



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1192
(541) 766-6819
FAX (541) 766-6891

APPLICATION

PROPERTY LINE ADJUSTMENT

File # _____

	<u>No Notice Required</u>	<u>Notice Required*</u>
Fee: Planning	\$530**	\$825**
Public Works	\$180	\$180
	\$710	\$1005

*When applying under 94.300(2)(b) or (3),
or if the decision is otherwise discretionary.

**Includes recording three deeds.

Property 1 Property Owner or Contract Purchaser:

Name: _____ Phone #1: _____

Site Address: _____ Phone #2: _____

Mailing Address: _____ Email: _____

Assessor's Map & Tax Lot Number: T _____ S, R _____ W, Section(s) _____, Tax Lot(s) _____

Transferred to Property 2: Acreage: _____

Structures: _____

Current Acreage: _____ Resulting Acreage: _____

Zone: _____

~~How was this property created in its current configuration? (If uncertain, discuss with planner)~~

Property 2 Property Owner or Contract Purchaser:

Name: _____ Phone #1: _____

Site Address: _____ Phone #2: _____

Mailing Address: _____ Email: _____

Assessor's Map & Tax Lot Number: T _____ S, R _____ W, Section(s) _____, Tax Lot(s) _____

Transferred to Property 1: Acreage: _____

Structures: _____

Current Acreage: _____ Resulting Acreage: _____

Zone: _____

~~How was this property created in its current configuration? (If uncertain, discuss with planner)~~

Primary Contact Person: _____ Phone # _____

Others to notify (e.g., Land Surveyor, etc.)

Name Mailing Address (or E-mail Address)

Is the property line adjustment to correct the **encroachment of a structure** over a property line? Yes No

Is or will the only access to either property be by means of a **railroad crossing**? Yes No

Standards:

See Chapter 94 of the Benton County Code for property line adjustment standards and procedures. (Available at the Community Development Dept. and at www.co.benton.or.us/development/dev_code)

Minimum frontage on an improved public road for each property is 25 feet.

Depth-to-width ratio is a maximum of 2.5 to 1.

Maximum length of access strip for flag lot: Inside UGB: *300 feet* Outside UGB: *750 feet*

Attachments

1. A copy of deed(s) covering the subject properties showing current ownership of both properties.
2. A copy of the easement granting access to any proposed property that does not have frontage on a public road.
3. The County Sanitarian must certify that any existing or future on-site sewage disposal system is protected pursuant to State law. The location of any existing systems must be accurately identified on the map submitted with this application. If you have a copy of a septic site evaluation, septic permit, or "Certificate of Satisfactory Completion", please attach it to this application. If the location of a septic system is unknown and could be in close proximity to the proposed adjusted property line, an application and fee for evaluation of the existing septic system may be required to locate the system and a replacement area.
4. An accurate, scaled map showing both properties, the proposed adjustment to the property line, the area in each property and the area proposed to be transferred, any existing structures, roads, easements, septic systems, wells, or other improvements, and the distances of these features from existing and proposed property lines. Identify which direction is north. Label the proposed properties as Property 1 and Property 2 as described in this application.
5. If the property line adjustment will result in a parcel in the Exclusive Farm Use, Forest Conservation, or Multi-Purpose Agriculture zones that is both smaller than the minimum parcel size allowed in that zone and smaller than the smallest of the existing parcels prior to the property line adjustment, then you must demonstrate that the proposal meets the criteria in BCC 94.300(2)(b).

Signature(s) All land owners must sign application to be processed

I hereby certify that I am the legal owner or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the requested realignment would not violate any deed restrictions attached to the property. I recognize that in the event that a separate tax lot results from the property line adjustment, the new tax lot grants no additional building rights and may not be sold as a separate property, under penalty of law.

_____	_____
Owner/Contract Purchaser Signature	Date
_____	_____
Owner/Contract Purchaser Signature	Date
_____	_____
Owner/Contract Purchaser Signature	Date
_____	_____
Owner/Contract Purchaser Signature	Date

For Office Use Only - Development Department

Date Application Received: _____ Receipt Number: _____ By: _____

File Number Assigned: _____ Planner Assigned: _____

Date Application Deemed Complete: _____

For Office Use Only - Environmental Health Division

_____ The septic system on Property(ies) _____ will not be affected by the proposed line adjustment.

_____ The septic system on Property(ies) _____ will be affected by the proposed property line adjustment. The septic system must be protected by relocating the property line or preparing an easement.

_____ The location of the disposal system on Property(ies) _____ is unknown. A site inspection is required.

_____ There are no septic systems on Property(ies) _____. The Environmental Health Department will have no involvement at this time.

_____	_____
Approved by County Sanitarian	Date