

Chapter 17.34

PARCEL MAPS

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17.34.010 Parcel map. (a) A parcel map is required for all subdivisions for which a final map is not required by this title, except that, upon written request of a subdivider, the town council may waive the parcel map requirement. Such waiver shall be a written instrument based on findings that the proposed subdivision complies with applicable provisions of law and this title, and including subdivision design, lot areas and dimensions, on-site and off-site improvements, floodwater drainage controls, water supply sewerage, environmental protection, and conditions of approval of the tentative map.

(b) A waiver may be approved subject to guarantees to ensure full compliance with such provisions and conditions, and the waiver instrument shall be filed for record. (Ord. 386 §11, 1977: Ord. 332 §2(part), 1973).

17.34.020 Contents. (a) The parcel map shall be prepared by a registered civil engineer or licensed land surveyor, and it shall substantially conform to the approved tentative map and any conditions attached thereto. This parcel map shall also show:

- (1) Title of map and name and legal designation of tract or grant in which the survey is located and ties to adjoining tracts;
- (2) All monuments found, set, reset, replaced or removed, describing their kind, size and location, and giving other data relating thereto. Permanent monuments shall be set for all new lines created by the parcel split;
- (3) Bearing or witness monuments, basis of bearing, bearing and length of lines, and scale of map;
- (4) The area of each parcel in acres and hundredths thereof or square feet;
- (5) All certificates, offers or dedication, and other statements and notations as are required by law and this title;
- (6) All prior easements of record;
- (7) Additional information to be filed or recorded simultaneously with a parcel map shall be in the form of a separate document or an additional map sheet which indicates its relationship to the parcel map. The document or additional map sheet shall contain the statement that the additional information is for informational purposes, describing conditions as of the date of filing for record, and is not intended to affect record title interest. The document or additional map sheet may also contain a notation that the additional information is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer of the document or additional map sheet. Additional survey and map information may include, but need not be limited to: building setback lines, flood hazard zones, seismic lines and setbacks, geologic mapping and archeological sites.

(b) Whenever improvements, which may include dedications of rights-of-way and easements and the construction of reasonable on-site and off-site improvements, are required for subdivisions of fewer than five lots, such construction requirements shall be noticed by: (1) a certificate on the parcel map, or (2) on a waiver instrument, or (3) by a separate instrument, and shall be recorded on, concurrently with, or prior to the filing for record of the parcel map or

waiver instrument.

(c) Procedures related to offers of dedications on or with parcel maps shall be the same as those for final maps.

(d) Whenever construction of reasonable on-site or off-site improvements is required for subdivisions of fewer than five lots, such construction work shall not be required until a town permit for any development within the subdivision is issued, unless: (1) Earlier construction is agreed to by the subdivider and town council, or (2) Construction within a reasonable specified time following approval of the tentative map is required by the town council upon a finding of necessity for reasons of either:

(A) The public health and safety, or

(B) That the construction is a necessary prerequisite to orderly development of the surrounding area. (Ord. 509 §1(part), 1993; Ord. 386 §12, 1977; Ord. 332 §2(part), 1973).

17.34.030 Final action. When the requirements of this chapter relating to the preparation and filing of the parcel map are found to have been met, the town engineer shall pass upon the content of the parcel map and if he finds that the requirements of this chapter relating to content have been fulfilled, he shall certify the parcel map in accordance with the provisions of the subdivision map act. The town engineer shall send the map so certified to the town clerk, who shall present it to the town council if council action is required, and who shall thereafter cause it to be recorded as prescribed by law. (Ord. 386 §13, 1977; Ord. 332 §2(part), 1973).