

Plan Review Documents Required for Submittal

LOT LINE ADJUSTMENT OR LOT MERGER

1. Current Title Report and legal descriptions.
2. Copy of the current owner's recorded deed.
3. Copy of Assessor's Parcel Map.
4. Documentation of recorded access to the subject property (unless abutting a public street), if not recorded with the current's deed.
5. Certificate of Compliance for Lot Line Adjustment Form (see attached)
 - A. Certificate of Compliance
 - B. Exhibit "A" Legal Description Prior to Lot Line Adjustment
 - C. Exhibit "B" Legal Description After Lot Line Adjustment
 - D. Exhibit "C" Owner's Certification (Signed and notarized)
 - E. Exhibit "D" Plat of Property Showing the Lot Line Adjustment
6. Traverse calculations and closures of parcel(s).
7. Copy of underlying record map, parcel map or record of survey.
8. Proposed grant deed and new legal descriptions, if necessary for conforming parcels.
(Conforming Deeds)
9. Submit sufficient evidence that affected parcels are legal, separate parcels.
10. Legal descriptions and exhibits shall be prepared by a Registered Civil Engineer of Licensed Land Surveyor.
11. The plat must show and include the following information:
 - a. North point and scale.
 - b. Abbreviated legal description (for entire project site only).
 - c. All parcels alphabetically labeled "Parcel A", "Parcel B", etc.
 - d. Current Assessor's Parcel Number (APN) of each existing parcel.
 - e. Owner's Name of parcel.
 - f. Existing boundary line to be adjusted shown as a short dashed line and labeled "Existing Boundary." Show other existing boundaries as solid lines.
 - g. Proposed boundary line shown as a solid line and labeled: "Proposed Boundary."
 - h. Boundary dimensions of each parcel.
 - i. Name, width and location of all existing and/or proposed street and road easements on or adjacent to the site. Also, identify legal access to the site.
 - j. Net area of each parcel.
 - k. Name address, telephone number and signature of the person who prepared the plat.
 - l. Existing structures and setback dimensions to the new property lines
12. In case the lots are developed, submit a site plan showing existing structures setbacks to the proposed property lines. Site plan with proof of approval from Building Official shall be included to the submittal.
13. Any other items required by the Planning Department for a Lot Line Adjustment Application.

Recording Requested By

And When Recorded Return To:
City of Rosemead
8838 East Valley Boulevard
Rosemead, California 91770
Attn: Engineering Division

CERTIFICATE OF COMPLIANCE
For Lot Merger

Affecting that real property described as follows:

Assessor's Parcels Numbers 0000-000-000 and 0000-000-000 and street location

Brief description of the Lot Merger:

Describe the purpose of the Lot Merger.

List of attached exhibits:

- Exhibit "A" – Legal Description prior to Lot Merger
- Exhibit "B" – Legal Description after Lot Merger
- Exhibit "C" – Owner's Certification
- Exhibit "D" – Plat of the Property Showing the Lot Merger

Legal Owners:

Parcel A	Parcel B
Name	Name
Address	Address

CITY CERTIFICATION

The City of Rosemead hereby certifies that as of the date of this Certificate, the above described property is in compliance with the provisions of the Subdivision Map Act (Government Code Section 66410, et seq.) and local ordinances enacted pursuant thereto and shall certify the establishment of the lot line adjustment as referenced herein. This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. The parcel(s) described herein may be sold, leased or financed without further compliance with the Subdivision Map Act or any other local ordinance enacted pursuant thereto. Development of the parcel(s) may require issuance of a permit or permits, or other grant or grants of approval.

Community Development Director

Date

City Engineer

Date

RCE/LS _____

Exhibit "A"

LEGAL DESCRIPTION PRIOR TO LOT MERGER

Exhibit "B"

LEGAL DESCRIPTION AFTER LOT MERGER

Exhibit "C"

OWNERS CERTIFICATE FOR LOT MERGER

We hereby certify that we are all and the only owners of the property as described in EXHIBIT "A" and "B" and shown on EXHIBIT "D" all attached hereto, and we hereby consent to the preparation and recordation of a Certificate of Compliance to adjust the lot lines as shown on these exhibits.

Name of Owner

Name of Owner

By: _____
(Print Name)

By: _____
(Print Name)

By: _____
(Signature)

By: _____
(Signature)

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

Personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit "D"

PLAT OF PROPERTY SHOWING THE LOT MERGER