



Engineering Division  
201 North Broadway, Escondido, CA 92025  
(760) 839-4651, FAX (760) 839-4597

**PARCEL MAP CHECK**  
**ENG \_\_\_\_\_**

<b>To:</b> _____	<b>Date:</b> _____
_____	<b>Project:</b> _____
_____	<b>Site Address</b> _____
_____	<b>Check No.</b> _____
<b>Attn:</b> _____	<b>Via:</b> _____

The attached plans have been reviewed by this office and are being returned for correction. Please complete all corrections noted both on this check sheet and the attached plans.

Re-Submittal needs to include all redlines plans, this form, any fees or documents indicated on review and 4 copies folded (8.5"x11") format of revised plan.

If you have any questions on this review, please feel free to contact me. This review sheet and the attached check print(s) need to be resubmitted along with the corrected plans before they can be rechecked.

From: \_\_\_\_\_

The following circled conditions need revision prior to recordation of this Parcel Map.

### **SUBMITTAL MATERIAL**

1. Final Parcel Map fee: \$1,000. per sheet plus \$50 per parcel or unit, plus \$410 Planning Department Review Fee. Balance due \$\_\_\_\_\_.
2. Four (4) copies of Final Parcel Map folded in 8.5"x11.0" format.
3. Approved Tentative Parcel Map (*stamped by Planning Department*) – 1 print.
4. Preliminary Title Report with copies of all recorded documents and easements identified in report.
5. Parcel Map Guarantee and all map signatures (*needs be dated within 1 month of parcel map recording date*).
6. Copies of Signature Omissions Letters on Final Parcel Map. Need letters from \_\_\_\_\_
7. Traverse closure printouts for: Procedure of Survey using city's coordinate system (ROS 14236), boundary, parcels, streets, easements, dedications and all other distances, bearings and curve data shown on the map.
8. Folded 8.5"x11.0" prints of record maps with highlighted data as referred to on Final Map sheet legend or as otherwise noted on Final Map.
9. Field check monumentation.
10. Two (2) copies of Soils Report for City records.
11. Surveyor's/Engineer's Estimate of Cost Bond.
12. An Underground Waiver Fee of \$\_\_\_\_\_ shall be paid per Resolution No. 2007-28.
13. Monumentation Bond \$\_\_\_\_\_
14. Map Imaging Fee \$\_\_\_\_\_
15. Map Printing Fee \$\_\_\_\_\_

### **GENERAL REQUIREMENTS**

1. Map shall be a legible and permanent record (*mylar and opaque ink*).
2. Size of sheet - 18" x 26", 1" margin, each sheet numbered.
3. Parcel Map No. \_\_\_\_\_ in upper right hand margin (all sheets).
4. Sheet No. \_\_\_\_\_ of \_\_\_\_\_ sheets.
5. Escondido Tentative Parcel Map (TPM) number on each sheet.
6. Show Name, Address & Phone number (who prepared map) on the title sheet in lower left corner outside of the border.

7. Exterior Boundary Clearly designated by distinctive symbols
8. Each parcel numbered
9. Show all lot areas, gross and net in square feet. Area of lots over one acre shall be expressed in acres. (Net area subtracts dedication, offers of dedication and public or private road easements, fenced flood control easements and panhandles.)
10. North arrow and graphic bar scale ¼” x 3” long to show all detail clearly (all map sheets).

**TITLE SHEET**

1. Show ESCONDIDO TPM NO. \_\_\_\_\_ - \_\_\_\_ top middle center and below border.
2. Show preamble of legal description of property, followed by Parcel Map Guarantee Statement.

**TITLE SHEET STATEMENTS**

**Owner's Statement**

We hereby state that we are the owners or are interested in the land included within Escondido Parcel Map No. \_\_\_\_\_ and we hereby consent to the preparation and recordation of this map consisting of \_\_\_\_\_ sheet(s) and described in the caption thereof.

We hereby dedicate to the Public \_\_\_\_\_ as shown on this map.

We hereby grant to the City of Escondido a permanent and perpetual public utilities easement as shown on this map, together with the right to forever maintain, operate, construct, reconstruct, parallel, renew and enlarge any existing or future public utilities and appurtenances within said easement, along with the right of ingress and egress to said easement at all times. The grantors, their successors, heirs and assigns agree not to erect any buildings or other structures, nor to plant trees upon any portion of said easement, and further agree that any such obstructions to the City’s use of said easement shall be removed at the property owner’s expense.

We propose a perpetual private \_\_\_\_\_ easement for the benefit of all subsequent owners of Parcel(s) \_\_\_\_\_ as shown on this map. Said easement shall be granted to subsequent owners upon transfer of title.

We hereby relinquish and waive all vehicular access rights to \_\_\_\_\_ from lot \_\_\_\_\_ to the City of Escondido as shown on this map.

We hereby Irrevocably Offer to Dedicate to the Public \_\_\_\_\_ for \_\_\_\_\_ purposes as shown on this map.

*(Followed by signatures and all-purpose notary acknowledgments.)*

**Condominium Statement**

This map is a \_\_\_\_ unit condominium project as defined in Section 1350 of the Civil Code of the State of California and is filed pursuant to the Subdivision Map Act.

**Improvement Statement**

A lien contract between the owner and the City of Escondido to construct the future \_\_\_\_\_ improvements on \_\_\_\_\_ was recorded in the Office of the County Recorder of San Diego County as Document No. \_\_\_\_\_ dated \_\_\_\_\_.

**Declaration of Restrictions Statement**

A Declaration of Restrictions for the private road within the easement shown on this map has been recorded as Doc. No. \_\_\_\_\_ dated \_\_\_\_\_.

**Signature Omissions Statement**

The signatures of the parties listed below, owners of easements per documents noted below have been omitted under the Provisions of Section 66436 Subsection (a)(3)(A)(i) of the Subdivision Map Act, their interest is such that it cannot ripen into fee title and said signatures are not required by the governing body.

*(List holders of easements as well as City of Escondido's easements.)*

**Parcel Map Guarantee Statement**

“For complete Legal Description, refer to Parcel Map Guarantee noted hereon”  
A Parcel Map Guarantee is on file in the City Engineer’s Office.  
Furnished by: \_\_\_\_\_  
Order No. \_\_\_\_\_

**Health Department Statement**

Each parcel is approved for a standard septic tank connected to \_\_\_\_\_ feet of tile drain field to serve a \_\_\_\_\_ bedroom residential dwelling provided the original soil is not disturbed in any way, such as cutting, filling or ripping, and provided a public sewer system is not available in the area.

Approved by \_\_\_\_\_

Dated \_\_\_\_\_

**County Treasurer/Tax Collector Statement**

I, County Treasurer and Tax Collector of the County of San Diego, State of California, hereby state that there are no unpaid special assessments or bonds which may be paid in full, shown by the books of our offices, against the subdivision or any part thereof shown on the map of Escondido Tentative Parcel Map No. \_\_\_\_\_ - \_\_\_\_\_.

Dan McAllister,  
County Treasurer  
Tax Collector

By: \_\_\_\_\_  
Deputy Date

**City Treasurer's Statement**

I, Kenneth Hugins, City Treasurer of the City of Escondido, hereby state that there are no liens or unpaid bonds issued under any improvement bond act of the State of California shown by the books of this office against the subdivision or any part thereof shown on the map of Escondido Tentative Parcel Map No. \_\_\_\_\_ - \_\_\_\_\_.

\_\_\_\_\_  
City Treasurer

\_\_\_\_\_  
Date

**Surveyors/Engineers' Statement**

This map was prepared by me or under my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of \_\_\_\_\_ on \_\_\_\_\_. I further state that *(use a. or b. below)*.

- a. all monuments are of the character and occupy the positions indicated, and are
- b. all monuments will be set at the position indicated within 30 days after the completion of the required improvements, and will be  
  
sufficient to enable the survey to be retraced.

I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any.

Signed \_\_\_\_\_  
*(Signature must be sealed with Expiration Date)*

L.S. or R.C.E. No. \_\_\_\_\_

**City Engineer's Statement**

I, Owen M. Tunnell, a Licensed Land Surveyor of the State of California, representing the City Engineer of the City of Escondido, California, hereby state that I have examined the Final Parcel Map of Escondido Tentative Parcel Map No. \_\_\_\_\_ - \_\_\_\_\_, that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Parcel Map and any approved alterations thereof, that all the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Tentative Map have been complied with, and that I am satisfied that said map is technically correct.

Pursuant to City of Escondido Ordinance No. 97-14, I hereby accept on behalf of the public the items dedicated in the owner's statement under the conditions expressed therein.

Except that I hereby reject the Irrevocable Offer of Dedication over \_\_\_\_\_ for \_\_\_\_\_ purposes. Note: Section 66477.2 of the Government Code of the State of California provides that a rejected Offer of Dedication shall remain open and subject to future acceptance by the City of Escondido.

\_\_\_\_\_  
Owen M. Tunnell, L.S. 7134  
(Expires 12/31/2012)

\_\_\_\_\_  
Date

**Recorder's Statement**

File No. \_\_\_\_\_

I, Gregory J. Smith, Recorder of the County of San Diego, hereby certify that I have accepted for recordation this map filed at the request of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_.M.

Gregory J. Smith  
County Recorder

By: \_\_\_\_\_  
Deputy County Recorder

Fee: \_\_\_\_\_

## **PROCEDURE OF SURVEY SHEET**

1. The boundary of the map shall be tied to the California Coordinate System of 1983 (CCS-83), Zone 6, based on the North American Datum of 1983 (NAD-83) geodetic datum to at least two first-order survey monuments from same epoch. Show grid distances, bearings and coordinates to two points on subdivision boundary.
2. Basis of bearings shall be the California Coordinate System (CSS 83), Zone 6.
3. Procedure of survey statements and clarifying notes, if any.
4. Traverse closures for procedure of survey (NAD 83 ties).
5. Legend:
  - a. Show found monuments as a closed symbol and set monuments as an open symbol.
  - b. Label found monuments per record data or note no record if applicable.
  - c. Set monuments in accordance with Subdivision Ordinance and City of Escondido Design Standards. *(Notify City when set for field check.)*
    - Boundary Corners - 2" x 24" I.P. w/tag
    - Property Corners or points of curve - 3/4" x 18" I.P. w/tag; 1/2" x 18" stamped sq. steel rod; or lead plug with copper disk offset in concrete sidewalks or curbs.
  - d. Street survey monuments: well monument per Standard Drawings M-10 & M-13.
  - e. City/County boundary.
6. Include deferred monumentation of interior monuments only if they cannot be set because of future construction. Deferred monumentation statement in Engineer's/Surveyor's state.
7. Location in relation to surrounding recorded maps, section corners, etc.
8. Ties to record monuments and all found monuments must be shown.
9. Record (deed and map) bearings and distances shown where different from measured shown in (        ).
10. Vicinity map.

## **MAP INFORMATION**

1. Graphic bar scale 1/4" wide x 3" long and north arrow *(all map sheets)*.
2. All lettering to be upper case with 0.1" minimum text height with no lines drafted thru text and must be legible.

3. Lot numbers shown and are consecutive.
4. Show all parcel areas, gross and net in square feet. Area of parcels over one acre shall be expressed in acres. (Net area subtracts dedication, offers of dedication and public or private road easements, fenced flood control easements and panhandles.)
5. Lot size must conform to zoning.
6. Average lot width must conform to zoning, - *to be checked by Planning Department.*
7. Show all lot areas, gross and net in square feet. Area of lots over one acre shall be expressed in acres. (Net area subtracts dedication, offers of dedication and public or private road easements, fenced flood control easements, and panhandles.)
8. All bearings and distances shown for each lot.
9. Street names shown and approved by Planning.
10. Street widenings labeled: "Portion of \_\_\_\_\_ dedicated hereon."
11. Detail of \_\_\_\_\_ as necessary for clarity.
12. Show all public street sidelines as solid lines with street widths shown.
13. Centerline symbol, distances, bearing and ties shown.
14. All curve elements shown, sidelines and centerline.
15. Exterior boundary clearly designated by distinctive symbols.
16. Adjoining map lines shown as light dashed lines with Ghost lettering for lot numbers, block numbers, and map numbers shall be shown on all map sheets.
17. Label all city and county boundaries with symbol shown.
18. Surrounding surveys and maps must be shown on all map sheets.
  - a. Subdivision maps, tract and map number.
  - b. Parcel Map and Record of Survey number.
  - c. Road Surveys and State Highway Maps.
  - d. Show record deed data.

### **EASEMENTS**

1. Show all existing public and private road easements including recording data.
2. Show existing drainage, sewer, water, public utility easements including recording data.
3. If existing easement can't be plotted, make a note of it on the map.



4. Show and label all areas subject to inundation (*i.e. 100-year flood*).
5. Open space, hiking trail easements shown and labeled.
6. Widths, bearing and distance ties to lot lines of all easements shown.
7. Submit legal description and plat of all offsite easements.
8. Line of sight easement per City of Escondido Design Standards Figure No. 14.
9. Standard easement width for public utilities is 20'. More than one utility main easement will increase the width by 5 feet for each additional utility.
10. Show all private easements created on map. Include a note that easements will be granted to subsequent owner upon transfer of title.
11. Show proposed sewer, water, drainage, and public utility easements and label them "granted hereon".
  - a. Include the following facilities within easement:
    - 1) Water meters
    - 2) Fire hydrants and Fire detector check assemblies
    - 3) Air release and vacuum valves
    - 4) Blow-off assemblies

### **MATHEMATICAL DATA**

1. Bearings in correct quadrant and complete.
2. Curve data: delta, radius, curve lengths, radial bearing, centerline & sidelines all shown.
3. Total distance shown.
4. Sum of parts equals total.
5. Area calculations furnished.
6. Traverse for:
  - a. Procedure of survey
  - b. Subdivision boundary
  - c. Street centerline and sidelines
  - d. Individual lots
  - e. All easements existing and /or proposed
  - f. NAD 83 Basis of Bearing and ties to boundary
7. Traverse closes.

**RESUBMITTAL MAP CHECK MATERIAL**

- 1. Plan Check re-submittals:
  - a. Four (4) bond copies of corrected map shall be folded in 8.5"x11.0" format.
  - b. Previous redlined Final Map with original blue TRANSMITTAL – FINAL PARCEL MAP CHECK SHEET.
  - c. Checked PARCEL MAP – RE-SUBMITTAL CHECKLIST

**FINAL PARCEL MAP APPROVAL**

- 1. Submit the original Mylar of the Final Parcel Map with title sheet certificate signatures as required.
- 2. Verify that the Final Parcel Map has been approved by Planning and has not expired.
- 3. Submit a digital copy of the Final Parcel Map (*AutoCAD*).

**MISCELANIOUS COMMENTS**

- 1. Water Quality Technical Report in conformance with the current City adopted SUSMP must be submitted for review and approval.
- 2. A Declaration of Restrictions document must be submitted for review and approval by the Planning and Engineering Depts. When the Declaration of Restrictions is approved, the applicant shall sign, notarize, and record it..
- 3. Arrangements for under-grounding existing overhead utilities must be made or an application for a waiver of this requirement submitted so that the Under-ground Waiver Fee can be calculated and paid per Resolution No. 2007-28.

**ADDITIONAL COMMENTS**

- 1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_