

Recorded Map Lookup Worksheet

Every lot in a California subdivision was created by a recorded map. This sheet walks that map out of county records and into your file. Work down the page in order. Step 1 is what makes the rest findable.

1. START FROM THE DEED, NOT FROM A MAP VIEWER

The legal description is the call number for the recorded map. Copy it exactly.

Property address _____ APN _____

Lot / Block _____

Tract or parcel map number _____ Map book and page _____

Source of the description: Grant deed / Preliminary title report _____

2. WHICH KIND OF MAP CREATED THIS LOT

Government Code 66426 requires a tentative and final map at five or more parcels. Section 66428 sends the smaller and the exempt splits to a parcel map.

☐ Final tract map, five or more parcels

☐ Parcel map, four or fewer, or an exemption under 66426(f)

Recording date of the map _____ Number of lots on it _____

3. ORDER THE MAP

Tract maps, parcel maps and records of survey are separate record categories, held by the county surveyor and the county recorder.

County _____ Requested on _____

Received on _____ Cost _____

4. WHAT TO READ ONCE IT ARRIVES

Government Code 66434 sets the required content of a final map. Tick what you found.

☐ Bearings and distances on straight lines, radii and arc or chord data on curves

☐ Ties to the monuments that fix the exterior boundary

☐ Each parcel numbered or lettered, each street named

☐ Easements and public streets delineated on the map

Subdivision (g): filing the final map abandons public streets and easements that are NOT shown, where the abandonment is referenced and certified on the map. On an old map, a missing line can be the record rather than a drafting gap.

Easements that affect the buildable area _____

5. HAS ANYONE SURVEYED IT SINCE?

Business and Professions Code 8762(b) requires a record of survey when a field survey finds a material discrepancy or evidence absent from the recorded map. Subdivision (c) gives 90 days to file it.

☐ Record of survey search run at the county surveyor

Records found, dates _____ Discrepancy noted _____

6. THE ASSESSOR'S MAP IS NOT A BOUNDARY DOCUMENT

Revenue and Taxation Code 327 lets the assessor number parcels for the roll. Assessors' Handbook 215 tells counties to print: prepared for assessment purposes only. It also warns that assessor's parcels may not comply with local lot-split or building site ordinances.

☐ Assessor's parcel map pulled for orientation only

7. TIMING AND OPEN QUESTIONS FOR THE COUNTY

Retrieval takes real time. Start on day one of the contingency period, not after the inspection report lands.

1. _____

2. _____

Code sections, county procedures and fees change, and only a licensed land surveyor can determine a boundary on the ground. This sheet is general information, not legal, survey or title advice.

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alla-novytska.com/journal/what-does-a-preliminary-title-report-cover/ . alla-novytska.com/buy/ . alla-novytska.com/guides/

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