

LOT LINE ADJUSTMENT CONDITIONS
APPLICATION NO.: PL-2021-041
151 EAST EVELYN AVENUE

1. **LEGAL DESCRIPTION AND PLAT:** Submit a legal description (metes and bounds) and plat (drawing) of the proposed adjusted parcels per the Legal Description and Plat Requirements to the Public Works Department for review and approval or other documents as approved by the Public Works Director. The legal description and plat must be prepared by a registered civil engineer or land surveyor.
2. **PRELIMINARY TITLE REPORT:** Submit a copy of a current preliminary title report of all properties to be adjusted with the legal description and plat to the Public Works Department. Depending upon the type of ownership, additional information may be required. Include all easements and agreements referenced in the title report.
3. **NOTICE OF LOT LINE ADJUSTMENT:** Upon receipt of the approved legal description, plat, and preliminary title report, the Public Works Department will prepare a Notice of Lot Line Adjustment. The approved legal description(s) and plat will be attached to the Notice of Lot Line Adjustment Approval. The Notice of Lot Line Adjustment must be signed by all those who have an interest in the property, including the trustees. When all applicable conditions of Lot Line Adjustment approval have been satisfactorily completed, the City will sign the Notice of Lot Line Adjustment Approval.
4. **GRANT DEED FOR LOT LINE ADJUSTMENT PURPOSES:** The Public Works Department will prepare the grant deed. The applicant shall submit for review and approval the signed and notarized grant deed(s) that will adjust the property lines using the new legal descriptions of the adjusted parcels. The grant deed shall indicate that the deed is for lot line adjustment purposes in the title and/or body of the deed.
5. **CONSISTENCY:** This Lot Line Adjustment shall be consistent with all requirements of the Conditional Use Permit, Application No. PL-2019-362. All conditions of approval imposed under that application shall remain in full force and effect.
6. **RECORDING:** When all of the Lot Line Adjustment documents have been approved and fully signed, the applicant's title company must record the Notice of Lot Line Adjustment, grant deed(s) to transfer property held in different ownership (if applicable), grant deed(s) for Lot Line Adjustment purposes, and other applicable documents (if any). Submit a copy of the recorded documents to the Public Works Department. The applicant is responsible to have all deeds of trust and mortgages modified to correspond to the new lot lines so that a foreclosure will not create an illegal parcel.
7. **APPROVAL EXPIRATION:** If the Lot Line Adjustment is not completed within two years from the date of this approval, this Lot Line Adjustment approval shall expire.