



PUBLIC WORKS AND ENGINEERING

Final Map Checklist

City of Stanton | 7800 Katella Avenue, Stanton, CA 90680 | StantonCA.gov

Submittal Requirements

(Stanton Municipal Codes: 19.06.030, 19.06.040, 19.26)

Title Report

A title report dated within the last three months prior to the submittal date, showing the legal owners at the time of submittal of the final subdivision map.

Improvement Bond Estimate

The improvement bond estimate shall include all improvements within public rights-of-way, easements, or common areas and utility trench backfill as provided by the developer except for those utility facilities installed by a utility company under the jurisdiction of the California Public Utilities Commission.

Approved Tentative Map

Verify Final Map conforms to approved Tentative Map. Must have City stamped approval.

Conditions of Approval

Verify all Conditions of Approval have been met.

Deeds for Easements and/or Rights-of-Way

Deeds for easements or rights-of-way required for road or drainage purposes which have not been dedicated on the final subdivision map. Written evidence acceptable to the City in the form of rights of entry or permanent easements across private property outside of the subdivision permitting or granting access to perform necessary construction work and permitting the maintenance of the facility.

Subdivision Improvement Agreement

Agreements, acceptable to the City, executed by all owners of all utility and other easements within the proposed rights-of-way consenting to the dedication of the road or consenting to the joint use of the right-of-way, as may be required by the City for public use and convenience of the road shall be required. These owners shall join in the dedication and subordinate their rights to the right of the public in the road.

Traverse Closures

Traverse closures for the boundary blocks, lots, easements, street centerlines and monument lines.

Copy of Centerline Tie Sheets

Surveyor may need to reset or set new ties due to previous monument damage or unable to locate out in the field. Ties are set (as needed) at all street centerline intersections, curves, or other locations as specified on the map. Surveyor is required to record the ties as Corner Records at the County of Orange within 90 days after recordation of Map.



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_____ **County of Orange Approval Letter**

A letter from the County of Orange approving map's compliance with the State Subdivision Map Act.

_____ **Final Map Plan Check Fees**

_____ **Phasing Map, if applicable**



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Cover Page Certificates and Dedications

- _____ Owner/Subdivider
 - _____ a) All (private and public) easements
 - _____ b) All public Rights-of-Way
- _____ Trustee (or Beneficiary) under a Deed of Trust (as required)
- _____ Licensed Engineer and/or Surveyor
- _____ City Engineer
- _____ City Clerk
- _____ County Recorder
- _____ County Surveyor
- _____ Notary Seal
- _____ County Treasurer-Tax Collector

General Information

- _____ Conformance to Approved Tentative Map
- _____ Complies with Conditions of Approval
- _____ Easements
 - _____ a) Corresponds with improvements and conditions
 - _____ b) All easement of records shown or noted
 - _____ c) Easements for roads or streets, paths, storm water drainage, sanitary sewers or other public use as may be required, shall be dedicated to the public for acceptance by the City or other public agency, and the use shall be specified on the final subdivision map.
 - _____ d) Easements not disclosed by the records in the office of the County Recorder and found by the surveyor or engineer to be existing, shall be specially designated on the final subdivision map, identifying the apparent dominant tenements for which the easements were created
- _____ Monumentation
 - _____ a) All found monuments tied by survey, described with tag numbers, and recorded reference
 - _____ b) Basis of Bearings
 - _____ c) Tie to basis of bearing
 - _____ d) Tie to adjoining surveys
 - _____ e) Standard monuments set at required locations
 - _____ f) Bearing and distance dimensions between points shown
 - _____ g) Subdivision corner monuments are set in concrete
- _____ Error of closure does not exceed 1/20,000 for the:



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- _____ a) Lot(s)
- _____ b) Block boundaries
- _____ c) Street centerlines

Final Map Form & Content

- _____ Prepared by a Licensed Land Surveyor and/or Civil Engineer
- _____ The map is based on a field survey; record data final maps are not permitted
- _____ Conformance to the Approved Tentative Map
- _____ All map sheets bear a Scale and North Arrow
- _____ Basis of bearing is provided on the Title Sheet
- _____ The boundary of the subdivision shall be designated by a heavy black line
- _____ Each sheet shall have a title showing the subdivision number and name (e.g. Parcel Map XXXXX) and legal description of property
- _____ Location and description of all existing and proposed Monuments
- _____ Location, description, dimensions of all existing and proposed Easements
- _____ City boundaries which cross or join the subdivision shall be clearly designated
- _____ The names of all streets, alleys, or highways within or adjoining the subdivision
- _____ Side property lines of the tract/parcel maps indicate being established by one of the following:
 - _____ a) Found monuments
 - _____ b) Lines of occupation/possession
 - _____ c) Record distances from lines established per recorded maps
 - _____ d) Proration
- _____ Parcels designated by numbers or letters
- _____ Legend (Provided as necessary)
- _____ Centerlines of streets/alleys fronting the property are shown
- _____ Right-of-Way width is provided on top of the center lines



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CITY SPECIFIED STATEMENTS AND CERTIFICATES

City Engineer

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS (DAY) DAY OF (MONTH) , 20

[Name of Public Works Director/City Engineer]

Public Works Director / City Engineer

R.C.E. _____

Expires: _____

City Clerk

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF STANTON AT A REGULAR MEETING THEREOF HELD ON THE (DAY) DAY OF (MONTH) , 20 , AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF STANTON, SUBJECT TO IMPROVEMENTS; THE DEDICATION BY EASEMENT, FOR PUBLIC STREET AND UTILITY PURPOSES: [ENTER STREET NAME HERE].

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS (DAY) DAY OF (MONTH) , 20

[Name of City Clerk]

City Clerk, City of Stanton