

Chapter 16.24

FINAL MAP

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Sec. 16.24.010 **Timing**

Within twenty-four (24) months of the date of approval or conditional approval of the tentative map, the subdivider shall cause the proposed subdivision or authorized unit or phase thereof, to be surveyed and a final map to be prepared and recorded in accordance with the provisions of this Chapter and the Subdivision Map Act.

Sec. 16.24.020 **Final Map Not Required**

A final map shall not be required for subdivisions for which a parcel map has been filed in accordance with Chapter 16.16 (Parcel Map) of this Ordinance.

Sec. 16.24.030 **Termination of Proceedings**

Failure to record a final map within twenty-four (24) months of the date of approval or conditional approval of a tentative map shall terminate all proceedings. Before a final map may thereafter be recorded, a new tentative map shall be filed in accordance with Chapter 16.12 (Tentative Map) of this Ordinance.

Sec. 16.24.040 **Time Extension**

The Board of Supervisors may grant an extension of time up to but not exceeding twelve (12) months beyond the twenty-four (24) months allowed for recording a final map.

Requests for time extensions shall be made in writing to the Board not less than thirty (30) days prior to the expiration of the twenty-Four (24) months allowed. Time extensions may be granted subject to the condition that the final map shall be prepared and improvements shall be constructed and installed in compliance with requirements in effect at the time such extension is considered by the Board. Requests for time extensions shall be accompanied by a non-refundable processing fee, as established in the County Fee Resolution, for each tentative map.

Sec. 16.24.050 Preparation

- A. The final map shall be prepared by or under the direction of a registered civil engineer authorized to perform surveying, or licensed land surveyor, and shall be based upon filed survey.
- B. Whenever California Coordinate System is established within one mile of the proposed subdivision, then the County Surveyor may require the survey to be tied into that system.
- C. The following are acceptable bases of bearings:
 - 1. Recorded maps.
 - 2. Astronomical observation.
 - 3. California Coordinate System.
 - 4. Government Records - approved by the County Surveyor.
- D. All surveys shall have a minimum accuracy of 1:5000.
- E. Monuments:
 - 1. All monuments shall be of a permanent type. The following are approved as permanent:
 - e. Concrete monument with brass cap;
 - f. 3/4" diameter or larger pipe with tag;
 - g. Minimum of 1/2" diameter steel bar with metal or plastic cap;
 - h. "T" bar with tag permanently attached.
 - 2. Sufficient durable monuments shall be set to conform with Section 8771 of the Business and Professions Code. Monuments shall be set at angle and curve points on the exterior boundaries of the subdivision.

Monuments shall be set at the beginning and end of curve on right-of-way lines. All lot corners shall be monumented.

3. Permanent elevation bench marks referring to an U.S.G.S. datum may be required to be set at each street intersection in the curb return or other location approved by the County surveyor, said bench marks to be noted on the final map.
4. Any monument or benchmark, as required by these specifications, that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the subdivider.
5. The exterior boundary of the land being subdivided shall be monumented prior to recording of the final map. Interior monuments need not be set before recording of the map if the engineer or surveyor certifies on the map that the monuments will be set on or before a specified later date, and if the subdivider furnishes the County a bond guaranteeing the payment of the costs of setting such monuments..
6. Within five days after final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the subdivider and to the County Surveyor.

Sec. 16.24.060 Form

- A. The map shall be legibly drawn, printed or reproduced by a process guaranteeing a permanent record in black on tracing cloth or polyester base film. Certificates, affidavits and acknowledgements may be legibly stamped or printed upon the map with opaque ink. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.
- B. The size of each sheet shall be 18 X 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. Minimum scale shall be one (1) inch equals 100 feet, unless a smaller scale is approved by the County Surveyor. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and an index map showing the relation of each sheet shall be included.
- C. 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 shall be shown, including bearings and distances of straight lines, and radii and arc length or chord bearings and length for all curves, and such information as may be necessary to determine

the location of the centers of curves and ties to existing monuments used to establish the subdivision boundaries.

Dimensions of lots shall be given as total dimensions, corner to corner, and shall be shown in feet and hundredths of a foot. No ditto marks shall be used. Acreage of all lots shall be shown to the nearest hundredth.

- D. The map shall show clearly what stakes, monuments or other evidence were found on the ground to determine the boundaries of the subdivision. The adjacent corners of all adjoining subdivisions shall be identified by lot and block numbers, subdivision name and place of record, or other proper designation.
- E. The map shall contain a title consisting of the commercial name, if any, and a subtitle or general description of all the property being subdivided with reference to maps which have been previously recorded or by reference to the plat of a United States Survey. In no case shall the title be the same (or so nearly the same as to cause confusion) as a name of any existing city, town tract or subdivision of land of which a map has been previously recorded.
- F. Each parcel shall be numbered and each block may be numbered or lettered. Each street shall be named.
- G. The exterior boundary of the land included within the subdivision shall be indicated by distinctive symbols and clearly so designated. The map shall show the definite location of the subdivision, and particularly its relation to surrounding surveys.
- H. When a soils report has been prepared, this fact shall be noted on the final map, together with the date of the report and the name of the engineer making the report.
- I. The line of high water shall be shown in any case when the subdivision is adjacent to a stream. Channel, or any body of water. This line can also be the sanitary setback line.
- J. The boundaries of any areas within the proposed subdivision which are subject to overflow, inundation or flood hazard shall be shown. A 100-year storm shall be used for determining areas.
- K. The map shall show the side lines of all easements to which the lots are subject. The easements must be clearly labeled by solid capital letters and identified; and if already of record, the record reference given. Easements for storm drain, sewers, and other purposes shall be denoted by fine dotted lines. The width of the easement and the lengths and bearings of the lines

C. Road Commissioner's Certificate:

"I, _____, Trinity County Road Commissioner, hereby certify that the design of all roads within the subdivision shown on the accompanying map comply with the requirements of the Subdivision Map Act, the Trinity County Subdivision Ordinance, the Subdivision Improvement Standards, and amendments thereto.

County Road Commissioner
County of Trinity, California"

D. Tax Collector's Certificate:

"I, _____, Tax Collector of Trinity County, hereby certify that there are no liens for unpaid county or local taxes or special assessments against any land within the subdivision shown on the accompanying map, except taxes or special assessments not yet payable against said land, and that this certificate does not include any assessments of any assessment district, the bonds of which have not yet become a lien against said land.

Tax Collector
County of Trinity, California"

E. Surveyor's Certificate:

"I, _____, do hereby certify that this map correctly represents a survey made under my direction during _____, that the survey is true and complete as shown, and that the monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Licensed Land Surveyor or
Registered Civil Engineer
State of California
L.S. or R.C.E. No. _____"

F. County Surveyor's Certificate:

"I, _____, County Surveyor of Trinity County herby certify that I have examined this map, that all provisions of the Subdivision Map Act, as amended, and the Trinity County Subdivision Ordinance as amended, applicable at the time of the approval of said tentative map have been complied with, and that this map is technically correct.

County Surveyor
County of Trinity, California"

G. Registered Civil Engineer's Certificate:

"I, _____, a Registered Civil Engineer, have prepared a soils report, dated _____, in compliance with the Trinity County Subdivision Improvement Standards.

Registered Civil Engineer
State of California
R.C.E. No. _____"

H. Recorder's Certificate:

"Filed for record at the request of _____ this ____ day of _____, at _____m. in Book _____ of Maps and Surveys at page _____, Records of Trinity County California.

Fee: _____

County Recorder
County of Trinity, California

By _____
Deputy"

I. Board of Supervisors' Certificate:

"I hereby certify that all security required by the Board of Supervisors of the County of Trinity for the subdivision shown on the accompanying map has

been deposited, and that said Board approved said map on the ____ day of _____, 20__, and accepted on behalf of the public _____.

Clerk of the Board of Supervisors
County of Trinity, California"

J. Planning Director's Certificate:

"I hereby certify that I have examined this map, that the subdivision as shown on the map is substantially the same as it appeared on the tentative map as approved and conditioned by the Board of Supervisors on the ____ day of _____, 20__, and that all provisions of the Trinity County Zoning Ordinance, as amended, applicable at the time of the approval of said tentative map have been complied with.*

Planning Director
County of Trinity, California"

*The following line must be added if (1) the subdivision fronts on a lake owned entirely or in part by a public agency or on a public waterway, and (2) reasonable access was not provided to such lake or waterway, and (3) the Planning Commission made the finding that reasonable public access to such lake or waterway exists within a reasonable distance of the subdivision:

"Additionally, I hereby certify that the Planning Commission has made a finding that there exist reasonable public access to public lakes and streams within a reasonable distance of the subdivision"

K. Health Officer's Certificate:

"I, _____, Trinity County Health Officer, hereby certify that the methods of sewage disposal and of water supply proposed for the subdivision shown on this map comply with the Trinity County Subdivision Improvement Standards and with other applicable state laws and county ordinances.

Health Department
County of Trinity, California"

Sec. 16.24.080 Filing Fee

A non-refundable filing fee shall be paid in advance as set forth in the County Fee Resolution.

Sec. 16.24.090 Subdivision Improvement Plans - Submittal

After approval or conditional approval of the tentative map, the subdivider shall submit subdivision improvement plans to the County and State officers designated in the Subdivision Improvement Standards. The officers shall require resubmission of the plans if they are inadequate or if the design of improvements do not conform to requirements of the Subdivision Improvement Standards. Upon approval of the plans, each official shall transmit the plans and notice of his approval to the Board of Supervisors and shall sign the appropriate certificate on the final map. (Ord. 352, Sec. 5(L), 1975)

Sec. 16.24.100 Certification by Planning Director

After approval or conditional approval of the tentative map, the subdivider shall submit subdivision improvement plans to the County and State officers designated in the Subdivision Improvement Standards. The officers shall require resubmission of the plans if they are inadequate or if the design of improvements do not conform to requirements of the Subdivision Improvement Standards. Upon approval of the plans, each official shall transmit the plans and notice of his approval to the Board of Supervisors and shall sign the appropriate certificate on the final map. (Ord. 652, Sec. 5(L), 1975)

Sec. 16.24.110 Determination by County Surveyor

After certification by the Planning Director, the subdivider shall submit copies of a final map and checking fee to the County Surveyor. The number of copies and the amount of fees are specified by the County Fee Resolution. If the County Surveyor determines that the final map complies with all provisions of this title and applicable State law in effect is technically correct, then he shall certify the map and transmit it to the Clerk of the Board of Supervisors. If he finds that it does not conform to these requirements, he shall require that the map be corrected and resubmitted. The County Surveyor shall make his determinations and shall advise the subdivider of his determination within twenty (20) days of the map's submission date. (Ord. 352-2, Section 6, 1977; Ord. 352, Sec. 5(N), 1975)

Sec. 16.24.120 Actions by Board of Supervisors

- A. The Board of Supervisors shall, within a period of ten (10) days after the submission of the final map to the Clerk of the Board of Supervisors, or at its next regular meeting after the meeting at which it receives the map (whichever is later), approve the map if it conforms to all the requirements of

this chapter and other applicable laws in effect at the time of approval or conditional approval of the tentative map, provided that if any improvements required pursuant to the Subdivision Improvement Standards or other applicable laws have not been completed and approved, the Board shall specify one of the following agreements and require the subdivider to enter into the agreement as a condition of approval of the map:

1. An agreement with the Board of Supervisors upon mutually agreeable terms to thereafter complete such improvements at the subdivider's expense; or
2. An agreement with the Board of Supervisors to initiate and consummate proceeding under an appropriate special assessment act for the financing and completion of all such improvements, or, if not completed under such special assessment act, to complete such improvements at the subdivider's expense;

and, in addition, if it enters into any such agreement, the Board shall require that performance of such agreement be guaranteed by the security specified in Chapter 16.40.

- B. If the final map does not conform to the Subdivision Map Act or to any requirement or condition applicable at the time of approval or conditional approval of the tentative map, the Board of Supervisors shall disapprove the final map. Such disapproval shall be accompanied by finding identifying the requirements or conditions which have not been met or performed. After such disapproval, the subdivider may submit a modified final map to the Planning Director pursuant to Section 16.12.131.
- C. The Board of Supervisors may approve the map when the only failure of the map is the result of a technical or inadvertent error which it determines does not materially affect the validity of the map. (Ord. 352-2, Sec. 7, 1977; Ord. 352, Section 5(O), 1975)