



APPLICATION FOR LOT LINE ADJUSTMENT

Request is hereby made for approval of the proposed lot line adjustment as indicated below. We, undersigned owners, understand that in order to be approved; (1) A greater number of parcels that currently exist may not be created; (2) All parcels involved must be recognized parcels as defined by Ordinance; (3) No parcels may be created which are substandard in either frontage or area, unless a variance has been granted by the Planning Commission; (4) The parcel geometry is not substantially rearranged to constitute a re-subdivision of the property in the opinion of the City Engineer; (5) The City Engineer may require a Record of Survey for all newly created parcels. If required a letter stamped by a Licensed Land Surveyor or a Civil Engineer permitted to practice Land Surveying shall be provided stating that a Record of Survey will be recorded within a certain time period; (6) The lot line adjustment shall be reflected in a deed, which shall be recorded by City of Turlock staff; (7) Any deeds or easements required will be prepared and signatures secured by the applicant, or the applicants title company; (8) The conveyance deeds must reflect that the recordings have been requested by the City of Turlock.

TO BE COMPLETED BY THE APPLICANT:

- 1. **Assessor Parcel Numbers:**
 - Parcel 1 _____
 - Parcel 2 _____
 - Parcel 3 _____
 - Parcel 4 _____

- 2. **List the record owner's names, addresses and telephone numbers:**

	Owner #1	Owner #2
Owner Name	_____	_____
Owner Address	_____	_____
Owner Tel. #	_____	_____

- 3. Provide legal descriptions on an 8 1/2" x 11" sheet(s) of all the existing and proposed parcel(s) involved in the lot line adjustment. Legal descriptions for the proposed parcels shall be signed and stamped by a licensed land surveyor or a registered Civil Engineer permitted to practice land surveying as defined in the Land Surveyors Act.
- 4. Attach an 8 1/2" x 11" sketch showing (1) Existing lot lines; (2) Proposed lot lines; (3) Location of all surface and subsurface structures located on all parcels; (4) Distances between buildings; (5) North arrow.
- 5. Attach a preliminary title report, dated no later than 60 days, and current deeds for all parcels.
- 6. Complete the Lot Line Adjustment Consent to Record form. Information thereon must comply with the Subdivision Map Act.
- 7. Application Fee of **\$2,262.00**
Lot Merger Fee of **\$1,725.00**

**REQUESTED BY
AND WHEN RECORDED RETURN TO:
City of Turlock, Engineering Division
156 South Broadway, Ste. 150
Turlock, CA 95380-5454**

LOT LINE ADJUSTMENT NO. _____ ADDRESS _____

CITY OF TURLOCK ENGINEERING DIVISION CONSENT TO RECORD

**Owner's
(Please print or type)**

Assessors Parcel Number

GRANTOR(S)

- | | |
|------------------------------|--|
| 1. Name _____ | |
| Mailing Address _____ | |
| Phone # _____ | |
| 2. Name _____ | |
| Mailing Address _____ | |
| Phone # _____ | |

GRANTEE(S)

- | | |
|------------------------------|--|
| 1. Name _____ | |
| Mailing Address _____ | |
| Phone # _____ | |
| 2. Name _____ | |
| Mailing Address _____ | |
| Phone # _____ | |

LEGAL DESCRIPTIONS

**See Exhibit A
See Exhibit B
See Exhibit C**

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 the land conveyed as a 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.

GRANTOR(S)

GRANTEE(S)

Grantors Signature Date

Grantees Signature Date

Grantors Printed Name

Grantees Printed Name

Grantors Signature Date

Grantees Signature Date

Grantors Printed Name

Grantees Printed Name

--Signatures of signers above must be notarized. Please attach Notarization Acknowledgement Form(s)--

CERTIFICATE OF COMPLIANCE AND CONSENT TO RECORD

This is to certify that the attached map and legal description of property located in the City of Turlock, are hereby accepted by the undersigned City Engineer pursuant to authority conferred by California Government Code Section 66412 (d) and the Turlock Municipal Code Section 11-4.03 (c), complies with the Subdivision Map Act and the City Engineer hereby consents to the recordation.

Approval of Map and Consent to Record:

City Engineer R.C.E. #55910

William D. Morris

Approval of Map and Consent to Record:

City Surveyor, P.L.S. #7795

William D. Morris

#Attached: Map & Exhibit "A" & "B"

EXHIBIT "A"

EXISTING LEGAL DESCRIPTION

LOT LINE ADJUSTMENT NO. _____

EXHIBIT "B"

NEW LEGAL DESCRIPTION

LOT LINE ADJUSTMENT NO. _____

EXHIBIT "C"

SITE PLAN

LOT LINE ADJUSTMENT NO. _____
