

FINAL MAP TITLE SHEET MANUAL

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1. TITLE SHEET OVERVIEW

The title sheet is the first sheet of the map and consists of a brief legal description of the property being mapped in addition to all certificates and statements as required by the Subdivision Map Act (SMA); Carlsbad Municipal Code (CMC) Title 20 Chapter 20.20. A second sheet may be necessary to handle run over from sheet 1 such as notary acknowledgements and joint use agreements. An example title sheet with the proper location of all certificates and statements is included under Section 10 at the end of this manual.

When preparing the final map, title sheet resources to be used in addition to the Subdivision Map Act (SMA), Carlsbad Municipal Code (CMC) Title 20 and the resolution conditions specified in the approval of the tentative map are City of Carlsbad Engineering Review Development Processing Procedure Chapter 5 (which includes the submittal checklist), the San Diego County Map Processing Manual (SDCMPM) and the preliminary title report and subdivision guarantee prepared by the title company.

In certain sections below, reference may be made to see the SDCMPM <http://www.sandiegocounty.gov/content/dam/sdc/pds/LandDevelopment/mapprocessing.pdf>
When applicable, use the SDCMPM as a guide for language.

If it appears necessary to deviate from the standard subdivision title sheet layout or wording as contained in this manual, the map checker should be consulted before making any changes.

2. OWNER'S AND DEDICATION STATEMENT

SMA 66436; 66439; [CMC Title 20.20 CMC 20.20.030 and 20.20.110 \(10\)](#)

The owner's and dedication statement are directly related to the dedication requirements in the resolution of approval, thus a generic dedication statement is not possible. To keep the statement orderly and generic as possible the following examples of dedications are listed. The intent of the dedication statement is to orderly list all the required dedications. For situations not listed, a proposed dedication statement shall be submitted to the City for approval before submitting the final map.

- a. Owner's Statement
- b. Public Streets - dedicates to the public an easement for public street and public utility purposes
- c. Access Rights
- d. General Utility and Access Easement
- e. Sewer and Drainage Easements
- f. Trails Pedestrian and Equestrian Easements
- g. Inundation Easement
- h. Slope Easement
- i. Covenant of Easement
- j. Open Space Easement
- k. Miscellaneous

2a. Owners' Statement

[CMC 20.20.110 \(9\)](#), SMA 66436(a)

Every owner's statement begins with the following:

"WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP."

2b. Public Streets

The 2010 SMA Section 66439 has been amended to include specific language for street dedications in fee and in easement.

Public Streets in Fee

SMA 66439(d)(2)

WE HEREBY DEDICATE THE REAL PROPERTY DESCRIBED BELOW **IN FEE** FOR PUBLIC PURPOSES TO THE CITY OF CARLSBAD: HIGHLAND DRIVE, FARADAY STREET AND A PORTION OF COLLEGE BOULEVARD FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, ALL AS SHOWN ON SAID MAP.

Public Streets as Easements

SMA 66439(d)(3)

WE HEREBY DEDICATE TO THE PUBLIC THE REAL PROPERTY DESCRIBED BELOW AS **AN EASEMENT** FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: HIGHLAND DRIVE, FARADAY STREET AND A PORTION OF COLLEGE BOULEVARD FOR PUBLIC STREET AND PUBLIC UTILITY EASEMENT PURPOSES, ALL AS SHOWN ON SAID MAP."

When listing streets, start with full width streets followed by streets not having full width. Streets that are not being dedicated in full width are to be labeled "PORTION OF" followed by the street name.

"WE HEREBY **IRREVOCABLY OFFER** FOR DEDICATION THE REAL PROPERTY DESCRIBED BELOW AS **AN EASEMENT** FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES TO THE PUBLIC: HIGHLAND DRIVE, FARADAY STREET AND A PORTION OF COLLEGE BOULEVARD, ALL AS SHOWN ON SAID MAP."

2c. Access Rights

Relinquishment of Access Rights

Eliminating double frontage lots and corner lots:

"..... AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS _____ IN AND TO HIGHLAND DRIVEALL AS SHOWN ON SAID MAP.

Portion of Lot Reserved for Future Street

“....AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM THE PORTION OF LOTS ____ RESERVED FOR FUTURE STREET IN AND TO HIGHLAND DRIVE AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS ____ IN AND TO THE PORTION OF LOTS ____ RESERVED FOR FUTURE STREET....ALL AS SHOWN ON SAID MAP.”

Access Openings

“..... AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS _____ IN AND TO HIGHLAND DRIVE EXCEPT AT ACCESS OPENING NO. 1....ALL AS SHOWN ON SAID MAP.

2d. General Utility and Access Easement

General Utility and Access Easement

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR GENERAL UTILITY AND ACCESS PURPOSES, ALL AS SHOWN ON SAID MAP.

2e. Sewer, Water and Drainage Easements

Sewer Easements

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR SEWER PURPOSES, ALL AS SHOWN ON SAID MAP.

Drainage Easements

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR DRAINAGE PURPOSES, ALL AS SHOWN ON SAID MAP.

Water Easements

WE HEREBY DEDICATE TO THE CARLSBAD MUNIICIPAL WATER DISTRICT THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR WATER PURPOSES, ALL AS SHOWN ON SAID MAP.

Easements for Two or More Utilities

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR SEWER AND DRAINAGE PURPOSES, ALL AS SHOWN ON SAID MAP.

2f. Trails, Pedestrian and Equestrian Easements

Public Trail Easements

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR PUBLIC TRAIL PURPOSES, ALL AS SHOWN ON SAID MAP.

Or

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR TRAIL PURPOSES, ALL AS SHOWN ON SAID MAP.

Pedestrian Access Easements

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR PEDESTRIAN ACCESS PURPOSES, ALL AS SHOWN ON SAID MAP.

2g. Inundation Easement

Inundation Easements

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR INUNDATION PURPOSES, ALL AS SHOWN ON SAID MAP.

2h. Slope Easement

Slope Easements

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR SLOPE PURPOSES, ALL AS SHOWN ON SAID MAP.

2i. Covenant of Easement

Covenant of Easement

WE HEREBY CREATE A COVENANT OF PRIVATE EASEMENT FOR (LIST PURPOSE OF EASEMENT: CROSS-LOT DRAINAGE, SEWER, ETC.) OVER LOT ____ FOR THE BENEFIT OF LOT ____ AS SHOWN HEREON. THIS COVENANT IS CREATED UNDER CARLSBAD MUNICIPAL CODE SECTION 20.04.140 AND IS SUBJECT TO THE REQUIREMENTS THEREIN.

2j. Open Space Easement

Open Space Easement

WE HEREBY GRANT TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR OPEN SPACE PURPOSES OVER, UPON, ACROSS AND UNDER LOTS _____ (*state the lots and if it is a portion of a lot say portion of lot*) (HEREINAFTER REFERRED TO AS THE SUBJECT LAND UNLESS OTHERWISE SPECIFIED), TO-WIT:

[1] A PERPETUAL EASEMENT FOR OPEN SPACE OVER, UPON, ACROSS AND UNDER THE SUBJECT LAND; EXCEPTING NECESSARY PUBLIC UTILITY LINES, NO BUILDING, STRUCTURE OR OTHER THING WHATSOEVER SHALL BE CONSTRUCTED, ERECTED, PLACED, OR MAINTAINED ON THE SUBJECT LAND EXCEPT AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF CARLSBAD.

[2] THE PERPETUAL RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE SUBJECT LAND AND REMOVE ANY BUILDINGS, STRUCTURE OR OTHER THINGS WHATSOEVER CONSTRUCTED, ERECTED, PLACED OR MAINTAINED ON THE SUBJECT LAND CONTRARY TO ANY TERM, COVENANT OR CONDITION OF THIS EASEMENT; AND, THE PERPETUAL RIGHT TO DO ANY WORK NECESSARY TO ELIMINATE THE EFFECTS OF ANY EXCAVATION OR GRADING DONE ON THE SUBJECT LAND, OR ELIMINATE ANY PLACEMENT OF SAND SOIL, ROCK, GRAVEL OR ANY OTHER MATERIAL PLACED ON THE SUBJECT LAND CONTRARY TO ANY TERM, COVENANT OR CONDITION OF THIS EASEMENT.

[3] GRANTOR COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS AS FOLLOWS:

[A] EXCEPTING NECESSARY PUBLIC UTILITY LINES, THAT IT SHALL NOT ERECT, CONSTRUCT, PLACE, MAINTAIN OR PERMIT THE ERECTION, CONSTRUCTION, PLACEMENT, OR MAINTENANCE OF ANY BUILDING, STRUCTURE OR OTHER THING WHATSOEVER ON THE SUBJECT LAND OTHER THAN SUCH BUILDINGS, STRUCTURES OR OTHER THINGS AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF CARLSBAD.

[B] THAT IT SHALL NOT USE THE SUBJECT LAND FOR ANY PURPOSE EXCEPT OPEN SPACE AND FOR PARK AND/OR RECREATIONAL PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF CARLSBAD OR ITS SUCCESSORS OR ASSIGNS.

[C] EXCEPTING THE EXCAVATION AND GRADING INCIDENTAL TO THE CONSTRUCTION AND MAINTENANCE OF NECESSARY PUBLIC UTILITY LINES, THAT IT SHALL NOT EXCAVATE OR GRADE OR PERMIT ANY EXCAVATING OR GRADING TO BE DONE, OR PLACE OR ALLOWED TO BE PLACED ANY SAND, SOIL, ROCK, GRAVEL OR OTHER MATERIAL WHATSOEVER ON THE SUBJECT LAND WITHOUT WRITTEN PERMISSION OF THE CITY OF CARLSBAD OR ITS SUCCESSORS OR ASSIGNS, PROVIDED, HOWEVER, THAT THE GRANTOR MAY EXECUTE, GRADE OR PLACE SAND, SOIL, ROCK, GRAVEL OR OTHER MATERIAL ON THE SUBJECT LAND AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF CARLSBAD.

[D] THAT THE TERMS, COVENANTS AND CONDITIONS SET FORTH HEREIN MAY BE SPECIFICALLY ENFORCED OR ENJOINED BY PROCEEDINGS IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA.

THE GRANT OF THIS EASEMENT AND ITS ACCEPTANCE BY THE CITY SHALL NOT AUTHORIZE THE PUBLIC OR ANY MEMBER THEREOF TO USE OR ENTER UPON ALL OR ANY PORTION OF THE SUBJECT LAND, EXCEPT AS ALLOWED BY THE MASTER PLAN, IT BEING UNDERSTOOD THAT THE PURPOSE OF THE EASEMENT IS SOLELY TO RESTRICT THE USES TO WHICH THE SUBJECT LAND MAY BE PUT.

2k. Miscellaneous

Clear Space

Very seldom used in Carlsbad, these are also referred to as sight distance easements. Typically deed restrictions are required and the restriction is reflected on the non-title information sheet. The homeowner is responsible for maintaining the clear space deed restriction areas. Should the owner be required to grant a clear space easement to the city, refer to the conditions and the SDCMPM for language.

Noise Protection Easement

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTY DESCRIBED AS AN EASEMENT FOR NOISE PROTECTION PURPOSES ALL AS SHOWN ON SAID MAP. These are typically done by an agreement that is a separate document apart from the map.

3. CONDOMINIUM STATEMENTS

(SMA 66424) (Section 4125 of the California Civil Code)

Residential

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF ____ DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

Commercial

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF ____ COMMERCIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

Residential and Commercial

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF ____ DWELLING UNITS ON LOT __ AND A MAXIMUM OF ____ COMMERCIAL UNITS ON LOT __ AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

4. TITLE INTEREST SIGNATURES

Owner’s Signatures And Acknowledgements

SMA 66430 & 66436(a); SDCMPM 1.211; CORPORATIONS CODE 313

Those individuals, limited liability companies (LLC), partnerships, corporations, etc., having any record title interest in the land shall sign the map in the space immediately following the dedication statements. These signatures must be notarized.

All signatures and acknowledgements must be signed in black permanent ink. Stamping or reproduction of signatures or acknowledgements is not permitted.

All corporation signatures shall be executed by two officers of the corporation, unless a copy of the corporate resolution passed by its board of directors authorizing a designated officer to sign on behalf of the corporation is furnished to the City map checker. (See Corporations Code Section 313)

Signature statements for partnerships, limited liability companies (LLC) and joint ventures are often more complex. Sufficient documentation must be submitted to the City map checker to verify the identity of signators. Documentation may include, but is not limited to: articles of incorporation; corporate resolutions; partnership papers; LP-1 forms; LLC-1 forms; operating agreements; joint venture papers; recorded power of attorney; trust papers; guardian, administrator or executor papers; etc.

Corporation. Corporate signators must be:

- Either the chairman of the board, the president or any vice-president and the secretary, and assistant secretary, the chief financial officer or any assistant treasurer (Corporations Code Section 313; or,
- The corporate officer(s) authorized by the corporate bylaws or by resolution of the board of directors; or,

- An attorney-in-fact as authorized by the corporate bylaws or by resolution of the board of directors.

Example:

KELLY DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, AS OWNER

BY: _____ BY: _____
 C.J. HAYS, PRESIDENT PIO PICO, SECRETARY

Limited Liability Company. The managing member or members must sign unless there is specific authorization otherwise. Provide a copy of the Articles of Organization (Form LLC-1) certified by the Secretary of State and a copy of the signed operating agreement which identifies the members and/or managing member(s).

Example:

KELLY RANCH DEVELOPMENT LLC , A DELAWARE LIMITED LIABILITY COMPANY , AS OWNER

BY: HAYS L.P., CALIFORNIA LIMITED PARTNERSHIP, AS MANAGING MEMBER

BY: PICO CONSTRUCTION, A CALIFORNIA CORPORATION, ITS MANAGER

BY: _____
 PIO PICO, VICE-PRESIDENT

General Partnership. All partners of a general partnership must sign unless there is specific authorization otherwise. Partnership papers recorded in San Diego County must be provided together with any authorization naming those persons who can sign if fewer than all the partners.

Example:

KELLY RANCH PARTNERSHIP, A GENERAL PARTNERSHIP, AS OWNER

BY: _____ BY: _____
 C.J. HAYS, GENERAL PARTNER PIO PICO, GENERAL PARTNER

Limited Partnership. Only the general partner (or partners, if more than one) need to sign for this type of partnership. A general partner can be an individual, another partnership or a corporation; etc A copy of the Certificate of Limited Partnership form (Form LP-1) certified by the Secretary of State or Partnership papers recorded in San Diego County must be provided.

Example with individual as partner:

KELLY RANCH DEVELOPMENT LIMITED, A LIMITED PARTNERSHIP, AS OWNER

BY: _____
 C.J. HAYS, GENERAL PARTNER

Example with corporation as partner:

KELLY RANCH DEVELOPMENT LIMITED, A LIMITED PARTNERSHIP, AS OWNER

BY: PICO CONSTRUCTION, A CALIFORNIA CORPORATION, A GENERAL PARTNER

BY: _____ BY: _____
C.J. HAYS, PRESIDENT PIO PICO, SECRETARY

Joint Venture. In all cases involving a Joint Venture, a copy of the joint venture agreement must be provided. If the joint venture involves a corporation, partnership or LLC., appropriate documentation must be provided.

Examples with individuals as joint venturers:

KELLY RANCH PROPERTIES, A JOINT VENTURE, AS OWNER

BY: _____ BY: _____
C.J. HAYS, JOINT VENTURER PIO PICO, JOINT VENTURER

Examples with Corporation and Limited Partnership as joint venturers:

KELLY RANCH PROPERTIES, A JOINT VENTURE, AS OWNER

KELLY RANCH CORPORATION, A CALIFORNIA CORPORATION, JOINT VENTURER

BY: _____ BY: _____
C.J. HAYS, PRESIDENT PIO PICO, SECRETARY

Trustee/Beneficiary

Note: When the trustee signs, they will most likely ask for a executed beneficiary consent form before they will sign the map.

Example:

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION, AS (TRUSTEE)(BENEFICIARY) UNDER DEED OF TRUST RECORDED _____ AS DOCUMENT NO. _____ OF OFFICIAL RECORDS.

BY: _____ BY: _____
NAME, TITLE NAME, TITLE

Notary Acknowledgment.

Per Section 66436(c) of the Subdivision Map Act, a notary seal is generally not required with the notary certificates on maps. The following certificate shall be used on maps:

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, (insert name of notary here), notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE _____

5. CITY CLERK’S CERTIFICATE

SMA 66440 and 66477.1

This certificate certifies the city engineer’s authority to approve final maps and states that the map was properly noticed to the public. I, BARBARA ENGLESON, CITY CLERK OF THE CITY OF CARLSBAD, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER PURSUANT TO THE AUTHORITY GRANTED IN CARLSBAD MUNICIPAL CODE SECTION 20.20.020 HAS APPROVED THIS MAP. I ALSO CERTIFY THAT THE PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____.

IN WITNESS WHEREOF, SAID CITY ENGINEER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK THIS ____ DAY OF _____, 20__.

BARBARA ENGLESON
CITY CLERK

BY: _____

6. SIGNATURE OMISSION STATEMENT

SMA (66436) SDCMPM 1.217

SMA 66436(a)(3) requires a signature omission statement(s). Interested parties need to be notified and a letter needs to be provided to the city stating they do not object to the map recording without their signatures. If the interested parties do not object to the map recording without their signatures, a statement stating their respective interests must be shown on the title sheet immediately following the owner and trustee signatures. The requirements for parcel maps and final maps are exactly the same.

Note: Any easement held by another utility must have a non-interference letter submitted or they must sign the map.

Note that signatures may be omitted if their names and the nature of their respective interest are stated on the map. Shown below are the most commonly used statements, the format in example no. 1 can be used to list multiple easements holders and example no. 2 to list one easement holder:

1. THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.
 - A. CARLSBAD MUNICIPAL WATER DISTRICT, OWNER OF AN *(STATE NATURE OF EASEMENT)* EASEMENT PER DOCUMENT RECORDED JANUARY 1, 2001 AS FILE NO. 2001-000000 OF OFFICIAL RECORDS.
 - B. PACIFIC BELL TELEPHONE COMPANY, OWNER OF AN *(STATE NATURE OF EASEMENT)* EASEMENT PER DOCUMENT RECORDED JANUARY 1, 2002 AS FILE NO. 2002-000000 OF OFFICIAL RECORDS.
 - C. SAN DIEGO GAS & ELECTRIC COMPANY, OWNER OF AN *(STATE NATURE OF EASEMENT)* EASEMENT PER DOCUMENT RECORDED JANUARY 1, 2003 AS FILE NO. 2003-000000 OF OFFICIAL RECORDS.
 - D. CITY OF CARLSBAD MUNICIPAL WATER DISTRICT, OWNER OF A PEDESTRIAN ACCESS EASEMENT PER DOCUMENT RECORDED JANUARY 1, 2007 AS FILE NO. 2007-000000 OF OFFICIAL RECORDS.
2. THE SIGNATURE OF _____, OWNER OF AN *(STATE NATURE OF EASEMENT)* EASEMENT PER DEED RECORDED (DATE) AS FILE NO. (DOCUMENT NO.) OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

Signatures Impossible or Impractical To Obtain

THE SIGNATURE OF _____, OWNER OF AN (*STATE NATURE OF EASEMENT*) EASEMENT PER DEED RECORDED (DATE) AS FILE NO. (DOCUMENT NO.) OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(B) OF THE SUBDIVISION MAP ACT; BECAUSE BY REASON OF CHANGED CONDITION, LONG DISUSE, OR LATCHES, SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SAID SIGNATURES ARE IMPOSSIBLE OR IMPRACTICABLE TO OBTAIN.

(Note: A statement of the circumstances preventing the procurement of the signature shall also be stated)

City of Carlsbad/CMWD Signature Omission Statement

Easements held by the City of Carlsbad or Carlsbad Municipal Water District will require a signature omission certificate on the title sheet, but not a non-interference letter.

THE SIGNATURE OF THE CITY OF CARLSBAD (OR CARLSBAD MUNICIPAL WATER DISTRICT), OWNER OF AN (*STATE NATURE OF EASEMENT*) EASEMENT PER DEED RECORDED (DATE) AS FILE NO. (DOCUMENT NO.) OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

7. REQUIRED CERTIFICATES

County Bond and Assessment Certificate

SDCMPM 1.218

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MCALLISTER
COUNTY TREASURER-TAX COLLECTOR

BY: _____
DEPUTY
DATED _____

RICHARD E. CROMPTON
DIRECTOR OF PUBLIC WORKS

BY: _____
DEPUTY
DATED _____

Surveyor/Engineer Statement

SMA 66441 & 66442.5

Use the following statement when security will be posted to ensure construction of improvements and interior monumentation are being deferred.

I, _____, A (PROFESSIONAL LAND SURVEYOR/REGISTERED CIVIL ENGINEER), STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (beginning date of the boundary survey) AND (ending date of the boundary survey) AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET _____).

NAME PLS/RCE NUMBER (SEAL)

DATE

Use the following statement when no additional improvements are required or when required improvements have been completed and accepted and all monumentation has been completed and approved by the City.

I, _____, A (PROFESSIONAL LAND SURVEYOR/REGISTERED CIVIL ENGINEER), STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (beginning date of the boundary survey) AND (ending date of the boundary survey) AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME PLS/RCE NUMBER (SEAL)

DATE

Use the following statement when any portion of the boundary monumentation will be deferred. (This requires the city engineer to determine that such monuments might be disturbed by the construction of improvements (CMC 20.16.050(d)). In the case of a parcel map filed in lieu of a final map, no deferral of any monuments will be allowed unless expressly allowed by the city engineer (CMC 20.16.050(e))

I _____, A (PROFESSIONAL LAND SURVEYOR/REGISTERED CIVIL ENGINEER), STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (beginning date of the boundary survey) AND (ending date of the boundary survey) AND SAID SURVEY IS TRUE ANDS COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND OR WILL BE SET AS NOTED AT THE SUBDIVISION

BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET _____).

NAME PLS/RCE NUMBER (SEAL)

DATE

Use the following statement when separate monumentation security will be posted to assure that monumentation will be set after the map records and no other security for improvements is required.

I, _____, A (PROFESSIONAL LAND SURVEYOR/REGISTERED CIVIL ENGINEER), STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN (beginning date of the boundary survey) AND (ending date of the boundary survey) AND SAID SURVEY IS TRUE ANDS COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE DATE UPON WHICH THIS MAP IS RECORDED AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET _____).

NAME PLS/RCE NUMBER (SEAL)

DATE

City Engineer’s Statement
SMA 66442

I, JASON S. GELDERT, CITY ENGINEER OF THE CITY OF CARLSBAD, CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THE MAP OF THIS SUBDIVISION TO BE KNOWN AS CITY OF CARLSBAD TRACT NO. XX-XX , CONSISTING OF ___ SHEETS AND DESCRIBED IN THE CAPTION THEREOF, AND HAVE FOUND THAT THE DESIGN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE OF SAID CITY APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I HEREBY APPROVE AND RECOMMEND SAID MAP.

Use the following statement when all of the offers are to be accepted.

I ACCEPT THOSE PUBLIC DEDICATIONS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

Use the following statement when one or more offers are to be accepted and one or more offers are to be rejected .

I ACCEPT THOSE PUBLIC DEDICATIONS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN EXCEPT AS FOLLOWS: I HEREBY REJECT THE OFFER OF DEDICATION (DESCRIBE THE OFFERED EASEMENTS(S) TO BE REJECTED).....

NOTE: SECTION 66477.2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE CITY OF CARLSBAD.

If no acceptance and only rejection(s) are listed, use the following.

I HEREBY REJECT ALL THOSE PUBLIC DEDICATIONS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

NOTE: SECTION 66477.2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE CITY OF CARLSBAD.

Add the following if any easements are to be abandoned or terminated.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP WITHOUT SHOWING THE FOLLOWING CONSTITUTES ABANDONMENT: (LIST EASEMENTS TO BE ABANDONED. INCLUDE THE RECORDATION DOCUMENT NUMBER AND DATE OF RECORDATION).

JASON S. GELDERT RCE 63912 CITY ENGINEER (SEAL)

DATED _____

City Engineer Technical Statement

I, _____, HEREBY STATE THAT I HAVE EXAMINED THIS MAP FOR THE CITY ENGINEER AND FOUND THAT IT IS TECHNICALLY CORRECT.

(PRINTED SURVEYOR'S NAME) PLS/RCE _____ DATE _____

Land Use Manager's and City Attorney's Certificate
SMA 66443

I, DON NEU, SECRETARY TO THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, HEREBY CERTIFY THAT THE TENTATIVE MAP OF CITY OF CARLSBAD TRACT NO. XX-XX, HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION.

DON NEU
SECRETARY TO THE
PLANNING COMMISSION

BY: _____

DATE: _____

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

CELIA BREWER
CITY ATTORNEY

BY: _____

City Treasurer’s Statement

I, CRAIG J. LINDHOLM, CITY TREASURER OF THE CITY OF CARLSBAD, STATE OF CALIFORNIA, HEREBY CERTIFY THERE ARE NO LIENS FOR UNPAID CITY TAXES OR UNPAID BONDS ISSUED UNDER ANY IMPROVEMENT ACT OR IMPROVEMENT BOND ACT OF THE STATE OF CALIFORNIA SHOWING ON THE BOOKS OF THIS OFFICE, EXCEPT TAXES NOT YET PAYABLE AGAINST THE TRACT OR SUBDIVISION, OR ANY PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

_____ DAY OF _____ 20__

CRAIG J. LINDHOLM
CITY TREASURER

BY: _____

County Tax Deposit Certificate

SDCMPM 1.218 (4)

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

DAVID HALL
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____

BY: _____

DEPUTY

County Recorder’s Certificate

SDCMPM 1.218 (5)

FILE NO. _____

I, ERNEST J. DRONENBURG, JR., COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF _____, THIS _____ DAY OF _____, 20__ AT _____ O’CLOCK __.M.

ERNEST J. DRONENBURG, JR.
COUNTY RECORDER BY: _____
DEPUTY

FEE: \$_____

Secretary of the Water Board of Directors Certificate

City Council Resolution No. 996

Certificates accepting easements offered to the Olivehain or Vallecitos Water District may be added to the map. Contact the appropriate District to determine acceptable certificate language and title of the signatory. When water easements within CMWD are to be offered and accepted on a map, use the following certificate:

THIS IS TO CERTIFY THAT THE EASEMENT(S) AS SHOWN ON THIS MAP GRANTED TO THE CARLSBAD MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY ORGANIZED UNDER THE MUNICIPAL WATER ACT OF 1911 AND A SUBSIDIARY DISTRICT OF THE CITY OF CARLSBAD, IS/ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER OF THE BOARD OF DIRECTORS OF SAID DISTRICT PURSUANT TO CARLSBAD MUNICIPAL WATER DISTRICT RESOLUTION NO. 996 ADOPTED ON SEPTEMBER 9, 1997. SAID DISTRICT CONSENTS TO THE RECORDATION OF THIS MAP.

BY: _____ DATE _____

SECRETARY OF THE BOARD OF DIRECTORS
CARLSBAD MUNIICIPAL WATER DISTRICT

8. JOINT USE AGREEMENT

If a street is to be dedicated on the map and it crosses an existing easement used or intended to be used for public utility company facilities, a joint use agreement (JUA) is required. Agreement for joint use with a public utility company can be used in lieu of a subordination certificate when the utility easement was acquired before approval of the Resolution of Approval. If the public utility easement is not plottable, a joint use agreement must be included on the map. If the non-plottable public utility easement contains an approximate location that clearly is not overlapping with the proposed street dedication, then a joint use agreement is not required.

The agreement may be shown on the first title sheet if there is room, otherwise it shall be shown on the second title sheet. Additionally, the agreement may be made by a separate document. It must then be referred to on the map pursuant to SMA 66435.2.

IN LIEU OF DEDICATION, (*name of company*) HEREBY CONSENTS THAT PUBLIC STREETS MAY BE CONSTRUCTED AND MAINTAINED OVER, UPON AND ACROSS PORTIONS OF ITS EASEMENTS AND RIGHT OF WAY RECORDED _____ OF OFFICIAL RECORDS OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, LYING WITHIN THE BOUNDARIES OF THE FOLLOWING: (*names of streets*) HEREINAFTER REFERRED TO AS AREAS, SUBJECT TO THE FOLLOWING:

(A) IN THE EVENT THAT THE FUTURE USE OR ALTERATION OF SAID AREAS BY CITY FOR STREETS OR PUBLIC IMPROVEMENTS INCIDENTAL THERETO OR SHALL AT ANY TIME OR TIMES NECESSITATE A REARRANGEMENT, RELOCATION OR RECONSTRUCTION OF ANY OF THE COMPANY'S FACILITIES OR THE ACQUISITION OF ADDITIONAL PROPERTY EASEMENTS, OR BOTH; PURSUANT THERETO, THE SAME SHALL BE PERFORMED BY COMPANY, OR BY ANOTHER PARTY WITH THE CONSENT OF COMPANY, AT THE COST OF THE CITY PROVIDED, HOWEVER, IN THE EVENT THAT ACQUISITIONS OF ADDITIONAL EASEMENTS OR PROPERTY IS REQUIRED, THE SAME SHALL BE OBTAINED BY THE CITY IN FORM SATISFACTORY TO COMPANY, OR BY COMPANY WITH THE WRITTEN CONSENT OF THE CITY AT THE COST OF THE CITY.

(B) IN THE EVENT THAT THE FUTURE USE OF SAID EASEMENTS OR PROPERTIES BY COMPANY SHALL AT ANY TIME OR TIMES NECESSITATE A REARRANGEMENT, RELOCATION OR RECONSTRUCTION OF THE SAID PUBLIC IMPROVEMENTS INCIDENTAL THERETO, THE SAME SHALL BE PERFORMED AT THE COST OF COMPANY.

(C) ALL USES OF SAID AREAS BY EITHER PARTY SHALL BE SUCH AS WILL NOT PERMANENTLY INTERRUPT THE USE OR OPERATION OF THE FACILITIES THEREIN OF THE PARTY; USES OF SAID AREAS BY EITHER PARTY WHICH TEMPORARILY INTERFERE WITH THE USE OF THE OTHER PARTY WILL BE MADE ONLY WHEN REASONABLY NECESSARY AND WILL BE PROMPTLY TERMINATED AS SOON AS THE NECESSITY THEREFORE NO LONGER EXISTS.

(D) (*name of company*) RETAINS THE RIGHT TO REVIEW AND APPROVE OF SPECIFIC LOCATIONS OF ALL FACILITIES WITHIN ITS EASEMENT TO AVOID CONFLICT WITH EXISTING AND FUTURE COMPANY FACILITIES. SUCH APPROVALS SHALL BE GRANTED BY (*name of company*). LETTER OF PERMISSION FOR GRADING AND CONSTRUCTION OF IMPROVEMENTS AND APPROVALS SHALL NOT BE UNREASONABLY WITHHELD.

(E) IF THE CITY SHALL HEREAFTER VACATE OR ABANDON, IN WHOLE OR IN PART, THE STREETS WHICH ARE OCCUPIED BY _____ EASEMENTS OR PROPERTIES, THE CITY SHALL IN THE VACATION ABANDONMENT PROCEEDINGS, RESERVE THE COMPANY ALL RIGHTS OWNED BY COMPANY PRIOR TO THE EXECUTION OF THIS CERTIFICATE.

(F) EXCEPT AS EXPRESSLY HEREIN SET FORTH, THIS AGREEMENT SHALL NOT IN ANY WAY ALTER, MODIFY OR TERMINATE ANY OF COMPANY'S PRIOR RIGHTS IN SAID AREA.

IN WITNESS THEREOF, (*name of company*) HAS CAUSED THIS INSTRUMENT TO BE EXECUTED UNDER ITS CORPORATE NAME AND BY ITS PROPER OFFICER THEREUNTO DULY AUTHORIZED, THIS _____ DAY OF _____, 20(xx).

BY: _____ TITLE

9. LEGAL DESCRIPTION

SMA 66434(d)

The legal description is to be placed directly beneath the title of the subdivision. It shall describe the same land that is described in the subdivision guarantee and title report.

For all subdivision maps, the legal description must contain the words "BEING A SUBDIVISION OF....." followed by the legal description. A metes and bounds legal description can be abbreviated. The legal description needs to match the legal description contained in the subdivision guarantee.

Below the legal description reference is made to the subdivision guarantee and the gross acreage of the land being subdivided and the number of lots as follow:

SUBDIVISION GUARANTEE FURNISHED BY _____ TITLE COMPANY ORDER NO. _____ DATED _____.

_____ ACRES _____ LOTS

10. EXAMPLE TITLE SHEET

See next page.

OWNERS STATEMENT
(SMA 66436(a))

CITY OF CARLSBAD TRACT NO. 00-00

SHEET 1 OF ___ SHEETS

NAME OF SUBDIVISION (OPTIONAL)

LEGAL DESCRIPTION (SMA 66434(d))

SUBDIVISION GUARANTEE FURNISHED BY:

___ ACRES

___ LOTS

SURVEYOR'S STATEMENT
(SMA 66442.5)

*2"x2" AREA
FOR SEAL*

CONDOMINIUM STATEMENT
IF APPLICABLE

SIGNATURE OMISSION STATEMENT
(SMA 66436(a)(3))

NOTARY ACKNOWLEDGMENT
(SMA 66436(c))
MAY APPEAR ON NEXT SHEET

CITY ENGINEER'S STATEMENT
(SMA 66442)

*2"x2" AREA
FOR SEAL*

**DEDICATION OR GRANT
STATEMENTS**
(SMA 66439(a))

**WATER DISTRICT ACCEPTANCE
CERTIFICATES**
IF APPLICABLE

**CITY ENGINEER TECHNICAL
STATEMENT**

OWNERS SIGNATURE
(SMA 66436(a))

NOTARY ACKNOWLEDGMENT
(SMA 66436(c))
MAY APPEAR ON NEXT SHEET

**LAND USE MANAGER'S AND
CITY ATTORNEY'S CERTIFICATE**
(SMA 66443)

**OTHER INTERESTED PARTIES
SIGNATURES**
(SMA 663436(2))

JOINT USE AGREEMENT
IF APPLICABLE
MAY APPEAR ON NEXT SHEET

CITY TREASURER'S STATEMENT

**COUNTY TAX DEPOSIT
CERTIFICATE**
(WHEN RECORDING BETWEEN
JANUARY 1 AND SEPTEMBER 30)

COUNTY BOND & ASSESSMENT CERTIFICATE

CITY CLERK'S CERTIFICATE
(SMA 66440)

RECORDER'S CERTIFICATE
(SMA 66466(C))