

CITY OF MENIFEE

Engineering Department

APPLICATION FOR LOT LINE ADJUSTMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Land Surveyor/Civil Engineer's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property "A" Owner: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Assessor's Parcel Number(s) of Property "A": _____

Street Address of Property "A," if applicable: _____

Property "B" Owner: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Assessor's Parcel Number(s) of Property "B": _____

APPLICATION FOR LOT LINE ADJUSTMENT

Street Address of Property "B," if applicable: _____

Property "C" Owner: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Assessor's Parcel Number(s) of Property "C": _____

Street Address of Property "C," if applicable: _____

Property "D" Owner: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Assessor's Parcel Number(s) of Property "D": _____

Street Address of Property "D, if applicable": _____

If the property is owned by more persons than indicated above, check the box below, and attach a separate page that includes the following statement "Lot Line Adjustment No. _____", and references the affected Assessor's Parcel Numbers, and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

See attached sheet(s) for additional property owner's names, mailing addresses and phone numbers.

The Planning Department will primarily direct communications regarding this application to the Applicant identified above. The Applicant may be the property owner, representative, or other assigned agent. Your signature below substantiates the fact that you understand the nature of the fee deposit, whereby work done by various Departments, Agencies, and/or Districts for this application will be billed directly to the application. If it is determined that additional funds are needed to complete the processing of this application, a bill will be sent to the applicant. If at any point, the fee deposit is reduced to zero or a negative balance, processing of the application will cease until the negative balance is paid and sufficient funds are available to continue the processing of the application. There will be NO refund of fees that have been expended for case review or other services, even if the application is withdrawn, or the application is ultimately denied.

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PROPERTY INFORMATION:

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: _____

General location (cross streets): North of _____, South of _____, East of _____, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: _____

Adjustment Requested: _____

Reason for Request: _____

APPLICATION FOR LOT LINE ADJUSTMENT

FILING INSTRUCTIONS FOR LOT LINE ADJUSTMENT APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Lot Line Adjustment application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE LOT LINE ADJUSTMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current recorded deed of each property involved. If one or more of the properties involved is owned by a corporation, limited liability company (LLC), partnership, trust, or similar entity, appropriate documentation will be required to provide proof that the person(s) signing on behalf of said entity is properly authorized to do so.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. One copy of a current (less than 6 months old) Preliminary Title Report for the subject properties.
5. One completed and signed copy (signatures must be notarized) of the "NOTICE OF LOT LINE ADJUSTMENT" form.
6. Six copies of a completed Exhibit "A" - Legal Description.
7. Six copies of a completed Exhibit "B" – Map.
8. Six copies of a completed Exhibit "C" – Site Plan.
9. Closures for both existing and new parcels.
10. Applicable deposit-based fee of \$1,045.00
11. Community Development Lot Line Adjustment Application and deposit of \$1,500.00

A LOT LINE ADJUSTMENT APPLICATION FORM

1. Type or print legibly the applicant's name, e-mail address, mailing address, phone number, and fax number.
2. Determine which property will be designated as Property "A," Property "B," Property "C," and Property "D." If the application involves fewer than four (4) properties, draw a horizontal line through all references to Property "C" and/or Property "D," as applicable.
3. Type or print legibly the property owner's name, e-mail address, mailing address, phone number, and fax number for each property involved in the appropriate section.
4. List the assessor's parcel number(s) and street address (if applicable) for each property involved.
5. Provide a detailed description of the lot line adjustment being requested. If additional space is necessary, use additional sheet(s) of paper.

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6. Provide a detailed explanation of the reason for the request. If additional space is necessary, use additional sheet(s) of paper.
7. Provide the printed name and original (wet-signed) signature of the applicant.
8. Provide original (wet-signed) signatures from all property owners included as part of this application. Additional signatures may be attached as indicated above. Written permission from the property owner(s) may be submitted indicating that an authorized agent may sign on the owner's behalf. (Photocopies of signatures are UNACCEPTABLE.)
 1. Submit a copy of the current grant deed for each parcel.
 2. Submit a copy of a current (less than 6 months old) Preliminary Title Report for the subject properties.

B NOTICE OF LOT LINE ADJUSTMENT FORM

1. The NOTICE OF LOT LINE ADJUSTMENT form must be completed, signed, and notarized. Because this form will be one of the documents to be recorded, this form must be typed (excluding signatures). No hand written or photo copied versions will be accepted.
2. Under the Record Owners column, the record owners of all properties involved must be typed in the Record Owners section of the form. Depending on the number of property owners and/or the number of Assessors Parcel Numbers (APN) involved, it may be necessary to use multiple copies of the NOTICE OF LOT LINE ADJUSTMENT forms to obtain all of the necessary record owners and/or notarized signatures.
3. Under the Existing Parcels column, the APN(s) for each property shall be provided in the following format: "XXX-XXX-XXX" (*first 3 digits {assessor's book number}, a hyphen, the middle 3 digits {assessor's page & block number, another hyphen, and the last 3 digits {assessor's parcel number}*). The Assessor's check digit *{the 10th digit as shown on a County tax bill for the subject property}* is not needed.
4. Under the Signature(s) of Recorded Owner section print the name of each recorded owner. If one or more of the properties involved is owned by a corporation, limited liability company (LLC), partnership, trust, or similar entity, the name of the entity and the person signing on behalf of said entity is to be printed (e.g. ABC Development, Inc., John Doe, President). That individual is to then sign on the signature line. **All signatures of record owners must be notarized.**
5. DO NOT place any text, comments, or marks within those portions of the form designated for City use.

C LEGAL DESCRIPTION (EXHIBIT "A")

1. The Legal Description Exhibit must be prepared and stamped by a licensed land surveyor or qualified registered civil engineer (registered prior to Jan. 1, 1982, with a R.C.E. number of 33965 or lower).
2. The legal description for each adjusted property ("A," "B," "C," or "D," as applicable) shall be clearly identified and written, and shall include an acreage (or square footage) calculation for each property.

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3. An original stamp and wet-signed signature of the licensed land surveyor or a qualified registered civil engineer (registered prior to Jan. 1, 1982, with a R.C.E. number of 33965 or lower) who prepared the exhibit.
4. The date the exhibit was prepared.
5. If necessary, this exhibit may contain multiple pages, but if so, each page shall contain a reference indicating the applicable page number and the total number of pages (e.g. Page 1 of 3).

D MAP EXHIBIT (EXHIBIT "B")

1. The Exhibit "B" - Map must be prepared by a licensed land surveyor or a qualified registered civil engineer (registered prior to Jan. 1, 1982, with a R.C.E. number of 33965 or lower), and drawn to an acceptable engineers scale.
2. The Map must contain the following information:
 - a. The assessor's parcel numbers for all involved properties.
 - b. A north arrow (top of map north).
 - c. Scale (number of feet per inch).
 - d. Reference the applicable Section, Township, and Range.
 - e. Lot and record map information by separate instrument number or map.
 - f. The existing lot configuration for all properties involved showing bearings and distances for all property lines, and any existing easements.
 - g. The existing lot line(s) that is/are to be adjusted shall be shown as a dashed line and identified as "Old Lot Line," and the proposed lot line(s) shall be shown as a heavy solid line and identified as "New Lot Line."
 - h. The **proposed** new lot line(s) shall include bearing(s) and distance(s).
 - i. The proposed lot line adjustment must be designed in such a manner that the proposed lot line(s) will not laterally intersect a graded manufactured slope, and will not allow drainage from the tributary area above a manufactured slope to sheet flow over the slope face. A note shall be placed on the Map indicating "The proposed lot line will not laterally intersect a graded manufactured slope." and "No drainage from the tributary area above a manufactured slope will sheet flow over the slope face."
 - j. An original stamp and wet-signed signature of the licensed land surveyor or qualified registered civil engineer's who prepared the Map.
 - k. The date the Map was prepared.

E SITE PLAN EXHIBIT (EXHIBIT "C")

Because only certain information can be on the official recorded Lot Line Adjustment Map (Exhibit "B"), a second map is required showing additional information necessary to verify compliance with the adopted county ordinances. This information may be submitted on the attached form labeled

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EXHIBIT "C" - SITE PLAN. The Site Plan exhibit must be prepared by a licensed land surveyor or a qualified registered civil engineer (registered prior to Jan. 1, 1982, with a R.C.E. number of 33965 or lower). The following information must be included on the Site Plan:

- a. The assessor's parcel numbers for all involved properties.
- b. North arrow (top of map north)
- c. Scale (number of feet per inch)
- d. Reference the applicable Section, Township, and Range.
- e. The overall dimensions of the property and location of adjoining lot lines showing bearings and distance.
- f. The existing lot line(s) that is/are to be adjusted shall be shown as a dashed line and identified as "Old Lot Line," and the proposed lot line(s) shall be shown as a heavy solid line and identified as "New Lot Line." All lot lines shall include bearings and distances.
- g. Location and names of adjoining streets. Accurately locate street centerline, and show any existing improvements such as curbs and curb cuts, gutters, and driveways.
- h. All existing buildings, structures, easements, and septic systems shall be shown with dimensions and setbacks from the existing and proposed property lines and other buildings and/or structures. Identify the function/use of all buildings and/or structures.
- i. Location, dimensions, arrangement, and numbering of any parking spaces or existing and/or proposed parking and loading facilities.
- j. Location and type of existing fencing, gates, walls.
- k. Location of any existing or proposed manufactured slopes.
- l. An original stamp and wet-signed signature of the licensed land surveyor or a qualified registered civil engineer's who prepared the exhibit.
- m. The date the exhibit was prepared.

NOTES:

A Lot Line Adjustment application may only be approved provided the following findings can be made:

1. The Lot Line Adjustment is limited to four (4) or fewer existing adjoining legal parcels.
2. No new parcels are created, and no existing parcels are deleted.
3. No parcels involved are reduced below the development standards currently applied by the City of Menifee Land Use Ordinance No. 348, other applicable ordinances and the City of Menifee General Plan.
4. The proposed adjustment is exempt from the Subdivision Map Act and no tentative map, final map or parcel map, shall be required as a condition to the approval of a lot line adjustment.

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5. Public rights-of-way are not altered in any way unless approved the City Engineer. In order to process a Lot Line Adjustment (LLA) application, it is required that the properties involved be separate legal properties. Therefore, it may be necessary to process one or more Certificate Compliance (COC) applications concurrently with the LLA application to legalize the properties involved. If any of the properties involved were not created by a recorded subdivision, and no COC has been previously recorded for the property or properties, a COC application will be required to be filed, processed, and approved for each applicable property, prior to completion of the LLA application.

The legal Documentation accepted showing the subject parcel as a separate parcel based upon the following:

- a) Gift Deeds: Must have been recorded between **June 9, 1977** and **June 8, 1978** or prior to **March 2, 1972**.
- b) Parcels of **4 acres or less**: documents dated prior to **July 14, 1971**.
- c) Parcels **greater than 4 acres, but less than 60 acres**: documents dated prior to **March 4, 1972**.
- d) Parcels **greater than 60 acres**: documents dated prior to **June 6, 1977**.
- e) Contiguous held property of multiple parcels: documents dated prior to **June 6, 1977**.

Please be aware that a Lot Line Adjustment will not affect any existing easements.

Use the current Planning Department Fee Schedule to determine the appropriate deposit-based filing fee, or contact the Planning Department for a deposit-based fee determination.

In order to adjust the boundaries of more than four (4) parcels, a landowner will have to process a new subdivision map.

IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION OR THE FILING REQUIREMENTS, PLEASE CONTACT THE PLANNING DEPARTMENT at (951) 672-6777

RECORDING REQUESTED BY
CITY OF MENIFEE

When recorded, return to:

City Clerk
For
The Planning Department
29714 Haun Road
Menifee, CA 92586

THIS AREA FOR RECORDER'S USE ONLY

No Fee, Government Code Section 6103
Benefit of City of Menifee

NOTICE OF LOT LINE ADJUSTMENT NO.

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)

LEGAL DESCRIPTION OF ADJUSTED PARCELS

See attached Legal Description - Exhibit "A"

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)

<i>Print Name/Title:</i>	<i>Signature:</i>

DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

This Lot Line Adjustment is approved.

Signature: _____ Printed Name: _____ Date: _____

CITY ENGINEER'S APPROVAL

This document reviewed by City Engineer.

Signature: _____ Printed Name: _____ Date: _____

NOTARY ACKNOWLEDGEMENT

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 _____)

On _____ before me, _____,
(Date) (Name and Title of officer)

personally appeared _____, who
(Name(s) of signer(s))

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

{SEAL}

Notary Public

EXHIBIT "A" - LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. _____

SAMPLE

EXHIBIT "A" - LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO.

PARCEL 'A'

LOT 4 TOGETHER WITH A PORTION OF LOT 5 OF TRACT NO. 28788, FILED IN BOOK 429, PAGES 5 THROUGH 8, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER COMMON TO SAID LOTS 4 AND 5;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, NORTH 89°53'38" EAST, A DISTANCE OF 63.10 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTH 13°20'41" WEST, A DISTANCE OF 118.19 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 545.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 13°20'41" EAST;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°33'46", AN ARC LENGTH OF 52.91 FEET TO THE SOUTHERLY CORNER COMMON TO SAID LOTS 4 AND 5;

THENCE NORTH 7°40'21" EAST, A DISTANCE OF 76.00 FEET;

THENCE NORTH 11°24'31" EAST, A DISTANCE OF 30.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,493 SQUARE FEET, MORE OR LESS.

PARCEL 'B'

A PORTION OF LOT 5 OF TRACT NO. 28788, FILED IN BOOK 429, PAGES 5 THROUGH 8, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER COMMON TO SAID LOTS 4 AND 5;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, SOUTH 89°53'38" WEST, A DISTANCE OF 65.41 FEET TO THE NORTHWESTERLY CORNER THEREOF;

SAMPLE

EXHIBIT "A" - LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO.

TENCE ALONG THE WESTERLY LINE OF SAID LOT 5, SOUTH 2°10'50" WEST, A DISTANCE OF 100.51 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 545.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 2°10'50" EAST;

TENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°36'05", AN ARC LENGTH OF 53.28 FEET TO THE SOUTHERLY CORNER COMMON TO SAID LOTS 4 AND 5;

TENCE NORTH 7°40'21" EAST, A DISTANCE OF 76.00 FEET;

TENCE NORTH 11°24'31" EAST, A DISTANCE OF 30.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,014 SQUARE FEET, MORE OR LESS.

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PREPARED BY

**EXHIBIT "B" - MAP
LOT LINE ADJUSTMENT NO. _____**

Scale: _____

Assessor's Parcel Number(s): _____

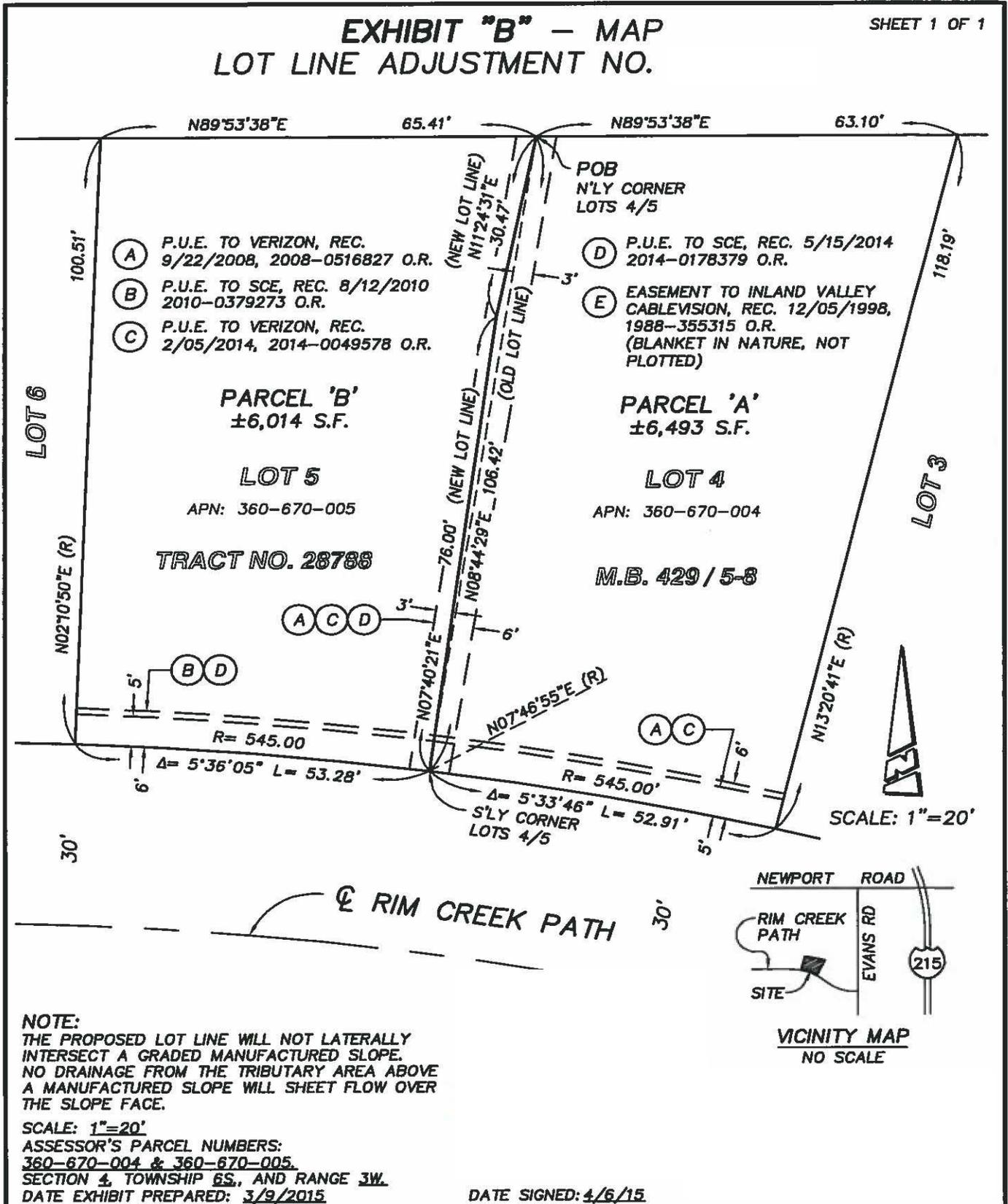
Section _____, Township _____ and Range _____

Date Exhibit Prepared: _____

SAMPLE

EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO.

SHEET 1 OF 1



NOTE:
 THE PROPOSED LOT LINE WILL NOT LATERALLY INTERSECT A GRADED MANUFACTURED SLOPE. NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.

SCALE: 1"=20'
 ASSESSOR'S PARCEL NUMBERS:
360-670-004 & 360-670-005.
 SECTION 4, TOWNSHIP 6S., AND RANGE 3W.
 DATE EXHIBIT PREPARED: 3/9/2015

DATE SIGNED: 4/6/15

EXHIBIT "C" – SITE PLAN
LOT LINE ADJUSTMENT NO. _____

Scale: _____

Assessor's Parcel Number(s): _____

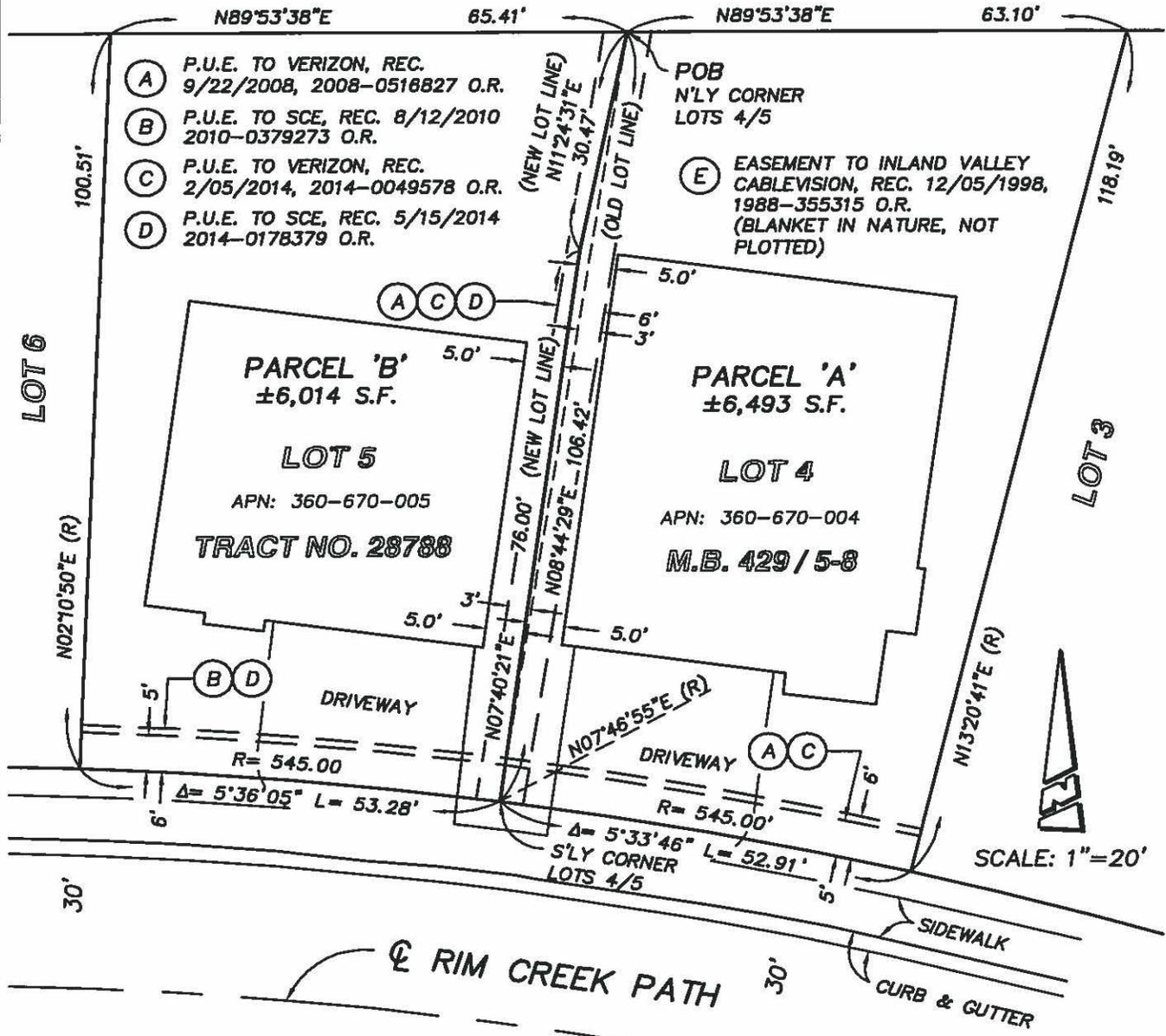
Section _____, Township _____ and Range _____

Date Exhibit Prepared: _____

SAMPLE

EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO.

SHEET 1 OF 1



NOTE:
 THE PROPOSED LOT LINE WILL NOT LATERALLY INTERSECT A GRADED MANUFACTURED SLOPE. NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.

SCALE: 1"=20'
 ASSESSOR'S PARCEL NUMBERS:
 360-670-004 & 360-670-005.
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