

Final Tract and Parcel Map Review

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300 N. Flower Street



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Tract/PM NO	Tentative Tract/PM NO									
Received Date:	Checked By:					Checked Date:				
Project Engineer to complete the following:										
			Chec	k						
DESCRIPTION	1 st	2 nd	3rd	4th	Final Mylar	Comments				
Review Tent. Tract conditions, Tent maps, and improvement plans										
I. Title Sheet										
1. Final Tract number center top of sheet										
2. Tentative tract number in upper left corner										
3. Number of lots and acreage										
Basic legal description of the property being Subdivided										
Certificate, statements and other notes shall be per O.C. Surveyor Standard Certificates										
6. Left side of page (top to bottom)	-									
i) Ownership Certificate with dedications(signature must match title letter)										
ii) Notary acknowledgement of signatures										
iii) Basis of Bearings										
iv) Signature Omission list (check title report)										
7. Right side of page (top to bottom)	_									
i) Recorders Certificate (top right corner)	_				<u> </u>					
ii) Private Surveyors Statement	_									
iii) County Surveyors Statement	_									
iv) County Clerks Certificate	_									
v) OCFCD Clerk Certificate (if needed)										
vi) Tax Collector – Treasurer Statement										
8. Dedications/ Irrevocable Offers					<u> </u>					
i) Dedications to County in Ownership Certificate										
a. Streets by Name	_	Ī			-					
b. Storm Drains	_	Ī			<u> </u>					
c. Sidewalk easements	_	-			-					
d. Scenic Presentation easement		<u></u>			<u> </u>					
e. Resource Presentation easement	_	Ī			-					
f. Transportation Corridor		-			-					
g. State Highways- shown separately	<u> </u>	<u> </u>		<u> </u>						
h. Bicycle Trail Easement		<u> </u>								
i. Other				<u> </u>						
ii Clerks Certificate shows "acceptance subject to improvement" of										
a. Streets										
b. Storm Drains										
a Sidowallz aggements	=	=	=	=	=	≣				

	Check					
DESCRIPTION	1 st	2 nd	3rd	4th	Final Mylar	Comments
d. Bicycle Trail						
e. State Highway						
f. Other						
iii) Clerks Certificate shows "acceptance" of						
a. Scenic Preservation Easement						
b. Resource Preservation Easement						
c. Transportation Corridor						
d. Other						
iv) Irrevocable offers to County in						
Ownership Certificate						
a. Local Park		<u>:</u>	<u> </u>			
b. Regional Park						
c. Private Local Park						
d. Easements for riding and hiking trails						
e. Other		<u> </u>				
v) Clerk's certificate shows "rejected the offer of"						
a. Local Parks			<u> </u>			
b. Regional Park		<u> </u>				
c. Private Local Park			Ī			
d. Easements for riding and hiking trails						
e. Other						
vi) Note on Title Sheet for "Vacation of dedicated fee property" per GC. 66477.5						
vii) Dedications or offers to O.C. Flood Control District (OCFCD) in Ownership Certificate shall be directed to OCFCD						
not County vii) Acceptance or rejection by OCFCD shall						
have Separate OCFCD Clerk's Certificate						
Release Access rights to Arterial highways to County in Ownership Certificate						
10. Access rights accepted in Clerk Certificate						
11. Preexisting easements being vacated are described in the Clerks Certificate						
12. Preexisting irrevocable offers being vacated are described in the Clerk's Certificate						
13a. "Signature omission" of utilities and government entities shown in Signature Omission Statement.						
13b. Signature Omission Letters in Subdivision& Infrastructure file.						
14. Note if streets are non-County maintained						
15. Note for Private Sewage Disposal System, (if needed).						
16. Note "For Condominium Purposes" if applicable.						
17. Fire Notes i) High/Very High Fire Hazard Area.						
ii) Special Fire Protection Area (SFPA)						
iii Conditionally excluded from SFPA.						
18. For Parcel Maps (per GC 66411.1) Improvement Certificate listing the required						
construction of offsite and onsite improvements.						
II. Map Sheets		<u></u>	<u></u>			
Street names match dedication in Owner			<u></u>			
certificate						

Check						
DESCRIPTION	1 st	2 nd	3rd	4th	Final Mylar	Comments
2. Street R/W for corner cutoffs per SP1111						
3. Street R/W for bus stop						
Public R/W at private street to include full curb return of the private street						
Public easement at private street for signal loops and equipment						
Park lot is "numbered" and labeled Park Lot						
 Private guard gate areas are numbered lots to allow for issuance of building permits. They are labeled "Not a residential building site." 						
All numbered lots have 20 feet frontage on access way or have minimum 20 foot access easement.						
Dedications /Irrevocable offers are shown and labeled on map sheets						
i) Streets						
ii) Storm Drains						
iii) Sidewalk easements						
iv) Scenic Preservation easements					-	
v) Resource Preservation easements						
vi) Vehicular access rights						
vii) Local Park						
viii) Regional Park						
ix) Private Local Park						
x) Transportation Corridor						
xi) Bicycle Trail						
xii) State Highway						
xii) Other					<u></u>	
 Show a note stating the ultimate purpose and ownership of Lettered lots. 						
COMMENTS:						
REVIEWED BY:						
PRINTED NAME:						

DATE:

COMPANY: _____