyor

RECORDER'S STATEMENT

Filed this ____ day of ____________, 20__, at ____ .m. in Book ________ of Surveys, at Page _____, at the request of ____________________ (Name of Engineer/Surveyor).

File No.: ___________________________

__________________________________
Craig A. Kramer, County Recorder

By: ___________________________
Deputy
M. Improvement Requirements

The following certificate shall appear on all parcel maps.

**IMPROVEMENT REQUIREMENTS**

The following public improvements shall be constructed in accordance with the County of Sacramento Improvement Standards within a reasonable time following approval of the Parcel Map and prior to the issuance of any permit or other grant of approval for development of the hereon-created parcels:

- **STREETS:** Class ___
- **STREET LIGHTS:** (REQUIRED / NONE)
- **SEWER:** (REQUIRED / PRIVATE SEPTIC)
- **DRAINAGE:** (REQUIRED / NONE)
- **WATER/HYDRANTS:** (REQUIRED / PRIVATE WELL)

N. Lot and Total Acreage Data

Lot acreage to three decimal places must be shown on all parcel maps. Total project acreage is to be shown in the "Notes" section of both final and parcel maps.

O. Curve Data

All curves shall show a minimum of the radius with either the chord bearing and distance or the central angle data.

P. Street Names

Street names must be shown on all maps in prominent letters.

New street names will be checked for compliance with the Sacramento County Street Naming Ordinance. Those that are not approved will be noted on the returned check print, so the developer can choose and submit alternates. Once approved in this process, they will be reserved for the project.
Q. Street right of way - I.O.D.'s

The width of all right of ways shall be shown on the map. If the right of way exists, the origin of the right of way or I.O.D. shall be shown on the map by deed Book and Page. If the right of way or I.O.D. is being dedicated, the proper dedication wording must be added to the "Owner's Statement" and the "County Surveyor's or Board of Supervisor's Statement." (Shall be a minimum of 40 feet - Streets & Highways Code 906)

R. Other Easements

All existing easements must be delineated showing their width, course and ties to the lot lines that they cross, along with the origin of said easement by Book and Page of the document or map that created them. Concurrently created easements shall be delineated as the existing easements, except data of origin will not be shown. Instead, dedication wording will be added to the "Owner's," "County Surveyor's" and/or "Board of Supervisor's Statement."

S. Adjacent Property Information

The name and/or recorder's book and page for adjacent maps shall be required. The adjacent lot lines shall be shown as dashed lines. Names of adjacent owners are not normally shown; however, if pertinent to the boundary determination due to a deed call, such names will be allowed.

T. Lot or Parcel Numbering

All lots or parcels shall be numbered or lettered consecutively. Successive units of final maps may continue numbering or lettering from the previous unit.

U. Geographical Tie

All maps shall show a tie to the nearest public cross street.

SECTION III

SURVEY REQUIREMENTS

A. Survey Monuments: Final Maps

The surveyor shall place survey monuments at the following locations within the improvements:

- At the intersections of all street centerlines.
- At the beginning and end of all curves on the street centerlines.
- At all subdivision boundary corners designated by the Director; at the intersections of subdivision boundaries with street centerlines; and such other locations so as to enable any lot or portion of the improvement to be retraced or located.
• At least one exterior boundary line of the land being subdivided shall be adequately monumented or referenced before the map is recorded. (GC 66495)

The monuments shall be as follows:

1. Subdivision boundary monuments, except those in street pavement, shall be not less than 1-1/4 inch galvanized iron pipe, 30 inches in length, capped and tagged.

2. Subdivision boundary monuments in street pavement shall be not less than 3/4 inch galvanized iron pipe, 18 inches in length. Top of pipe shall be driven flush with the surface pavement, capped and tagged.

3. Centerline and street intersection monuments shall be 3/4 inch galvanized iron pipe or No. 5 reinforcing bar, not less than 12 inches in length. The top of the pipe or bar shall be driven flush with the pavement surface, capped and tagged.

All monuments shall be referenced to permanent objects located nearby and all ties shall be furnished to the Director for general public use. Final approval of the subdivision will not be made until such ties have been furnished to the Director.

B. Survey monuments shall also be placed by the surveyor at all the following locations within the improvement, and off-site, due to deed dependency, as required by the county:

• Section corners
• Quarter corners
• Centers of Sections

The Section Corner, Quarter Corner, and Centers of Section monuments shall be Class “B” concrete, poured in place, with minimum dimensions of 8" x 8" x 24". Ferrous material shall be in the monument to make it locatable with a magnetic locator. A survey disc shall be installed by the surveyor before the concrete has acquired its initial set and shall be firmly embedded in the concrete.

As an alternate monument, a 2" galvanized iron pipe, not less than 24" in length shall be placed in paved areas, and 48" in length in unpaved areas. If the 2" galvanized iron pipe alternate is used, the metal plate shall be embedded in epoxy or concrete poured in the pipe.

Survey monument well boxes shall be provided and placed by the Consulting Engineer at all quarter corners and section corners located within ultimate rights-of-way. Survey monument boxes shall be cylindrical with at least a 9-inch inside diameter, a minimum 12-inch height and shall have interlocking rings suitable for traffic situations.

Any monument set by a licensed land surveyor or registered civil engineer to mark or reference a point on a property or land line shall be permanently and visibly marked or tagged with certificate number of the surveyor or civil engineer setting it. (B&P 8772)
B. Survey Monuments: Parcel Maps, Records of Survey

The surveyor shall place adequate monuments to make the surveyed boundary and the interior parcels retraceable.

(1) The monuments shall be number 5 reinforcing bar or 3/4” iron pipe or larger, 12 inches in length in paved areas and 30 inches in length in non-paved areas, and shall be adequately marked with the professional license number of the surveyor or engineer, preceded by L.S. or R.C.E. (B&P 8772)

(2) Section corner monuments as specified in III-B).

D. Survey Accuracy

All traverses shall have an error of closure no greater than 1:30,000.

E. Boundary Establishment

So many varied circumstances exist that no detailed procedures are specified. In general, ties to adjacent surveys must be shown, referencing found monuments and showing their relationship to the new survey boundary. In lot and block subdivisions if original monuments or those from a retraced survey are not located, then a block breakdown is required to show the possible alternate locations if the surveyor uses other methods of boundary establishment that do not agree.

F. Gaps and Overlaps

(1) When a boundary is an aggregate of several property descriptions and gaps are found within the boundary: - all gaps greater than 0.2 of a foot must be shown.

(2) When gaps or overlaps occur on or along the boundary of the survey, with adjacent parcels, they must be shown regardless of dimension.

G. Fences and Lines of Occupation

Fences, hedges, walls and other lines of occupation must be shown and tied to the surveyed boundary lines.

H. Record Data Maps

Parcel maps may be prepared from record data if the following conditions are satisfied.

(1) The parcel being divided is shown on a previously recorded map,

AND
Monuments are shown on said previously recorded map controlling one of the boundary lines, and located at the ends of that line or a reasonable distance beyond the ends.

I. California Coordinate System

Any Survey map that uses state plane coordinate shall comply with the requirements of Division 8, Sections 8801 - 8819 of the Public Resources Code of the State of California.

J. Found Monuments - Perpetuation

(1) Monuments found on the boundary of the survey, and accepted, as corners shall be described on the map giving dimensions of pipes and rebar by diameter; other monuments by their surface dimension, stating the R.C.E. or L.S. number shown.

(2) Monuments referencing the positions of adjacent surveys shall be shown and tied to the survey for which the map is being prepared.

(3) Any deteriorated monument found in the performance of the survey shall be adequately tied out or replaced, if necessary to the establishment of your survey.

SECTION IV

MAP SUBMITTAL REQUIREMENTS

The following are the items required to be included in your submittal for a complete application for map checking.

A. Records of Survey

(1) 2 blue line copies of the Record of Survey.

(2) Deed or other document used to determine boundary.

(3) Traverse closures.

(4) Title report (current within 60 days of submittal) if easements are to be shown.

(5) Copies of recorded easement documents if you desire easements to be shown.

(6) Statement of Applicants' Responsibility

(7) Initial checking (submittal) fee: $150.00

B. Parcel Maps and Final Maps

(1) 2 blue line copies of the parcel map.
(2) All conditions of approval from the hearing body, including rezoning agreements, map approval conditions, variances and use permits pertaining to the property.

(3) Copy of approved tentative map.

(4) Title report (current within 60 days of submittal).

(5) Copy of vesting deed and copies of existing easement documents.

(6) Traverse closures, showing acreage for each parcel.

(7) Application and Fee for "Park In-lieu Fee" appraisal (along with a reduced copy (8½” x 11”) of the approved tentative map).

- Final Maps - $350.00
- Parcel Maps - $250.00

(8) Statement of Applicants' Responsibility.

(9) Initial checking (submittal) fees:

- Final Maps - $500.00
- Parcel Maps - $300.00

Note: Packages not conforming to these minimum requirements will be returned with a transmittal that provides the engineer/surveyor with the necessary changes or additions required.

Receiving final map submittals

* Verify all required items are included in submittal
  - Park appraisal form and fee can be submitted later
* Give $500 check to Christine (LDSIR ASO) to create service order
* Make receipt for Park Appraisal fee and turn in to cashier
* Make copies of Park Appraisal form and receipt and 8½ x 11 copy of tentative map and mail to Assessor’s Office (Attn: Gary Scalara); mail code 13-003
* Prepare a legal folder for the file
* Log into Subdivision Data Base
  - Print updated version of log for clipboard

Certificate of Compliance for Parcel Map Waivers

Definition

Parcel maps may be waived pursuant to GC 66428 and SCC 22.20.075. To qualify the parcel or parcels being divided must consist of UNALTERED parcels or lots from a recorded parcel map or subdivision map.
Application/Processing

The application is processed by the County Surveyor's office. Descriptions of the approved parcels must be submitted together with required documents to satisfy tentative map conditions.

Recording Requirements

The following will be required prior to recording of the Certificate of Compliance for Parcel Map Waiver:

(a) Satisfaction of all pertinent conditions of approval.
(b) Tax paid statement letter from Tax Collector.
(c) Tax estimate letter from the Assessor's Office.
(d) Deposit or security required for taxes, if any.
(e) Park In-Lieu fee (if any), see Section.
(f) Recording fees, see Section VII, paragraph VII

SECTION V-MAP RECORDING REQUIREMENTS

Maps that have been checked and have been corrected to the agreement of the County Surveyor and the submitting surveyor can be presented to the County Surveyor for recording as follows:

A. Records of Survey

(1) Original Record of Survey Map.

(2) Additional map checking fee.

(3) Recording Fee, see Section

B. Parcel Maps

(1) Satisfaction of all pertinent conditions of approval.

(2) Original Parcel Map

(3) "Tax Paid" Statement letter from Tax Collector

(4) "Estimated Tax" Letter from Assessor's Office

(5) Tax Security (if any) required by "Estimated Tax Letter"

(6) Parcel Map Guarantee document (dated less than 10 days preceding recording date)
(7) Any required agreement documents (street agreement, lateral sewer participation agreement, or lot reduction agreement)

(8) Park In-Lieu Fee (if any)

(9) Additional map checking fee

(10) Recording Fee

C. Final Maps

(1) Satisfaction of all pertinent conditions of approval

(2) Original Final Map

(3) Three Blue Line copies of final map

(4) Three copies of the Subdivision Improvement Agreement

(5) Improvement Security

(6) "Estimated Tax" statement letter from Assessor's Office

(7) "Tax Paid" letter from Tax Collector

(8) Tax Security for estimate

(9) Letter from Fire District stating they will serve

(10) Letter from Water District stating they will serve

(11) Monumentation security or waiver letter

(12) Soils report or waiver letter

(13) Park in-lieu fee or dedications

(14) Any required deeds for off site rights-of-way, easements, I.O.D.’s or any lots to be dedicated to County Organizations or Park Districts

(15) Health Dept. letter for wells and septic tanks

(16) Subdivision Map Guarantee

(17) Recording fee

See Appendix for more detailed instructions for Accepting a Final Map for Recording and Instructions for the Board of Supervisors Package.
SECTION VII

APPENDIX

The following certificates are to be used on final and parcel maps when appropriate to satisfy conditions of approval of the tentative map:

1) **OWNER’S STATEMENT** to dedicate the following:

   (Combine where necessary)

   **A. Rights of Way only:**
   The undersigned hereby consent(s) to the preparation and recordation of this (final/parcel) map.

   The real property described below is dedicated as an easement for public purposes;

   The undersigned hereby offer(s) for dedication and do(es) hereby dedicate to any and all public uses the public (way, drive, street, avenue, court, etc.).

   **B. Rights of Way and Irrevocable Offers of Dedication only:**

   The undersigned hereby consent(s) to the preparation and recordation of this (parcel/final) map.

   The real property described below is dedicated as an easement for public purposes;

   The undersigned hereby irrevocably offer(s) pursuant to the provisions of Section 7050 of the Government Code for dedication to the County of Sacramento for any public purpose the right of way on, over, across and under the strip(s) of land shown hereon and designated as “Irrevocable Offer of Dedication” and offer(s) for dedication and do(es) hereby dedicate to any and all public uses the public (way, drive, avenue, street, court, etc.) shown hereon.

   **C. Right of Way and/or Drainage Easements, Public Utility Easements and Other Easements for Public Purposes:**

   The undersigned hereby consent(s) to the preparation and recordation of this (final/parcel) map.

   The real property described below is dedicated as an easement for public purposes;

   The undersigned hereby offer(s) for dedication and do(es) hereby dedicate to any and all public uses the public (way, drive, street, avenue, court, etc.) and do(es) hereby dedicate to specific purposes the following:
D. Right of Way, Irrevocable Offers of Dedication and/or Drainage Easements, Public Utility Easements, and Other Easements for Public Purposes:

The undersigned hereby consent(s) to the preparation and recordation of this (parcel/final) map.

The real property described below is dedicated as an easement for public purposes:

The undersigned hereby irrevocably offer(s) pursuant to the provisions of Section 7050 of the Government Code for dedication to the County of Sacramento for any public purpose the right of way on, over, across, and under the strip(s) of land shown hereon and designated as “Irrevocable Offer of Dedication” and offer(s) for dedication and do (es) hereby dedicate to any and all public uses the public (road, avenue, street, court, boulevard, etc.) shown hereon, and also offer(s) for dedication and do(es) hereby dedicate to specific purposes the following:

EASEMENT WORDING:

(1) Public Utility Easements lying contiguous to public ways:

Easements for planting and maintaining trees, electroliers, traffic control devices, water and gas pipes, and for overhead and underground wires and conduits for electric, television and telephone services, together with any and all appurtenances pertaining thereto, on, over, under and across strips of land 12.5 feet in width lying contiguous to the public (ways, drives, avenues, courts, etc.) shown hereon and designated “Public Utility Easement.”

(2) Public Utility Easements along the rear and/or sidelines of lots:

Rights of way and easements for installation and maintenance of water, gas, and drainage pipes, and for poles and overhead and underground wires and conduits for electrical, television and telephone services, together with any and all appurtenances pertaining thereto on, over, under and across those strips of land lying between the rear and/or side lines of lots and lines shown hereon and designated "public utility easement line" (P.U.E.L.)

(3) Light and Air Easement or Building Setback Easement:

Easements for light and air over those strips of land lying between the front and/or side lines of (lots/parcels) and the lines shown hereon and designated "setback line," said strips to be kept open and free from buildings.

(4) Ingress/Egress Rights:

The exclusive right of vehicular ingress and/or egress is granted to the County of Sacramento across the (lot/parcel) lines shown hereon and designated "No Ingress or Egress Rights Line."
(5) Canal, Ditch and Pipeline Drainage Easement:
A right of way and drainage easement for the purpose of digging, constructing, reconstructing, repairing, and forever maintaining thereon a drainage canal, ditch, or pipeline for drainage purposes, together with the spoil banks and appurtenant structures thereof over that certain real property shown hereon and designated "drainage easement."

(6) Open Drainage and/or Floodway Easements:
A perpetual right-of-way over, upon, and across those strips of land lying between the rear and/or side lines of (lots/parcels) and the lines shown hereon and designated "floodway easement lines" for the purpose of maintaining a floodway for the passage of storm waters.

OR:

A perpetual right-of-way over, upon and across (that/those) portion(s) of Parcel(s)/Lot(s)] lying between the lines shown hereon and designated "floodway easement lines" for the purpose of maintaining a floodway for the passage of storm waters.

Additionally, if any pipe system from areas adjacent to the floodway project extends into said easement, an additional dedication of easement for construction and maintenance of drain pipes will be needed and is to be worded:

Right(s) of way and easement(s) for the construction of drainage pipes and any and all appurtenances thereto within the floodway easement heretofore dedicated in paragraph _____ above; said easement(s) to be strips of land lying between the lines shown hereon and designated "drainage easement"

(7) Floodplain Easements:
A perpetual right-of-way over, upon and across the land lying between the rear and/or side lines of (lots/parcels) and the lines shown hereon and designated "floodplain" for the purpose of designating the land subject to flooding during the passage of storm waters.

OR:

A perpetual right-of-way over, upon and across (that/those) portion(s) of [Parcel(s)/Lot(s)] _________, lying between the lines shown hereon and designated "floodplain" for the purpose of designating the land subject to flooding during the passage of storm waters.

(8) Secondary Flowage Easement:
A perpetual right of way over, upon, and across (that/those) portion(s) of [Parcel(s)/Lot(s)] _________, lying between the lines shown hereon and designated
"secondary flowage easement lines" for the purpose of preserving and forever leaving open an easement for the passage of storm waters.

OR:

A perpetual right of way over, upon, and across (that/those) strip(s) of land lying between the rear and/or sidelines of [parcel(s)/lot(s)] and the lines shown hereon and designated "secondary flowage easement" for the purpose of preserving and forever leaving open an easement for the passage of storm waters."

(9) Centralized Mail Delivery Easement:

An easement for constructing and maintaining centralized mail delivery boxes, pedestals, and slabs, together with any and all appurtenances pertaining thereto including pedestrian access for delivery and receipt of mail on, over, under and across strips of land five feet in width, lying contiguous to the public (ways, drives, avenues, courts, etc.) shown hereon."

(10) Visibility Easement:

Visibility easement(s) to be kept free from signs, hedges, fences, structures, natural growth or other obstructions to the view higher than two feet six inches (2 ½') above the nearest pavement surface, within the area over and across that land designated hereon as "visibility easement."
(11) **Pedestrian Walkway Easement:**

Rights of way and easements for the installation and maintenance of a pedestrian walkway, together with any and all appurtenances pertaining thereto on, over, under and across (that/those) strip(s) of land shown hereon and designated "pedestrian easement."

(12) **Sewer Easements:**

Rights of way and easements for installation and maintenance of sewer pipes together with any and all appurtenances pertaining thereto on, over, under, and across (that/those) strip(s) of land lying between the rear and/or side lines of [parcel(s)/lot(s)] and lines shown hereon and designated "sewer easement line."

OR:

Rights of way and easements for installation and maintenance of sewer pipes together with any and all appurtenances pertaining thereto on, over, under, and across (that/those) strip(s) of land lying between the lines shown hereon and designated "sewer easement."

(13) **Landscaping Easement:**

An easement for landscaping and all appurtenances appertaining thereto lying on, over and across strips of land shown hereon and designated "landscaping easement," said strips to be kept open and free from buildings.

(14) **Slope Easement:**

An easement for the purpose of slope, grading, constructing, maintaining and improving embankments and incidental purposes over that certain real property shown hereon and designated "Slope Easement."

(15) **Sound wall Easement:**

A right of way and easement for the installation and maintenance of a Sound wall on, over, under and across the strip of land shown hereon and designated “Wall Easement.”

(16) **Emergency Access Easement:**

A right of way and easement for emergency access purposes, together with any and all appurtenances pertaining thereto on, over and across strips of land twenty (20) feet in width shown hereon and designated “Emergency Access Easement.”
(17) **Riding and Hiking Easement:**

Rights of way and easements for the installation and maintenance of an equestrian and hiking trail, together with any and all appurtenances pertaining thereto, on, over and across the land shown hereon and designated “Riding and hiking trail easement.”

(18) **Traffic Detector Easement:**

Easements for the purpose of constructing, maintaining and operating a traffic signal system and all appurtenant facilities thereto, on, over, under and across the strip of land shown hereon and designated as “Traffic Signal and Channelization Easement.”

(19) **Water Pipeline Easement:**

Right of way and easement for installation of maintenance of water pipelines together with any and all appurtenances pertaining thereto, on, over, under and across those strips of land lying between the lines shown hereon and designated “water easement.”

II. **County Surveyor's Statement** accepting dedication for the following purposes:

**PARCEL MAPS:**

A. **Rights of Way only:**

**COUNTY SURVEYOR'S STATEMENT**

I hereby state that I have examined this parcel map and find it to be substantially the same as the approved tentative map; that all provisions of the Subdivision Map Act and all applicable County ordinances have been complied with and that said plat is technically correct. I hereby accept in behalf of the public all the rights of way hereon offered for dedication.

____________________  _______________________
Date             William M. Carmack, County Surveyor
B. Rights of Way and Easements:

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this parcel map and find it to be substantially the same as the approved tentative map; that all provisions of the Subdivision Map Act and all applicable County ordinances have been complied with and that said plat is technically correct. I hereby accept in behalf of the public all the rights of way and easements hereon offered for dedication.

________________     _______________________________________

Date       William M. Carmack, County Surveyor

C. Rights of Way and Offers of Dedication

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this parcel map and find it to be substantially the same as the approved tentative map; that all provisions of the Subdivision Map Act and all applicable County ordinances have been complied with and that said plat is technically correct. I hereby consent to the Irrevocable Offer of Dedication of (that/those) strip(s) of land shown hereon and designated as Irrevocable Offer of Dedication. I hereby accept in behalf of the public all the rights of way and easements hereon offered for dedication.

________________     _______________________________________

Date       William M. Carmack, County Surveyor

D. Rights of Way, Easements and Abandonments

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this parcel map and find it to be substantially the same as the approved tentative map; that all provisions of the Subdivision Map Act and all applicable County ordinances have been complied with and that said plat is technically correct. I hereby accept in behalf of the public all the rights of way and easements hereon offered for dedication, and do hereby certify the abandonments listed hereon.

________________     _______________________________________

Date       William M. Carmack, County Surveyor

SUBDIVISIONS

COUNTY SURVEYOR'S STATEMENT

22
I hereby state that I have examined this plat of ________________________ and find it to be substantially the same as the tentative map approved by the _________________ of the County of Sacramento, and any approved alterations thereof; that all provisions of the Subdivision Map Act and all applicable County ordinances have been complied with and that I am satisfied that said plat is technically correct.

________________     _______________________________________
Date       William M. Carmack, County Surveyor

Note: Wording adjustments may be required to conform to additional purposes in certain locations as required by Sacramento County.

III. Other Required Subdivision Statements

BOARD OF SUPERVISORS STATEMENT

I hereby state that the Board of Supervisors of Sacramento County has approved this map and has accepted, on behalf of the public, all lands, easements, and rights of way shown hereon as public (ways, drives, streets, courts, etc.) together with any and all appurtenances pertaining thereto subject to the improvement thereof, (and do hereby certify the abandonments listed hereon).

_________________________________   _______________
Clerk of the Board of Supervisors     Date

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, Cyndi Lee, Clerk of the Board of Supervisors of Sacramento County, do hereby state that all certificates and security required under the provisions of Section 66493 of the Government Code have been filed and deposited with me and are approved by Sacramento County.

_________________________________   _______________
Clerk of the Board of Supervisors     Date

IV. Recorder's Statement

RECORDER'S STATEMENT (PARCEL MAPS)
Filed this ______ day of __________________, 20___, at _______ __M. in Book _______ of Parcel Maps at Page ______ at the request of ___________________________. Title to the land included in this parcel map being vested as per Certificate No. ________ on file in this office.

File No. __________________

________________________________________
Craig A. Kramer, County Recorder

By: _____________________________
County Recorder Deputy

RERECORDER'S STATEMENT (SUBDIVISIONS)

Filed this ______ day of __________________, 20___, at _______ __M. in Book _______ of Maps at Page ______ at the request of ___________________________. Title to the land included in this final map being vested as per Certificate No. ________ on file in this office.

File No. __________________

________________________________________
Craig A. Kramer, County Recorder

By: _____________________________
County Recorder Deputy
V. Engineer's/Surveyor's Statements

SUBDIVISIONS

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 ____________________ on ______________, 20___. 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.

________________         _______________________________
Date                Printed Name
Registration Number:__________    (SEAL)

PARCEL MAPS

ENGINEER'S/SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and (was compiled from record data) / (is based upon a field survey) in conformance with the requirements of the Subdivision Map Act and local ordinances at the request of ____________________ in ______________, 20__. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. All monuments shown hereon are of the character and occupy the positions indicated. The monuments are sufficient to enable the survey to be retraced.

________________         _______________________________
Date                Printed Name
Registration Number:__________    (SEAL)
V. Notary Form

State of California
County of _____________________

On _________________________ , before me (here insert the name and title of the officer), 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:

____________________________________________________________
Signature                              Printed Name

My Principal place of business is _______________________________
My commission expires ______________________________________

VII. Trustee Wording

_______________________________________, Trustee under Deed of Trust dated ______________________, 20____ in Book __________, Page ________ of Official Records of Sacramento County, State of California, hereby consents to the recordation of this map.

By: ________________________________  By: ________________________________

VIII- Standard Conditions Note

The following note shall be placed on all Subdivision Maps and Parcel Maps as of September 18, 2006:

“This property is subject to any Conditions of Approval set forth in connection with the adopted tentative map that have not been performed at the time of final map recordation. (Control Number: ____________)
IX – Recorder’s Fees

The following fees shall be the responsibility of the customer and shall paid prior to the recording the final maps. Please verify the amount with the map checker. The checks are payable to the County of Sacramento.

Documents:  
1st page $11.00  
Additional pages $3.00/page

Maps:  
1st sheet $24.00  
Additional sheets $17.00/sheet

X-Preferred Mapping Line Types

Centerline
P. U. E. Line
Right-of-Way
Off-site lines
Subject Property Line
Interior Property Line

The only lines that should be solid are the property lines of the subject property.

The boundary of subdivisions and parcel maps should be bold with interior division lines being lighter in character.

Records of survey should show the subject property with solid lines. Any lines that traverse the property must be light, broken and its purpose clearly labeled.

Lines that represent ties or information important to the boundary resolution or understanding of the survey should be clearly labeled as to their purpose.