

SAMPLE PARCEL, FINAL MAP AND MASTER PARCEL MAP

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS [PARCEL or FINAL] MAP OF ["NAME OF MAP"].

[ADD THE FOLLOWING IF DEDICATION(S) ARE REQUIRED] THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

[ADD THE FOLLOWING IF PUBLIC ROAD DEDICATION(S) IS/ARE REQUIRED] THE UNDERSIGNED OFFER FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE (STREET), (AVENUE), (WAY), (DRIVE), (BOULEVARD) SHOWN HEREON.

[ADD THE FOLLOWING IF EASEMENT DEDICATION(S) IS/ARE REQUIRED] THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

[COMBINE THE ABOVE TWO PARAGRAPHS IF BOTH PUBLIC ROAD AND EASEMENTS ARE BEING DEDICATED]

ADD ANY DEDICATIONS HERE, AS REQUIRED BY CONDITIONS OF APPROVAL. NUMBER EACH DEDICATION. SEE ATTACHED SAMPLE DEDICATIONS

ADD OWNER'S NAME HERE, SHOW SAME AS ON VESTING DEED]

NAME OF SIGNER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 AND OFFICIAL SEAL

SIGNATURE _____ PRINT NAME _____
MY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

3/8" FONT HEIGHT (BOLD)
[ALL FONT MUST BE ARIAL OR SIMILARY]

PARCEL or FINAL MAP OF

NAME OF MAP

SUBDIVISION NO. P OR ZXX-XXX

LOT 5, PLAT OF CITY OF SACRAMENTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 3, OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MONTH & YEAR [OF MAP RECORDING]

SHEET 1 OF X

[NAME OF SURVEYING OR ENGINEERING FIRM]

[TRUSTEE'S OR BENEFICIARY'S] STATEMENT:

[NAME OF TRUSTEE OR BENEFICIARY], AS TRUSTEE UNDER DEED OF TRUST DATED [DATE] AND RECORDED [DATE] IN BOOK [BOOK], AT PAGE [PAGE], OFFICIAL RECORDS OF SACRAMENTO COUNTY HEREBY CONSENTS TO THE RECORDING OF THIS MAP.

BY: _____
SHOW TRUSTEE/BENEFICIARY STATEMENT AND NOTARY IF APPLICABLE

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 AND OFFICIAL

SIGNATURE _____ PRINT NAME _____
MY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

1/8" - 3/16" FONT HEIGHT

1/8" FONT HEIGHT (TYPICAL)

1/8" FONT HEIGHT (TYPICAL)

ENGINEER'S OR 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 [NAME OF OWNER AUTHORIZING MAP] ON [DATE]. I HEREBY STATE THAT ALL THE MONUMENTS [ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED or WILL BE SET IN THOSE POSITIONS BEFORE ISSUANCE OF NOTICE OF COMPLETION BY THE CITY FOR CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS AND THAT THE MONUMENTS [ARE] or [WILL BE] SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS [PARCEL or FINAL] MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[NAME OF SURVEYOR] _____ DATE _____
[L.S. XXXX EXP. XX-XX-20XX]

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS [PARCEL or FINAL] MAP OF "(NAME OF MAP)", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE [CITY OF SACRAMENTO ZONING ADMINSTRATOR or CITY OF SACRAMENTO PLANNING COMMISSION or SACRAMENTO CITY COUNCIL] AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS [PARCEL or FINAL] OF ["NAME OF MAP"] [USE ANY OF THE FOLLOWING 3 SENTENCES THAT ARE APPLICABLE] (1) AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION,

(2) BUT REJECT AT THIS TIME THE IRREVOCABLE OFFERS OF DEDICATION, SAID OFFERS MAY BE EXCEPTED BY THE CITY AT ANY TIME.

(3) THE ABANDONMENT OF THE DRAINAGE EASEMENT LISTED HEREON PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

JIMMY L. BYRUM _____ DATE _____
L.S. 9275 EXP. 9-30-2020
CITY SURVEYOR
CITY OF SACRAMENTO

PLACE NOTE ON MAP PAGE LISTING EASEMENT(S) BEING ABANDONED. EASEMENT(S) MUST HAVE BE NOTED AS "EASEMENT TO BE ABANDONED" ON APPROVED TENTATIVE MAP AND MUST BE A CONDITION OF APPROVAL IN ORDER TO ABANDON ON MAP

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS [PARCEL or FINAL] MAP OF ["NAME OF MAP"].

DATE _____
CITY CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M IN BOOK _____ OF (PARCEL) MAPS, AT PAGE _____, AT THE REQUEST OF [CONSULTING FIRM], TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ FEE: \$ _____

BY: _____
RECORDER OF SACRAMENTO COUNTY DEPUTY
STATE OF CALIFORNIA

3/8" FONT HEIGHT (BOLD)

PARCEL MAP

1/8" - 3/16" FONT HEIGHT

101 FRONT STREET

SUBDIVISION NO. P OR Z [XX-XXX]

LOT 20, PLAT OF ACME ACRES RECORDED
IN BOOK 12 OF MAPS, AT PAGE 14,
OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MONTH & YEAR [OF MAP RECORDING]

SHEET X OF X

[NAME OF SURVEYING OR ENGINEERING FIRM]

LEGEND

- DIMENSION POINT (NOTHING FOUND OR SET)
- ⊙ FOUND NAIL [DISCRIBE TYPE, L.S. #, ETC]
- FOUND [3/4" IRON PIPE, 1/2" REBAR, ETC] TAGGED LS XXXX
- ⊙ FOUND CITY WELL MONUMENT STAMPED LS XXXX
- FOUND MONUMENT AS NOTED
- ✕ FOUND CITY TIE
- ⊙ SET 1/4" X 2 1/2" MAG NAIL TAGGED LS XXXX, SET FLUSH WITH PAVEMENT
- SET [SHOW TYPE OF MONUMENT] TAGGED LS XXXX
- ⊙ SET 1" IRON PIPE, 18" LONG, TAGGED LS XXXX [SET ON BDRY PER CC 17.848.080]
[SHOW ADDITIONAL SYMBOLS AS NEEDED]

NOTES

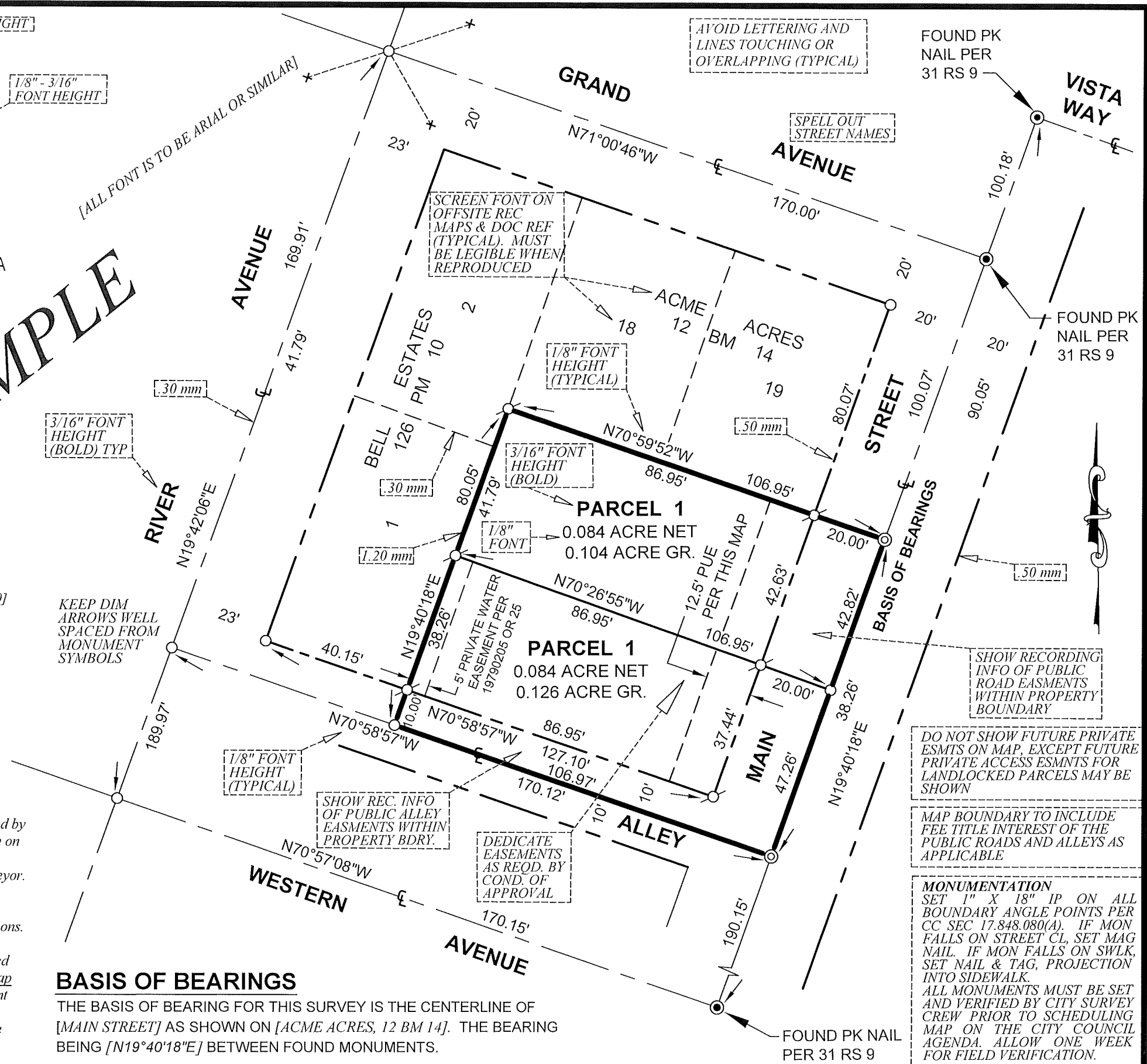
[PLACE NOTES AS APPROPRIATE]

[PLACE ANY NOTES THAT DO NOT AFFECT FEE TITLE, ON A SEPARATE SHEET PER GOV. CODE SEC. 66434.2]

MAP PREPARATION INSTRUCTIONS

- This sample map is to be used by the surveyor as a guideline to prepare a final map.
- This sample map and the sample cover sheet may not show all requirements that are required by the City. Also, the City reserves the right to modify mapping standards which may not be shown on the samples.
- Italicized font with brackets denotes instructions to surveyor or info to be filled in by surveyor.
- Draft map on 18" x 26" with 1" border using 1.2mm pen thickness.
- If more than 3 map sheets are used, add a sheet index map.
- See attached sample easement dedications. See conditions of approval for required dedications.
- Draw line types and line thicknesses as shown on sample map.
- All lettering must be clear, sharp and well spaced ARIAL FONT (or similar) using capitalized letters. The minimum height shall be 1/8th inch (.0125 inch). Lettering shall not touch or overlap any other lettering or line work. Screened Lettering shall be used for identifying off-site adjacent record data (not shadowed or ghosted) to a percentage that will be legible on photo copies and microfilm reproduction. All lettering shall read from bottom and right of page. Ten-degree rule shall apply (lettering less than 10 degrees to the left shall be read from the right).

SAMPLE



AVOID LETTERING AND LINES TOUCHING OR OVERLAPPING (TYPICAL)

SPELL OUT STREET NAMES

SCREEN FONT ON OFFSITE REC MAPS & DOC REF (TYPICAL). MUST BE LEGIBLE WHEN REPRODUCED

1/8" FONT HEIGHT (TYPICAL)

3/16" FONT HEIGHT (BOLD) TYP

SHOW RECORDING INFO OF PUBLIC ROAD EASEMENTS WITHIN PROPERTY BOUNDARY

DO NOT SHOW FUTURE PRIVATE ESMNTS ON MAP, EXCEPT FUTURE PRIVATE ACCESS ESMNTS FOR LANDLOCKED PARCELS MAY BE SHOWN

MAP BOUNDARY TO INCLUDE FEE TITLE INTEREST OF THE PUBLIC ROADS AND ALLEYS AS APPLICABLE

MONUMENTATION
SET 1" X 18" IP ON ALL BOUNDARY ANGLE POINTS PER CC SEC 17.848.080(A). IF MON FALLS ON STREET CL, SET MAG NAIL. IF MON FALLS ON SWLK, SET NAIL & TAG, PROJECTION INTO SIDEWALK.
ALL MONUMENTS MUST BE SET AND VERIFIED BY CITY SURVEY CREW PRIOR TO SCHEDULING MAP ON THE CITY COUNCIL AGENDA. ALLOW ONE WEEK FOR FIELD VERIFICATION.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF [MAIN STREET] AS SHOWN ON [ACME ACRES, 12 BM 14]. THE BEARING BEING [N19°40'18"E] BETWEEN FOUND MONUMENTS.

3/8" FONT HEIGHT (BOLD)

FINAL MAP OF

CITY SUBDIVISION

SUBDIVISION NO. P [OR] Z[XX-XXX]
LOT 5, PLAT OF CITY OF SACRAMENTO RECORDED
IN BOOK 1 OF MAPS, AT PAGE 3,
OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MONTH & YEAR [OF MAP RECORDING]
SHEET X OF X

[NAME OF SURVEYING OR ENGINEERING FIRM]

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF [RAINFOREST DRIVE] AS SHOWN ON [ROSE ESTATES, 152 BM 38]. THE BEARING BEING [N00°40'37"W]

ADD LINE AND CURVE TABLES IF NEEDED

FOUND 3/4" IRON PIPE TAGGED L.S. [XXXX] PER 128 PM 27

AVOID LETTERING AND LINES TOUCHING OR OVERLAPPING (TYPICAL)

LEGEND

- DIMENSION POINT (NOTHING FOUND OR SET)
 - ⊙ FOUND NAIL [DESCRIBE TYPE, L.S. #, ETC]
 - FOUND [3/4" IRON PIPE, 1/2" REBAR, ETC] TAGGED LS XXXX
 - ⊙ FOUND WELL MONUMENT STAMPED LS XXXX
 - FOUND MONUMENT AS NOTED
 - ✕ FOUND CITY TIE
 - ⊙ SET 1/4" X 2 1/2" MAG NAIL TAGGED LS XXXX, SET FLUSH WITH PAVEMENT
 - ⊙ SET [SHOW TYPE OF MONUMENT] TAGGED LS XXXX
 - ⊙ SET 1" IRON PIPE, 18" LONG, TAGGED LS XXXX [SET ON BDRY PER CC 17.848.080]
 - ⊙ SET WELL MONUMENT PER CITY STANDARDS STAMPED LS XXXX
 - PUE PUBLIC UTILITY EASEMENT
- [SHOW ADDITIONAL SYMBOLS AS NEEDED]

REFERENCES

- RECORD PER [ROSE ESTATES 152 BM 38] (1)
- RECORD PER [JOSEPH ESTATES 256 BM 32] (2)

NOTES

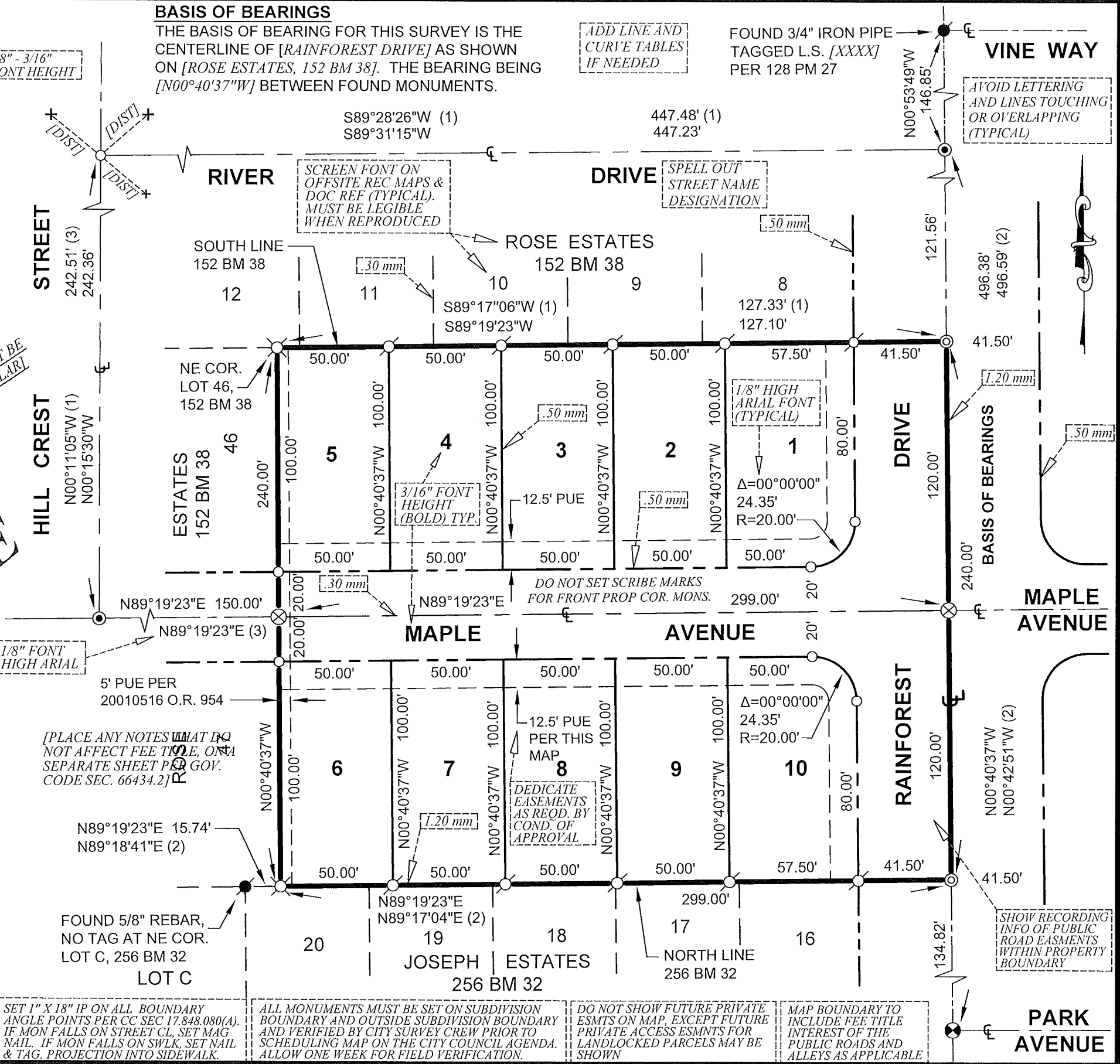
1. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE [SHOW STREET DESIGNATIONS] SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.
- [PLACE ADDITIONAL NOTES AS APPROPRIATE]

MAP PREPARATION INSTRUCTIONS

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- This sample map and the sample cover sheet may not show all requirements that are required by the City. Also, the City reserves the right to modify mapping standards which may not be shown on the samples.
- Italicized font with brackets denotes instructions to surveyor or info to be filled in by surveyor.
- Draft map on 18" x 26" with 1" border using 1.2mm pen thickness.
- If more than 3 map sheets are used, add a sheet index map.
- See attached sample easement dedications. See conditions of approval for required dedications.
- Draw line types and line thicknesses as shown on sample map.
- All lettering must be clear, sharp and well spaced ARLAL FONT (or similar) using capitalized letters. The minimum height shall be 1/8th inch (.0125 inch). Lettering shall not touch or overlap any other lettering or line work. Screened Lettering shall be used for identifying off-site adjacent record data (not shadowed or ghosted) to a percentage that will be legible on photo copies and microfilm reproduction. All lettering shall read from bottom and right of page. Ten-degree rule shall apply (lettering less than 10 degrees to the left shall be read from the right).

ALL FONT MUST BE ARLAL OR SIMILAR

SAMPLE



SET 1" X 18" IP ON ALL BOUNDARY ANGLE POINTS PER CC SEC 17.848.080(A). IF MON FALLS ON STREET CL, SET MAG NAIL. IF MON FALLS ON SWLK, SET NAIL & TAG. PROJECTION INTO SIDEWALK.

ALL MONUMENTS MUST BE SET ON SUBDIVISION BOUNDARY AND OUTSIDE SUBDIVISION BOUNDARY AND VERIFIED BY CITY SURVEY CREW PRIOR TO SCHEDULING MAP ON THE CITY COUNCIL AGENDA. ALLOW ONE WEEK FOR FIELD VERIFICATION.

DO NOT SHOW FUTURE PRIVATE ESMTS ON MAP, EXCEPT FUTURE PRIVATE ACCESS ESMNTS FOR LANDLOCKED PARCELS MAY BE SHOWN

MAP BOUNDARY TO INCLUDE FEE TITLE INTEREST OF THE PUBLIC ROADS AND ALLEYS AS APPLICABLE

SHOW RECORDING INFO OF PUBLIC ROAD EASEMENTS WITHIN PROPERTY BOUNDARY

SAMPLE PARCEL, FINAL MAP AND MASTER PARCEL MAP

3/8" FONT HEIGHT (BOLD) PARCEL or FINAL MAP *1/8" - 3/16" FONT HEIGHT*

ALL FONT MUST BE ARIAL OR SIMILAR

NAME OF MAP

SUBDIVISION NO. P OR ZXX-XXX

LOT 5, PLAT OF CITY OF SACRAMENTO
RECORDED IN BOOK 1 OF MAPS, AT PAGE 3,
OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MONTH & YEAR [OF MAP RECORDING]

SHEET X OF X
[NAME OF SURVEYING OR ENGINEERING FIRM]

3/16" FONT HEIGHT, BOLD

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES AND NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2 (THE SUBDIVISION MAP ACT):

1/8" FONT HEIGHT (TYPICAL)

NOTE(S)

- A) PRIVATE RECIPROCAL EASEMENTS FOR UTILITIES, DRAINAGE, WATER AND SANITARY SEWER FACILITIES, AND SURFACE STORM DRAINAGE SHALL BE GRANTED AND RESERVED, AS NECESSARY AND AT NO COST, AT THE TIME OF SALE OR CONVEYANCE OF ANY *PARCEL* or *LOT* SHOWN ON THIS MAP.
- B) THIS MAP IS SUBJECT TO AN "AGREEMENT FOR CONVEYANCE OF EASEMENTS" RECORDED IN BOOK _____, AT PAGE _____, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
- C) ADD ANY ADDITIONAL INFORMATIONAL NOTES

ADD THIS NOTE IF REQUIRED BY CONDITIONS OF APPROVAL (VERIFY WORDING WITH CONDITION)

ADD THIS NOTE IF AN "AGREEMENT FOR CONVEYANCE OF EASEMENTS" IS REQUIRED PER CONDITIONS OF APPROVAL