CITY OF EAST PALO ALTO

SAMPLE STATEMENTS FOR PARCEL AND FINAL MAPS
*(USE AS APPLICABLE TO YOUR PROJECT)*

OWNER STATEMENT

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 UPON THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

PUBLIC STREET EASEMENT

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN easement FOR PUBLIC STREET PURPOSES AND PORTIONS OF STREETS NOT PREVIOUSlY EXISTING: THE AREAS over, under, and upon THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS “PUBLIC STREET” WITHIN THE exterior BOUNDARy lines OF THE HEREIN EMBODIED MAP for the purposes of public streets, highways, rights-of-way, and public utilities.

EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS “EVAE” (EMERGENCY VEHICLE ACCESS EASEMENT). THE PERPETUAL MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

PUBLIC UTILITY EASEMENT (PUE)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: CERTAIN PUBLIC UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO POLES, ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND WIRES, GAS AND ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS “PUE”(PUBLIC UTILITY EASEMENT).

PUBLIC ACCESS EASEMENT (PAE)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: PUBLIC VEHICLE AND PEDESTRIAN INGRESS AND EGRESS PURPOSES, ON OR OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS “PAE” (PUBLIC ACCESS EASEMENT). THE PERPETUAL MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

PUBLIC SIDEWALK EASEMENT (PSWE)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE RIGHT TO CONSTRUCT, INSTALL, USE, REPAIR, AND REPLACE PUBLIC SIDEWALKS OVER THE LAND DESIGNATED AND DELINEATED AS “PSWE” (PUBLIC SIDEWALK EASEMENT). THE PERPETUAL MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

\*use language below for proposed individual public ss, sd, w and fs easements only\*
PUBLIC (fill in public utility line type) LINE EASEMENT (“insert easement designation here”)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: CERTAIN PUBLIC (fill in public utility line type here) FACILITIES INCLUDING BUT NOT LIMITED TO ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS "insert easement designation here" (do not use same designation as private utility lines, if any) (PUBLIC “fill in public utility line type here” EASEMENT)

ACCESS PROHIBITION
THIS MAP PROHIBITS LOT \_\_\_\_\_\_\_\_\_ THE RIGHTS OF DIRECT VEHICULAR AND/OR PEDESTRIAN INGRESS AND EGRESS TO THE \_\_\_\_\_\_\_\_\_\_ STREET RIGHT-OF-WAY.

PRIVATE STREETS
WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS “\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_”. THE PRIVATE STREETS CONTAINED WITH THIS MAP ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT (PIEE)
WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS PURPOSES UPON AND OVER LOT \_\_\_ AS DELINEATED HEREON AND DESIGNATED AS “PIEE” (PRIVATE INGRESS AND EGRESS EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF EAST PALO ALTO. PARKING STALLS AND TRASH ENCLOSURES NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE PIEE.

PRIVATE WATER, STORM, FIRE, SANITARY SEWER EASEMENTS (remove easements that are not applicable).
WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS UPON AND OVER LOT \_\_\_ FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS “PWE” (PRIVATE WATER EASEMENT), “PFSE” (PRIVATE FIRE SERVICE EASEMENT), “PSDE” (PRIVATE STORM DRAIN EASEMENT), “PSSE” (PRIVATE SANITARY SEWER EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES, INCLUDING BIO-RETENTION AREAS, SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF EAST PALO ALTO.

PRIVATE LANDSCAPE EASEMENT (PLE)
WE ALSO HEREBY RESERVE A PRIVATE EASEMENT FOR PRIVATE LANDSCAPING PURPOSES DESIGNATED AND DELINEATED AS “PLE” (PRIVATE LANDSCAPE EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE LANDSCAPING SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF EAST PALO ALTO.

PRIVATE WALL EASEMENT (PWE)
WE ALSO HEREBY RESERVE A PRIVATE EASEMENT FOR PRIVATE WALL CONSTRUCTION PURPOSES DESIGNATED AND DELINEATED AS “PWE” (PRIVATE WALL EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE WALL SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF EAST PALO ALTO.

KEEP “OPEN AND FREE”
ALL OF THE HEREIN DESCRIBED EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT THOSE APPURTENANCES ASSOCIATED WITH THE DEFINED EASEMENTS.

COMMON AREA LOT
“LOT A” <or a list of lots/parcels>, DESIGNATED ON THE HEREIN MAP, IS COMMON AREA FOR THE EXCLUSIVE USE OF THE RESIDENTS AND VISITORS OF THIS SUBDIVISION. IT CONTAINS, BUT IS NOT LIMITED TO, PRIVATE INGRESS/EGRESS ACCESS, PRIVATE WALKWAYS, PRIVATE PARKING, PRIVATE UTILITIES, EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITIES. “LOT A” <or a list of lots/parcels> WILL BE CONVEYED TO THE HOMEOWNERS’ ASSOCIATION.

OWNER’S ACKNOWLEDGEMENT – SEE CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT (NOTARY PUBLIC)

SURVEYOR’S / ENGINEER’S STATEMENT (FINAL MAP OR PARCEL MAP WITH FIELD SURVEY)
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 ON OR BEFORE \_\_\_\_\_, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

(NAME)
LICENSE NO.

SURVEYOR’S / ENGINEER’S STATEMENT (PARCEL MAP WITHOUT FIELD SURVEY)
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 CONDITIONALY APPROVED TENTATIVE MAP, IF ANY.

(NAME)
LICENSE NO.

RECORDER’S STATEMENT

FILED THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_, AT \_\_\_\_\_ \_\_M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_\_\_, AT PAGES \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, SAN MATEO COUNTY RECORDS, AT THE REQUEST OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

FILE NO.: MARK CHURCH
COUNTY RECORDER
SAN MATEO COUNTY, CALIFORNIA
BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 DEPUTY

SOIL REPORT NOTE
A SOILS REPORT HAS BEEN PREPARED BY \_\_\_\_\_\_\_\_\_\_\_\_\_, ENTITLED “\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_”, DATED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF EAST PALO ALTO.

CITY ENGINEER’S STATEMENT
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE MAP AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, 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, IF REQUIRED, HAVE BEEN COMPLIED WITH.

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| DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_ LEAVE SPACE OF A MINIMUM 1.5 INCH DIAMETER FOR STAMP | BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_HUMZA JAVEDCITY ENGINEERR.C.E. #73789CITY OF EAST PALO ALTO, CALIFORNIA |

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

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| DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_ LEAVE SPACE OF A MINIMUM 1.5 INCH DIAMETER FOR STAMP | BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_MICHAEL J. MIDDLETONR.C.E. #29485 |

CITY CLERK’S STATEMENT (MAP WITH PUBLIC DEDICATIONS)
I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO DID APPROVE THE HEREIN MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SUBJECT TO THE CONDITITION THAT THE CITY IS NOT RESPONSIBLE OR LIABLE FOR ANY COST OR EXPENSE FOR ANY OFFER ACCEPTED UNLESS AUTHORIZED BY SEPARATE ACTION OF THE CITY COUNCIL.

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| DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_  | BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_WALFRED SOLORZANOCITY CLERKCITY OF EAST PALO ALTO, CALIFORNIA |

CITY PLANNER’S STATEMENT
I HEREBY THAT ALL CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, IMPOSED BY THE PLANNING COMMISION, HAVE BEEN MET.

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| DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_  | BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(CITY PLANNER OR AUTHORIZED REPRESENTATIVE) |