

CITY OF MODESTO

LOT-LINE ADJUSTMENT APPROVAL PROCESS

1. Applicants submit the following:
 - a. Signed application form.
 - b. Eight copies of an 8½ " X 11" drawing of the proposed lot-line adjustment. Show structures existing and proposed to be removed, parking spaces and driveways, utility easements and utility lines, access ways and parking agreements, property lines before and after. Identify the properties. All drawings are to be drawn to scale and accurate. A vicinity map of the subject properties should be included. Drawings on larger size paper are permitted in addition to the required drawings.
 - c. Filing fees (see adopted fee schedule)
 - d. A signed and notarized Lot-Line Adjustment Agreement stating that the property owners will combine the transferred property with the existing lot and will not sell it as a separate parcel.
 - e. Legal descriptions of the existing parcels, and the proposed parcels as they will exist after the adjustment is recorded. The descriptions are to be prepared by a licensed land surveyor or civil engineer authorized to practice land surveying as per California Business and Professions Code Sections 8729, 8731, and 8761.
 - f. Recording Fee. This is a per page fee and is computed at the time of recording by the County Clerk-Recorder's office. Please submit a check made out to: Stanislaus County Clerk-Recorder. Leave the amount blank. Make a notation on the check that the check is not to exceed \$60.00. Other arrangements can also be made.
2. Staff reviews the application for completeness and conformance with the City's zoning regulations.
3. Staff refers the application to Public Works Department and affected utility companies for comment.
4. Any problems with the application due to utility location, nonconformance with the zoning regulations, or incompleteness must be resolved prior to the City approving the application.
5. The applicants are given six months to clear any problems with the Lot-Line Adjustment application. Otherwise, the application expires and the staff will return the application. Applicants must submit a new application if they wish to pursue the lot-line adjustment.
6. After the required fifteen day appeal period and if no problems are found with the agreement or descriptions, the Secretary of the Planning Commission signs the Certificate of Approval giving final approval of the lot-line adjustment.
7. A City representative will record the Certificate of Approval and the Lot-Line Adjustment.
8. A copy of the Certificate of Approval and Lot-Line Adjustment Agreement is distributed to City departments.

CITY OF MODESTO
Application for LOT-LINE ADJUSTMENT

Filing Fee: (see adopted fee schedule)

Name of Owner: _____

Mailing Address of Owner: _____ Phone: _____

Name of Owner: _____

Mailing Address of Owner: _____ Phone: _____

Location of Properties: _____

Attach 8 copies of an 8½" x 11" drawing of properties affected by the proposed lot-line adjustment showing existing and proposed lot line and pertinent dimensions. The drawing shall also show location in relation to property lines of existing structures, parking spaces, driveways, utility lines, and utility easements which are pertinent to the proposal. The areas of the affected properties and the land to be conveyed shall be noted on the drawing.

Certificate

We are the owners of the above-referenced properties and we hereby request approval of a lot-line adjustment as shown on the attached drawing. We certify that the information submitted herewith is correct to the best of our belief and knowledge. We understand that if the application is approved, the land conveyed as result of this lot-line adjustment shall be consolidated with the adjacent parcel of land, shall not exist as a separate parcel and shall not be reconveyed without additional approval. We further agree that the above restrictions shall be noted on the recorded deed of conveyance.

(Owner's Signature) (Date)

(Owner's Signature) (Date)

Date Received by Secretary of Planning Commission _____ Application No. _____

AGREEMENT PERTAINING TO LOT-LINE ADJUSTMENT

WHEREAS, _____

hereinafter referred to as Owners are the owners of the real property located in Modesto, California and more particularly described in the attached Exhibits, which are attached hereto and made a part hereof for reference; and

WHEREAS, Pursuant to the provisions of Section 4-4.506 of Article 5 of Chapter 4 of Title IV of the Modesto Municipal Code, Owners have requested approval of a lot-line adjustment to relocate the property line(s) between their respective properties as described in the attached Exhibits,

NOW, THEREFORE, in consideration of approval of the requested lot-line adjustment by the Secretary of the Planning Commission of the City of Modesto, Owners and City of Modesto agree as follows:

1. Owners agree that they will record deeds reflecting the above described lot line adjustment. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed.

2. That the covenant contained above shall be binding on Grantor and Grantee's heirs, successors, and assigns and shall run with the land.

3. That henceforth the legal description for the Owners property shall be as described in the attached Exhibit .

Dated this _____ day of _____, 20

Owner (Signature) _____
(Print name and title) _____

Owner (Signature) _____
(Print name and title) _____

Notarization required

City of Modesto

(Signature) _____

Patrick Kelly
Secretary of the Planning Commission
for the City of Modesto

EXHIBIT "A"

Legal Description of Properties Prior to
Lot-Line Adjustment No. _____

EXHIBIT "B"

Legal Description of Properties After Approval of
Lot Line Adjustment No. _____