



CITY OF MONTE SERENO

18041 SARATOGA-LOS GATOS ROAD, MONTE SERENO, CA 95030
(408) 354-7635 • FAX (408) 395-7653 • WWW.CITYOFMONTESERENO.ORG

SAMPLE PARCEL/FINAL MAP STATEMENTS

OWNER'S STATEMENT

I (We) hereby state that we are the owners of or have some right, title or interest in and to the real property included within the subdivision shown on the map; that we are the only persons whose consent is necessary to pass a clear title to said real property; and that we hereby consent to the making of said map and subdivision as shown within the distinctive border line and all dedications and offers of dedication therein.

The real property described below is dedicated as an easement for public purposes: public street and portions of public streets not previously existing as shown on the map within said subdivision for any and all public uses under, upon and over said streets.

The real property described below is offered for dedication as an easement for public purposes: (use as applicable)

- Easement for the purpose of public pedestrian and vehicular ingress and egress over those certain strips of land designated and delineated as "PAE" (Public Access Easement).
- Easement for any and all public service facilities including poles, wires, conduits, gas, water, heat mains and all appurtenances to the above, under, upon, or over those certain strips of land lying between the front and/or side lines of lots and the dashed lines and/or those certain areas lying between dashed lines each designated as "PSE" (Public Service Easement). The above mentioned public service easements to be kept open and free from buildings and structures of any kind except public service structures, irrigation systems and appurtenances thereto, lawful fences and all lawful unsupported roof overhangs.
- Easement for storm drainage purposes and sanitary sewer purposes under, on, or over those certain strips of land designated and delineated as "SDE" (Storm Drainage Easement) and "SSE" Sanitary Sewer Easement). Said easements to be kept open and free from all buildings and structures of any kind except irrigation systems and appurtenances thereto, lawful fences and all lawful unsupported roof overhangs.
- Easement for emergency access purposes on or over those certain strips of land designated and delineated as "EVAE" (Emergency Vehicle Access Easement).

Private Ingress and Egress Easement (Common Driveway)

I (We) also hereby reserve for the owners of lots or parcels _____ and _____, their licensees, visitors, and tenants reciprocal rights of ingress and egress upon and over those certain strips of land designated and delineated as "PIEE" (Private Ingress and Egress Easement). Said easement is not offered, nor is it accepted for dedication by the City of Monte Sereno.

Private Storm Drainage Easements and Private Sanitary Sewer Easements

There is also shown on the hereon map, easements for storm drainage purposes and sanitary sewer purposes designated and delineated as "PSDE" (Private Storm Drainage Easement) and "PSSE" (Private Sanitary Sewer Easement) including the installation and maintenance of private storm and private sanitary sewer facilities. These easements are to be kept open and free from all buildings and structures of any kind, except irrigation systems and appurtenances thereto, lawful fences and all lawful unsupported roof overhangs. The maintenance, repair and/or replacement of private storm drainage and private sanitary sewer facilities shall be the sole responsibility of the property owners benefited, as determined by the appropriate covenants, conditions, and restrictions. Said easements are not offered, nor are they accepted, for dedication by the City of Monte Sereno.

ACKNOWLEDGMENT

State of California SS.
County of Santa Clara

On _____, 20____ before me, _____, a 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

Notary's Signature _____

Printed Notary's Name _____

Notary's Principal Place of Business _____

Notary's Commission Number _____

Expiration of Notary's Commission _____

ENGINEER'S/SURVEYOR'S STATEMENT (Parcel Map from record data)

This map was prepared by me or under my direction and was compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of _____ on _____. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Signature

RCE (LS) # _____

DATE

ENGINEER'S/SURVEYOR'S STATEMENT (Final Map or Parcel Map, with survey performed)

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of _____ on _____. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before _____, and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this (final or parcel) map substantially conforms to the approved or conditionally approved tentative map, if any.

Signature DATE
RCE (LS) No.: _____

CITY ENGINEER'S STATEMENT

I hereby state 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; that all provisions of the Subdivision Map Act, as amended, and of any local ordinance applicable at the time of approval of the Tentative Map have been complied with.

_____, City Engineer DATE
RCE No.: _____

ACTING SURVEYOR'S STATEMENT

I hereby state that I have examined this map and I am satisfied that said map is technically correct.

_____, Acting City Surveyor DATE
RCE No.: _____

STATEMENT OF THE COUNCIL OF THE CITY OF MONTE SERENO

I hereby state that City Council of the City of Monte Sereno at its regular meeting held on the ____ day of _____, 20____, duly approved the herein embodied map and accepted on behalf of the public, all easements as offered for public use in conformity with the terms of the offer of dedication made hereon.

Michelle Estabillo, City Clerk DATE
City of Monte Sereno

SOILS AND GEOLOGICAL REPORT

A soils report and/or geological report on this property has been prepared by _____ dated _____, a copy of which has been filed with the City of Monte Sereno.

COUNTY RECORDER'S STATEMENT

File No. _____ Fee \$ _____ Paid. Accepted for record and filed this _____ day of _____, 20____, at _____ M. in Book _____ of Maps at Page(s) _____, Santa Clara County Records, at the request of _____.

Regina Alcomendras, County Recorder
Santa Clara County, California

By: _____
Deputy