



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
 Corvallis, OR 97333-1139
 (541) 766-6819
 www.co.benton.or.us/cd/

APPLICATION

PROPERTY LINE ADJUSTMENT

File #	<u>No Notice Required</u>	<u>Floodplain¹</u>	<u>Notice Required²</u>
	Fee: Planning \$ 879 ³	\$1,099³	\$1,894³
	Public Works \$ 265 ⁴	\$ 265⁴	\$ 265⁴
	\$1,144	\$1,364	\$2,159

¹ When either property contains floodplain (BCC 94.350(2) or 94.400(2)). Includes \$210 Notice Fee. (Administrative Review)

² When applying under 94.400(3), or if the decision requires notice per BCC 51.605. Includes \$400 Legal Ad and Notice Fee.

³ Includes the recording of three documents.

⁴ When either property was originally created by partition or subdivision, (1) a re-plat is required, (2) the Public Works fees are \$95 and \$350 plus \$100 per parcel, and (3) the following additional fees: Recording \$93, Assessment \$200 plus \$20 per parcel.

Example: A no notice property line adjustment with a plat is \$1,857 (2 properties)

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)

Partition Subdivision Property Line Adjustment Deed

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)

Partition Subdivision Property Line Adjustment Deed



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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 (BCC) for property line adjustment standards and procedures. (Available at the Community Development Dept. and https://www.co.benton.or.us/planning/page/development-code)

Minimum frontage on an improved public road for each property is 25 feet per BCC 99.405.

Depth-to-width ratio is a maximum of 2.5 to 1 per BCC 99.305.

Maximum length of access strip for flag lot per 99.310: Inside UGB: 300 feet Outside UGB: 750 feet

Attachments

- 1. A copy of the most recent 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 Environmental Health Department (541-766-6841) 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.
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, all existing structures, driveways/roads, easements, septic systems, wells, or other improvements, and the distances of these features from existing and proposed property lines. Label all structures. 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 94.400(3).



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All land owners must initial and sign this application to be processed

Initial(s)

_____ 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. (Tax lots are for tax assessment purposes only and do not represent legal property boundaries.)

_____ Taxes must be paid in full prior to the Tax Assessor's office changing the Tax Assessment maps and the taxing status of land and buildings. I understand that I can check payment status by calling 541-766-6808.

Signature(s)

_____	_____
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 #: _____ Planner Assigned: _____ Date Application Deemed Complete: _____
