

**STATEMENTS AND DEDICATION  
WORDING FOR  
TRACT MAPS AND PARCEL MAPS**



**SANTA CLARA COUNTY  
OFFICE OF THE COUNTY SURVEYOR**

**AUGUST HANKS, PLS  
COUNTY SURVEYOR**

Questions regarding the information contained herein should be directed to Bill Slepikoff at (408) 299-6862, Office of the County Surveyor, located at 70 W. Hedding Street, East Wing, 7th Floor, San Jose, CA 95110

TYPICAL WORDING FOR DEDICATIONS  
 BY OWNER'S STATEMENT ON  
 TRACT MAPS AND PARCEL MAPS  
OWNER'S STATEMENT

Opening Statement-All Maps, if Dedications on Map)-Land Divisions Only

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the subdivision shown upon the herein map; that I (we) am (are) the only person(s) whose consent is (are) necessary to pass a clear title to said real property; that I (we) hereby consent to the preparation and filing of said map and subdivision as shown within the distinctive border line.

(Opening Statement-Single Lot Parcel Maps if Dedications on Map)

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the herein map; that I (we) am (are) the only person(s) whose consent is (are) necessary to pass a clear title to said real property; that I (we) hereby consent to the preparation and filing of said map as shown within the distinctive border line. The real property described below is dedicated in fee for public purposes as shown on this map

(Opening Statement-All parcel Maps with 4 or Less Parcels, if no Dedications on Map)-Land Divisions Only

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the subdivision shown upon the herein map; that I (we) am (are) the only person(s) whose consent is (are) necessary as set forth under Government Code, Section 66445(e); that I (we) hereby consent to the preparation and filing of said map and subdivision as shown within the distinctive border line.

(Include for all Dedications)

The real property described below is dedicated as an easement for public purposes as shown on this map.

(Road Dedications)

I (We) hereby dedicate to public use and offer to dedicate to the County of Santa Clara all streets and portions of streets not heretofore existing and designated as (Road Names(s)) as shown upon this map; said dedications and offers of dedication are for any and all public uses under, upon, and over said streets and portions thereof.

(Emergency Access)

I (We) hereby dedicate to public use a strip of land delineated and designated as "Emergency Access Easement" for emergency access purposes only.

(Storm Drainage Easement) (S.D.E.)

I (We) hereby dedicate to public use and offer to dedicate to the County of Santa Clara storm drainage easement(s) in, under, over, upon, and across those certain strips of land delineated and designated as "S.D.E." (Storm Drainage Easement).

(Special Purpose Easement such as Water Lines, Sewers, Paths)

I (We) hereby dedicate to public use and offer to dedicate to the County of Santa Clara easements for (Type of Easement) under, upon, or over those certain strips of land delineated and designated as \_\_\_\_\_.

(Slope Easements)

I (We) hereby dedicate to public use and offer to dedicate to the County of Santa Clara slope easements designated as \_ for the purpose of constructing and maintaining cut or fill slopes or retaining walls.

(Temporary Right of Way Required for a Temporary Turnaround)

I (We) hereby dedicate to public use and offer to dedicate to the County of Santa Clara for street and right of way purposes those strips or parcels of land designated "temporary right of way". Said strips or parcel dedications shall continue in full force and effect until such time as additional right of way for extension of the road is dedicated and approved by County for public use at which time said temporary right of way shall terminate and be of no further force and effect.

Common Driveway or Ingress and Egress Easement) I (we) hereby reserve for the owners of lots or parcels  (Numbers)  and  (Numbers) , their licensees, visitors, and tenants, reciprocal rights of ingress and egress upon and over those certain strips of land designated as ingress and Egress Easement and P.S.E.

(Note: The public service dedication must also appear in the owner's statement when the common driveway dedication is used.)

(Public Service Easement) P. S. E. I (We) hereby dedicate to public use and offer to dedicate to the County of Santa Clara easements for any and all public service facilities including but not limited to poles, wires and conduits for electrical, telephone, television, gas, storm, sanitary and water services, and all appurtenances thereto under, upon, or over the land designated as "P.S.E." (Public Service Easement).

(One-Foot Reserve) I (We) hereby dedicate to the County of Santa Clara strip(s) of land one foot in width controlling the access to roadways and designated "1' RESERVE"; such reserved strips to continue in full force and effect until such time as an extension of the road on which the reservation is placed is dedicated to public use and said dedication is approved by the County and recorded, at which time said reservation shall terminate and be of no further force and effect.

(Common Open Space Dedication to Lot Owners) I (We) hereby designate lot (parcel)   as shown upon this map as "Common Open Space". Said "Common Open Space" is not offered for dedication for use by the general public. The "Common Open Space" is intended for the exclusive use of the owner(s) of lots (parcels)   through  , inclusive, and their licensees, visitors, tenants and servants.

(Common Open Space Dedication to County) I (we) hereby dedicate in perpetuity to the County of Santa Clara, California, pursuant to the Open Space Easement Act of 1974 (California Government Code Section 51070 et seq.) an open space easement over that portion of Lot   delineated and designated as "Open Space Easement" shown on Sheet   of this map. Said open-space easement is not offered for use by the general public, but is intended for the exclusive use of the owner(s) of Lot  , their guests, invitees, lessees and servants. No structure or improvement shall be constructed or erected within the foregoing open-space easement, and no activity or use shall be conducted there which is not compatible with maintaining and preserving the natural or scenic character of the land.

Common Open Space Access Easement) I (We) hereby reserve exclusively for the owner(s) of lots (parcels)   through   inclusive, and their licensees, visitors, tenants and servants easements for  , to lot (parcel)  , the "Common Open Space". Said easements are designated as "  to Common Open Space".

(Relinquish Access) I (We) hereby release and relinquish any and all abutters rights of vehicular access appurtenant to owner's remaining property delineated and designated as  ///  in and to said  (name of road)  No Vehicular Access.

NOTE: If dedications are made in the owners statement, add the closing statement to all maps. The closing statement appears on the next page.

(Closing Statement  
All Maps if Dedications)

All of the herein described streets and easements shall be kept free of buildings, except lawful unsupported roof overhangs, and obstructions that impair the use of or are inconsistent with the purposes of the street or easement. The herein described offers of dedication to the County of Santa Clara are to be accepted only when the Board of Supervisors or its successor agency adopts and records in the Office of the Recorder of Santa Clara County a resolution accepting said streets or easements. Until said resolution(s) are recorded, all streets and easements encompassed within such offers of dedication shall be maintained by the developer during any required warranty period and thereafter by the owner(s) of the lots or parcels in the subdivision. The County of Santa Clara shall not be responsible for maintenance and shall incur no liability with respect to such offered streets and easements or any improvement thereon. All dedicated rights of way and easements not accepted for maintenance by the County or other public agency shall be maintained by the owner(s) of the lots or parcels in the subdivision.

(All Maps)

\_\_\_\_\_

Owner(s)

\_\_\_\_\_

Trustees (When Appropriate)

(All Maps)

ACKNOWLEDGMENTS:  
(As Appropriate)

See your Notary Public or Title Company for appropriate wording.

**STANDARD STATEMENTS FOR TRACT MAPS**

Surveyor's Statement

County Surveyor's Statement

Recorder's Statement

Clerk of the Board of Supervisor's Statement

STANDARD STATEMENTS  
FOR  
TRACT MAPS

COUNTY SURVEYOR'S STATEMENT

(All Tract Maps)

I hereby state that I have examined the within final map of Tract No. \_\_\_\_\_; that the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the California Sub-division Map Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Date: \_\_\_\_\_

\_\_\_\_\_  
August Hanks, County Surveyor  
PLS No. 9274

By: \_\_\_\_\_  
Jeremy Koenig, Deputy County Surveyor  
PLS No. 9394

COUNTY SURVEYOR'S STATEMENT

(All Reversion To  
Acreage Tract Maps)

I hereby state that I have examined the within Reversion to Acreage map of Tract No. \_\_\_\_\_; that the final map as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the California Subdivision Map Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Date: \_\_\_\_\_

\_\_\_\_\_  
August Hanks, County Surveyor  
PLS No. 9274

By: \_\_\_\_\_  
Jeremy Koenig, Deputy County Surveyor  
PLS No. 9394

SURVEYOR'S (ENGINEER'S) STATEMENT

(All Tract Maps)

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 (name of person authorizing map) on (date). 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 (date), and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Signed: \_\_\_\_\_

LS. (or RCE\*) No.: \_\_\_\_\_

( RCE\* registered prior to January 1, 1982 (RCE 33,965) authorized to practice land surveying per LSA 8731 )

RECORDER'S STATEMENT

(All Tract Maps)

Filed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, at \_\_\_\_\_ m. in Book \_\_\_\_\_ of Maps at Page (s) \_\_\_\_\_, at the request of \_\_\_\_\_.

File No: \_\_\_\_\_ Regina Alcomendras, County Recorder

Fee: \_\_\_\_\_ By \_\_\_\_\_  
Deputy

(FOR RECORDER'S USE)

(All Maps-  
All Sheets Except  
The First)

File No. \_\_\_\_\_ Filed Date \_\_\_\_\_ Book \_\_\_\_\_ of Maps at Page \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Map Border Line)

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

(All Tract Maps)

I hereby state that the following order was adopted by the Board of Supervisors of the County of Santa Clara, State of California at a meeting of said Board held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_. It is ordered that the map of Tract No. \_\_\_\_\_ be and the same is hereby approved; that all streets, portions of streets and easements offered for dedication to the County of Santa Clara are hereby not accepted; that all dedications to public use are hereby accepted on behalf of the public for the purposes set forth in the owner's statement.

MEGAN DOYLE, Clerk  
Board of Supervisors

Signed: \_\_\_\_\_



**STANDARD STATEMENTS FOR PARCEL MAPS**

Surveyor's Statement

County Surveyor's Statement

Recorder's Statement

STANDARD STATEMENTS  
FOR  
PARCEL MAPS

SURVEYOR'S (ENGINEER'S) STATEMENT

(All Parcel  
Maps)

This map was prepared by me or under my direction (and was compiled from record data) Maps) (and is based upon a field survey) in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (name of person authorizing map) on (date). I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

If a field survey  
was performed, add  
this wording:

I hereby state that all the monuments are of the character and occupy the positions indicated or will be set in such positions on or before (Give date), and that such monuments are, or will be, sufficient to enable the survey to be retraced.

(Signed and sealed): \_\_\_\_\_

\_\_\_\_\_

LS (or RCE\*) No.: \_\_\_\_\_

\_\_\_\_\_

( RCE\* registered prior to January 1, 1982 (RCE 33,965) authorized to practice land surveying per LSA 8731 )

NOTE: If monuments are to be set after the map files, provide a sufficient monument bond.  
If monuments are going to be set prior to filing map, remove the words "or will be set in such positions on or before (date)" and "or will be", from the above surveyor's statement.

COUNTY SURVEYOR'S STATEMENT

Parcel Maps if  
Dedications on Map.

I hereby state that I have examined the within parcel map; that the map as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the California Subdivision Map Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with and I am satisfied that said map is technically correct. Pursuant to the provisions of Section C12-133 of the County Ordinance Code, it is hereby ordered that all streets, portions of streets, and easements offered for dedication to the County of Santa Clara are hereby not accepted and all dedications to public use are hereby accepted in behalf of the public for the purposes set forth in the owner's statement.

Date: \_\_\_\_\_

\_\_\_\_\_  
August Hanks, County Surveyor  
PLS No. 9274

By: \_\_\_\_\_  
Jeremy Koenig, Deputy County Surveyor  
PLS No. 9394

COUNTY SURVEYOR'S STATEMENT

Parcel Map, NO  
Dedications on  
Map.

I hereby state that I have examined the within parcel map; that the map as shown is substantially the same as it appeared on the tentative map and any approved alteration thereof; that all provisions of the California Subdivision Map Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Date: \_\_\_\_\_

\_\_\_\_\_  
August Hanks, County Surveyor  
PLS No. 9274

By: \_\_\_\_\_  
Jeremy Koenig, Deputy County Surveyor  
PLS No. 9394

RECORDER'S STATEMENT

(All Parcel Maps)

Filed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, at \_\_\_\_\_ m. in Book \_\_\_\_\_ of Maps at Page (s) \_\_\_\_\_, at the request of \_\_\_\_\_.

File No: \_\_\_\_\_ Regina Alcomendras, County Recorder

Fee: \_\_\_\_\_ By \_\_\_\_\_  
Deputy

(FOR RECORDER'S USE)

(All Maps-  
All Sheets Except  
The First)

File No. \_\_\_\_\_ Filed Date \_\_\_\_\_ Book \_\_\_\_\_ of Maps at Page

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Map Border Line)

**SPECIAL CASE STATEMENTS FOR PARCEL MAPS**

Lot Line Adjustment Parcel Maps  
Certificate Of Compliance Parcel Maps  
Reversion To Acreage Parcel Maps  
Voluntary Merger Parcel Maps

SPECIAL CASE PARCEL MAP STATEMENTS

OWNER'S STATEMENT

(Opening Statement for Lot Line Adjustment Parcel Map – no Dedications)

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the distinctive border shown upon the herein map; that I (we) am (are) the only person(s) whose consent(s) is (are) necessary as set forth under Government Code, Section 66445(e); that I (we) hereby consent to the preparation and filing of the lot line adjustment as shown within the distinctive border line.

OWNER'S STATEMENT

(Opening Statement for Certificates of Compliance with no dedications on map)

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the distinctive border shown upon the herein map; that I (we) am (are) the only person(s) whose consent(s) is (are) necessary as set forth under Government Code, Section 66445(e); that I (we) hereby consent to the preparation and filing of said map in accordance with the conditional Certificate(s) of Compliance recorded in Book \_\_\_\_\_ O.R. \_\_\_\_\_ Records of Santa Clara County.

OWNER'S STATEMENT

(Opening Statement for Certificates of Compliance if dedications on map. Must also include dedication wording and closing statement)

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the distinctive border shown upon the herein map; that I (we) am (are) the only person(s) whose consent(s) is (are) necessary to pass a clear title to said real property; that I (we) hereby consent to the preparation and filing of said map in accordance with the conditional certificates(s) of compliance recorded in Book \_\_\_\_\_ O.R. \_\_\_\_\_ Records of Santa Clara County.

OWNER'S STATEMENT

(Opening Statement for Reversion to Acreage Single Lot Parcel Map, If Dedications on Map. Must also include dedication wording and closing statement)

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the herein map; that I (we) am (are) the only person(s) whose consent(s) is (are) necessary to pass a clear title to said real property; that I (we) hereby consent to the preparation and filing of said map as shown within the distinctive border line, for the purpose of reversion to acreage.

OWNER'S STATEMENT

(Opening Statement for Reversion to Acreage Single Lot Parcel Map, If no Dedications On Map)

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the distinctive border shown upon the herein map; that I (we) am (are) the only person(s) whose consent(s) is (are) necessary as set forth under Government Code, Section 66445 (e); that I (we) hereby consent to the preparation and filing of said map as shown within the distinctive border line for the purpose of reversion to acreage.

Special Cases Con't

OWNER'S STATEMENT

(Opening Statement for  
Voluntary Merger  
Parcel Map – no  
dedications)

I (We) hereby state that I (we) am (are) the owner(s) of, or have some right, title, or interest in and to the real property included within the distinctive border shown upon the herein map; that I (we) am (are) the only person(s) whose consent(s) is (are) necessary as set forth under Government Code, Section 66445 (e); that I (we) hereby consent to the preparation and filing of the Voluntary Merger as shown within the distinctive border line.

COUNTY SURVEYOR'S STATEMENT

(Reversion to Acreage  
Parcel Maps, If no  
Dedications on Map)

I hereby state that I have examined the within Reversion to Acreage map; that the map as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the California Subdivision Map Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Date: \_\_\_\_\_

\_\_\_\_\_  
August Hanks, County Surveyor  
PLS No. 9274

By: \_\_\_\_\_  
Jeremy Koenig, Deputy County Surveyor  
PLS No. 9394

COUNTY SURVEYOR'S STATEMENT

(Reversion to Acreage  
Parcel Maps, If  
Dedications on Map)

I hereby state that I have examined the within Reversion to Acreage map; that the map as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the California Subdivision Map Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with and I am satisfied that said map is technically correct. Pursuant to the provisions of Section C12-133 of the County Ordinance Code, it is hereby ordered that all streets, portions of streets, and easements offered for dedication to the County of Santa Clara are hereby not accepted and all dedications to public use are hereby accepted in behalf of the public for the purposes set forth in the owner's statement.

Date: \_\_\_\_\_

\_\_\_\_\_  
August Hanks, County Surveyor  
PLS No. 9274

By: \_\_\_\_\_  
Jeremy Koenig, Deputy County Surveyor  
PLS No. 9394

