

CITY OF VISALIA

STANDARD FINAL/PARCEL MAP STATEMENTS



July 20, 2010

STATEMENTS DICTATED BY THE SUBDIVISION MAP ACT

Surveyor's Statement (final map)

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date) and said field survey is true and complete as shown. I hereby state that this final map substantially conforms to the conditionally approved tentative map. All monuments are of the character and occupy, or will occupy, the positions indicated on or before (specified later date) and are, or will be, sufficient to enable the survey to be retraced.

(Signed) _____
R.C.E. (or L.S.) No. _____

NOTE: PROVIDE SPACE TO THE RIGHT FOR SEAL

Surveyor's Statement (parcel map)

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date) and said field survey is true and complete as shown. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. All monuments are of the character and occupy, or will occupy, the positions indicated on or before (specified later date) and are, or will be, sufficient to enable the survey to be retraced.

(Signed) _____
R.C.E. (or L.S.) No. _____

NOTE: PROVIDE SPACE TO THE RIGHT FOR SEAL

Recorder's Statement (final map)

Document No. _____
Fee Paid: _____

Filed this ___ day of ___, 20___, at ___ m. in Volume ___ of Maps, at Page ___ Tulare County Records, at the request of _____.

Gregory B. Hardcastle
Tulare County Assessor/Clerk-Recorder

By _____
Deputy

Recorder's Statement (parcel map)

Document No. _____

Fee Paid: _____

Filed this ___ day of ____, 20___, at ___ m. in Book ___ of Parcel Maps, at Page ___ Tulare County Records, at the request of _____.

Gregory B. Hardcastle
Tulare County Assessor/Clerk-Recorder

By _____
Deputy

STATEMENTS DICTATED BY THE COUNTY OF TULARE

Board of Supervisors Statement (final or parcel map)

I, Jean Rousseau, County Administrative Officer/Clerk of the Board of Supervisors of the County of Tulare, State of California, do hereby state the said Board of Supervisors has approved the provisions made for the payment of taxes as provided in Division 2 of Title 7 of the Government Code of the State of California.

Dated: _____

Jean Rousseau, County Administrative Officer/
Clerk of the Board of Supervisors

By _____
Deputy

NOTE: PROVIDE SPACE TO THE RIGHT FOR SEAL

STATEMENTS DICTATED BY THE CITY OF VISALIA

Owner's Statement

The undersigned hereby certify that they are the only persons having any record title interest in the real property included within the boundaries of the subdivision shown upon this map, and do hereby consent to the preparation and recording of said map and that the consent of no other person is necessary. We hereby offer for dedication and do hereby dedicate the following, as shown within the boundaries of the map hereon, for the specified purposes:

1. Right of way for {list public streets} in fee to the City of Visalia.
2. Lot V in fee to the City of Visalia for landscaping, public sidewalks, block walls and other public purposes.
3. Lot W in fee to the City of Visalia for park and other public purposes.
4. Lot X in fee to the City of Visalia for the conveyance and maintenance of agricultural irrigation waters and storm waters and other public purposes.
5. An irrevocable offer of dedication in fee to the City of Visalia as shown hereon and designated as "Irrevocable Offer of Dedication in Fee".
6. Public easements for the installation and maintenance of gas lines and conduits for electric, television and telephone services, together with any and all appurtenances pertaining thereto, as shown hereon and designated as "PUE" (public utilities easement).
7. Storm sewer easement to the City of Visalia for the installation and maintenance of storm sewer pipelines as shown hereon.
8. Sanitary sewer easement to the City of Visalia for the installation and maintenance of sanitary sewer pipelines as shown hereon.

We also hereby relinquish vehicular ingress and egress access rights to the public streets as shown hereon.

City Clerk’s Statement

This to state that at a {regular/special} meeting of the City Council of the City of Visalia held on the _____ day of _____, 20____, an order was duly and regularly made and entered into approving this map and subdivision and, on behalf of the public,...

accepting, subject to improvement,...(include all areas subject to improvement per the improvement agreement with the City)

Typical areas include the public streets, lettered lots, storm sewer and sanitary sewer easements and an existing irrevocable offer of dedication shown as “Existing Irrevocable Offer of Dedication Accepted”

accepting... (include all areas not subject to improvement per the improvement agreement with the City)

Typical areas include one foot reserve strips, public utility easement(s), relinquishment of vehicular ingress and egress access rights and public street right of way that has no improvement condition

rejecting the irrevocable offer of dedication in fee to the City of Visalia as shown hereon and designated as “Irrevocable Offer of Dedication in Fee” to hereafter remain an irrevocable offer of dedication in fee until accepted or terminated by separate resolution of the City Council.

consenting to the abandonment of...(include all areas listed in the Notice of Abandonment statement)

Typical areas include specific lots, public street right of way, public easements and irrevocable offers of dedication in fee

...all included within the boundaries of the subdivision and as shown and/or stated upon the map.

Witness my hand and official seal of the City of Visalia this _____ day of _____, 20____.

Steven M. Salomon
City Manager/City Clerk

Chief Deputy City Clerk

NOTE: PROVIDE SPACE TO THE RIGHT FOR SEAL

EXAMPLE WORDING - City Clerk’s Statement

This to state that at a regular meeting of the City Council of the City of Visalia held on the _____ day of _____, 20____, an order was duly and regularly made and entered into approving this map and subdivision and, on behalf of the public, accepting, subject to improvement, the public streets, Lot X, Lot Y and the sanitary sewer easement; and accepting the one foot reserve strips and the public utility easements; and rejecting the irrevocable offer of dedication in fee to the City of Visalia as shown hereon and designated as “Irrevocable Offer of Dedication in Fee” to hereafter remain an irrevocable offer of dedication in fee until accepted or abandoned by separate resolution of the City Council; and consenting to the abandonment of the public street, all included within the boundaries of the subdivision and as shown and/or stated upon the map.

City Engineer’s Statement (final or parcel map)

I hereby state that I have examined this map; that the subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof; that all provisions of Chapter 2 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 this map is technically correct.

William R. Carr, R.C.E. 19684 Date

NOTE: PROVIDE SPACE TO THE RIGHT FOR SEAL

City Planner’s Statement (final map)

I hereby state that this final map conforms to the Tentative Subdivision Map approved by the City of Visalia Planning Commission at the regular meeting held on _____.

Paul Scheibel, AICP Date

City Planner’s Statement (parcel map)

I hereby state that this parcel map conforms to the Tentative Parcel Map approved by the City of Visalia Planning Commission at the regular meeting held on _____.

Fred Brusuelas, AICP Date

NOTE: THE TENTATIVE PARCEL MAP NUMBER MUST BE PLACED IN THE UPPER RIGHT CORNER OF THE PARCEL MAP

Landscape & Lighting Assessment District

All the real property included in the boundaries of the subdivision shown upon this map is included in “Assessment District No. _____, City of Visalia, Tulare County, California,” established pursuant to the Landscape and Lighting Act of 1972.

Open Space District

All the real property included in the boundaries of the subdivision shown upon this map is included in “Open Space District No. _____ of the City of Visalia,” established pursuant to Title 12, Chapter 12.40 of the Visalia Municipal Code.

Flood Hazard Zone (city area)

Statement 1:

As delineated on the Federal Emergency Management Agency's Flood Insurance Rate Map (Map Number 06107C09___E) for Community No. 060409, City of Visalia, Tulare County, California, effective June 16, 2009, the property shown on this map lies fully within Zone A, which are Special Flood Hazard Areas subject to inundation by the 1% annual chance flood with no Base Flood Elevations determined.

Statement 2:

As delineated on the Federal Emergency Management Agency's Flood Insurance Rate Map (Map Number 06107C09___E) for Community No. 060409, City of Visalia, Tulare County, California, effective June 16, 2009, the property shown on this map lies fully within Zone AE, which are Special Flood Hazard Areas subject to inundation by the 1% annual chance flood with Base Flood Elevations determined. The Base Flood Elevation lines, values and the calculated minimum finished floor elevations are shown on this map.

Vertical Datum Note: Base Flood Elevation values shown on this map are converted from the North American Vertical Datum of 1988 (NAVD 88) to the City of Visalia datum based on the National Geodetic Vertical Datum of 1929 (NGVD 29) using the conversion factor of 2.73 established in Federal Emergency Management Agency's Flood Insurance Study dated June 16, 2009. The conversion factor of 2.73 is subtracted from the NAVD 88 value to obtain the equivalent NGVD 29 value.

Statement 3:

As delineated on the Federal Emergency Management Agency's Flood Insurance Rate Map (Map Number 06107C09___E) for Community No. 060409, City of Visalia, Tulare County, California, effective June 16, 2009, the property shown on this map lies fully within a flood zone area designated Zone X (shaded), which are areas of 0.2-percent annual chance flooding, areas of 1-percent annual chance flooding where average depths are less than 1 foot, areas of 1-percent annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent annual chance flood by levees.

Statement 4:

As delineated on the Federal Emergency Management Agency's Flood Insurance Rate Map (Map Number 06107C09___E) for Community No. 060409, City of Visalia, Tulare County, California, effective June 16, 2009, the property shown on this map lies partially within Zone AE, which are Special Flood Hazard Areas subject to inundation by the 1% annual chance flood with Base Flood Elevations determined and partially within Zone X (shaded), which are areas of 0.2-percent annual chance flooding. The 1% annual chance floodplain boundary, Base Flood Elevation lines and values and the calculated minimum finished floor elevations are shown for the portions of this map that lie within the Special Flood Hazard Area.

Vertical Datum Note: Base Flood Elevation values shown on this map are converted from the North American Vertical Datum of 1988 (NAVD 88) to the City of Visalia datum based on the National Geodetic Vertical Datum of 1929 (NGVD 29) using the conversion factor of 2.73 established in Federal Emergency Management Agency's Flood Insurance Study dated June 16, 2009. The conversion factor of 2.73 is subtracted from the NAVD 88 value to obtain the equivalent NGVD 29 value.

Statement 5:

As delineated on the Federal Emergency Management Agency's Flood Insurance Rate Map (Map Number 06107C09___E) for Community No. 060409, City of Visalia, Tulare County, California, effective June 16, 2009, the property shown on this map lies fully within a flood zone area designated Zone X (unshaded), which are areas outside of 0.2% annual chance flooding.

Notice of Abandonment (final map)

Pursuant to Section 66434(g) of the Government Code, the filing of this final map shall constitute abandonment of the following public streets and public easements:

(List each abandonment by reference to the recording data or other official record creating the public streets or public easements)

NOTE 1: THE LOCATION AND LIMIT OF EACH ABANDONMENT SHALL BE NOTED ON THE FINAL MAP.

NOTE 2: BEFORE A PUBLIC EASEMENT VESTED IN ANOTHER PUBLIC ENTITY MAY BE ABANDONED PURSUANT TO THIS SECTION, THAT PUBLIC ENTITY SHALL RECEIVE NOTICE OF THE PROPOSED ABANDONMENT. NO PUBLIC EASEMENT VESTED IN ANOTHER PUBLIC ENTITY SHALL BE ABANDONED PURSUANT TO THIS SECTION IF THAT PUBLIC ENTITY OBJECTS TO THE PROPOSED ABANDONMENT.

Notice of Abandonment (parcel map)

Pursuant to Section 66445(j) of the Government Code, the filing of this parcel map shall constitute abandonment of the following public streets and public easements:

(List each abandonment by reference to the recording data or other official record creating the public streets or public easements)

NOTE 1: THE LOCATION AND LIMIT OF EACH ABANDONMENT SHALL BE NOTED ON THE PARCEL MAP.

NOTE 2: BEFORE A PUBLIC EASEMENT VESTED IN ANOTHER PUBLIC ENTITY MAY BE ABANDONED PURSUANT TO THIS SECTION, THAT PUBLIC ENTITY SHALL RECEIVE NOTICE OF THE PROPOSED ABANDONMENT. NO PUBLIC EASEMENT VESTED IN ANOTHER PUBLIC ENTITY SHALL BE ABANDONED PURSUANT TO THIS SECTION IF THAT PUBLIC ENTITY OBJECTS TO THE PROPOSED ABANDONMENT.

Access Rights

The City Manager, by the authority granted by the City Council of the City of Visalia on May 2, 2005, hereby grants vehicular ingress and egress access rights as shown hereon.

Steven M. Salomon
City Manager

Building Restrictions

Lots ___ through ___ are subject to temporary building restrictions as set out in DECLARATION OF TEMPORARY BUILDING RESTRICTIONS, recorded _____, 2007, as File No. 2007-_____ and as referenced to on this map.

Lots ___ through ___ contain a temporary storm drainage basin intended to serve the drainage needs of the public streets and lots within the subdivision. A temporary storm drainage easement over Lots ___ through ___ is granted to the City of Visalia. The City’s recording of the cancellation document for the above referenced DECLARATION OF TEMPORARY BUILDING RESTRICTIONS will also serve as the City’s abandonment of the temporary storm drainage easement.

Lot Restrictions (temporary turnaround)

A portion of Lot 76 is subject to temporary lot restrictions as set out in DECLARATION OF TEMPORARY LOT RESTRICTIONS, recorded _____, 2007, as File No. 2007-_____ and as referenced to on this map.

A portion of Lot 76 contains a hammerhead turnaround that provides a City standard means of temporarily turning around vehicles traveling on the adjoining public street. A temporary turnaround easement over this portion of Lot 76 is granted to the City of Visalia. The City’s recording of the cancellation document for the above referenced DECLARATION OF TEMPORARY LOT RESTRICTIONS will also serve as the City’s abandonment of the temporary turnaround easement.