

CHAPTER 5.5

LOT LINE ADJUSTMENT

325.5-1. PURPOSE

This chapter is enacted for the purpose of establishing official policy and procedures whereby Lot Line Adjustments may be approved by the County pursuant to State Law. The provisions of the Subdivision Map Act shall be inapplicable to Lot Line Adjustments.

325.5-2. DEFINITIONS

For the purpose of this Chapter, "LOT LINE ADJUSTMENT" is the adjustment of a common lot line or lot lines between two or more existing adjacent parcels, where the land(s) taken from one or more parcels is added to an adjacent parcel or parcels, and where a greater number of parcels than originally existed is not thereby created, provided the Lot Line Adjustment is approved by the local agency or advisory agency. "LOT LINE ADJUSTMENT" is deemed to include any and all reconfiguration and/or elimination of common property lines between and among contiguous parcels, except as provided for otherwise in this Ordinance.

325.5-3. BOUNDARY CORRECTIONS

The adjustment of property lines for the correction of record title descriptions of real property is exempt from the requirements of this chapter provided that the County Surveyor finds that the adjustment is necessary to correct erroneous deed description to coincide with the physical conditions and/or occupation lines of the properties. A written statement declaring the purpose of the correction shall be submitted to the County Surveyors office by a Registered Civil Engineer qualified to practice land surveying or a licensed Land Surveyor, along with the submittal of a Record of Survey for recordation showing the monumentation of the corners of the new property line.

A deed or deeds must be recorded to correct the description and must have a note on the first page as follows: "The recordation of this deed is to correct record title to coincide to the physical occupation of the property. This adjustment is exempt from the provisions of the Subdivision Map Act and local ordinances enacted pursuant thereto."

A copy of the statement and documents will be forwarded by the County Surveyor to the Planning Department.

325.5-4. DECLARATION OF POLICY

It is the County policy to provide for the adjustment of property boundaries between contiguous parcels in a manner consistent with State Law. The Planning Department shall limit its review and approval to a determination of whether or not the parcels resulting from the Lot Line Adjustment will conform to local building and zoning ordinances. The County of Humboldt shall not impose conditions or exactions on its approval of a Lot Line Adjustment except to conform to local zoning and building ordinances, or except to facilitate