

Monumentation

The goal of monumentation of a new tract is to have sufficient intervisible well monuments to provide a reliable street network and to provide single-family homeowners with a tag in the sidewalk offset prolongation of the common line. The tract monuments in wells are to be strategically placed so as to avoid utility cover and traffic circle conflicts. Curvilinear streets may have ECs, BCs, and PRCs with monuments close together would create a maintenance challenge and not be very useful.

Only monument wells may be set in the asphalt of streets. Pipes and tags are not allowed unless replacing a similar monument destroyed by construction. The boundary between a park the street right-of-way is not monumented as the street centerline monuments are sufficient.

Monuments may not be set in the asphalt pavement except on the centerline or an approved centerline. The “blue line border” is not monumented when it is the line between existing and “to be dedicated” street right-of-way. Any former right-of-way line is an offset line that can be located using a street centerline or the short offsets that are typically set in the sidewalk. The “blue line border” is the limit to your client’s property per the policy of title insurance but your client may own to the centerline. The actual limits of ownership in the right-of-way are not typically a critical concern unless there is an abandonment so “blue line border” monuments are only useful if they mark the boundary to the lot boundary of private property.

Information on release for final monumentation can be found in [Map Recording in the City of Ventura under “General Monument Requirements.”](#)

Recorder’s Certificate

The recommended location for this certificate is the upper right corner of the layout with room provided for the recording sticker near the border as shown below:

<p>COUNTY RECORDER'S CERTIFICATE DOCUMENT NUMBER: <u>20101215-00196956-0</u> FILED THIS <u>15</u> DAY OF <u>December, 2016</u> AT <u>8:00 A.M.</u> IN BOOK <u>408</u> OF PARCEL MAPS, AT PAGE(S) <u>59-63</u> AT THE REQUEST OF FPA VENTURA OLIVAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY. MARK A. LUNN COUNTY CLERK AND RECORDER COUNTY OF VENTURA <u>Gloria Penew</u> BY: DEPUTY COUNTY RECORDER</p>	<p>20101215-00196956-0 1/5 Ventura County Clerk and Recorder MARK A. LUNN 12/15/2016 08:00:00 AM 4746628 \$14.00 PE</p>
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Notary Acknowledgment

Add the following under the acknowledgement:

COMPLETE WITHOUT OFFICIAL SEAL OF NOTARY PER CALIFORNIA GOVERNMENT CODE 66436(c)

This notifies the owner's Notary Public that their stamp is not necessary and can avoid light or smeared stamping which may delay recording. They may not be familiar with [§66436\(c\)](#) of the Subdivision Map Act that provides a specific exception for maps: *A notary acknowledgment shall be deemed complete for recording without the official seal of the notary, so long as the name of the notary, the county of the notary's principal place of business, and the notary's commission expiration date are typed or printed below or immediately adjacent to the notary's signature in the acknowledgment.*

As of 2015, a new statement must be added to for the Notary - [Survey Access Drive \(website\)](#)

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME _____
PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____
COMPLETE WITHOUT OFFICIAL SEAL OF NOTARY PER CA GOVERNMENT CODE §66436(c)

Street Names

With very few exceptions (e.g., North Bank Dr.), street names do not include north, south, east, and west. These are part of the addressing scheme and should not be shown on the map. Confusion over this has resulted in the direction being shown on previous maps but just as address numbers are not shown on record map, the direction is not included in the street name to be shown on the map.

Section 1: Tract Maps

ABANDONMENT CERTIFICATE:

This is to certify that pursuant to [§66434\(g\)](#) of the Subdivision Map Act, the filing of this final map constitutes abandonment of that portion of the following (easement/easements) that (is/are) not shown on this map and (lies/lie) within the exterior boundary of this subdivision.

- *(list the description of each (easement/easements) to be abandoned and record reference which created the (easement/easements) [if none, list improvement or action (such as storm drain) that implied the easement dedication] {and record owner if other than city}*

Michael B. MacDonald, CMC
City Clerk
City of San Buenaventura

Date: _____, 20_____

City Clerk

Vacating any existing streets within the map boundary is recommended. Then the streets can be dedicated on the map without any concerns about differences between record and measured. The exterior boundary of the subdivision can also be extended to surrounding streets with the cooperation of the title company if vacating additional streets is desired.

Use of this certificate is also recommended to “clean-up” interests in real property that were created at remote times and may constitute unreasonable restraints on alienation and marketability of real property because the interests are no longer valid or have been abandoned or have otherwise become obsolete. Blanket water line easements on behalf of ancient water companies that have now been incorporated into the city water system can and should be eliminated with this certificate.

SIGNATURE OMISSIONS:

Section 66436 of the Subdivision Map Act requires a statement, signed and acknowledged by all parties having any record title interest in the real property subdivided by Tract Maps, Parcel Maps containing five or more parcels or Parcel Maps offering dedications on the map. There are three specific exceptions to this requirement if the names and the nature of their interests are stated on the map, and the procedures of said section are followed.

If the city is signing an **Abandonment Certificate**, their signature is not being omitted. A statement may not be required for an easement being abandoned with this certificate on the map. Alternatively if the easement is listed under **Signature Omissions**, append *Abandoned Hereon* at the end of the reference. In either case, the easement would still be listed by the title company as being eligible under **Signature Omissions** but the title company should be notified that the easement is being abandoned so they can be alert to the abandonment for the preparation of the policy of title insurance issued at map recordation.

Insert to the County of Ventura GUIDE FOR THE PREPARATION OF TRACT MAPS and PARCEL MAPS for City of Ventura only

Section 1: Tract Maps

TRACT MAPS—CITY OF SAN BUENAVENTURA:

[SMA §66442](#)

[SMA §66458 \(d\)](#)

[Municipal Code Sec. 26.100.220](#)

CITY ENGINEER’S STATEMENT AND APPROVAL:

I hereby state that I have examined the final map entitled TRACT NO. _____,
that the subdivision 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 applicable at the time of approval of the tentative map have been complied with.

*(the following to be used instead of City Council’s Certificate for all maps unless otherwise notified; a
separate approval for a Maintenance Assessment Districts will go before City Council.)*

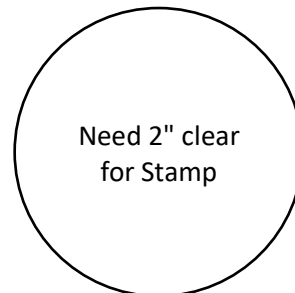
The City Engineer, on behalf of the City Council of the City of San Buenaventura and pursuant to
authority conferred by the Subdivision Ordinance of the City of San Buenaventura, hereby approves this
map...

(Include acceptance statements from Section 4 as appropriate here)

Peter A. Sheydayi,
City Engineer, City of San Buenaventura

Date: _____, 20_____

Peter A. Sheydayi
RCE 46840
City Engineer



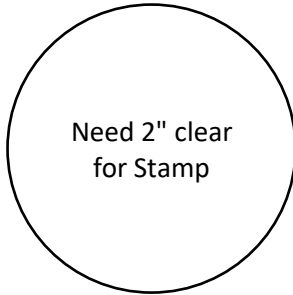
CITY OF SAN BUENAVENTURA
Map Preparation Standards & Statements



CITY SURVEYOR'S STATEMENT:

I hereby state that I have examined the final map entitled TRACT NO. _____
and I am satisfied that it is technically correct.

Date: _____, 20_____



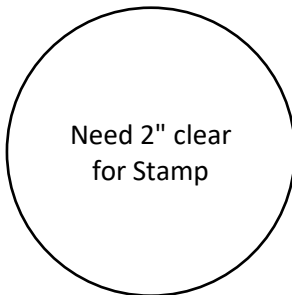
JOSEPH J. WALTZ
PLS 9427
City Surveyor
City of San Buenaventura

CITY CLERK'S CERTIFICATE:

*(use with above City Engineer's Approval) (this statement combined with any abandonment statement-
[SMA §66435](#))*

I hereby certify that this map entitled TRACT NO. _____, consisting of _____ sheets,
was presented to, approved and signed by the City Engineer or the designated official on the
_____ day of _____, 20_____.

In witness whereof, I have set my hand and affixed the official seal of the City of San Buenaventura this
_____ day of _____, 20_____.



Michael B. MacDonald, CMC
City Clerk
City of San Buenaventura

City Clerk

Section 1: Tract Maps

TRACT MAPS—CITY OF SAN BUENAVENTURA

CONDITION OF DEVELOPMENT NOTE CASE NO. TTM-X-X-XXX

This map is subject to conditions, ordinances, regulations, standards, and policies that have been imposed as a condition of approval of the map. Please refer to City of San Buenaventura (Planning Commission Resolution No. _____) / Council Resolution No. _____, dated _____, 20____.

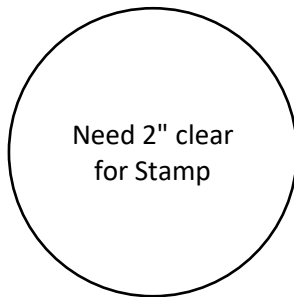
CITY COUNCIL’S CERTIFICATE:

(to be used only if specified by city staff—use instead of City Engineer’s Approval & City Clerk’s Certificate)

This map, entitled TRACT NO. _____, consisting of _____ sheets, is presented to the City Council of the City of San Buenaventura at a regular meeting of said council held on the _____ day of _____, 20____, for approval. Said council hereby approves this map...

Include acceptance statements for Section 4 as appropriate here.

In witness whereof, said City Council has caused this certificate to be signed by the City Clerk of said City and the corporate seal of said City of San Buenaventura to be affixed hereto this _____ day of _____, 20____.



Michael B. MacDonald, CMC
City Clerk
City of San Buenaventura

City Clerk

Section 2: Parcel Maps

ABANDONMENT CERTIFICATE:

This is to certify that pursuant to [§66445\(j\)](#) of the Subdivision Map Act, the filing of this parcel map constitutes abandonment of that portion of the following (easement/easements) that (is/are) not shown on this map and (lies/lie) within the exterior boundary of this subdivision.

- *(list the description of each (easement/easements) to be abandoned and record reference which created the (easement/easements) [if none, list improvement or action (such as storm drain) that implied the easement dedication] {and record owner if other than city}*

Michael B. MacDonald, CMC
 City Clerk
 City of San Buenaventura

Date: _____, 20_____

 City Clerk

Vacating any existing streets within the map boundary is recommended. Then the streets can be dedicated on the map without any concerns about differences between record and measured. The exterior boundary of the subdivision can also be extended to surrounding streets with the cooperation of the title company if vacating additional streets is desired.

Use of this certificate is also recommended to “clean-up” interests in real property that were created at remote times and may constitute unreasonable restraints on alienation and marketability of real property because the interests are no longer valid or have been abandoned or have otherwise become obsolete. Blanket water line easements on behalf of ancient water companies that have now been incorporated into the city water system can and should be eliminated with this certificate.

SIGNATURE OMISSIONS:

Section 66436 of the Subdivision Map Act requires a statement, signed and acknowledged by all parties having any record title interest in the real property subdivided by Tract Maps, Parcel Maps containing five or more parcels or Parcel Maps offering dedications on the map. There are three specific exceptions to this requirement if the names and the nature of their interests are stated on the map, and the procedures of said section are followed.

If the city is signing an **Abandonment Certificate**, their signature is not being omitted. A statement under **Signature Omissions** may not be required for an easement being abandoned with this certificate on the map. Alternatively if the easement is listed under **Signature Omissions**, append *Abandoned Hereon* at the end of the reference. In either case, the easement will still be listed by the title company as being eligible under **Signature Omissions** but the title company should be notified that the easement is being abandoned so they can be alert to the abandonment for the preparation the policy of title insurance issued at map recordation.

Insert to the County of Ventura GUIDE FOR THE PREPARATION OF TRACT MAPS and PARCEL MAPS for City of Ventura only

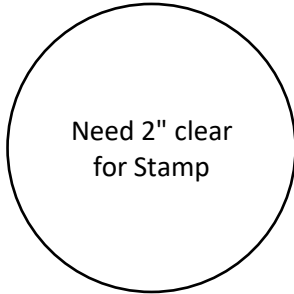
Section 2: Parcel Maps

PARCEL MAPS—CITY OF SAN BUENAVENTURA

CITY SURVEYOR’S STATEMENT:

I hereby state that I have examined the map entitled PARCEL MAP NO. TPM _____ and I am satisfied that it is technically correct.

Date: _____, 20_____



JOSEPH J. WALTZ
PLS 9427
City Surveyor
City of San Buenaventura

CITY ENGINEER’S STATEMENT AND APPROVAL:

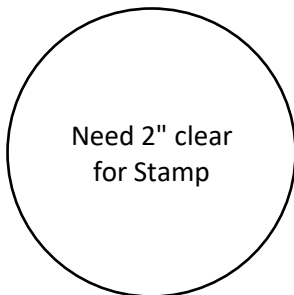
(use City Clerk’s Certificate below only in conjunction if there are dedications on the map. If applicable, a separate approval for a Maintenance Assessment Districts will go before City Council. Note that the City Council’s Certificate is only used if notified by city staff.)

I hereby state that I have examined the map entitled PARCEL MAP NO. TPM _____, that the subdivision 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 applicable at the time of approval of the tentative map have been complied with.

The City Engineer, on behalf of the City Council of the City of San Buenaventura and pursuant to authority conferred by the Subdivision Ordinance of the City of San Buenaventura, hereby approves this map,

(Include acceptance statements from Section 4 as appropriate here)

Date: _____, 20_____



Peter A. Sheydayi
RCE 46840
City Engineer
City of San Buenaventura

Section 2: Parcel Maps

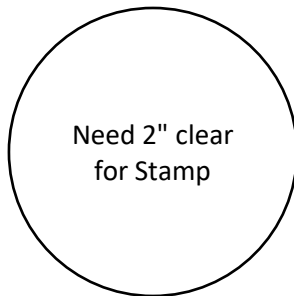
PARCEL MAPS—CITY OF SAN BUENAVENTURA

CITY CLERK’S CERTIFICATE:

(use only with above if there are dedications on the map; this statement may be combined with the abandonment statement)

I hereby certify that this map entitled PARCEL MAP NO. TPM _____, consisting of _____ sheets, was presented to, approved and signed by the City Engineer or the designated official on the _____ day of _____, 20_____.

In witness whereof, I have set my hand and affixed the official seal of the City of San Buenaventura this _____ day of _____, 20_____.



Michael B. MacDonald, CMC
City Clerk
City of San Buenaventura

City Clerk

CONDITION OF DEVELOPMENT NOTE:

This map is subject to conditions, ordinances, regulations, standards, and policies that have been imposed as a condition of approval of the map. Please refer to City of San Buenaventura (Administrative Order for Case No. _____ / Planning Commission Resolution No. _____ / Council Resolution No. _____, dated _____, 20_____.

Section 2: Parcel Maps

PARCEL MAPS—CITY OF SAN BUENAVENTURA

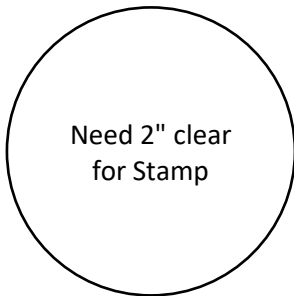
CITY COUNCIL’S CERTIFICATE:

(to be used only if specified by city staff—use instead of City Engineer’s Approval & City Clerk’s Certificate)

This map, entitled PARCEL MAP NO. TPM _____, consisting of _____ sheets, is presented to the City Council of the City of San Buenaventura at a regular meeting of said council held on the _____ day of _____, 20_____, for approval. Said council hereby approves this map...

Include acceptance statements for Section 4 as appropriate here.

In witness whereof, said City Council has caused this certificate to be signed by the City Clerk of said City and the corporate seal of said City of San Buenaventura to be affixed hereto this _____ day of _____, 20_____.



Michael B. MacDonald, CMC
City Clerk
City of San Buenaventura

City Clerk

Section 3: Dedication Statements

Dedications to be added to Owner's Statement when applicable.

Note: *If a particular offer of an easement is to be rejected, add the word "irrevocably" immediately before the word "offer" in the appropriate dedication statement.*

1. And that (they do/he/she does) hereby offer to dedicate to the City of San Buenaventura for public use, the right-of-way for all streets and highways shown on this map.

"City of San Buenaventura standard practices are to accept roadways by way of right-of-way easements rather than fee title." City Attorney Report to City Council on August 1, 2011, Agenda Item No. 8

2. And that (they do/he/she does) hereby offer to dedicate to the City of San Buenaventura the easements for landscape maintenance, public service, storm drainage, sanitary sewer, and tree maintenance purposes shown on this map and all uses incident thereto.

3. *For alley-loaded homes, the following statement is used.*

And that (they do/he/she does) hereby offer to dedicate to the City of San Buenaventura all rights of vehicular ingress and egress over and across the right-of-way lines of lots _____ through _____ inclusive, abutting (street names) in order that the owners of said lots shall have no rights of vehicular access whatsoever to said (street names), except the general right- of-travel which belongs to the whole public and the right of access to the abutting alley.

For homes that touch more than one street (ie. corner lots), the following statement is used.

And that (they do/he/she does) hereby offer to dedicate to the City of San Buenaventura all rights of vehicular ingress and egress over and across the (northerly, easterly, etc.) line of lots _____ through _____ inclusive, abutting (street name) in order that the owners of said lots shall have no rights of vehicular access whatsoever to said (street name), except the general right- of-travel which belongs to the whole public.

[City Code §26.050.010](#) defines Vehicular access rights as "the right or easement for vehicular access to a public right-of-way from abutting land." [§66476](#) of the Subdivision Map Act allows a local ordinance to require that dedication of streets may include a waiver of direct access to an adjoining street that an owner would typically have to any public street that touches their lot.

4. *City of San Buenaventura no longer uses the following on maps:*

And that (they do/he/she does) hereby offer to dedicate to the [City of _____] on behalf of all governmental agencies providing for the public safety, health and welfare, an access easement over.

Insert to the County of Ventura GUIDE FOR THE PREPARATION OF TRACT MAPS and PARCEL MAPS for City of Ventura only

Section 3: Dedication Statements

5. N/A
6. And that (they do/he/she does) hereby offer to dedicate to the Ventura County Watershed Protection District the flowage easement for the flood control purpose of periodic inundation with flood and/or storm drainage waters and the right to prohibit the construction of any structures or channel improvements including but not limited to the placing of fill material or any other facilities which may obstruct the passage of flood waters within said easement as shown on this map.
7. And that (they do/he/she does) hereby offer to dedicate to [Ventura County Waterworks District No. 1 or other appropriate agency] the water pipeline easement shown on this map.
8. And that (they do/he/she does) hereby offer to dedicate (identify parcel _____) in fee to the [County of Ventura or City of _____] for purposes.

OR

And that (they do/he/she does) hereby offer to dedicate (identify parcel _____) in fee to the Ventura County Watershed Protection District.

9. *City of San Buenaventura no longer uses the following on maps but requires dedication by [separate instrument](#) without mention on map:*

... and that (they do/he/she does) hereby offer to dedicate to the City of _____ all water rights and the right to develop all water found or taken from under said real property but without the right of surface entry to develop same.

All easements for public streets, pedestrian and bicycle paths, walks, and alleys and all rights of access to and from residential lots abutting on controlled access roads must be offered free and clear of any prior easements or rights-of-way, liens and encumbrances.

Check with Land Development Office for direction.

Include appropriate acceptance certificate(s) from Section 4.

Section 5: Signature and Acknowledgment Forms

CERTIFICATE OF ACKNOWLEDGMENT:

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, (here insert name and title of the officer), personally appeared,

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

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

WITNESS my hand and official seal.

SIGNATURE

NAME

COUNTY OF NOTARY'S PRINCIPAL PLACE OF BUSINESS

NOTARY COMMISSION EXPIRATION DATE

Note: [§66436\(c\)](#) of the Subdivision Map Act provides as follows: A notary acknowledgment shall be deemed complete for recording **without the official seal** of the notary, so long as the *name of the notary, the county of the notary's principal place of business, and the notary's commission expiration date* are typed or printed below or immediately adjacent to the notary's signature in the acknowledgment.

Note: [§8202\(b\)](#) of the Government Code provides as follows: To any affidavit subscribed and sworn to before a notary, there shall be attached a jurat that includes a notice at the top, in an enclosed box, stating: "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." This notice shall be legible.