

MONTEREY COUNTY PLANNING COMMISSION

LAND SUBDIVISION

MONTEREY COUNTY

CALIFORNIA

MONTEREY COUNTY PLANNING DEPARTMENT
P. O. BOX 1208
SALINAS, CALIFORNIA 93902

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1944

LAND SUBDIVISION MANUAL

MONTEREY COUNTY, CALIFORNIA

1944

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FOREWORD

This Land Subdivision Manual has been prepared to serve as general guide to effective land development in Monterey County. There is probably no other development activity that can be undertaken as casually as the subdivision of land and have such a permanent and controlling influence on the community. The mere drawing of lines on a piece of paper and staking these lines on open land implants a street pattern, good or bad, that with very few exceptions prevails for all time. By advantage of sound, well established principles of subdivision design and improvement, it is possible to create desirable communities that have individual character and become permanent economic assets to the county. The purchase of a home is the largest investment most families ever make; the application of the design and improvement principles set forth herein will safeguard that investment by providing a building site that is part of an attractive community served by adequate streets and utilities.

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OUTLINE OF PROCEDURE
FOR FILING SUBDIVISION MAPS
IN UNINCORPORATED AREA

		ORDINANCE Section	TIME Schedule
Subdivider or Surveyor	Consult Planning Commission and County Surveyor, Court House, Salinas. Determine county plans and regulations.		
Subdivider or Surveyor	Prepare tentative map and furnish accompanying data	Sec. 8	
Subdivider or Surveyor	File tentative map with Planning Commission	Sec. 9	At least 7 days prior to last Monday of the month
Planning Commission	Transmits copies of map to County Surveyor, Highway Commission and other interested officials	Sec. 9	Within 3 days after receipt
County Surveyor and other officials	Make recommendations concerning map to County Planning Commission	Sec. 9	Within 4 days after receipt
Planning Commission	Acts on tentative map	Sec. 10	Within 30 days after filing
Planning Commission	Reports action to subdivider and transmits copy of map and action thereon to County Surveyor	Sec. 10	
Surveyor	Prepares map	Sec. 11	Within 1 year of approval
Subdivider or Surveyor	Files map and accompanying data, drawings and specifications with County Surveyor, together with filing and recording fees	Sec. 11	At least 2 weeks prior to Board of Supervisor meeting
County Surveyor	Checks map and accompanying data	Sec. 11	
County Surveyor	Transmits map to Board of Supervisors	Sec. 12	Within 10 days of Board of Supervisors meeting
Board of Supervisors	Act on map	Sec. 12	At meeting
County Clerk	Records map, transmitting recording fee filed with County Surveyor	Sec. 12	Upon approval

NOTE: To avoid delay, maps MUST be filed PRIOR to Planning Commission meeting as indicated above.

MONTEREY COUNTY SUBDIVISION ORDINANCE

Ordinance No. 546

An Ordinance of the County of Monterey, State of California Adopting Subdivision Regulations in Accordance with the Provisions of Law, and Repealing Ordinance No. 374 of Said County, Adopted the 25th Day of April, 1930 and All Other Ordinances in Conflict with This Ordinance.

The Board of Supervisors of the County of Monterey, State of California, do ordain as follows:

SECTION 1. PURPOSE OF ORDINANCE

1.1 This ordinance is enacted for the purpose of adopting subdivision regulations, in accordance with the Subdivision Map Act of the State of California, and repeals Ordinance No. 374 of said County, adopted April 25, 1930, and all other ordinances and parts of ordinances in conflict with this ordinance, provided, however, that such repeal shall not affect any agreement, contract or bond executed pursuant to such ordinances or any rights of action accruing thereunder. The County Planning Commission, hereinafter referred to as the Planning Commission, of the County of Monterey, State of California, hereinafter referred to as the County, is hereby designated as the advisory agency with respect to subdivisions, as provided in said Subdivision Map Act, and shall have all the powers and duties with respect to tentative, record of survey and final maps and the procedure relating thereto which are specified by law and by this ordinance.

SECTION 2. SUBDIVISION REGULATIONS

2.1 General Requirements: The following regulations shall apply to all subdivisions or parts of subdivisions lying wholly or in part within the unincorporated territory of the County of Monterey:

(a) HIGHWAYS.

1. The street and highway layout of each subdivision shall be based on the sections of the Master Plan which shall have been adopted for the portion of the County within which the subdivision lies.

2. Major highways shall be not less than one hundred (100') feet in width.

3. Secondary highways shall be not less than eighty-six (86') feet in width.

4. By-pass streets shall be provided around intersections of major and secondary highways with each other.

5. The center lines of all highways shall be the continuations of the center lines of existing highways in adjacent and contiguous territory. In cases in which straight continuations are not reasonably possible, such center lines may be continued by tangent curves.

(b) STREETS.

1. Widths of local streets shall be not less than those set forth in Section 3 hereof, except where it can be shown by the subdivider, to the satisfaction of the Commission, that the topography or the small number of lots served and the probable future traffic development are such as to unquestionably justify a narrower width.

2. Private streets, alleys or ways will not be approved unless they are improved as specified in Sections 3 and 4 hereof and provision is made for their permanent maintenance.

3. Reserved strips controlling the access to public ways or which will not prove taxable for special improve-

ments will not be approved unless such strips are necessary for the protection of the public welfare or of substantial property rights or both and in no case except in which the control and disposal of the land comprising such strips is placed definitely within the jurisdiction of the County under conditions approved by the Planning Commission.

4. All streets shall, as far as practicable, be in alignment with existing streets by continuations of the center lines thereof.

5. Streets will be required to intersect one another at an angle as near to a right angle as is practicable in each specific case, and no intersections of streets at angles less than thirty (30°) degrees will be approved, unless necessitated by topographic conditions.

6. Where a subdivision adjoins acreage, streets which may be extended in the event of the subdivision of the acreage will be required to be provided through to the boundary lines of the tract.

7. Whenever the size or location of a parcel of land does not permit a lot layout directly related to a normal street arrangement, there may be used a court, non-connecting street or other public way, as best fits the case, provided that such conditions as are authorized in Section 15 of this ordinance may be required in such cases.

8. Wherever a dead-end street is permitted, such street shall have a circular end with a minimum radius of forty (40') feet or a comparable area in another form.

9. Where streets are less than sixty (60') feet in width, additional easements for planting may be required.

(c) STREET NAMES.

1. All new thoroughfares and any thoroughfare, the name of which is hereafter changed, shall be designated according to direction and length, by the proper term as set forth in the following schedule:

General Direction	Long or Continuous Thoroughfares	Short or Discontinuous Thoroughfares
North and South	Streets	Places
East and West	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Lanes

2. Streets that are obviously in alignment with others already existing and named shall bear the names of such existing streets. In order to avoid duplication, names to be used for new streets shall be subject to the approval of the Planning Commission.

(d) GRADES AND CURVES.

Grades shall not exceed eight (8%) percent on major or secondary highways, ten (10%) percent on major residential streets, or fifteen (15%) percent on any street. Center line radii shall be not less than five hundred (500') feet. Lesser radii may be used in cases in which sufficient evidence is presented to show that the above requirements are not practicable.

(e) ALLEYS.

1. Alleys twenty (20') feet wide may

be required in the rear of all prospective business property, except where topography makes the use of alleys impracticable.

2. Where two alleys intersect, ten (10') foot corner cutoffs will be required.

(f) BLOCKS.

1. Blocks shall not exceed twelve hundred (1200') feet in length, unless the previous adjacent layout or topographical conditions justify a variation from this requirement. Long blocks should be provided adjacent to main thoroughfares in order to reduce the number of intersections.

2. Pedestrian ways ten (10') feet in width shall be provided through the middle of blocks over one thousand (1000') feet in length, and shall be provided to connect dead-end streets when required by the public convenience.

3. At street intersections the block corners in a residential district shall be rounded at the property line by a radius of not less than fifteen (15') feet, and in a commercial district or on lots adjacent to a secondary or major highway by a radius of not less than twenty (20') feet; or more in case such is necessary to provide at least one hundred (100') feet sight distance diagonally between two vehicles approaching the corner on intersecting street center lines.

4. The curve radius shall conform to the radius of existing corners at the same intersection where such radius is greater than twenty (20') feet.

5. Easements for storm drainage, sewers or other public utilities may be required along the rear lot lines or elsewhere if necessary.

(g) LOTS.

1. The size and shape of lots shall be such as are proper for the locality in which the subdivision is situated and in conformance with requirements of the zoning ordinance, but in no case shall the average width be less than sixty (60') feet nor the depth more than two and one-half (2½) times the average width, provided however, that the minimum allowable lot area shall be six thousand (6000) square feet. All lots must be adequately drained. Where property is zoned by ordinance for business use, other widths and areas may be permitted at the discretion of the Planning Commission.

2. In a subdivision in which the lots may be re-subdivided at some future time, the location of lot lines and other details of layout shall be such that re-subdivision may readily take place without violating the requirements of this ordinance and without interfering with the orderly extension of adjacent streets and highways.

3. Lots without frontage on a street will not be permitted.

4. The side lines of lots will be required to run at right angles to the street upon which the lot faces, as far as practicable.

5. Lots other than corner lots having double frontage with depths of less than two hundred (200') feet will not be approved except where necessitated by topographic or other physical conditions.

6. Corner lots shall have extra width, sufficient to permit the maintenance of adequate building lines on both front and side.

7. All lots shall be suitable for the purposes for which they are intended to be sold, and no dangerous or inundated area may be subdivided for residential purposes.

(h) BUILDING LINES.

The Commission shall require building lines in accordance with the needs of each subdivision unless the County Zoning Ordinance establishes set-back lines for the area being subdivided.

(i) WATER COURSES.

In the event that the subdivision is traversed by any water course, channel, stream or creek, the subdivider shall dedicate a right of way for storm drainage purposes conforming substantially with the line of such water course, channel, stream or creek, or, at the option of the subdivider, provide by dedication further and sufficient easements or construction, or both, to dispose of such surface and storm waters.

(j) RAILROAD AND GRADE CROSSINGS.

1. If the question of railway crossings is involved, the plan of the subdivision will be considered in its relation to the probability of grade separation or other treatment, and may be required to conform to certain conditions in anticipation of such treatment.

2. Where the subdivision adjoins a railroad right of way and zoning plans or other conditions indicate that such property will be used for industrial purposes, highways in the same general direction as the railroad shall be as nearly parallel to such railroad right of way as is practicable, not less than one lot depth distant and at sufficient distance therefrom to provide for future separation of grades.

(k) TREES.

Street trees where provided shall be located wherever required by the Commission and be of a type approved by it.

(l) DEED RESTRICTIONS.

All deed restrictions shall run with the land and be enforceable by the owner of any of the property lying within the subdivision.

(m) MASTER PLAN.

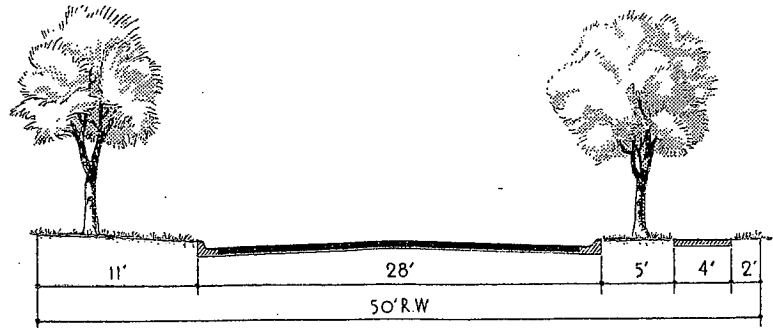
In all respects, the subdivision will be considered in relation to the Master Plan of the County or preliminary plans made in anticipation thereof.

SECTION 3. IMPROVEMENTS REQUIRED

3.1 In subdivisions within reasonable distance of a sanitary sewage disposal system, the subdivider may be required to install a complete sewerage system connected thereto.

3.2 The subdivider shall improve all streets, highways, public ways and easements which are a part of the subdivision (except reserved dedications for future street purposes). The required improvements shall be such as may be necessary for the general use of the residents in the subdivision and local neighborhood traffic and drainage needs; and shall include the grading and surfacing of streets, highways and public ways as may be necessary to the use of streets and highways or the drainage thereof and to the public safety.

3.3 All subdivision improvements must be constructed in accordance with the cross sections and specifications herein set forth, and shall be installed under the supervision of the county surveyor and to permanent grades approved by him. In no case shall the subdivision improvements be less substantial than the following requirements:



CUL-DE-SAC

(a) CUL-DE-SACS

Cul-de-sac streets with not more than 16 lots fronting thereon.

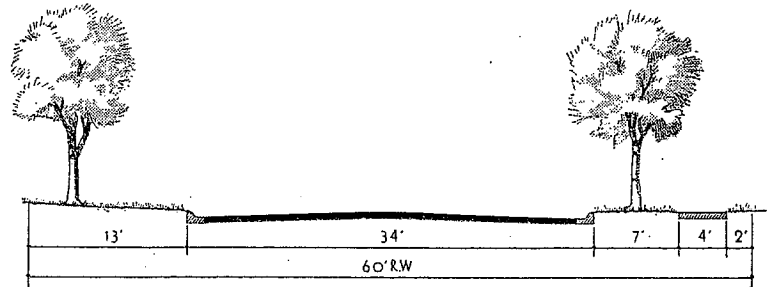
Required improvements:

1. Concrete curb and gutter.
2. Cushion course base and Type 1 or Type 2 pavement.

3. All necessary drainage structures.

Optional Improvements:

1. Sidewalk.
2. Street tree planting.



MINOR RESIDENTIAL STREET

(b) MINOR RESIDENTIAL STREETS

Streets that do not serve more than the lots abutting thereon.

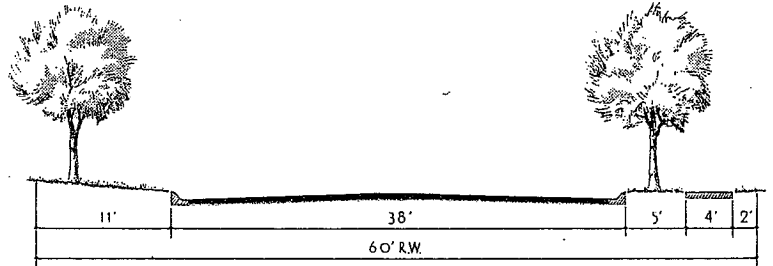
Required Improvements:

1. Concrete curb and gutter.

2. Cushion course base and Type 1 or Type 2 pavement.
3. All necessary drainage structures.

Optional Improvements:

1. Sidewalk.
2. Street tree planting.



MAJOR RESIDENTIAL STREET

(c) MAJOR RESIDENTIAL STREETS

Streets that carry traffic for adjoining blocks or any through subdivision traffic.

Required Improvements:

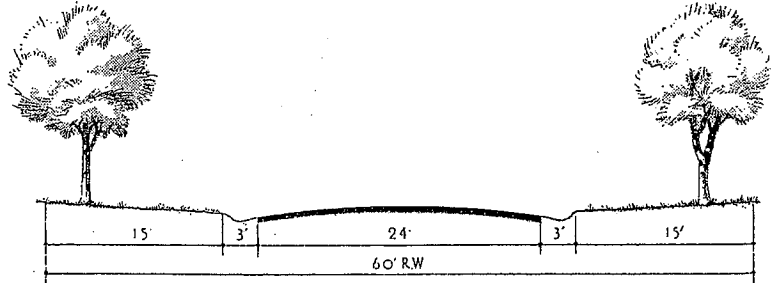
1. Concrete curb and gutter.
2. Cushion course base and Type 3 pavement. The width of the Type 3 pavement shall be not less than

twenty-four (24') feet placed in the center of the street and the remainder may be paved with either Type 1 or Type 2 pavement.

3. All necessary drainage structures.

Optional Improvements:

1. Sidewalk.
2. Street tree planting.



COUNTRY ROAD

(d) COUNTRY ROADS

Where the average width of lots is ninety (90') feet or more and deed restrictions provide for building sites with average widths of ninety (90') feet or more and proper paved access to each lot is provided.

Required Improvements:

1. Cushion course base and Type 1

or Type 2 Pavements.

2. Paved access to each lot.
3. All necessary drainage structures.

Optional Improvements:

1. Concrete curb and gutter.
2. Sidewalks adjacent to property line.
3. Street tree planting.

LEGAL NOTICE

ORDINANCE No. 575

An Ordinance of the County of Monterey, State of California, Amending Ordinance No. 546 of Said County, by Adding Two New Sub-

LEGAL NOTICE

sections Thereto, and Amending Section 3.3 (d) Thereof.

The Board of Supervisors of the County of Monterey, State of California, do ordain as follows:

LEGAL NOTICE

SECTION 1. Ordinance No. 546 of the County of Monterey, State of California, is hereby amended by the addition of a new sub-section thereto to be designated SECTION 3.3 (f), reading as follows, to-wit:

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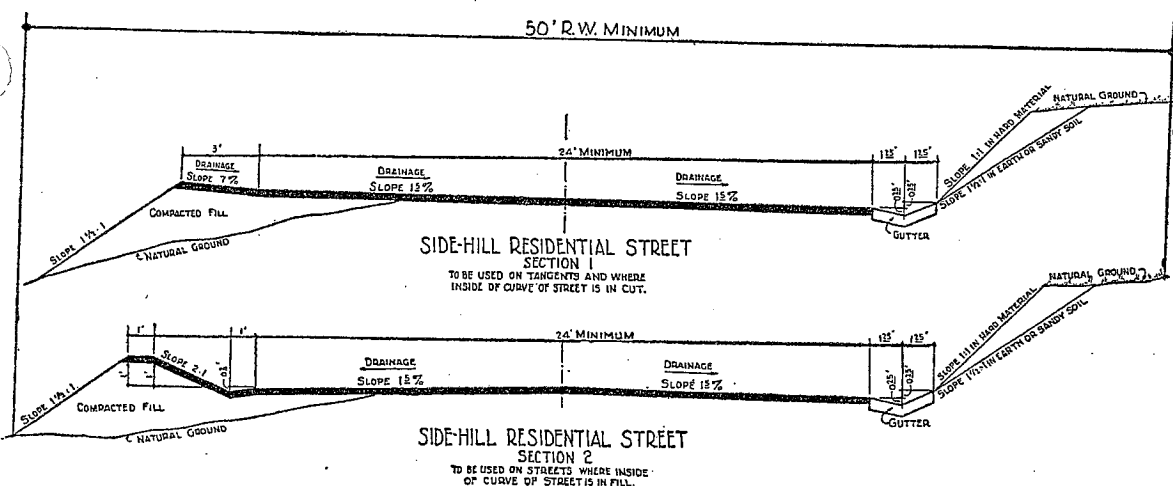
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"SECTION 3.3 (f) SIDE-HILL RESIDENTIAL STREETS

Where the natural topography of land of a subdivision is such that the approved design thereof places the location of streets where the general natural transverse slope of the ground is greater than ten per cent (10%),

SECTION 2. Ordinance No. 546 of the County of Monterey, State of California is hereby amended by the addition of a new sub-section thereto to be designated SECTION 4.2 (a), reading as follows, to-wit:

"SECTION 4.2 (a) GUTTERS
CONCRETE GUTTERS: Concrete gutters shall be constructed of Class A concrete (Section 64 of said Standard Specification) on original earth conditions or on compacted fills to sections required by this Ordinance, and shall be not less than five (5) inches in thickness and shall be reinforced with steel reinforcement at locations where soil conditions are such that unreinforced concrete will not provide permanent improvements.

RUBBLE GUTTERS: At the option of the subdivider and with the approval of the County Surveyor, rubble gutters not less than six (6) inches in thickness may be constructed of hard stone or rock to sections required by this Ordinance and bonded together with Portland cement mortar. (Section 45 of said Standard Specifications).

the following minimum improvements shall be required.

1. Gutters as specified under Section 4.2 (a) of Ordinance No. 546 as amended by this Ordinance, except gutters may be omitted where excavation is in solid shale, sandstone, decomposed granite or similar material which will not erode under
2. Cushion Course Base and Type 1 or Type 2 Pavement.
3. All necessary drainage structures.
4. Retaining walls where necessary to maintain required street section."

OILED GUTTERS: Where approved gutter grades are greater than three percent (3%) and less than ten percent (10%), oiled gutters which comply to the following specifications may be constructed:

- Six (6) inches of compacted crusher run base (Section 18 of said Standard Specifications) on which shall be spread:
 - Twenty-five (0.25) hundredths gallons per square yard S.C.1 liquid asphalt.
 - Four (0.4) tenths gallons per square yard S.C.6 liquid asphalt.
 - Twenty-five (25) pounds per square yard one-half (1/2") crushed rock screenings.
 - Two (0.2) tenths gallon per square yard S.C.6 liquid asphalt.
- Fifteen (15) pounds per square yard (1/4" x No. 10) crushed rock screenings."

SECTION 3. Ordinance No. 546 of the County of Monterey, State of California, is hereby amended by amending sub-section 3.3 (d) thereof to read as follows, to-wit:

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Monterey County Planning Commission did by motion, signify its intention to consider the modification and adjustment of side yard regulations as they apply to Lots 77, 107 and 108, as per map of Clark City, now known as Greenfield, at a regular meeting thereof held December 31, 1945

NOTICE IS HEREBY GIVEN that the Planning Commission of said county has set the hour of 2:00 P.M. on the 28th day of January, 1946, in the Chambers of the Board of Supervisors, Court House, Salinas, California, as the time and place at which any and all persons interested in this matter may appear and be heard thereon.

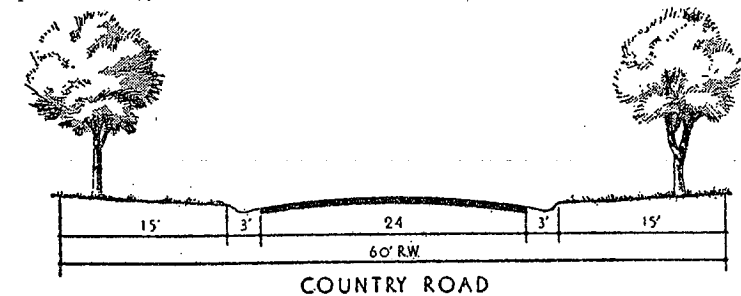
CHAS. VOGEL, Secretary
 County Planning Commission,
 County of Monterey, State of California.
 Dated: Jan. 22, 1946.
 Pub.: Jan. 25, 1946.

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Monterey County Planning Commission did by motion, signify its intention to consider the modification and adjustment of side yard regulations as they apply to Lot 17 in Block 38, Hatton Fields, Tract No. 3-A, at a regular meeting thereof held December 31, 1945.

NOTICE IS HEREBY GIVEN that the Planning Commission of said county has set the hour of 2:00 P.M. on the 28th day of January, 1946, in the Chambers of the Board of Supervisors, Court House, Salinas, California, as the time and place at which any and all persons interested in this matter may appear and be heard thereon.

CHAS. VOGEL, Secretary
 County Planning Commission,
 County of Monterey, State of California.
 Dated: Jan. 22, 1946.
 Pub.: Jan. 25, 1946.



COUNTRY ROAD

"SECTION 3.3 (d) COUNTRY ROADS

Where the average width of lots is ninety (90') feet or more and deed restrictions provide for building sites with average widths of ninety (90') feet or more.

- Required Improvements:
1. Cushion course base and Type 1 or Type 2 Pavements.
 2. All necessary drainage structures.
- Optional Improvements:
1. Concrete curb and gutter.
 2. Sidewalks adjacent to property line.
 3. Street tree planting.

SECTION 4. This Ordinance shall be, and the same is hereby declared to be in full force and effect from and

after 30 days after the date of its passage.

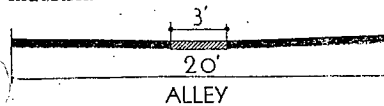
Regularly passed and adopted by the Board of Supervisors of the County of Monterey, State of California, on the 14th day of January, 1946, by the following vote:

- Ayes: Supervisors Hutchings, Lamar, Redding, Bunte and Jacobsen.
 Noes: None.
 Absent: None.
 (Seal)

A. B. JACOBSEN
 Chairman of the Board of Supervisors of the County of Monterey, State of California.
 Attest: EMMET G. McMENAMIN
 Clerk of said Board.
 Jan. 25, 1946.

(e) ALLEYS

In the rear of prospective business or industrial lots.



Required Improvements:

1. Concrete center gutter.
2. Cushion course base with Type 1 or Type 2 pavement. Type 3 pavement or concrete pavement will be required in heavy industrial district.
3. All necessary drainage structures.

SECTION 4. IMPROVEMENT SPECIFICATIONS

4.1 All of the subdivision improvements required herein shall be carried out in full compliance with the specifications for each of the various units of work and materials undertaken as set forth in the July, 1940 edition of "Standard Specifications of the State of California, Department of Public Works, Division of Highways" hereinafter referred to as "Standard Specifications"; and street paving improvements shall in addition comply with the following specifications:

(a) BASES FOR PAVEMENTS

1. Materials and workmanship for cushion course bases shall conform to the requirements of Section 20 of said Standard Specifications.
2. On adobe, clay or fine silt soils provide a six (6") inch compacted cushion course with Type 1 or Type 3 pavement or a seven (7") inch compacted cushion course with Type 2 pavement.
3. On loose sand where less than eight (8%) per cent of the material passes a two hundred (200) mesh screen, provide a four (4") inch compacted cushion course with Type 1 or Type 3 pavement; or a five (5") inch compacted cushion course with Type 2 pavement.
4. In cases where the soil conditions are such that a stable pavement may not be obtained by using the thickness of cushion course herein set forth, additional cushion course material shall be added until a stable base is obtained, or, at the option of the subdivider, other approved methods may be used.

(b) PAVEMENTS

Type 1: Two (2") inches compacted crusher run base (Section 18 Standard Specifications) on which shall be spread:

- Three (0.3) tenths gallon per square yard SC1 liquid asphalt.
- Four (0.4) tenths gallon per square yard SC6 liquid asphalt.

Thirty (30) pounds per square yard one-half (1/2") inch crushed rock screenings.

Type 2: Two (2") inches compacted road mix (Section 27 Standard Specifications) using SC3, SC4 or ROMC3 liquid asphalt on which shall be spread:

Twenty-five (0.25) hundredths gallon per square yard SC3 liquid asphalt.

Twenty (20) pounds per square yard clean coarse sand.

Type 3: Four (4") inches compacted crusher run base (Section 18 Standard Specifications) on which shall be spread:

Twenty-five (0.25) hundredths gallon per square yard SC1 liquid asphalt.

Two (0.2) tenths gallon per square yard SC6 liquid asphalt.

Sixty (60) pounds per square yard three-quarter (3/4") inch crushed rock.

Four (0.4) tenths gallon per square yard SC6 liquid asphalt.

Twenty-five (25) pounds per square yard one-half (1/2") inch crushed rock screenings.

Two (0.2) tenths gallon per square yard SC6 liquid asphalt.

Fifteen (15) pounds per square yard (1/4" x No. 10) crushed rock screenings.

4.2 On soils which meet the specifications for road mixed materials (Section 27 of said Standard Specifications) no base may be required; Cul-de-sacs, minor residential streets or country roads may be paved with Type 2 pavement or the following wearing surface:

Three (0.3) tenths gallon per square yard SC1 liquid asphalt.

Four (0.4) tenths gallon per square yard SC6 liquid asphalt.

Thirty (30) pounds per square yard one-half (1/2") inch crushed rock screenings.

4.3 The County Surveyor shall make necessary field and laboratory tests to determine the characteristics of the soil in order to determine the thickness of base and type of pavement best suited for each subdivision.

4.4 Nothing in these specifications shall be construed to prohibit the subdivider from constructing a higher type of improvement than herein specified.

SECTION 5. BOND

5.1 If the required improvement work is not completed satisfactorily before the final or record of survey map is filed, the owner or owners of the subdivision shall, concurrently with the approval of such map enter into an agreement with the Board of Supervisors, agreeing to have the work completed within the time specified in said agreement. Said agreement may provide for the improvements to be installed in units, for extensions of time under specified conditions or for the termination of the agreement upon a reversion of the subdivision or a part thereof to acreage. Such agreement shall be secured by a good and sufficient bond, approved by the Board of Supervisors, or by the deposit of money or negotiable securities, as provided in the Subdivision Map Act.

SECTION 6. SURVEY AND MONUMENTS

6.1 In making the survey, the surveyor shall set permanent monuments at all angle and curve points on the exterior boundaries of the subdivision and shall set two (2) permanent monuments in each street intersection. These latter monuments shall be set on each side of one of the intersecting streets and shall, unless otherwise directed by the County Surveyor, be set at the points of intersection of the projected intersecting rights of way lines.

(a) LOCATION AND TYPE

Permanent monuments shall be not less substantial than galvanized iron pipe not less than one and one-half (1 1/2") inches in diameter, thirty (30") inches long, set flush with the ground, with the center point marked on a metal cap; provided that when monuments are set in sidewalk or paved street areas they shall be set to final grade. Monuments not less substantial than redwood hubs, each two (2") inches square in cross-section, not less than twelve (12") inches in length and driven flush with the surface of the ground shall be set at all lot corners and curve points; and in each case the exact corner point shall be marked by a metal tack.

(b) INSPECTION AND APPROVAL

All monuments shall be subject to inspection and approval by the County Surveyor before approval of the map. In case the street improvement work in the subdivision is proposed to be installed subsequent to the recording of the map, the County Surveyor may authorize the placing of reference point markers in lieu of any of the monuments required by this section which can not be permanently placed until the completion of the improvement work.

(c) BOND

In every such case the agreement for the improvement work, as provided in Section 5 of this Ordinance, shall require the placing of the permanent monuments required by this section, and a suitable bond shall be filed with the county to insure the completion of this work.

SECTION 7. ADDITIONAL SUGGESTIONS BY COUNTY PLANNING COMMISSION.

7.1 In the case of every large subdivision, the County Planning Commission shall suggest to the subdivider the advisability of dedicating suitable areas for the parks, playgrounds and school and other public building sites that will be required for the use of the population which is intended to occupy the subdivision under the plan of proposed property uses therein. In all cases, the Commission shall suggest to the subdivider such measures as will preserve and enhance the scenic values of Monterey County and the conditions making for excellence of residential, commercial, or industrial development, as the case may be.

SECTION 8. TENTATIVE MAP

8.1 General Requirements: Every tentative map of a subdivision filed with the Planning Commission shall be clearly and legibly drawn on tracing cloth or tracing paper of good quality. It shall, unless otherwise approved, be eighteen by twenty-six (18" x 26") inches in size, and drawn at a scale of one (1") inch equals one hundred (100') feet showing clearly all the details thereof, and shall contain the following information:

(a) The tract name, date, north point, scale and sufficient description to define the location and boundaries of the proposed tract.

(b) Names and addresses of owner, subdivider and engineer, or surveyor.

(c) Location, names and present width of adjacent roads, streets, highways or ways.

(d) Location of official plan lines or projected streets or highways as shown on the Master Highway Plan.

(e) The locations, names, widths, typical improvement cross sections, and approximate existing and finished grades of all roads, streets, highways and ways in the proposed new subdivision. In cases in which street grades exceed five (5%) per cent, such grades shall be shown by center line profiles.

(f) Contour lines having the following intervals:

Six (6") inch contour interval for ground slopes between level and two (2%) per cent.

One (1') foot contour interval for ground slopes between two (2%) per cent and five (5%) per cent.

Five (5') foot contour interval for ground slopes exceeding five (5%) per cent.

The surveyor shall indicate the elevations of all points used in determining the contours.

(g) The approximate width and location of all easements for drainage, sewerage or public utilities.

(h) Approximate radii of all curves.

(i) Approximate dimensions of all lots.

(j) Approximate location of areas subject to inundation or storm water overflow, of all areas covered by water and the location width and direction of flow of all water courses.

(k) Existing use or uses of the property, including the location of all existing structures to remain on the property.

(l) Proposed uses of the property and outline of deed restrictions.

(m) Statement of the subdivision improvements proposed to be made or installed and the time such improvements are proposed to be made or completed. Preliminary plans and specifications showing in general the foregoing proposed improvements.

(n) Statement regarding water system to be installed, including source, quality, quantity of water.

(o) Provisions for sewage disposal, drainage and flood control which are proposed.

(p) Public areas proposed.

(q) Statement as to tree planting plan.

(r) A blank space 8½ inches by 11 inches in size, for certificates, conditions and approvals, etc.

8.2 Such of the foregoing information as may not practicably be shown on the map shall be shown on separate sheets or contained in a written statement accompanying the map.

8.3 Prior to the preparation and submission of a Tentative Map, subdividers may present preliminary plans or sketches of the proposed subdivision for discussion.

SECTION 9. FILING TENTATIVE MAP

9.1 The subdivider shall file with the Planning Commission at least seven (7) days prior to the meeting at which consideration of the map is desired, four (4) copies of the tentative map, made in accordance with the requirements of Section 8.1 of this ordinance, together with such additional copies as may be required by the Planning Commission.

9.2 The time of filing a tentative subdivision map shall be construed to be the time at which the same is accepted by the officer designated in the rules of the Planning Commission for that purpose. Such officer shall examine any such map upon presentation of the same to him and shall not accept such map unless it is in full compliance with the provisions of law and of this ordinance as to form and as to data and information required to be shown thereon and furnished therewith.

9.3 The Planning Commission shall, within three (3) days after the filing of the tentative map, transmit a copy thereof to the County Surveyor, who shall check the improvements which shall be required under the provisions of Section 3 of this ordinance, and any easements required in connection with such improvements.

9.4 The Planning Commission shall also, within three (3) days, forward copies of the tentative map to the city, county and state officials requesting the same who may make recommendations with respect to the subdivision at the next planning commission meeting.

SECTION 10. ACTION ON TENTATIVE MAP

10.1 The Planning Commission shall determine whether the tentative map

is in conformity with the provisions of law and of this ordinance and upon that basis, shall, within thirty (30) days after the filing of the tentative map, unless such time shall have been extended by mutual agreement, by resolution approve, conditionally approve or disapprove the same and shall report such action direct to the subdivider and shall also transmit to the County Surveyor a copy of the tentative map, and a memorandum setting forth the action of the Planning Commission thereon.

SECTION 11. FINAL MAP

11.1 General Requirements: Within one (1) year after the return of the approved or conditionally approved tentative map to the subdivider, unless said map shall have been abandoned or the time for action on the same shall have been extended, the Subdivider shall cause said subdivision or any part thereof, to be surveyed and a final map thereof prepared in conformance with the tentative map as approved or conditionally approved. The final map of the subdivision shall be submitted to the County Surveyor for checking and approval. Said map shall be filed with the surveyor at least two (2) weeks prior to the meeting of the board of supervisors at which approval is expected, and shall be accompanied by the following data and materials, which shall be provided by the Subdivider or his agent:

(a) A traverse sheet, in a form approved by the County surveyor giving latitudes and departures, showing the mathematical closure. A traverse of the boundaries of the tract and of all lots and blocks must close within a limit of error of one in ten thousand (1:10,000). If any shortage or excess is found on the ground between monuments, compared with original record, such finding must be noted on the map.

(b) Plans, complete cross sections, and profiles of the improvements and detailed drawings of all structures required by the provisions of Section 3 of this ordinance. These plans and profiles must show full details of the improvements and shall ordinarily be to a scale of one hundred (100') feet to one (1") inch horizontal and five (5') feet to one (1") inch vertical, and the plans of necessary structures shall be drawn on a scale of not less than one-quarter (¼") inch to one (1') foot.

(c) In the case of a final map the same shall also be accompanied by a title guarantee, abstract or certificate of title by a reputable title company to said land as owners or lien-holders and the nature of their interests therein at the date the final map is filed with the County Surveyor. Where dedication is made to the public, such guarantee, abstract or certificate shall be issued upon acceptance of the dedicated parcels for the benefit and protection of the county or other public corporation.

(d) A letter from the County Auditor certifying that according to the records of his office there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments collected as taxes or special assessments not yet payable, and as to the latter the subdivider shall submit a statement by each proper officer giving his estimate of the amount of taxes and assessments which are a lien but which are not yet payable.

(e) Each final map and each record of survey map when filed shall also be accompanied by the recording fee and by a filing fee of twenty-five (\$0.25) cents for each lot shown on such map, but in no case shall such filing fee be less than Five (\$5.00) Dollars. The filing fee shall be deposited in the Treasury of the County to the credit of the General Fund.

(f) All other data and material that are now or may hereafter be required by law.

11.2 Form of Final Map: The final subdivision map shall be clearly and legibly drawn in black India ink upon tracing cloth of good quality. All lines, letters, figures, certifications, acknowledgments and signatures shall be made in black India ink. Type-writing or rubber stamps shall not be used. The map shall be so made and shall be in such condition when filed that good, legible blue prints and negatives can be made therefrom. The size of the sheets of tracing cloth shall be eighteen by twenty-seven (18" x 27") inches, leaving a margin of two (2") inches at the left edge and one (1") inch from the other three (3) edges of the sheets. The tract number, title or other designation, all drawings, affidavits, certificates, acknowledgments, endorsements, acceptances of dedication and notarial seals shall be within said marginal line. The scale of the final map shall be one (1") inch equals one hundred (100') feet except in the case of subdivisions with an average lot size in excess of one acre in which case the scale may be reduced, but shall be large enough to show clearly all the details of the subdivision.

11.3. Data on Final Map: The title sheet shall contain the title, consisting of the tract number and commercial name, if any, of the tract, and such commercial name shall not be the same as the name of any existing city, town, tract or subdivision of land into lots in this county, of which a map or plot has been previously recorded, or so nearly the same as to mislead the public or cause confusion as to the identity thereof, and a "sub-title" or general description of all of the property being subdivided by reference to maps which have been previously recorded or by reference to the plat of a United States survey. In case the property included within the subdivision lies wholly in unincorporated territory, the following words shall appear below the title, "In the County of Monterey", if partly in unincorporated territory and partly within an incorporated city the following words shall be used: "Lying within and adjoining the city of _____." Reference to tracts and subdivisions in the description must be worded identically with original records; and references to book and page or record must be complete. Every sheet comprising the map shall bear the tract number, scale, north point, sheet number and number of sheets comprising the map.

11.4 Reversion to Acreage: Maps filed for the purpose of reverting subdivided land to acreage shall be conspicuously so designated with the title "THE PURPOSE OF THIS MAP IS A REVERSION TO ACREAGE."

11.5 Streets and Lots: The final map shall particularly define, delineate and designate all lots intended for sale or reserved for private purposes, all parcels offered for dedication for any purpose, public or private, and any private streets permitted under the provision of Section 2 of this Ordinance, with all dimensions, boundaries and courses clearly shown and defined in every case. Parcels offered for dedication shall be designated by letter; and private streets offered, but not accepted, for dedication shall have inserted the words "NOT A PUBLIC STREET."

11.6 Certificates: The following certificates and acknowledgments and all others now or hereafter required by law shall appear on the final map; such certificates may be combined where appropriate:

(a) Owner's Certificate: A certificate, signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recording of said map.

(b) Dedication Certificate: A certificate signed and acknowledged as above offering for dedication for public use those certain parcels of land which said parties desire to dedicate:

(c) Engineer's Certificate: A certificate by the civil engineer or licensed surveyor responsible for the survey and final map. The signature of which civil engineer or surveyor unless accompanied by his seal, must be attested.

(d) Basis of bearings note.

(e) A certificate for execution by the County Surveyor.

(f) A certificate for execution by the Clerk of each approving governing body.

(g) A certificate for execution by the County Recorder.

(h) The County Surveyor shall also determine if the lands included within the subdivision are subject to any special assessments of which he is in charge that may be paid in full and if such assessments are paid in full he shall so certify on the face of the map. If such assessments are not paid in full he shall recommend the amount of bond or other security, to be posted to insure such payment.

11.7 Accompanying Certificates:

(a) A certificate from the County Auditor, and if applicable from any City Auditor.

(b) A certificate of the Clerk of the Board of Supervisors as to tax bond must accompany final maps filed between the first (1st) Monday in March and the third (3rd) Monday in October.

11.8 Additional Requirements: In addition, the final map shall be prepared in full compliance with the following requirements:

(a) The map shall show clearly what stakes, monuments or other evidences were found on the ground to determine the boundaries of the tract. The adjoining corners of all adjoining subdivisions shall be identified by lot and block number, tract name and place of record, or by section, township and range, or other proper designation.

Sufficient data must be shown to determine readily the bearing and length of every lot line, block line and boundary line. Dimensions of lots shall be given as the net dimensions to the boundaries of adjoining streets. No ditto marks shall be used. Length, radius and total delta (or radial bearings) of all curves shall be shown.

Whenever the County Surveyor or a City Engineer has established the center line of a street or alley, the data shall be shown on the final map, indicating all monuments found and making reference to a field book or map. If the points were reset by ties, that fact shall be stated.

The map shall show the type and location of all monuments placed in the survey of the subdivision and whether placed above, below or flush with the surface of the ground. Monuments placed within the streets shall be referenced to the street center and side lines.

(b) The map shall show all city boundaries crossing or adjoining the subdivision clearly designated and tied in.

(c) The map shall show the line of higher high water in case the subdivision is adjacent to tidewater.

(d) The boundary of the tract shall be designated by a one-sixteenth (1/16") inch border of Prussian blue water color applied on the reverse side of the tracing and inside the boundary line. Such border shall not obliterate figures or other data.

(e) Lots and Blocks: In tracts containing more than one (1) block, the blocks shall be numbered in numerical order with no omissions or duplications. Lot numbers shall begin with the number "1" in each block, and shall continue consecutively, with no omissions or duplications. Circles where drawn around numbers shall not cross property lines. If possible, each block shall be shown entirely on one sheet; each lot must be shown entirely on one sheet.

(f) Streets and other rights-of-way: The map shall show the center and side lines of all streets, the total width of all streets, the width of the portion being dedicated and the width of existing dedication, and the widths each side of the center line, also the width of railroad rights-of-way appearing on the map.

(g) Easements: The map shall show the center line and side lines of all easements to which the lots are subject. The easement must be clearly labeled and identified and if already of record, its recorded reference given. If any easement is not definitely located of record, a statement of such easement must appear on the title sheet. Easements for storm drain, sewers and other purposes shall be denoted by fine dotted lines. Distances and bearings on the side lines of lots which are cut by an easement or building line must be arrowed or so shown that the map will indicate clearly the actual lengths of the lot 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 set out in the owner's certificate of dedication. All notes or figures pertaining to the easement shall be considerably smaller and lighter than those relating to the subdivision itself. Building lines adjacent to trunk highways shall be indicated by broken lines of the same width as the lines denoting street boundaries. Such deed restrictions as may be used relating to building lines, or such as may be required under the provisions of this ordinance, shall be shown or specifically referred to on the map.

(h) Street Names: If any designations be numbers, they shall be spelled out completely, using hyphens in such forms as "Twenty-third Street." The words: "Avenue", "Boulevard", "Place", etc., shall be spelled out in full.

(i) The map shall also show all other data that are or may be required by law.

SECTION 12. DEDICATION REQUIREMENT: APPROVAL OF MAP.

12.1 All parcels of land shown on any final map and intended for any public use shall be offered for dedication for public use except those parcels which are intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants and servants.

12.2 When all the certificates which appear on the final map (except the approval certificate of the Board of Supervisors) have been signed, the County Surveyor will file the map with the County Clerk for action by the Board of Supervisors. The Board of Supervisors shall at its next meeting or within a period of not more than ten (10) days after such filing approve said map, if the same conforms to all the requirements of the Subdivision Map Act, this ordinance and any ruling made thereunder. Said Board shall at that time require the construction or installation of the improvements designated in connection with the action on the tentative map, as hereinbefore provided. In the case of a final map the Board of Supervisors shall at the time of its action thereon accept or reject any or all offers of dedication.

12.3 Upon approval of any final map and after the required signatures and seals have been affixed, the Clerk of the Board of Supervisors shall transmit the map to the County Recorder who shall, if he finds the map in proper order, record the same after payment of the required recording fee.

SECTION 13. FINAL MAP OF TRACT NOT DEFINED AS SUBDIVISION.

13.1 In the case of any final map covering any land not defined as a subdivision under the terms of the Subdivision Map Act, a tentative map of such land shall first be filed, and such tentative and final maps shall conform to all the provisions of said act and of this ordinance relating to tentative and final maps; provided however, that in the case of any such final map filed for the purpose of showing as acreage land previously subdivided into numbered or lettered parcels no tentative map need be filed, and if sufficient recorded data exists from which an accurate map can be compiled, no survey nor certificate of any surveyor or engineer shall be required except the certificate of the County Surveyor certifying to the correctness of the map.

SECTION 14. RECORD OF SURVEY MAP.

14.1 A record of survey map of any subdivision shall conform to all the requirements of a final map as set forth in the Subdivision Map Act and in this ordinance, except insofar as the required certificates thereon differ from the required certificates on a final map, as specified in said act; provided, however, that no tract number or name, no lot lines, no numbers or other designations of any lots or blocks and no dedication data shall appear on any record of survey map.

14.2 In the case of a record of survey map covering any division of land specified in the Subdivision Map Act as not being included in the definition of a "subdivision," as set forth therein, a tentative map of such division of land shall first be filed with the Planning Commission. The Planning Commission shall, within thirty (30) days, report to the Board of Supervisors on such map on those matters with respect to such division of land which fall within the jurisdiction of said Board as specified in said Act. The Board of Supervisors shall, within ten (10) days after receipt of such report, or otherwise at its next regular meeting, act on such map by resolution in such matters. Any such record of survey map presented to the County Recorder for recordation shall be accompanied by a certified copy of the resolution of the Board of Supervisors by which action was taken on the tentative map of the land covered by such record of survey map.

SECTION 15. EXCEPTIONS.

15.1 The County Planning Commission may recommend that the Board of Supervisors authorize conditional exceptions to any of the requirements and regulations set forth in this ordinance. Application for any such exception shall be made by a verified petition of the subdivider, stating fully the grounds of the application and the facts relied upon by the petitioner. Such petition shall be filed with the tentative map of the subdivision. In order for the property referred to in the petition to come within the provisions of this section, it shall be necessary that the Planning Commission shall find the following facts with respect thereto:

(a) That there are special circumstances or conditions affecting said property;

(b) That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

(c) That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

15.2 In recommending such exceptions, the Planning Commission shall secure substantially the objectives of the regulations to which the exceptions are granted, as to light, air, and the public health, safety, convenience, and general welfare.

15.3 In recommending the authorization of any exception under the provisions of this section, the Planning Commission shall report to the Board of Supervisors its findings with respect thereto and all facts in connection therewith, and shall specifically and fully set forth the exception recommended and the conditions designated.

15.4 Upon receipt of such report the Board of Supervisors may, by resolution, authorize the Planning Commission to approve the tentative map with the exceptions and conditions recommended.

15.5 In all cases in which such exceptions are authorized, the Planning Commission shall require such evidence as it deems necessary that the conditions required in connection with such exceptions are being complied with.

SECTION 16. VALIDITY.

16.1 If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Board of Supervisors of the County of Monterey, State of California, hereby declares that it would have passed this ordinance and each section, sub-section, sentence, clause and phrase thereof, irrespective of the fact that any one or more other sections, sub-sections, clauses or phrases be declared invalid or unconstitutional.

SECTION 17. SHORT TITLE.

17.1 This ordinance may be referred to as the "MONTEREY COUNTY SUBDIVISION ORDINANCE."

SECTION 18. PENALTIES FOR VIOLATION.

18.1 Any offer to sell, contract to sell or sale contrary to the provisions of this ordinance shall be a misdemeanor, and any person, firm, corporation, partnership or co-partnership, upon conviction thereof, shall be punishable by a fine of not less than twenty-five dollars and not more than five hundred dollars, or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment, except that nothing herein contained shall be deemed to bar any legal, equitable, or summary remedy to which the County of Monterey or other political subdivision, or any person, firm, corporation, partnership, or co-partnership may otherwise be entitled, and the County of Monterey or any other political subdivision or

person, firm, corporation, partnership or co-partnership may file a suit in the superior court of the County of Monterey to restrain or enjoin any attempted or proposed subdivision or sale in violation of this ordinance.

SECTION 19. REPEAL

19.1 All ordinances and parts of ordinances of said County in conflict with this ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION 20. ENACTMENT.

20.1 This ordinance shall be and is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage.

Regularly passed and adopted by the Board of Supervisors of the County of Monterey, State of California, on this 1st day of February, 1944, by the following roll call vote:

Ayes: Supervisors Hutchings, Lamar, Redding, Dudley and Jacobsen.

Noes: None.

Absent: None.

A. B. JACOBSEN,
Chairman of the Board of Supervisors, County of Monterey, State of California.

Attest:

EMMETT G. McMENAMIN, Clerk.
(Seal)

Published Feb. 14, 1944

STATE SUBDIVISION MAP ACT

CHAPTER 2, PART 2, DIVISION 4

BUSINESS & PROFESSIONS CODE

ARTICLE 1. GENERAL PROVISIONS

11500. This chapter may be cited as the Subdivision Map Act.

11501. The definitions in this article apply to the provisions of this chapter only and do not affect any other provisions of this code.

11502. "County surveyor" includes county engineer, if there is no county surveyor.

11503. "Tentative map" refers to a map made for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

11504. "Final map" refers to a map prepared in accordance with the provisions of this chapter and those of any applicable local ordinance, which map is designed to be placed on record in the office of the county recorder of the county in which any part of the subdivision is located.

11505. "Record of survey map" refers to a map prepared as provided in this chapter and conforming to the provisions of Chapter 15 of Division 3 of this code.

11506. "Local ordinance" refers to an ordinance regulating the design and improvement of subdivisions, enacted by the governing body of any city or county under the provisions of this chapter or any prior statute, regulating the design and improvement of subdivisions, in so far as the provisions of the ordinance are consistent with and not in conflict with the provisions of this chapter.

11507. "Subdivision" refers to any land or portion thereof subject to the provisions of this chapter. See Section 11535.

11508. "Subdivider" refers to a person, firm, corporation, partnership or association who causes land to be divided into a subdivision for himself or for others.

11509. "Advisory agency" refers to an official or an official body designated by a local ordinance and charged thereby with the duty of making investigations and reports on the design and improvement of proposed subdivisions.

11510. "Design" refers to street alignment, grades and widths, alignment and widths of easements and right of ways for drainage and sanitary sewers and minimum lot area and width.

11511. "Improvement" refers to only such street work and utilities to be installed, or agreed to be installed, by the subdivider on the land dedicated or to be dedicated for streets, highways, public ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs, as a condition precedent to the approval and acceptance of the final map thereof.

ARTICLE 2. ADMINISTRATION

11525. Control of the design and improvement of subdivisions is vested in the governing bodies of cities and of counties but, in all matters concerning such design and improvement, any decision by a governing body is subject to review as to its reasonableness by the superior court in and for the county in which the land is situated.

Any subdivider or person claiming to be aggrieved by the decision

of a governing body may within 90 days after the rendering of the decision bring a special proceeding in the superior court to determine the reasonableness of the decision. The proceeding shall take precedence over all matters upon the calendar of the court, criminal, probate, eminent domain and forcible entry and unlawful detainer proceedings excepted.

11526. The design, improvement and survey data of subdivisions and the form and content of tentative, record of survey and final maps thereof, and the procedure to be followed in securing official approval are governed by the provisions of this chapter and by the additional provisions of local ordinances dealing with subdivisions, the enactment of which is authorized by this chapter.

11527. The governing body of a county has jurisdiction only to approve the map of a subdivision, or such part thereof, as may lie within unincorporated area, and the governing body of a city has jurisdiction only to approve a map of a subdivision, or such part thereof, as may lie within the incorporated area of the city.

11528. The legislative body of any city or county which desires to inspect and make recommendations concerning the map or maps of proposed subdivisions adjacent to but outside of its jurisdictional boundary line, may file with the clerk of the governing body or the advisory agency of any adjoining city or county having jurisdiction, a map or an amended map of territory within such second mentioned city or county in which territory it is interested in proposed subdivisions. The territory may not extend a distance of more than three miles from the common boundary line of the cities or counties.

The clerk of the governing body or the advisory agency of the city or county having jurisdiction shall issue a receipt for the territorial map and thereafter shall transmit to the official designated by the requesting city or county, within three days after the receipt thereof, one copy of each tentative map of any subdivision located wholly or partly within the territory outlined on the territorial map.

Any requesting city or county, which receives a copy of a tentative map, shall make its recommendations, if any, to the clerk of the governing body or advisory agency from which the tentative map was received within 15 days after receipt thereof. The recommendations shall be taken into consideration by the governing body or advisory agency of the city or county having jurisdiction before action is taken upon the tentative map.

11529. The county surveyor or city engineer shall make such detailed examination of final maps and record of survey maps and such field check, if any, as may be necessary to enable him to make the certificate required by subsection (c) of Section 11576 and by Section 11593. Local ordinances may provide a proper and reasonable fee to be collected from the subdivider for such examination.

11530. A certified copy of each local ordinance and amendments thereto shall be recorded in the office of the county recorder.

ARTICLE 3 SCOPE OF REGULATION

11535. (a) "Subdivision" refers to any land or portion thereof, shown on the last preceding tax roll as a unit or as contiguous units, which is divided for the purpose of sale, whether immediate or future, by

any subdivider into five or more parcels within any one-year period.

(b) "Subdivision" does not include either of the following:

(1) Any parcel or parcels of land in which all of the following conditions are present: (i) Which contain less than five acres, (ii) which abut upon dedicated streets or highways, (iii) in which street opening or widening is not required by the governing body in dividing the land into lots or parcels, and (iv) the lot design meets the approval of the governing body.

(2) Any parcel or parcels of land divided into lots or parcels, each of a net area of one acre or more, a tentative map of which has been submitted to the governing body and has been approved by it as to street alignment and widths, drainage provisions and lot design.

(c) In either case provided in subsection (b) of this section, there shall be filed a record of survey map pursuant only to the provisions of Chapter 15 of Division 3 of this code.

(d) Nothing contained in this chapter shall apply to land dedicated for cemetery purposes under the Health and Safety Code of the State of California.

11536. Nothing contained in this chapter prevents the recording under the provisions of this chapter and any applicable local ordinances of a final map of any land not defined as a subdivision.

11537. (a) This chapter does not prohibit the filing of a map in accordance with (i) the provisions of Chapter 3 of this Part and the use thereof for purposes therein provided or (ii) the provisions of any act requiring the filing of licensed surveyor's or registered civil engineer's records of surveys.

(b) A final map may be recorded under the provisions of this chapter for the purpose of showing as acreage land previously subdivided into parcels or lots or blocks, and a map may likewise be recorded if it does not divide into two or more taxable parcels any parcel of land which is described as a unit on the latest adopted county tax roll. In either of the cases mentioned in this subsection, if sufficient recorded data exist from which an accurate map may be compiled, there need not be a certificate by a surveyor or engineer.

(c) A tax bond shall not be required in any of the cases covered by this section.

11538. (a) It is unlawful for any person to offer to sell to contract to sell or to sell any subdivision or any part thereof until a final map or record of survey map thereof in full compliance with the provisions of this chapter and any local ordinance has been duly recorded or filed in the office of the recorder of the county in which any portion of the subdivision is located.

(b) Subsection (a) does not apply to any parcel or parcels of a subdivision offered for sale, contracted for sale or sold in compliance with or exempt from any law (including a local ordinance), regulating the design and improvement of subdivisions in effect at the time the subdivision was established.

11539. Conveyances of any part of a subdivision shall not be made by lot or block number, initial or other designation, unless and until a final map has been recorded.

11540. Any sale or contract to sell made contrary to the provisions of this chapter is voidable at the sole option of the buyer or person

contracting to purchase, his heirs, personal representative, or trustee in insolvency or bankruptcy within one year after the date of execution of the sale or contract to sell, but the sale or contract to sell is binding upon any assignee or transferee of the buyer or person contracting to purchase, other than those above enumerated, and upon the vendor, or person contracting to sell, or his assignee, heir or devisee.

11541. Any offer to sell, contract to sell or sale contrary to the provisions of this chapter is a misdemeanor, and any person, firm, or corporation, upon conviction thereof, shall be punishable by a fine of not less than twenty-five dollars (\$25) and not more than five hundred dollars (\$500), or imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

11542. This chapter does not bar any legal, equitable, or summary remedy to which any aggrieved municipality or other political subdivision, or any person, firm or corporation may otherwise be entitled, and any such municipality or other political subdivision or person, firm or corporation may file a suit in the superior court of the county in which any property attempted to be subdivided or sold in violation of this chapter is located, to restrain or enjoin any attempted or proposed subdivision or sale in violation of this chapter.

ARTICLE 4. TENTATIVE MAPS

11550. The initial action in connection with the making of any subdivision shall be the preparation of a tentative map or maps which shall show, or be accompanied by, such data as are specified in the local ordinance in addition to the data specified by the provisions of this chapter.

The subdivider shall file copies of the tentative map or maps with the advisory agency or with the clerk of the governing body if there is no advisory agency.

The official with whom the tentative map or maps are filed shall comply with the provisions of Section 11528 with respect to the request of any adjoining city or county.

11551. In case there is a local ordinance, the subdivider shall comply with its provisions before the map or maps of a subdivision may be approved. In case there is no local ordinance, the governing body may, as a condition precedent to the approval of the map or maps of a subdivision, require streets and drainage ways properly located and of adequate width, but may make no other requirements.

11552. If there is no advisory agency, the clerk of the governing body shall submit the tentative map to the governing body at its next regular meeting, which shall act thereon within 40 days thereafter.

If there is an advisory agency, it shall report on the map or maps of any subdivision submitted to it within 30 days after the tentative map has been filed and the report shall approve, conditionally approve or disapprove the map or maps of the subdivision.

The governing body may authorize the advisory agency to report its action direct to the subdivider. If the governing body does not so authorize the advisory agency, the advisory agency shall make its report to the governing body, which body shall act upon the report within 10 days or at its next succeeding regular meeting after receipt of the report.

If the subdivider is dissatisfied with any action of the advisory agency with respect to the tentative map, or the kinds, nature and extent of the improvements recommended by the advisory agency to be required, he may within 15 days

after such action appeal to the governing body for a public hearing thereon. The governing body shall hear the appeal, upon notice to the subdivider and the advisory agency, unless the subdivider consents to a continuance, within 10 days or at its next succeeding regular meeting. At the time fixed for the hearing the governing body shall proceed to hear the testimony of the subdivider or any witnesses in his behalf and the testimony of the representatives of the advisory agency or any witnesses in its behalf. It may also hear the testimony of other competent persons respecting the character of the neighborhood in which the subdivision is to be located, the kinds, nature and extent of improvements, the quality or kinds of development to which the area is best adapted and any other phase of the matter with respect to which it may desire to inquire into.

Upon conclusion of the hearing the governing body shall within seven days declare its findings based upon the testimony produced before it. It may sustain, modify, reject, or overrule any recommendations or rulings of the advisory agency and may make such findings as are not inconsistent with the provisions of this chapter or local ordinance adopted pursuant to this chapter.

11553. The time limits for acting and reporting on tentative maps as specified in this article may be extended by mutual consent of the subdivider and the governing body or advisory agency as the case may be.

If no action is taken within these time limits, the tentative map as filed shall be deemed to be approved and it shall be the duty of the clerk of the governing body to certify the approval.

11554. Within one year after approval or conditional approval of the tentative map or maps, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative map as approved, or he may proceed with the sale by metes and bounds or other similar definite description of the parcels or parts thereof as shown on an approved record of survey map. Upon application of the subdivider an extension of not exceeding one year may be granted by the governing body.

11555. Any failure to record a final map or to file a record of survey map within one year from the approval or conditional approval of the tentative map or any extension thereof granted by the governing body, shall terminate all proceedings. Before a final map may thereafter be recorded, approved record of survey map filed or any sales made, a new tentative map shall be submitted.

ARTICLE 5. FINAL MAPS

11565. In case the subdivider desires to record a final map under the provisions of this chapter, he shall comply with all the provisions of the chapter, and, if there is a local ordinance, with all of its provisions.

11566. The survey and final map shall be made by a registered civil engineer or licensed surveyor who shall set sufficient durable monuments so that another engineer or surveyor may readily retrace the survey. Monuments need not be set at the time the survey is made if a satisfactory assurance is given of their being set later.

11567. The final map shall conform to all of the following provisions:

(a) It shall be clearly and legibly drawn in black waterproof India ink upon good tracing cloth, but affidavits, certificates and acknowledgments may be legibly stamped or printed upon the map with opaque ink.

(b) The size of each sheet shall be 18 by 26 inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch. The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and its relation to each adjoining sheet shall be clearly shown.

(c) It shall show all survey and mathematical information and data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines appearing thereon, including bearings and distances of straight lines, and radii and arc length for all curves, and such information as may be necessary to determine the location of the centers of curves.

(d) Each lot shall be numbered and each block may be numbered or lettered. Each street shall be named.

(e) The exterior boundary of the land included within the subdivision shall be indicated by colored border. The map shall show the definite location of the subdivision, and particularly its relation to surrounding surveys.

(f) It shall also satisfy any additional survey and map requirements of the local ordinance.

ARTICLE 6. RECORD OF SURVEY

11575. If the subdivider does not elect to prepare and record a final map, then before proceeding with the sale of any part of the subdivision, he shall file, in the office of the county recorder, a record of survey map conforming, in respect to design, to the approved tentative map or maps.

In this event, the governing body may require only such street grading and surfacing and drainage provisions reasonably necessary for lot access and local neighborhood traffic and drainage needs.

The construction of any of these improvements may be accomplished as provided in Article 9.

11576. The following certificates shall appear on a record of survey map:

(a) A certificate for execution by the clerk of each approving governing body stating that the body approved the map for subdivision purposes in accordance with the conditional approval of the tentative map.

(b) A certificate by the engineer or surveyor responsible for the survey giving the date of the survey and stating that the survey was made by him or under his direction and setting forth the name of the owner who authorized him to make the survey and that the survey is true and complete as shown. This certificate shall also state that the monuments are of the character and occupy the positions indicated or that they will be set in such positions and at such time as is agreed upon under Section 11566. This certificate shall also state that the monuments are or will be sufficient to enable the survey to be retraced.

(c) A certificate or certificates of the county surveyor or city engineer relating to examination of the map such as is required in the case of a final map.

ARTICLE 7. CERTIFICATES AND ACKNOWLEDGEMENTS ON FINAL MAPS

11585. The certificates and acknowledgments for which provision is made in this article shall appear on the final map and may be combined where appropriate.

11586. A lien for State, county, municipal or local taxes and for special assessments or beneficial interest under trust deeds or trust interest under bond indentures, does not constitute an interest in land for the purpose of this article.

11587. Signatures required by this article, of parties owning the following types of interests, may be omitted if their names and the nature of their respective interests are indorsed on the map:

(a) Rights of way, easements or other interests, none of which can ripen into a fee and which signatures are not required by the governing body.

(b) Rights of way, easements, or reversions, which, by reason of changed conditions, long disuse or laches appear to be no longer of practical use or value and which signatures it is impossible or impractical to obtain. In this case a reasonable statement of the circumstances preventing the procurement of the signatures shall also be indorsed on the map.

11588. Any map including territory originally patented by the United States or the State of California, under patent reserving interest to either or both of these entities, may be recorded under the provisions of this chapter without the consent of the United States or the State of California thereto or to dedications made thereon.

11589. A certificate, signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recordation of the final map is required.

11590. In event of dedication, there is required a certificate, signed and acknowledged by those parties having any record title interest in the land subdivided, offering certain parcels of land for dedication for certain specified public uses, subject to such reservations as may be contained in any such offer.

The certificate may state that any certain parcel or parcels are not offered for dedications. However, a local ordinance may require as a condition precedent to the approval of any final map that any or all of the parcels of land shown thereon and intended for any public use shall be offered for dedication for public use except those parcels, other than streets, intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants and servants.

11591. There is required a certificate for execution by the clerk of each approving governing body stating that the body approved the map and accepted or rejected on behalf of the public any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication.

11592. A certificate by the engineer or surveyor responsible for the survey and final map is required. His certificate shall give the date of the survey and state that the survey was made by him or under his direction and that the survey is true and complete as shown.

The certificate shall also state that the monuments are of the character and occupy the positions indicated, or that they will be set in such positions and at such time as is agreed upon under Section 11566. The certificate shall also state that the monuments are or will be sufficient to enable the survey to be retraced.

11593. (a) If a subdivision lies within an unincorporated area, a certificate by the county surveyor and, if a subdivision lies within a city, a certificate by the city engineer is required. The appropriate official shall state that:

(1) He has examined the map.

(2) The subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof.

(3) All provisions of this chapter and of any local ordinance applicable at the time of approval of the tentative map have been complied with.

(4) He is satisfied that the map is technically correct.

(b) Upon mutual agreement between the county surveyor and any city engineer, with the approval of their respective governing bodies, the county surveyor may perform any or all of the duties assigned to the city engineer, including the required certification. Whenever such duties are divided between the county surveyor and the city engineer, each officer shall certify to the duties performed by him. The county surveyor or the city engineer, or other public official or employee authorized to perform each function, shall complete and file with his governing body his certificate as required by this section within 20 days from the time said final map is submitted to him by the subdivider for approval.

ARTICLE 8. TAXES AND ASSESSMENTS

11600. Prior to the filing of the final map with the governing body, the subdivider shall file with the clerk of the board of supervisors of the county, in which any part of the subdivision is located, a certificate from the official computing redemptions in any county or any municipal corporation in which any part of the subdivision is located, showing that, according to the records of his office, there are no liens against the subdivision or any part thereof for unpaid State, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

As to taxes or special assessments collected as taxes not yet payable, the subdivider shall file with the clerk of the board of supervisors mentioned, a certificate by each proper officer giving his estimate of the amount of taxes and assessments which are a lien but which are not yet payable.

11601. Whenever any part of the subdivision is subject to a lien for taxes or special assessments collected as taxes which are not yet payable, the final map shall not be recorded until the owner or subdivider executes and files with the board of supervisors of the county wherein any part of the subdivision is located, a good and sufficient bond to be approved by the board and by its terms made to inure to the benefit of the county and conditioned upon the payment of all State, county, municipal and local taxes and all special assessments collected as taxes, which at the time the final map is recorded are a lien against the property, but which are not yet payable. In lieu of a bond, a deposit may be made of money or negotiable bonds in the same amount, and of the kind approved for securing deposits of public money.

11602. If the land being subdivided is a portion of a larger parcel shown on the last preceding tax roll as a unit, the bond or deposit for payment of taxes need be only for such sum as may be determined by the board of supervisors to be sufficient to pay the taxes on the land being subdivided, together with all accrued penalties and costs if such taxes are allowed to become delinquent.

If the land being subdivided is sold for taxes it may be redeemed from such sale without the redemption of the remainder of the larger parcel of which it is a part pursuant to the provisions of the Revenue and Taxation Code as if it were held in ownership separate from and other than the ownership of the remainder.

11603. Whenever land subject to a special assessment or bond which may be paid in full, is divided by the line of a lot or parcel of the subdivision, such assessment or bond shall be paid in full or a bond filed with the board of supervisors in all respects similar to that provided in this article, payable to the county as trustee for the assessment bondholders for the payment of such special assessments.

11604. If the taxes or special assessments secured by bond or deposit are allowed to become delinquent, the county shall recover from the surety the principal sum of the bond without proof of loss.

The clerk of the board of supervisors shall apply the sum received in payment of any or all such taxes or special assessments, including penalties and costs, if any, accruing thereto, to the proper State, county, municipal or district officers, for the satisfaction of the tax and special assessment liens, and shall pay the balance, if any, over to the surety.

11605. In the event that a deposit of money or negotiable bonds has been made with the clerk of the board in lieu of a bond required by this article, the clerk shall, subject only to such rules as the board of supervisors may in its discretion provide dispose of the negotiable bonds, if any, and apply the proceeds thereof, and any money deposited with him, to the payment of the taxes and special assessments including penalties and costs in the same manner provided when a bond has been executed. In the event the clerk of the board, as a result of this section, has funds in his possession and can not locate the owner thereof, he shall deposit the same in the county treasury for the benefit of the persons entitled thereto.

ARTICLE 9. FINAL APPROVALS

11610. When all the certificates which appear on the final map (except the approval certificate of the governing body) have been signed and, where necessary, acknowledged, the final map may be filed for approval.

If the subdivision lies entirely within the territory of a city, then the filing shall be with the governing body of that city, if entirely within the unincorporated area of a county, then with the governing body of the county; and if partially within two or more of such territories then with the governing body of each, and in the latter case each body shall act thereon as provided in this article.

11611. The governing body shall at its next meeting or within a period of not more than 10 days after the filing approve the map if it conforms to all the requirements of this chapter and of any local ordinance applicable at the time of approval of the tentative map, or any rulings made thereunder.

The governing body shall at that time also accept or reject any or all offers of dedication and may, as a condition precedent to the acceptance of any streets or easements, require that the subdivider, at his option, either improve or agree to improve the streets or easements.

11612. In the event an agreement for the improvement of the streets or easements is entered into, the governing body may require that the agreement shall be secured by a good and sufficient bond, or it may accept in lieu thereof a cash deposit, which bond or cash deposit shall be in an amount not in excess of the estimated cost of the improvement. However, the subdivider, at his option, in lieu of the agreement to construct improvements, and the bond or cash deposit to secure it, may enter into a contract with the governing body, secured by a faithful performance bond or cash deposit, if required by the governing body, in an amount not to exceed

the estimated cost of the improvement, by which he agrees, within such time as may be provided in the contract, to initiate and to consummate proceedings under an appropriate special assessment act for the formation of a special assessment district covering the subdivision or part thereof, for the financing and construction of designated improvements upon the streets or easements dedicated by the map. Any such agreement or contract shall by its terms provide for the acceptance of the work as it progresses and for partial withdrawal of the deposit, in money or bonds, upon certificate of the county surveyor or the city engineer, or other public official or employee authorized to perform such function, in a manner similar to cash payments under cash contracts and under rules established by the governing body.

11613. In lieu of any bond, a deposit may be made, either with the proper governing body or a responsible escrow agent or trust company, subject to the approval of the governing body, of money or negotiable bonds of the kind approved for securing deposits of public money.

11614. Upon the execution by the subdivider, of either one of the agreements or contracts and the posting of the required bond, or the deposit of the required money or negotiable bonds, the map of such subdivision shall forthwith be approved and accepted for recordation.

11615. Title to property the dedication of which is accepted shall not pass until the final map is duly recorded under the provisions of this chapter.

11616. If at the time the final map is approved any streets are

rejected, the offer of dedication shall remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use, which acceptance shall be recorded in the office of the county recorder.

If a resubdivision or reversion to acreage of the tract is subsequently filed for approval, any offer of dedication previously rejected shall be deemed to be terminated upon the approval of the map by the governing body.

11617. If the subdivision lies within a city, subsequent to the approval of the final map by the governing body of the city, the clerk of the governing body of the city shall thereupon transmit the map to the clerk of the county board of supervisors. When all bonds, money or negotiable bonds required under the provisions of this chapter to secure the payment of taxes and assessments which are a lien on some part of the subdivision but which are not yet payable, have been deposited with and approved by the board of supervisors, the clerk of the board shall transmit the final map to the county recorder.

If the subdivision lies within unincorporated territory, then when the map has been approved and the bonds, money or negotiable bonds have been deposited and approved, the clerk of the board of supervisors shall transmit the map to the recorder.

In either case the clerk of the board of supervisors shall certify to the recorder that the provisions of this chapter have been complied with regarding deposits.

ARTICLE 10. RECORDING

11625. The subdivider shall present to the recorder evidence that, upon the date of recording, as shown by public records, the parties consenting to the recordation of the map are all the parties having a record title interest in the land subdivided whose signatures are required by the provisions of Article 7, otherwise the map shall not be recorded.

11626. Except as provided in Section 11537, no final map of a subdivision shall be accepted by the county recorder for record unless there has been a compliance with all provisions of this chapter and of any local ordinance.

The recorder may have not more than 10 days to examine the final map before accepting or refusing it for recordation.

11627. The approval in accordance with the provisions of this chapter by the appropriate governing body or bodies, and the recordation of the final map or the filing of a record of survey map shall automatically and finally determine the validity of the map, so far as the property thereon shown is included within such city, or county, under the terms and provisions of this chapter and local ordinances.

11628. When any final map is presented to the county recorder and is accepted by him, he shall so certify on the face thereof, and shall fasten the same securely in a book of maps of subdivisions or of cities and towns which he shall keep in his office. Upon acceptance by the recorder, the final map shall be a public record.

The county recorder shall also keep a separate indexed book of local ordinances relating to subdivisions.

APPROVED MAY, 1943

STANDARD FORMS

SUBDIVISION CERTIFICATES

The following forms have been approved for use on Subdivision Maps.

1. OWNERS' CERTIFICATE

We hereby certify that we are the owners of, or have some right, title or interest in and to, the real property included within the subdivision shown upon this map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the making of said map and subdivision as shown within the colored border lines and hereby dedicate to public use all the.....

 shown upon said map within said subdivision.

.....

 Signatures

1a. EASEMENTS AND RESERVED DEDICATIONS

When Easements for Public Utilities are provided, add the following:

We also hereby dedicate for public use easements for public utilities under, on or over those certain strips of land lying between the rear lines and/or side lines of lots and the lines designated as "public utilities easements line", as shown on said map, within said subdivisions; such strips of land to be kept open and free from buildings and structures of any kind.

When Reserved Dedications are provided, add the following:

We also hereby dedicate for public use those certain strips of land lying between the lines of streets and lines designated as "future street line", as shown on said map, within said subdivision, reserving to ourselves for the use of the successive owners of the respective lots certain rights of use of such portions of said strips of land as lie within the boundaries of said respective lots, said rights of use being as are incidental to the care, planting and cultivation of such portions of said strips of land, but not including the construction thereon of buildings or structures of any kind, excepting fences and sprinkling and irrigation systems and appurtenances thereto.

2. ACKNOWLEDGMENTS For Individual

STATE OF CALIFORNIA }
 County of Monterey } ss.

On this day of....., 19.....,

before me,
 a Notary Public in and for said County of Monterey, State of California, residing therein, duly commissioned and sworn,

personally appeared

known to me to be the person..... whose name
 subscribed to the within instrument and acknowledged to me

that executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first, above written.

(SEAL)
 Notary Public in and for the County
 of Monterey, State of California.

2a. For Corporation

STATE OF CALIFORNIA }
 County of Monterey } ss.

On this day of....., 19.....

before me,
 a Notary Public in and for the County of Monterey, State of California, residing therein, duly commissioned and sworn,

personally appeared

known to me to be the.....President and

..... known to me

to be theSecretary of the

.....
 the corporation that executed the within instrument and known to me to be the persons who executed the same upon behalf of the corporations named therein, and acknowledged to me that such corporations executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)
 Notary Public in and for the County
 of Monterey, State of California.

3. CERTIFICATE OF ENGINEER OR SURVEYOR

6. CERTIFICATE OF CLERK OF BOARD OF SUPERVISORS

I, _____, Licensed Land Surveyor (or Registered Civil Engineer), hereby certify that this map correctly represents a survey made under my direction during _____, 19____; that the survey is true and complete as shown; that the monuments are of the character and occupy the positions indicated (or will be set in such positions and at such time as stipulated in Bond filed in office of County Surveyor, _____, 19____, and are (or will be) sufficient to enable the survey to be re-traced.

I, _____, Clerk of the Board of Supervisors of Monterey County, hereby certify that said Board approved the within map on the _____ day of _____, 19____, and accepted on behalf of the public, all parcels of land offered for dedication for public use, in conformity with the terms of the offer of dedication.

Licensed Land Surveyor of State of California
License No. _____ (Registered Civil Engineer)
Reg. No. _____

By _____
County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Monterey, State of California.

By _____ Deputy

4. BASIS OF BEARINGS NOTE
(Must appear on all maps.)

6a. CERTIFICATE OF CLERK OF BOARD OF SUPERVISORS
(Record of Survey Map)

1. *The bearing of _____ as shown on map _____ recorded in Map Book _____, page _____, was taken as basis of bearings shown upon this map.

I, _____, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that said Board, on _____, 19____, approved this map for subdivision purposes in accordance with the conditional approval of said map by the County Planning Commission, on file in my office.

2. *The bearings on this map are based on (a Solar or Polaris Observation).
*Use whichever form is applicable.

Clerk of the Board of Supervisors of Monterey County, California.

Add also the following:

All distances and dimensions are shown in feet and decimals thereof.

The blue border indicates the boundaries of the land subdivided by this map.

7. CERTIFICATE OF COUNTY RECORDER

5. CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

Filed for record at the request of _____
this _____ day of _____, 19____,
at _____ minutes past _____ M.,
in Volume _____ of _____
at page _____, Records of Monterey County, California.

I, _____, County Surveyor of Monterey 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 alterations thereof as approved by the Monterey County Planning Commission, on

_____ 19____; that all the provisions of the California "Subdivision Map Act", as amended and of Monterey County Ordinance No. 546, applicable at the time of the approval of said tentative map, have been complied with, and this map is technically correct.

County Recorder

County Surveyor, Monterey County, California.

By _____ Deputy

Fee \$ _____

MONTEREY COUNTY PLANNING COMMISSION
TENTATIVE MAP CHECK SHEET

SUBDIVISION _____

Date Filed _____

Copies to County Surveyor _____

Planning Commission

Division of Highways _____

Meeting Date _____

Adjacent City _____

RECOMMENDATIONS:

County Surveyor:

Division of Highways:

Adjacent City:

PLANNING COMMISSION ACTION:

PLANNING COMMISSION FILING CHECK:

I—GENERAL:

- Tract Name
- Location, Property Description, Boundaries
- Adjacent Property or Subdivisions
- Owner, Subdivider, Surveyor

- Date, North Point, Scale
- Sufficient Copies
- Sheet Size
- Space for Certification

II—LAND AREA:

- Contour Lines
- Elevation of Points
- Areas subject to inundation
- Water course location and direction
- City limit lines
- Suitability

- Present Land Use
- Proposed Land Use
- Proposed Deed Restrictions
- Zoning Ordinance
- Master or Official Plans

III—STREETS AND HIGHWAYS

- Names
- Widths
- Profile or Grades
- Curve Radii
- Street X-sections
- Paving Specifications
- Intersection Angles
- Existing Streets
- Continuation of center line

- Extension to boundaries
- Grade crossing provisions
- By-Pass streets
- Reserved strips
- Alley widths and cut-off
- Private streets
- Provision for maintenance
- Paved access
- Master Highway Plan and O.P.L.

IV—LOTS AND BLOCKS

- Lot width, depth, area
- Normal to street
- Frontage on street
- Double frontage
- Corner lot extra wide

- Provision for re-subdivision
- Properly drained
- Block length
- Rounded corners and radii
- Pedestrian ways

V—PROPOSED IMPROVEMENTS

- Water quantity, quality, source
- Sidewalks
- Tree planting
- Drainage structures

- Public Utilities
- Sewage disposal
- Flood control
- Time of completion

VI—EASEMENTS

- Width and location
- Drainage
- Public Utilities
- Sewer

- Along rear lot lines
- Building lines
- Future streets and alleys
- Planting

VII—PUBLIC AREAS

- Parks
- Playgrounds

- School sites
- Stream bank or shoreline

Checked by _____

OFFICE OF COUNTY SURVEYOR
 MONTEREY COUNTY, CALIFORNIA
 CHECK SHEET - FINAL SUBDIVISION MAP

Date filed this Office _____

Tract No. _____

Present to Board on _____

Subd. Name _____

Approved by Board _____

Checked by _____ Date _____

Date Recorded _____

Vol. _____ of _____ Page _____

I—MAP FORM

- | | | |
|--|---|---|
| <input type="checkbox"/> Legibility | <input type="checkbox"/> Tract No., Title & Description | <input type="checkbox"/> Scale |
| <input type="checkbox"/> Sheet Size | <input type="checkbox"/> Date | <input type="checkbox"/> Blue Border |
| <input type="checkbox"/> India Ink | <input type="checkbox"/> North Point | <input type="checkbox"/> City Limit Line |
| <input type="checkbox"/> Sheets, No. & Order | <input type="checkbox"/> Lot on one sheet | <input type="checkbox"/> Agree with Tentative Map |
| <input type="checkbox"/> Reference to Record | <input type="checkbox"/> Notes on Map | |

II—DATA ON MAP

A—CERTIFICATES

- | | | |
|---|--|---|
| <input type="checkbox"/> Owners | <input type="checkbox"/> Monuments, Note | <input type="checkbox"/> Reserved Dedications |
| <input type="checkbox"/> Street Easements; Other
Public Dedication | <input type="checkbox"/> County Surveyor | <input type="checkbox"/> Basis of Bearing |
| <input type="checkbox"/> Surveyor, seal | <input type="checkbox"/> County Clerk | <input type="checkbox"/> Parcels to be Dedicated
by Letter |
| <input type="checkbox"/> Acknowledgments | <input type="checkbox"/> City Clerk | |
| | <input type="checkbox"/> County Recorder | |

B—TECHNICAL DATA

1—Center line Data - Roads

- Bearings & Distances
- Curve L, D, T, R
- Ties to other intersections
- Monuments
- Existing Co. Engr's Center Line

2—Side Lines Data - Roads

- Street widths
- Exterior Blk. Dimensions
- Sum of Interior Dists.
- Official Plan Lines
- Building Lines
- Future St. Lines
- Private Sts.
- Existing Sts.
- Reserved Dedication Strip
- Adjacent Sts.

3—Easements

- Center Line
- Side Line
- Widths

4—Lots

- Bearings
- Distances
- Curve Data
- Traverse Alt. Lots
- Lot Nos.
- Monuments

5—Blocks

- Ties
- Monuments
- Block Nos.
- Corner Cut-offs
- Traverse Ex. Bdy.

6—General

- No Duplicate St. Names
- Adj. Prop. Corners
- Adj. Subd. Names
- City Limit & Ties
- Not a part of this Subdv.
- Abandonment References

7—Dedications

- Sts. & Ways
- Other Public Prop.
- Reserve Dedication
- Drainage Easements
- Stream & Water Course
- Slope Easements
- Utility Easements

III—ACCOMPANYING DATA

A—Certificates

- Title Report
- Auditor's Certificate
- County Clerk Tax Certificate
- Faithful Performance Bond
- Tax Bond
- Bond - Surveyor to set Mont's.

B—Technical Data

- Calc. & Traverse Sheets
- Notes showing ties
- Notes showing Mont's.
- Print showing Mont's. in place
- Print showing Mont's to be set
- Monuments Inspected

C—Subdivision Improvements

- Contour Map
- Plans
- Cross Sections & Profiles
- Specifications
- Deed Restrictions
- Paved Access to Lots

D—Fees

- Filing Fee
- Recording Fee

REMARKS _____

RULES OF THE MONTEREY COUNTY PLANNING COMMISSION

RULE 1

The Monterey County Planning Commission shall hold a regular monthly meeting in the Chambers of the Board of Supervisors of the County of Monterey, in the County Court House, at Salinas, Monterey County, California, at 2:00 o'clock P.M. on the last Monday of every month.

RULE 2

Any regular meeting may be adjourned from time to time. Special meetings shall be held upon the call of the Chairman or upon request of the Board of Supervisors following twenty-four hours notice to each member of the Commission.

RULE 3

The Commission at its regular meeting held in the month of February of each year shall elect from among the appointed members a Chairman and Vice-Chairman, and shall also elect a Secretary who shall not necessarily be an appointed member. In case of the absence or the inability to act of the Chairman and the Vice-Chairman, the members present at any meeting must, by an order entered in their minutes, select one of their number as Chairman-pro-tem for that meeting.

RULE 4

All maps, plats, and other matter required by law to be filed with the Commission shall be filed with the Secretary of the Commission.

RULE 5

The order of business at each meeting of the Commission shall be as follows:

1. Call the roll.
2. Approval of minutes.
3. Reading of communications and petitions.
4. Orders of the day.
5. Receiving of reports of standing committees.
6. Receiving of reports of special committees.
7. Unfinished business.
8. Miscellaneous business.

The above regular order of business may be suspended or varied at any time upon order of the Chairman.

RULE 6

Consideration of tentative subdivision maps filed with the Commission shall automatically become the order of the day at the first meeting of the Commission after the filing.

RULE 7

Matters which are required by law to be considered by the Commission within a specified time shall automatically become Orders of the Day at the meeting of the Commission next prior to the expiration of such time, unless previously acted upon.

RULE 8

In conducting the commission's business, the following number of members shall constitute a quorum:

- (a) Hearing on applications for a variance from the provisions of the County Zoning Ordinance; at least four members. If only four members are present, any action forwarded to the Board of Supervisors must be passed by unanimous vote.
- (b) Adoption or amendment to the Master Plan; at least six members.
- (c) All other commission business; at least five members.

The rules laid down in Robert's Rules of Order for proceedings and debate in deliberative assemblies are hereby adopted for the government of the commission in all cases not otherwise provided for in these rules.

In case of the absence of a quorum, the members present shall constitute a committee of the commission and shall conduct the meeting of the commission, and shall make a report of its action at the next succeeding meeting of the commission at which a quorum is present. The actions of the committee shall become effective when ratified by the members at such succeeding meeting.