TOWN OF
WINDSOR

APPROVED FINAL & PARCEL MAP CERTIFICATES

OWNER'S STATEMENT
[Use on Final Map and Parcel Map]

(I/ We) hereby state that (I/ we) are the owners of and have the right, title, and interest in and to the real property included within the subdivision boundary shown upon this map, and (am/ are) the only person(s) whose consent is necessary to pass clear title to said property, and (I/ we) consent to the making and filing of said map of the subdivision shown within the borderlines, and hereby irrevocably dedicate to the Town of Windsor, subject to the improvement of the following:

NOTE: Provide for the following as applicable:

(Avenues, Courts, Drives, Roads, Streets) for road right(s)-of-way, public utility and Windsor Water District Facilities purposes
Parcel(s) (A, B, etc) in Fee for (parcels identified in the Conditions of Approval)
Easements for (Sewer, Water, Recycled Water, Storm Drain, Access, Windsor Water District Facilities and Public Utilities, etc.)

and does hereby irrevocably dedicate to the Windsor Water District the following:

Easements for (Sewer, Water, Recycled Water and Windsor Water District Facilities) as shown on said map, within said subdivision.

_____ _____
Owner's Name Date

_____ _____
Owner's Name Date

User Instructions:

- The information shown within the parentheses will vary with each map.
- Call out all avenues, courts, drives, roads and streets by name.
- Call out each individual parcel by letter designation along with its use.
- Easements for sewer, water, recycled water and Windsor Water District Facilities shall be dedicated to both the Town of Windsor and the Windsor Water District.
- If the property is held in a living trust, this statement must be signed by the Trustee(s) of the trust. Include the full name of the trust and call out the individuals signing the statement as trustees.

- If the property is held by a corporation or LLC, call out the name of the corporation or LLC, the state of incorporation and include the title(s) of the person(s) authorized to sign the map.
- Dedication of Windsor Water District Facilities and Public Utility Easements require the use of the Public Utility Easement Statement and a Windsor Water District Facilities easement statement.
- Requires Notary Public Certificate.

TRUSTEE'S CERTIFICATE

We, _____, a (California) Corporation, the Trustee under the Deed of Trust recorded as Document No(s). _____, Official Records of Sonoma County does hereby consent to the making and filing of this map.

By: _____ Date: _____

User Instructions:

- The information shown within the parentheses will vary with each map.
- Requires Notary Public Certificate.

SURVEYOR'S OR ENGINEER'S STATEMENT
[Use on Final Map and Parcel Map]

This map was prepared by me or under my direction and is based upon record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of ____(name of person authorizing map)_____. I hereby state that this (final/parcel) map substantially conforms to the approved or conditionally approved tentative map, if any, that the monuments shown hereon have been set and that said monuments are sufficient to enable the survey to be retraced.

_____ _____
(Engineer's or Surveyor's Name) Date
(L.S. or R.C.E. No.)

User Instructions:

- The information shown within the parentheses will vary with each map.

TOWN ENGINEER'S STATEMENT

I hereby state that this subdivision map was examined by me or under my direction; that it is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the Subdivision Map Act as amended and of any local ordinances applicable at the time of approval of the tentative map have been complied with.

_____ _____
Shannon Doyle Cotulla, RCE 82309 Date
Town Engineer, Town of Windsor

I hereby state that I have examined the map of this subdivision on behalf of the Town of Windsor and I am satisfied that the survey data shown upon this map is technically correct.

_____
(Engineer's or Surveyor's Name)
(L.S. or R.C.E. No.)

TOWN CLERK'S CERTIFICATE
[Use on Final Map]

This is to certify that the Town Council of the Town of Windsor, State of California, on this the day of _____, 20 _____, by Resolution regularly passed and entered in the minutes of said Council, did approve this Final Map and accept, subject to improvement the following:

NOTE: Provide for the following as applicable:

(Avenues, Courts, Drives, Roads, Streets) for road right(s)-of-way, public utility and Windsor Water District Facilities purposes
Parcel(s) (A, B, etc) in Fee for (parcels identified in the Conditions of Approval)
Easements for (Sewer, Water, Recycled Water, Storm Drain, Access, Windsor Water District Facilities and Public Utilities, etc.)

_____ _____
Town Clerk, Town of Windsor Date

WINDSOR WATER DISTRICT SECRETARY'S CERTIFICATE
[Use on Final Map]

This is to certify that the Windsor Water District, State of California, on the day of _____ _____, 20 _____, by resolution regularly passed and entered in the minutes of said District, did approve and accept, subject to improvement the following:

Easements for (Sewer, Water, Recycled Water and Windsor Water District Facilities) as shown on said map, within said subdivision.

_____ _____
Secretary, Windsor Water District Date

User Instructions:

- The information shown within the parentheses will vary with each map.
- Call out all avenues, courts, drives, roads and streets by name.
- Call out each parcel by letter designation along with its use.

CERTIFICATE OF ACCEPTANCE
GOVERNMENT CODE 27281
[Use on Parcel Map]

The Town Engineer, on behalf of the Town of Windsor, pursuant to the authority conferred by Resolution No. 282-94 of the Town Council as adopted on January 26, 1994, has accepted, on behalf of the public, subject to improvement, the following:

NOTE: Provide for the following as applicable:

(Avenues, Courts, Drives, Roads, Streets) for road right(s)-of-way, public utility and Windsor Water District Facilities purposes
Parcel(s) (A, B, etc) in Fee for (parcels identified in the Conditions of Approval)
Easements for (Sewer, Water, Recycled Water, Storm Drain, Access, Windsor Water District Facilities and Public Utilities, etc.)

as shown on said map, within said subdivision and the abandonment of existing public easements as noted on this map, within said subdivision.

_____ _____
Shannon Doyle Cotulla, RCE 82309 Date
Town Engineer, Town of Windsor

The District Engineer, on behalf of the Windsor Water District, pursuant to the authority conferred by Resolution 1852-15 of the Windsor Water District as adopted on February 18, 2015, does hereby accept subject to improvement the following:

Easements for (Sewer, Water, Recycled Water and Windsor Water District Facilities) as shown on said map, within said subdivision.

_____ _____
Shannon Doyle Cotulla, RCE 82309 Date
District Engineer, Windsor Water District

User Instructions:

- The information shown within the parentheses will vary with each map.
- Call out all avenues, courts, drives, roads and streets by name.
- Call out each parcel by letter designation along with its use.

COUNTY CLERK'S CERTIFICATE
[Use on Final Map and Parcel Map]

I certify that all bonds, money or negotiable bonds required under the provisions of the Subdivision Map Act to secure payment of taxes and assessments have been filed with and approved by the County of Sonoma; namely, bond(s) under Government Code Sections 66493(a) and 66493(c) in the sums of $ _____ and $ _____ respectively.

_____ _____
Clerk of the Board of Supervisors Date
County of Sonoma, State of California

COUNTY TAX COLLECTOR'S CERTIFICATE
[Use on Final Map and Parcel Map]

According to the records in the office of the undersigned, there are no liens against this Subdivision, or any part hereof, for unpaid State, County, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes and not yet payable is $ _____. The land in said Subdivision is not subject to a special assessment or bond which may be paid in full, except special assessments for bonds payable in full for which I estimate that the amount required for full payment is $ _____ **.** Security required pursuant to Government Code Section 66493(a) and 66493(c) are hereby accepted and approved.

_____ _____
Tax Collector Date
County of Sonoma, State of California

RECORDER'S CERTIFICATE
[Use on Final Map and Parcel Map]

Filed this ____ day of _____, 20 ___, at _____, _____ m. in Book _____ of Maps at Page(s) _____, at the request of the Town of Windsor.

Fee paid: $ _____ Document No._____
County Recorder

_____
_____ Deputy
County of Sonoma,
State of California

User Instructions:

- Locate in the upper right corner of the first certificate sheet

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PUBLIC UTILITY EASEMENT STATEMENT
[Use on Final Map and Parcel Map]

A public utility easement is an easement to construct, install, inspect, maintain, replace, remove and use facilities of the type hereafter specified, including but not necessarily limited to the following:

Curb, gutter and sidewalk, installation of transmission and distribution facilities such as electrical, telephone, cable television and gas, street lighting, drainage, roadway, landscaping; also uses for pedestrian, equestrian, and non-powered vehicle purposes. Said easement shall also include the right to excavate or fill the easement for the full width and to a reasonable depth thereof.

User Instructions:

- Include on maps when road and/or public utility easements are dedicated.
- A second modified version of this statement may be required by the Town for use with onsite public utilities which include only electrical, telephone, cable television and gas facilities.

WINDSOR WATER DISTRICT FACILITIES EASEMENT STATEMENT
[Use on Final Map and Parcel Map]

A Windsor Water District Facilities easement is an easement to construct, install, inspect, maintain, replace, remove and use facilities of the type hereinafter specified, including but not necessarily limited to the following:

Sewer, water and recycled water purposes. Said easement shall also include the right to excavate or fill the easement for the full width and to a reasonable depth.

User Instructions:

- Include on maps when road and/or Windsor Water District Facilities easements are dedicated.
- A second modified version of this statement may be required by the Town for use with onsite public utilities which include only electrical, telephone, cable television and gas facilities.

RECORD TITLE INTEREST NOTE
[Use on Final Maps]

Signatures of Owners of the following easements have been omitted under the provisions of Section 66436 of the Subdivision Map Act. Their interest is such that it cannot ripen into a fee title and such signatures are not required by the Governing Body.

Owner	Deed/Map Reference	Description of Use

CERTIFICATE OF DEDICATION
[Use on Final Map and Parcel Map]

Name and Address of Owner	Description of Property Dedicated

The Town of Windsor shall reconvey the above-described property to the above-named owner, or successor in interest, if the Town determines pursuant to Government Code Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.

User Instructions:

- Use only for fee dedications.

NOTARY ACKNOWLEDGEMENT
[Use on Final Map and Parcel Map]

STATE OF _____

COUNTY OF _____

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.

On _____ before me _____, 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 and official seal: My commission expires

Signature _____ (Seal) _____

My commission number_____