

CHAPTER 3 - MAPPING AND SURVEYING

A. MAPPING AND SURVEYING

All final maps, parcel maps, and record of surveys shall conform to the requirements set forth in this chapter, unless provided for in the current Subdivision Map Act and Land Surveyors Act. See Chapter 8 for submittal requirements and standard documents.

1. Mapping

The scale of the map shall not be less than one inch equals one hundred feet (1" = 100'), except that an alternate scale may be approved by the County Surveyor.

The minimum height of all lettering shall be 1/8-inch hand or 1/10-inch machine lettered.

When the map consists of more than three (3) sheets, exclusive of the certificate sheet, a key map showing the relation of the sheets shall be placed on the first map sheet. The sheets shall be numbered beginning with the certificate sheets then continuing with the map sheets, and an informational sheet as required.

Dimensions of lots shall be given as total dimensions, corner to corner, and shall be shown in feet and hundredths of a foot. No ditto marks shall be used. Lots containing one (1) acre or more shall show acreage to nearest hundredth. Lots of less than one (1) acre shall show square footage. Gross and net (gross less; right of ways and easements) areas will be shown on all parcels smaller than two (2) acres.

Final Map and Parcel Maps shall contain a title consisting of the assigned tract or parcel map number and name, and a sub-title or general description of all the property being subdivided. Reference to previous maps of record shall be given.

The map shall show clearly what stakes, monuments or other evidence were found on the ground to determine the boundaries of the subdivision. All adjoining subdivisions shall be identified by lot and block numbers, subdivision name and place of record, or other proper designation.

The bearing and length of every lot line, block line and boundary line shall be shown. Bearing and lengths of tangents, and radii, arc length, and delta for all curves as may be necessary to determine the location of the center of curves and tangent points shall be shown. All radial lines shall be identified.

All lots and or parcels shall be identified as such and/or numbered or lettered on the Final or Parcel Map. If the lots or parcels are numbered, they shall begin with the number "1" and shall continue consecutively in numeric order throughout the subdivision with no omissions or duplications. If the lots or parcels are lettered, they shall begin with the letter "A" and shall continue consecutively in

alphabetical order throughout the subdivision with no omissions or duplications.

Whenever the Director of Public Works and/or County Engineer have established the center line of a street or alley adjacent to or in the proposed subdivision, the record data shall be shown on the map indicating all monuments found, not found or reset. If the points were reset by ties, the course and detail of relocation data used shall be stated.

Final Maps or Parcel Maps shall show all easements to which the lots are subject. The easements must be clearly labeled by solid capital letters and identified, and if already of record, the record reference given. If any easement is not definitely located by record, a statement of such must appear on the map sheet. Easements shall be denoted by fine dashed lines. The width of the easement and the lengths and bearings of the lines thereof and sufficient ties thereto to definitely locate the easement with respect to the subdivision must be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificate of dedication.

Boundary lines of all political subdivisions crossing or bounding the subdivision shall be clearly designated and referenced.

Map accuracy shall be such that any and all calculated closures shall be 1 in 10,000 or greater. All mapped properties, parcels, or other entities shall close within 0.03 feet or 03 seconds of angle.

2. Checking and Filing

A complete set of calculations shall be submitted with the initial check set for all maps submitted for review. The calculations shall be done by computer. They shall include at least the following: all corresponding points shall be labeled on both the check prints and the calculations, courses and closures for all lots, roads, easements, aliquot parts of sections shown, and for the exterior boundary of the entire subdivision, and acreages for all lots.

Maps to be recorded shall be legibly drawn, printed, or reproduced by a process guaranteeing a permanent record in black on tracing cloth, or polyester base film, 18 by 26 inches. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility. A one-inch blank margin shall be left on each edge of the map.

Only copies with the original signatures will be accepted. Signatures on acknowledgements must be exactly the same as on Owner's Certificate and must be written in black permanent ink.

No certificate stick-ons will be accepted and no stick-on shaded film to denote greenbelt areas or other purposes will be accepted.

The County Surveyor shall review the Final Map or Parcel Map and when the original mylar and all imposed conditions is deemed to be complete and in order,

the County Surveyor shall sign and date the County Surveyors Statement appearing on said map. The County Surveyor shall notify the subdivider and / or his engineer of said action.

Should a Final Map or Parcel Map require Board of Supervisor approval, the County Surveyor shall, within twenty (20) days of the date of signing said map, prepare and submit an agenda request form to the Clerk of the Board of Supervisors Office for appropriate Board of Supervisors' action.

Following Board of Supervisors approval and signing by the Clerk of the Board of Supervisors the original mylars, and appurtenant documents shall be forwarded to the County Records Office, for review and processing prior to recording. Government Code allows up to ten (10) days for processing.

For Parcel Maps that do not require Board of Supervisors approval the County Surveyor shall forward the signed original mylars to the County Records Office for review and processing, allowing up to ten (10) days prior to final recordation of mylars.

3. Subdivision Guarantee (as applicable)

Submittal of a subdivision improvement guarantee shall comply with Chapter 5, Article 6, Section 66465 of the California Subdivision Map Act.

This is required when the Final Map or Parcel Map is submitted for recording prior to the completion of required physical improvements. Owners' signatures shall be the same on the map as on the subdivision guarantee letter.

The subdivision guarantee letter must have been issued within 10 days of the recording date of the map.

4. Repairs of Failures and Defects Agreement (as applicable)

This is required when the final map or parcel map is submitted for recording and physical improvements have been constructed in accordance with the conditions of approval (See Chapter 8). The agreement must be signed by the property owner(s) and must include the proper surety in compliance with Chapter 5, Section 66499 of the California Subdivision Map Act. The required surety amount shall be equal to 20% of the total estimated cost shown on the Engineer's Cost Estimate per Attachment B, Chapter 8-28.

5. Fees

At the time the Final Map, Parcel Map, Parcel Map Waiver documents, Record of Survey, Amending Map, Certificate of Correction or Corner Record is submitted for checking; the map checking fees shall be deposited with the Department of Public Works in an amount established by the Board of Supervisors by resolution. Recording fees are to be paid prior to recording.

6. Surveying

All surveys shall be performed in compliance with the provisions of the Land Surveyors Act, Business and Professions Code, Section 8759 to 8774.5, of the State of California. All surveys shall be performed in accordance with accepted good practices of the industry.

a. Basis of Bearings

Each map shall contain a Basis of Bearings Note which includes the description and bearing of the line used as the basis, the record data of the map or document from which it was obtained, or a statement that said bearing is based on either a solar or polaris observation.

The following are acceptable basis of bearings:

- 1) Record Maps held by the County Surveyor or Recorder.
- 2) Astronomical Observation. The note will describe the object observed, the date, and the location of the project form which observations were made.
- 3) California Coordinate System. A statement will be provided in accordance with the requirements of the Land Surveyors Act, Business and Professions Code (Sections 8771.5) and Sections 8801 to 8819 of the Public Resources Code.
- 4) GPS observation.
- 5) Government Records and other records as approved by the County Surveyor.

b. Accuracy

All field survey accuracy shall be in compliance with acceptable surveying practices.

Terrestrial surveys shall have a minimum accuracy of 1 in 10,000, with angular and linear accuracy proportional. Global Positioning System (GPS) system surveys shall conform to the standards set forth in Sections 8801 to 8819 of the Public Resources Code.

c. Datum

All maps shall provide a note that describes the datum used as the basis for survey if other than a plane survey of limited extent conducted at the surface of the earth. Survey datum requiring additional information are, but are not limited to, State Plane Coordinates, or the geoid or ellipsoid.

d. Monuments

Monumentation shall be in compliance with the Business and Professions Code (Section 8772), and other codes and ordinances where applicable.

All monuments shall be of a permanent type and constructed of, or contain, ferrous or other magnetic material that will responded to metal detectors employed by surveying professionals.

Any monument or point 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 the certificate number of the surveyor or civil engineer setting it. (Business and Professions Code 8772). Any untagged pipe or monument, of any type, used by the surveyor or engineer as part of his survey, shall be tagged or marked with his registration number.

All lot corners in subdivisions and parcel maps shall be monumented, with the exception of parcel maps creating four or fewer parcels which may be compiled from record data provided the criteria set forth in the Subdivision Map Act, Chapter 2 - Maps, Article 3, Parcel Maps, Section 66448, is met. In addition, monuments shall be set at all angle and curve points on the exterior boundaries and on the right of way line. Tehama County standard centerline monuments shall be set at all street intersections and terminations. Additional monumentation may be required if determined necessary, by the County Surveyor, to perpetuate or facilitate re-establishment of any point or line of the survey.

Any monument or bench mark, as required by these specifications that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the subdivider.

All monuments shall be of a permanent type. The following are approved as permanent:

For section and quarter corners, the following monuments shall be set:

- 1) A brass disk, at least 2-1/2 inches in diameter, set in pavement, and marked or stamped.
- 2) An iron pipe, at least two (2) inches in outside diameter, and at least eighteen (18) inches long, filled with concrete or other permanent

- material, and tagged or capped.
- 3) A poured concrete monument, at least six (6) inches in diameter, and eighteen (18) inches deep, containing ferrous material, and tagged or capped.
 - 4) A manufactured monument, of ferrous material or containing other magnetic material, at least 2-1/2 inches in diameter, and at least eighteen (18) inches long, and stamped or marked with the registration number of the licensed land surveyor or registered civil engineer placing it.
 - 5) A 3/4 inch by eighteen (18) inch rebar, with manufactured monument, stamped or tagged.

For interior corners of subdivisions or parcel maps, and land surveys the following monuments shall be set:

- 1) Concrete monument with brass cap.
- 2) A 3/4 inch outside diameter iron pipe, at least eighteen (18) inches long.
- 3) A 5/8 inch by eighteen (18) inch steel bar or rebar with permanent cap.
- 4) A "T-bar" with tag permanently attached, at least eighteen (18) inches long.
- 5) Other monuments as approved by the County Surveyor.

7. Certificates and Statements

- a. The following certificates are required on Final Maps.

OWNER(S)'S STATEMENT

(I) (WE) HEREBY CERTIFY THAT (I) (WE) (AM) (ARE) THE OWNER(S) OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY SHOWN UPON THIS MAP, AND THAT (I) (WE) (AM) (ARE) THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND (I) (WE) CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE COLORED BORDER LINES AND HEREBY MAKES AN IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY OF TEHAMA AND TO THE PUBLIC, THE PUBLIC ROAD EASEMENTS AS SHOWN ON SAID MAP. OWNER ACKNOWLEDGES THAT NOTWITHSTANDING ANY REJECTION OF THE OFFER OF DEDICATION, SUCH OFFER SHALL REMAIN OPEN PURSUANT TO GOVERNMENT CODE SECTION 66477.2.

[NAME OF ROAD] ON THIS MAP IS A PUBLIC ROAD, BUT HAS NOT BEEN ACCEPTED INTO THE TEHAMA COUNTY MAINTAINED ROAD SYSTEM AND THE COUNTY OF TEHAMA WILL NOT MAINTAIN SUCH ROAD UNLESS AT SOME FUTURE TIME IT IS ACCEPTED BY THE BOARD OF SUPERVISORS INTO THE COUNTY MAINTAINED ROAD SYSTEM, AS APPLICABLE

By _____ By _____

By _____ By _____

THE CERTIFICATES OF ACKNOWLEDGEMENTS MUST BE SUBSTANTIALLY IN THE FORM OF THE FOLLOWING:

STATE OF _____)
COUNTY OF _____) SS.

ON _____ BEFORE ME, _____,
DATE NAME, TITLE OF OFFICER, E.G. "JANE DOE, NOTARY PUBLIC"

PERSONALLY APPEARED _____,

PERSONALLY KNOWN TO ME **OR** 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.

WITNESS MY HAND AND OFFICIAL SEAL.

SEAL

SIGNATURE OF NOTARY

COUNTY

STATEMENT OF CLERK OF BOARD OF SUPERVISORS

I, _____, CLERK OF THE BOARD OF SUPERVISORS OF COUNTY OF TEHAMA, HEREBY CERTIFY THAT SAID BOARD APPROVED THE WITHIN MAP ON THE _____ DAY OF _____, 20____, AND ACCEPTED ON BEHALF OF THE PUBLIC, THE OFFER TO DEDICATE [NAME OF ROAD] IS ACCEPTED SOLELY FOR THE PURPOSE OF DESIGNATING THE ROAD FOR PUBLIC USE. THE COUNTY OF TEHAMA BY THIS ACTION IS NOT ACCEPTING THE ROAD INTO THE COUNTY MAINTAINED ROAD SYSTEM AND THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE ROAD.

BY _____

CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF TEHAMA, STATE OF CALIFORNIA

BY _____
Deputy

COUNTY SURVEYOR CERTIFICATE

I, _____, COUNTY SURVEYOR OF TEHAMA COUNTY, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF AS APPROVED BY THE TEHAMA COUNTY PLANNING COMMISSION ON _____, 20____; THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT," AS AMENDED, AND OF THE TEHAMA COUNTY ORDINANCE CODE, APPLICABLE AT THE TIME OF APPROVAL OF SAID TENTATIVE MAP, HAVE BEEN COMPLIED WITH AND THIS MAP IS TECHNICALLY CORRECT.

COUNTY SURVEYOR, TEHAMA COUNTY, CALIFORNIA

DATE

(ENGINEER'S) (SURVEYOR'S) CERTIFICATE

I, _____, (LICENSED LAND SURVEYOR) (REGISTERED CIVIL ENGINEER), HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING _____, 20____, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN (THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED), (THAT THE MONUMENTS ARE OF THE CHARACTER AND THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE _____, 20____) AND THAT THE MONUMENTS (ARE) (WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(LICENSED LAND SURVEYOR L.S.) (CIVIL ENGINEER R.C.E.)

RECORDER'S STATEMENT ★

FILED THIS _____ DAY OF _____ 20____, AT _____ M., IN
BOOK _____ OF MAPS AT PAGE _____ AT THE REQUEST OF _____

SIGNED _____
TEHAMA COUNTY RECORDER

BY _____
DEPUTY

b. The following certificates are required on Parcel Map.

OWNER'S STATEMENT

(WE) HEREBY CERTIFY THAT (I) (WE) (AM) (ARE) THE OWNER(S) OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY SHOWN UPON THIS MAP, AND THAT (I) (WE) (AM) (ARE) THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND (I) (WE) CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE COLORED BORDER LINES (AND HEREBY DEDICATE FOR PUBLIC USE obtain dedication wording from county .)

BY _____ BY _____

BY _____ BY _____

* THE CERTIFICATES OF ACKNOWLEDGEMENTS MUST BE IN THE SAME FORM AS REQUIRED FOR FINAL MAPS.

RECORDER'S STATEMENT ★

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN
BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF _____.

TEHAMA COUNTY RECORDER

SIGNED BY _____
DEPUTY

(ENGINEER'S) (SURVEYOR'S) CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION (AND WAS COMPILED FROM RECORD DATA) (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) ON (DATE). I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

(If a field survey was performed add the following statement)

(THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED), OR (THAT THE MONUMENTS ARE OF THE CHARACTER AND THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE _____, 20____), AND THAT THE MONUMENTS (ARE) OR (WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(LICENSED LAND SURVEYOR L.S. OR CIVIL ENGINEER R.C.E.)

COUNTY SURVEYOR'S STATEMENT ^μ

I, GARY B. ANTONE, TEHAMA COUNTY SURVEYOR, HEREBY STATE THAT THIS PARCEL MAP HAS BEEN EXAMINED BY ME, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF THE ORDINANCES OF TEHAMA COUNTY, INCLUDING, BUT NOT LIMITED TO, TITLE 16 OF THE TEHAMA COUNTY CODE, APPLICABLE AT THE TIME OF TENTATIVE MAP APPROVAL, HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT.

DATED _____, 20____

GARY B. ANTONE, LS 4734
TEHAMA COUNTY SURVEYOR
REG. EXP.

- c. The following certificates and statements are required on Records 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 LAND SURVEYORS ACT AT THE REQUEST OF _____, ON _____.
(OWNER) (DATE)

SIGNED AND SEALED _____

L.S. (or R.C.E.) NO. _____

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS _____ DAY OF _____, 20_____.

SIGNED AND SEALED _____
TEHAMA COUNTY SURVEYOR L.S. (R.C.E.) NO. _____

DEDICATION ACCEPTANCE CERTIFICATE ^{µµ}

(ACCEPTANCE)

PURSUANT TO THE AUTHORITY CONFERRED BY TEHAMA COUNTY CODE SECTION 16.20.080, SUBDIVISION (D), THE TEHAMA COUNTY SURVEYOR, ACTING ON BEHALF OF THE TEHAMA COUNTY BOARD OF SUPERVISORS, HAS ACCEPTED ON BEHALF OF THE PUBLIC THE OFFER[S] OF DEDICATION SHOWN ON THE MAP AND/OR DESCRIBED AS FOLLOWS: [DESCRIBE OFFERS].

[IN THE EVENT THAT A ROAD IS ACCEPTED ON BEHALF OF THE PUBLIC (I.E., WILL BE OPEN TO THE PUBLIC), BUT IS NOT TAKEN INTO THE COUNTY-MAINTAINED ROAD SYSTEM, INCLUDE THE FOLLOWING:]

THE OFFER TO DEDICATE [NAME OF ROAD] IS ACCEPTED SOLELY FOR THE PURPOSE OF DESIGNATING THE ROAD FOR PUBLIC USE. THE COUNTY OF TEHAMA BY THIS ACTION IS NOT ACCEPTING THE ROAD INTO THE COUNTY MAINTAINED ROAD SYSTEM AND THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE ROAD.

(REJECTION)

PURSUANT TO THE AUTHORITY CONFERRED BY TEHAMA COUNTY CODE SECTION 16.20.080,

SUBDIVISION (D), THE TEHAMA COUNTY SURVEYOR, ACTING ON BEHALF OF THE TEHAMA COUNTY BOARD OF SUPERVISORS, HAS REJECTED ON BEHALF OF THE PUBLIC THE OFFER[S] OF DEDICATION SHOWN ON THE MAP AND/OR DESCRIBED AS FOLLOWS: [DESCRIBE OFFERS].

[NOTE: SECTIONS 66463 AND 66477.2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDE THAT A REJECTED OFFER OF DEDICATION SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE COUNTY.]

GARY B. ANTONE, LS 4734
TEHAMA COUNTY SURVEYOR
Reg. Exp.

ATTEST: Date _____
Clerk of the Board of Supervisors

SIGNED BY _____
DEPUTY

RECORDERS STATEMENT ★^μ

FILED THIS _____ DAY OF _____, 20____, AT _____ M.,
IN BOOK _____ OF MAPS AT PAGE _____, AT THE REQUEST OF
_____.

TEHAMA COUNTY RECORDER

SIGNED BY _____
DEPUTY