

County of Tulare
Resource Management Agency
County Surveyor's Office

Map Statements

November 2021

The sample statements below are provided for general information purposes only. Your use of any of these sample documents is at your own risk, and you should not use any of these sample documents without first determining the requirements for and content of any statement shown on a map prepared by you.

Other Statements

ADDITIONAL INFORMATION STATEMENT

THE FOLLOWING ADDITIONAL INFORMATION IS FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST:

Additional Information Statement

The following additional information is for informational purposes and is not intended to affect record title interest:

RIGHT TO FARM NOTICE

IT IS THE DECLARED POLICY OF TULARE COUNTY TO CONSERVE, ENHANCE AND ENCOURAGE AGRICULTURAL OPERATIONS WITHIN THE COUNTY. RESIDENTS OF PROPERTY ON OR NEAR AGRICULTURAL LAND SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES AND DISCOMFORT ASSOCIATED WITH AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. CONSISTENT WITH THIS POLICY, CALIFORNIA CIVIL CODE SECTION 3482.5 PROVIDES THAT NO AGRICULTURAL OPERATION, AS DEFINED AND LIMITED BY THAT SECTION, CONDUCTED AND MAINTAINED FOR COMMERCIAL PURPOSES, AND IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED CUSTOMS AND STANDARDS, AS ESTABLISHED AND FOLLOWED BY SIMILAR AGRICULTURAL OPERATIONS IN THE SAME LOCALITY, SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, DUE TO ANY CHANGED CONDITION IN OR ABOUT THE LOCALITY, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN THREE YEARS IF IT WAS NOT A NUISANCE AT THE TIME IT BEGAN.

FLOOD HAZARD INFORMATIONAL NOTE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, FOR COMMUNITY NUMBER 065066, DATED JUNE 16, 2009, PANEL NO. 645, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN ZONE X (SHADED), HAVING A 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD, WHICH FLOOD ZONE DOES NOT REQUIRE FLOOD MITIGATION MEASURES.

IMPROVEMENTS NOTE

IMPROVEMENTS REQUIRED BY THE COUNTY OF TULARE PLANNING COMMISSION RESOLUTION NO. <Resolution No>, TENTATIVE PARCEL MAP NO. PPM <PPM No.>, RECORDED AS DOCUMENT NO. <Document No.>, TULARE COUNTY RECORDS, HAVE EITHER BEEN COMPLETED PRIOR TO THE FILING OF THE FINAL PARCEL MAP, OR REQUIRED TO BE COMPLETED WITHIN A REASONABLE TIME AFTER APPROVAL OF THE FINAL PARCEL MAP IN ACCORDANCE WITH AN AGREEMENT EXECUTED WITH THE COUNTY OF TULARE FOR SUCH IMPROVEMENTS PURSUANT TO ORDINANCE CODE SECTION 7-01-2440.

Other Statements

An Owner's Statement is treated as being unique for each map. Such factors as the number of parties having record title interest, dedications of various interests to the County, and the type of interests conveyed, together, require that each Owner's Statement be examined for compliance with Subdivision Map Act and Tulare Ordinance Code. A portion of statement is provided as follows:

OWNER'S STATEMENT

I (WE) HEREBY STATE THAT I (WE) AM (ARE) THE OWNER(S) OF OR HAVE A RECORD TITLE INTEREST IN THE REAL PROPERTY PROPOSED TO BE SUBDIVIDED AS SHOWN ON THIS MAP, AND THAT I (WE) AM (ARE) THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND I (WE) HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINES, AND HEREBY CONSENT TO THE RECORDATION OF SAID MAP.

< signatures >

Notary Certificate of Acknowledgement

The form of the Certificate of Acknowledgement is prescribed Civil Code §1189:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA / COUNTY OF TULARE
ON _____, 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.

SIGNATURE: _____ PRINT NAME _____

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

PRINCIPAL PLACE OF BUSINESS: _____ COUNTY
(NO NOTARY SEAL REQUIRED PURSUANT TO GOVERNMENT CODE, SECTION 66436(C).)