

CITY OF SAN MARCOS PARCEL MAP TPM NO.

IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

[LEGAL DESCRIPTION OF SUBDIVISION]

OWNER'S CERTIFICATE

I/WE HEREBY STATE THAT I/WE ARE THE OWNERS OF THE LAND SUBDIVIDED BY THIS MAP, AND I/WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF ____ SHEETS AND DESCRIBED BY THE CAPTION THEREOF.

(IF APPLICABLE) I/WE HEREBY DEDICATE TO THE PUBLIC THE REAL PROPERTY DESCRIBED HEREIN AS AN EASEMENT FOR [easement type] PURPOSES: A PORTION OF [street name] ALL AS SHOWN HEREON.

[OWNER]

BY: _____ DATE: _____
[NAME] _____
[TITLE] _____

BENEFICIARY/TRUSTEE STATEMENT

(IF APPLICABLE)

BY: _____ DATE: _____
[NAME] _____
[TITLE] _____

NOTARY ACKNOWLEDGEMENT

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 CALIFORNIA
COUNTY OF SAN DIEGOON _____ BEFORE ME,
A NOTARY PUBLIC, 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 _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

CONDOMINIUM NOTE [IF APPLICABLE]: THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE [approving authority] RESOLUTION NO. _____ DATED _____, APPROVES A MAXIMUM OF [number] [type] CONDOMINIUM UNITS.]

SUBDIVISION GUARANTEE PREPARED BY _____, ORDER NO. _____ DATED _____
TOTAL GROSS AREA = _____ ACRES TOTAL NUMBER OF PARCELS = _____ (NUMBERED)
TOTAL NET AREA = _____ ACRES APN: _____

PARCEL MAP ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT, PURSUANT TO AUTHORITY CONFERRED BY ORDINANCE NO. 90-847 OF THE CITY COUNCIL ADOPTED MAY 8, 1990, THE CITY OF SAN MARCOS MUNICIPAL CODES 19.24.090 & 19.24.100, THE CITY ENGINEER AS APPROVING AUTHORITY, ACTING ON BEHALF OF THE CITY COUNCIL, HEREBY ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS THE FOLLOWING STREETS AND/OR EASEMENTS [name of streets and/or lots affected by easements] AS SET FORTH ON THIS MAP.

ISAAC ETCHAMENDY DATE
CITY ENGINEER
R.C.E: 81294
CITY OF SAN MARCOS

JOINT USE AGREEMENT/
SUBORDINATION STATEMENT

[IF APPLICABLE, USE COUNTY MAP MANUAL LANGUAGE]

SIGNATURE OMISSIONS STATEMENT

(IF APPLICABLE)
THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS AS DISCLOSED BY 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 A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

[LIST SIGNATURE OMISSION & EASEMENTS OR, LIST EASEMENT HOLDERS THAT CONSENT TO THE RECORDATION OF THE MAP]

CITY TREASURER'S CERTIFICATE

I, MICHELLE BENDER, FISCAL AGENT OF THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS, WHICH MAY BE PAID IN FULL, SHOWN ON THE BOOKS OF THIS OFFICE, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

MICHELLE BENDER BY: _____
CITY MANAGER FISCAL AGENT-CITY OF SAN MARCOS
CITY OF SAN MARCOS DATED: _____

CITY CLERK'S CERTIFICATE [IF APPLICABLE]

I, PHILLIP SCOLICK, CITY CLERK FOR THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE COUNCIL OF SAID CITY HAS APPROVED THE ABANDONMENT SUBJECT TO GOVERNMENT CODE SECTION 66477.2 UNDER THE AUTHORITY CONFERRED BY GOVERNMENT CODE SECTION 66455(j) THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THAT EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS, A MUNICIPAL CORPORATION, FOR [easement] PURPOSES RECORDED [date] AS DOCUMENT NUMBER [#####] OF OFFICIAL RECORDS, AS SHOWN ON THIS MAP.

DATED: _____ PHILLIP SCOLICK
CITY CLERK, CITY OF SAN MARCOS

COUNTY TAX CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES, AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

DEPUTY
ANDREW POTTER
CLERK OF THE BOARD OF SUPERVISORS
DATE: _____

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. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED HAVE BEEN SET OR WILL BE SET WITHIN (30 DAYS AFTER COMPLETION OF THE REQUIRED IMPROVEMENTS) (WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP), AND THAT SUCH MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE [APPROVED TENTATIVE PARCEL MAP, CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, OR URBAN LOT SPLITS OBJECTIVE STANDARDS RESOLUTION ADM 23-5043], IF ANY.

[NAME]
PLS #

DATE:

CITY ENGINEER'S STATEMENT

I, ISAAC ETCHAMENDY, CITY ENGINEER, CERTIFY I HAVE EXAMINED THIS PARCEL MAP AND STATE THAT THIS MAP DOES NOT APPEAR TO BE A MAP OF MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER CERTIFY THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SAN MARCOS HAVE BEEN COMPLIED WITH. THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.



ISAAC ETCHAMENDY
CITY ENGINEER
R.C.E: 81294
CITY OF SAN MARCOS

DATED:

CITY SURVEYOR CONSULTANT'S STATEMENT

I, _____, PROFESSIONAL LAND SURVEYOR, SURVEY CONSULTANT TO THE CITY OF SAN MARCOS, STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

[NAME]
PLS #

DATE:

CITY ATTORNEY CERTIFICATE

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____

HELEN HOLMES PEAK
CITY ATTORNEY, CITY OF SAN MARCOS

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____

I, JORDAN Z. MARKS, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF

THIS ____ DAY OF _____, 20____
AT ____ O'CLOCK ____ M.

JORDAN Z. MARKS BY: _____
COUNTY RECORDER DEPUTY COUNTY RECORDER

FEE: _____

INSTRUCTIONS FOR MAP PREPARES

THE FOLLOWING ARE REQUIRED ITEMS TO BE PLACED ON THE 2ND SHEET OF THE FINAL MAP:

- ADDITIONAL NOTARY ACKNOWLEDGEMENTS FOR SIGNATORIES OF THE MAP THAT CANNOT FIT ON THE FIRST SHEET OF THE MAP
- LIST OF ALL EXISTING EASEMENTS, ENCUMBRANCES, AND COVENANTS PER THE CURRENT PRELIMINARY TITLE REPORT FOR PROPERTY WITHIN THE SUBDIVISION
- KEY MAP, IF NEEDED
- NON-MAPPING NOTES, IF APPLICABLE

STANDARD LANGUAGE FOR EASEMENT DEDICATIONS:
PLACE EACH APPLICABLE PARAGRAPH ON THE TITLE SHEET UNDER THE OWNER'S CERTIFICATE:

OPEN SPACE EASEMENT

WE/I HEREBY GRANT TO THE CITY OF SAN MARCOS EASEMENTS FOR OPEN SPACE PURPOSES OVER, UPON, ACROSS, AND UNDER [LOT(S) ____] [PORTION OF LOT(S) ____] (HEREIN AFTER REFERRED TO AS THE SUBJECT LAND), TO-WIT:

1. A PERPETUAL EASEMENT FOR OPEN SPACE OVER, UPON, ACROSS, AND UNDER THE SUBJECT LAND; EXCEPTING NECESSARY PUBLIC UTILITY LINES, NO BUILDING, STRUCTURE, OR OTHER THING WHATSOEVER SHALL BE CONSTRUCTED, ERECTED, PLACED, OR MAINTAINED ON THE SUBJECT LAND EXCEPT AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF SAN MARCOS.
2. THE PERPETUAL RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE SUBJECT LAND AND REMOVE ANY BUILDINGS, STRUCTURE, OR OTHER THING WHATSOEVER CONSTRUCTED, ERECTED, PLACED, OR MAINTAINED ON THE SUBJECT LAND CONTRARY TO ANY TERM, COVENANT, OR CONDITION OF THIS EASEMENT; AND, THE PERPETUAL RIGHT TO DO ANY WORK NECESSARY TO ELIMINATE THE EFFECTS OF ANY EXCAVATION OR GRADING DONE ON THE SUBJECT LAND, OR ELIMINATE ANY PLACEMENT OF SAN SOIL, ROCK, GRAVEL, OR ANY OTHER MATERIAL PLACED ON THE SUBJECT LAND CONTRARY TO ANY TERM, COVENANT, OR CONDITION OF THIS EASEMENT.
3. GRANTOR COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS AS FOLLOWS:
 - A. EXCEPTING NECESSARY PUBLIC UTILITY LINES, THAT IT SHALL NOT ERECT, CONSTRUCT, PLACE, MAINTAIN OR PERMIT THE ERECTION, CONSTRUCTION, PLACEMENT, OR MAINTENANCE OF ANY BUILDING, STRUCTURE, OR OTHER THING WHATSOEVER ON THE SUBJECT LAND OTHER THAN SUCH BUILDINGS, STRUCTURES, OR OTHER THING AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF SAN MARCOS.
 - B. THAT IT SHALL NOT USE THE SUBJECT LAND FOR ANY PURPOSE EXCEPT OPEN SPACE AND FOR PARK AND/OR RECREATIONAL PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF SAN MARCOS OR ITS SUCCESSORS OR ASSIGNS.
 - C. EXCEPTING THE EXCAVATION AND GRADING INCIDENTAL TO THE CONSTRUCTION AND MAINTENANCE OF THE NECESSARY PUBLIC UTILITY LINES, THAT IT SHALL NOT EXCAVATE OR GRADE OR PERMIT ANY EXCAVATING OR GRADING TO BE DONE, OR PLACE OR ALLOWED TO BE PLACES ANY SAND, SOIL, ROCK, GRAVEL, OR OTHER MATERIAL WHATSOEVER ON THE SUBJECT LAND WITHOUT WRITTEN PERMISSION OF THE CITY OF SAN MARCOS OR ITS SUCCESSORS OR ASSIGNS. PROVIDED, HOWEVER, THAT THE GRANTOR MAY EXECUTE, GRADE, OR PLACE SAND, SOIL, ROCK, GRAVEL, OR OTHER MATERIAL ON THE SUBJECT LAND AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF SAN MARCOS.
 - D. THAT THE TERMS, COVENANTS, AND CONDITIONS SET FORTH HEREIN MAY BE SPECIFICALLY ENFORCED OR ENJOINED BY PROCEEDINGS IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, THE GRANT OF THIS EASEMENT AND ITS ACCEPTANCE BY THE CITY SHALL NOT AUTHORIZE THE PUBLIC OR ANY MEMBER THEREOF TO USE OR ENTER UPON ALL OR ANY PORTION OF THE SUBJECT LAND, EXCEPT AS ALLOWED BY THE [MASTER/SPECIFIC] PLAN, IT BEING UNDERSTOOD THAT THE PURPOSE OF THE EASEMENT IS SOLELY TO RESTRICT THE USE TO WHICH THE SUBJECT LAND MAY BE PUT.

CITY OF SAN MARCOS TPM NO.**PUBLIC STREET, UTILITY, & DRAINAGE EASEMENT**

WE/I HEREBY DEDICATE TO THE CITY OF SAN MARCOS THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC STREET, UTILITY, AND DRAINAGE PURPOSES: [insert street names/description: SAN MARCOS BOULEVARD AND A PORTION OF TWIN OAKS VALLEY ROAD], AS SHOWN ON THIS MAP.

IRREVOCABLE OFFERS OF DEDICATION

WE/I HEREBY IRREVOCABLY OFFER FOR DEDICATION AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES TO THE PUBLIC: [insert street names/description: SAN MARCOS BOULEVARD AND A PORTION OF TWIN OAKS VALLEY ROAD], AS SHOWN ON THIS MAP.

PUBLIC DRAINAGE EASEMENT

WE/I HEREBY DEDICATE TO THE CITY OF SAN MARCOS EASEMENTS FOR DRAINAGE PURPOSES OVER PORTIONS OF LOTS ___, ALL AS SHOWN ON THIS MAP.

PUBLIC PEDESTRIAN ACCESS EASEMENT

WE/I HEREBY DEDICATE TO THE CITY OF SAN MARCOS THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSES OVER PORTIONS OF LOTS ___, ALL AS SHOWN ON THIS MAP.

PUBLIC TRAIL EASEMENT

WE/I HEREBY DEDICATE TO THE CITY OF SAN MARCOS THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC TRAIL PURPOSES OVER PORTIONS OF LOTS ___, ALL AS SHOWN ON THIS MAP.

OR, FOR IOD: WE/I HEREBY IRREVOCABLY OFFER FOR DEDICATION AN EASEMENT FOR PUBLIC TRAIL PURPOSES OVER PORTIONS OF LOTS ___, ALL AS SHOWN ON THIS MAP.

GENERAL UTILITY & ACCESS EASEMENT

WE/I HEREBY DEDICATE TO THE CITY OF SAN MARCOS AN EASEMENT FOR GENERAL UTILITY AND ACCESS PURPOSES OVER PORTIONS OF LOTS ___, ALL AS SHOWN ON THIS MAP.

COVENANT OF EASEMENT

WE/I HEREBY CREATE A COVENANT OF PRIVATE EASEMENT FOR [list purpose of easement: DRAINAGE, SEWER, ACCESS, etc...] OVER [LOT/PARCEL] ____ FOR THE BENEFIT OF [LOT/PARCEL] ___, AS SHOWN ON THIS MAP. THIS COVENANT IS CREATED UNDER SAN MARCOS MUNICIPAL CODE SECTION 19.04.140 AND IS SUBJECT TO THE REQUIREMENTS HEREIN.

RELINQUISHMENT OF ACCESS RIGHTS

WE/I HEREBY RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS ___, IN AND TO [insert street name], AS SHOWN ON THIS MAP.

LANDSCAPE MAINTENANCE EASEMENT

WE/I HEREBY DEDICATE TO THE CITY OF SAN MARCOS EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES OVER LOTS ___, AS SHOWN ON THIS MAP.

GENERAL MUNICIPAL EASEMENT

WE/I HEREBY DEDICATE TO THE CITY OF SAN MARCOS EASEMENTS FOR GENERAL MUNICIPAL PURPOSES OVER LOTS ___, AS SHOWN ON THIS MAP.

EMERGENCY ACCESS EASEMENT

WE/I HEREBY DEDICATE TO THE CITY OF SAN MARCOS EASEMENTS FOR EMERGENCY ACCESS PURPOSES OVER LOTS ___, AS SHOWN ON THIS MAP.

NON-MAPPING NOTES

[insert the following for non-mapping notes for urban lot split parcel map]

THIS PARCEL MAP IS PROCESSED IN ACCORDANCE WITH THE SENATE BILL 9 AND SMMC CHAPTER 19.44, URBAN LOT SPLITS, AND THE FOLLOWING MAPPING NOTES APPLY:

1. AS STATED IN DEED RESTRICTION RECORDED DOCUMENT NUMBER _____ DATED _____ NO FURTHER SUBDIVISION OF PARCELS CREATED PER THIS MAP SHALL BE PERMITTED.
2. AS STATED IN OWNER AFFIDAVIT RECORDED DOCUMENT NUMBER _____ DATED _____ THE OWNER MUST OCCUPY ONE OF THE HOUSING UNITS AS THEIR PRINCIPAL RESIDENCE FOR A MINIMUM OF 3 YEARS FOR THE DATE OF THE PARCEL MAP APPROVAL [INSERT DATE OF LAST CITY SIGNATURE _____.]
3. DEVELOPMENT ON THE RESULTING PARCELS IS LIMITED TO THE DEVELOPMENT APPROVED ON THE CONCURRENT BUILDING PERMIT B ######
4. [IF APPLICABLE IF GRADING PERMIT IS NOT TRIGGER BASED ON SMMC CHAPTER 17.32] NO GRADING IS PROPOSED FOR THIS SITE IN ACCORDANCE SMMC 19.44.020

[insert the following for non-mapping notes if subdivision to create remainder parcels]

A SIGNED DISCLOSURE FOR THE REMAINDER PARCELS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. _____ RECORDED ON _____. NO BUILDING PERMIT SHALL BE ISSUED FOR THE REMAINDER PARCEL UNTIL IT IS FURTHER SUBDIVIDED OR A CERTIFICATE OF COMPLIANCE FOR LOT LEGALITY IS APPROVED AND RECORDED TO THE SATISFACTION OF THE CITY ENGINEER. THE REMAINDER PARCELS CANNOT BE SOLD UNLESS A CERTIFICATE OF COMPLIANCE FOR LOT LEGALITY IS APPROVED AND RECORDED TO THE SATISFACTION OF THE CITY ENGINEER.

LIST OF EASEMENTS & ENCUMBRANCES			
EASEMENT/ENCUMBRANCE TYPE	GRANTEE	RECORDED DOCUMENT NO.	RECORDATION DATE
CC&RS	XXXXXXX XXXXXX	1234-0001234	XX/XX/XXXX
PUBLIC DRAINAGE ESMT FOR ACCESS AND MAINTENANCE	CITY OF SAN MARCOS	2345-0002345	XX/XX/XXXX
RECIPROCAL ACCESS EASEMENT TO THE BENEFIT OF XXX-XXX-XX	XXXXXXX XXXXXX	1234-0001234	XX/XX/XXXX