

CITY OF FOLSOM
COMMUNITY DEVELOPMENT DEPARTMENT
Lot Line Adjustment Application Form

APPLICATION INFORMATION:

1. Subdivision name and lot number(s) of proposed Lot Line Adjustment: _____

2. Applicant Name: _____
3. Applicant Address: _____
4. Applicant Phone No. _____ Fax No. _____ E-mail _____
5. Owner's Name(s) (if different): _____
6. Zoning Designation: _____ General Plan Designation _____
7. Affected parcels (**No more than 4 parcels**, per 66412 (d) SMA, January, 2002 edition).
Please complete the following table:

Lot Number	Assessor's Parcel No.	Lot Area (Square Feet)		Lot Width (feet)	
		Before	After	Before	After

8. Applicant's Signature: _____ Date: _____ (If the applicant is not the owner of all affected properties, then an Agent Authorization Form for each additional owner must be signed and attached to this application.) Application will not be accepted without signature.

SUBMITTAL REQUIREMENTS:

1. **Site Plan**, drawn to scale, including structures, easements, utilities (sewer, water, drainage, power, telephone, etc.), boundary lines of the subject *and* adjacent lots, areas and dimensions of parcels, street rights-of-way, all oak trees over six (6) inches in diameter and structures on affected adjacent lots.
2. **Vicinity Map** on separate 8½" x 11" sheet.
3. **One-page narrative**. Describe the purpose of the request.
4. **Wet-stamped legal descriptions** (metes and bounds) of existing, transfer and resultant parcels including scaled, graphic exhibits. Label exhibits as Exhibit A for existing, Exhibit B, B-1, B-2 etc. for transfer and resultant parcels and Exhibit C, C-1, C-2, etc. for exhibits. **See attached example exhibits**. Each exhibit may contain multiple sheets. Maximum sheet size: 8½"x14"
5. **Signed and notarized transfer parcel deeds** including wet-stamped descriptions and graphic exhibits, ***unless all are under one ownership***, then transfer parcel deeds are not required.
6. **Signed and notarized resultant parcel deeds**. Include the following statement on the face of each deed in items 5 and 6: "This deed is made and given for the purpose of confirming the boundary lines of the subject property of this deed pursuant to the lot line adjustment recording concurrently herewith."
7. **Title report**, less than 90 days old, including copies of all referenced documents.
8. **Closure calculations** for all lots affected.
9. **Fees**: Planning: **\$813.00**; Engineering: **\$4,055.00** **Total Fee: \$4,868.00**

CITY OF FOLSOM

AGENT AUTHORIZATION FORM

_____ is the owner of the property for which the attached application is being submitted:

_____ General plan Amendment
_____ Rezone
_____ Tentative Subdivision Map (Vesting map? _Yes _No)
_____ Tentative Parcel Map (Vesting map? _Yes _No) Planned Development Permit
_____ Use Permit
_____ Variance
_____ Lot Line Adjustment
_____ Other: _____

The property is located at: _____

The agent for this project is:

Name: _____

Address: _____

Telephone Number: _____

Fax Number: _____

Signature(s) of Owner(s)*

Type or print name

Type or print name

* Owner of record as shown on the latest equalized assessment rolls of the County of Sacramento. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.

COPY



RECORDING REQUESTED BY

City of Folsom No. 06-045

WHEN RECORDED MAIL TO:

MAILING ADDRESS: City of Folsom
50 Natoma Street
CITY, STATE, ZIP CODE: Folsom, CA 95630

Attn: Steve Weddell
Community Development Department

Sacramento County Recording
Craig A Kramer, Clerk/Recorder
BOOK **20060724** PAGE **0390**

Check Number 1920
Monday, JUL 24, 2006 9:48:50 AM
Ttl Pd \$0.00 Nbr-0004416643

DHB/58/2-8

Certificate of Compliance (Example)

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**CITY OF FOLSOM
CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT
(GOV. CODE SECTION 66499.35)**

CITY OF FOLSOM, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

Acting at the request of **Elliott Homes, Inc., an Arizona Corporation, owner**, the Planning Commission of the City of Folsom, pursuant to Section 66499.35, has authorized Steve Weddell, City Surveyor, of the City of Folsom, to issue this Certificate of Compliance with respect to that certain real property situated in the City of Folsom, County of Sacramento, State of California, and commonly know as:

**LOTS 82, 83, 84 AND 85 AS SHOWN AND SO DESIGNATED ON THE FINAL MAP
FILED IN BOOK 343 OF MAPS, MAP 15 SACRAMENTO COUNTY RECORDS**

and more particularly described on:

**EXHIBITS A, B-1, B-2, B-3, B-4 AND C, ATTACHED HERETO
AND MADE A PART HEREOF BY REFERENCE**

Assessor's Parcel Numbers: 072-2720-057, 072-2730-037, 072-2730-038, 072-2730-039

Date of Issuance: 7/19/06

CITY OF FOLSOM

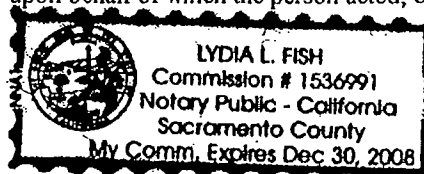
By: Steve Weddell
Steve Weddell, City Surveyor

STATE OF CALIFORNIA
County of Sacramento

On July 19, 2006 before me, Lydia L. Fish, Notary, a notary public, personally appeared Steve Weddell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lydia L. Fish (Seal)
Notary Public



Existing Parcels (Example)

EXHIBIT “A”

LEGAL DESCRIPTION

LOT 82

All that real property situated in the City of Folsom, County of Sacramento, State of California, being all of Lot 82 as said lot is shown on that certain plat entitled “Empire Ranch – Village No. 35”, filed in Book 343 of Maps, at Page 15, Sacramento County Records.

Containing 12,464 square feet (0.286 acres), more or less.

End of Description

LEGAL DESCRIPTION

LOT 83

All that real property situated in the City of Folsom, County of Sacramento, State of California, being all of Lot 83 as said lot is shown on that certain plat entitled “Empire Ranch – Village No. 35”, filed in Book 343 of Maps, at Page 15, Sacramento County Records.

Containing 9,541 square feet (0.219 acres), more or less.

End of Description

LEGAL DESCRIPTION

LOT 84

All that real property situated in the City of Folsom, County of Sacramento, State of California, being all of Lot 84 as said lot is shown on that certain plat entitled “Empire Ranch – Village No. 35”, filed in Book 343 of Maps, at Page 15, Sacramento County Records.

Containing 8,881 square feet (0.204 acres), more or less.

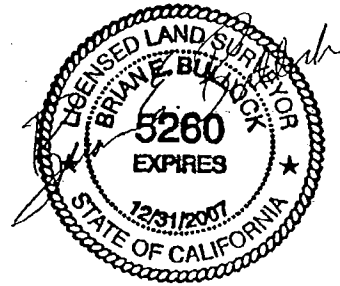
End of Description

LEGAL DESCRIPTION
LOT 85

All that real property situated in the City of Folsom, County of Sacramento, State of California, being all of Lot 85 as said lot is shown on that certain plat entitled "Empire Ranch – Village No. 35", filed in Book 343 of Maps, at Page 15, Sacramento County Records.

Containing 8,280 square feet (0.190 acres), more or less.

End of Description



Resultant Parcels (Example)

**EXHIBIT “B-1”
LEGAL DESCRIPTION**

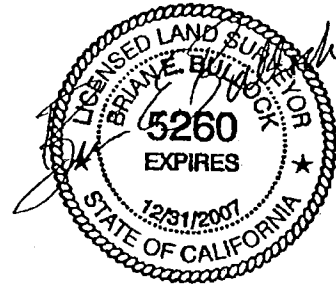
All that real property situated in the City of Folsom, County of Sacramento, State of California, being all of Lot 82 as said lot is shown on that certain plat entitled “Empire Ranch – Village No. 35”, filed in Book 343 of Maps, at Page 15, Sacramento County Records.

EXCEPTING THEREFROM all that portion of said Lot 82 lying westerly of the following described line:

BEGINNING at a point on the general southerly line of Buljan Drive, 44.00 feet wide, as said drive is shown on said plat, said point also being a point on a 402.00-foot radius curve, concave northerly, lying easterly along said curve through a central angle of 02°51’51” an arc distance of 20.10 feet (said curve being subtended by a chord which bears North 82°39’38” East 20.09 feet) from the northwesterly corner of said Lot 82; thence from said point of beginning South 08°46’18” East 119.68 feet to the **POINT OF TERMINATION** of the described line, last said point being on the southerly line of said Lot 82 lying North 77°14’51” East 26.26 feet from the southwesterly corner of said Lot 82.

Containing 9,672 square feet (0.222 acres), more or less.

End of Description



Resultant Parcels (Example)

**EXHIBIT “B-2”
LEGAL DESCRIPTION**

All that real property situated in the City of Folsom, County of Sacramento, State of California, being all of Lot 83 as said lot is shown on that certain plat entitled “Empire Ranch – Village No. 35”, filed in Book 343 of Maps, at Page 15, Sacramento County Records.

TOGETHER WITH all that portion of Lot 82 as said lot is shown on said plat lying westerly of the following described line:

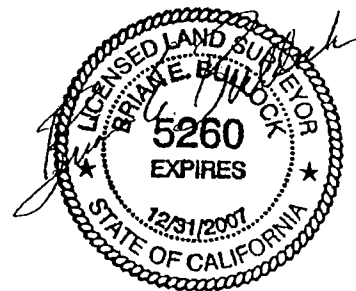
BEGINNING at a point on the general southerly line of Buljan Drive, 44.00 feet wide, as said drive is shown on said plat, said point also being a point on a 402.00-foot radius curve, concave northerly, lying easterly along said curve through a central angle of 02°51’51” an arc distance of 20.10 feet (said curve being subtended by a chord which bears North 82°39’38” East 20.09 feet) from the northwesterly corner of said Lot 82; thence from said point of beginning South 08°46’18” East 119.68 feet to the **POINT OF TERMINATION** of the described line, last said point being on the southerly line of said Lot 82 lying North 77°14’51” East 26.26 feet from the southwest corner of said Lot 82.

EXCEPTING THEREFROM all that portion of said Lot 83 lying westerly of the following described line:

BEGINNING at a point on the general southerly line of Buljan Drive, 44.00 feet wide, as said drive is shown on said plat, said point also being a point on a 402.00-foot radius curve, concave northerly, lying easterly along said curve through a central angle of 02°44’27” an arc distance of 19.23 feet (said curve being subtended by a chord which bears South 87°14’24” East 19.23 feet) from the northwesterly corner of said Lot 83; thence from said point of beginning South 01°23’22” West 116.64 feet to the **POINT OF TERMINATION** of the described line, last said point being on the southerly line of said Lot 83 lying South 87°30’49” East 24.81 feet from the southwest corner of said Lot 83.

Containing 9,766 square feet (0.224 acres), more or less.

End of Description



Deed Description (Example)

**EXHIBIT “B-3”
LEGAL DESCRIPTION**

All that real property situated in the City of Folsom, County of Sacramento, State of California, being all of Lot 84 as said lot is shown on that certain plat entitled “Empire Ranch – Village No. 35”, filed in Book 343 of Maps, at Page 15, Sacramento County Records.

TOGETHER WITH all that portion of Lot 83 as said lot is shown on said plat lying westerly of the following described line:

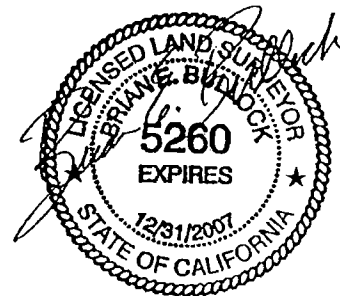
BEGINNING at a point on the general southerly line of Buljan Drive, 44.00 feet wide, as said drive is shown on said plat, said point also being a point on a 402.00-foot radius curve, concave northerly, lying easterly along said curve through a central angle of 02°44’27” an arc distance of 19.23 feet (said curve being subtended by a chord which bears South 87°14’24” East 19.23 feet) from the northwesterly corner of said Lot 83; thence from said point of beginning South 01°23’22” West 116.64 feet to the **POINT OF TERMINATION** of the described line, last said point being on the southerly line of said Lot 83 lying South 87°30’49” East 24.81 feet from the southwesterly corner of said Lot 83.

EXCEPTING THEREFROM all that portion of said Lot 84 lying westerly of the following described line:

BEGINNING at a point on the general southerly line of Buljan Drive, 44.00 feet wide, as said drive is shown on said plat, said point lying South 81°09’03” East 17.92 feet from the northwesterly corner of said Lot 84; thence from said point of beginning South 08°50’57” West 115.00 feet to the **POINT OF TERMINATION** of the described line, last said point being on the southerly line of said Lot 84 lying South 81°09’02” East 17.92 feet from the southwesterly corner of said Lot 84.

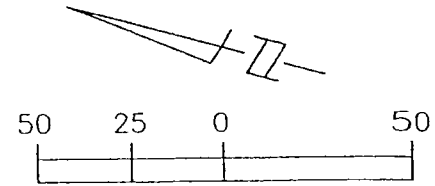
Containing 9,387 square feet (0.216 acres), more or less.

End of Description



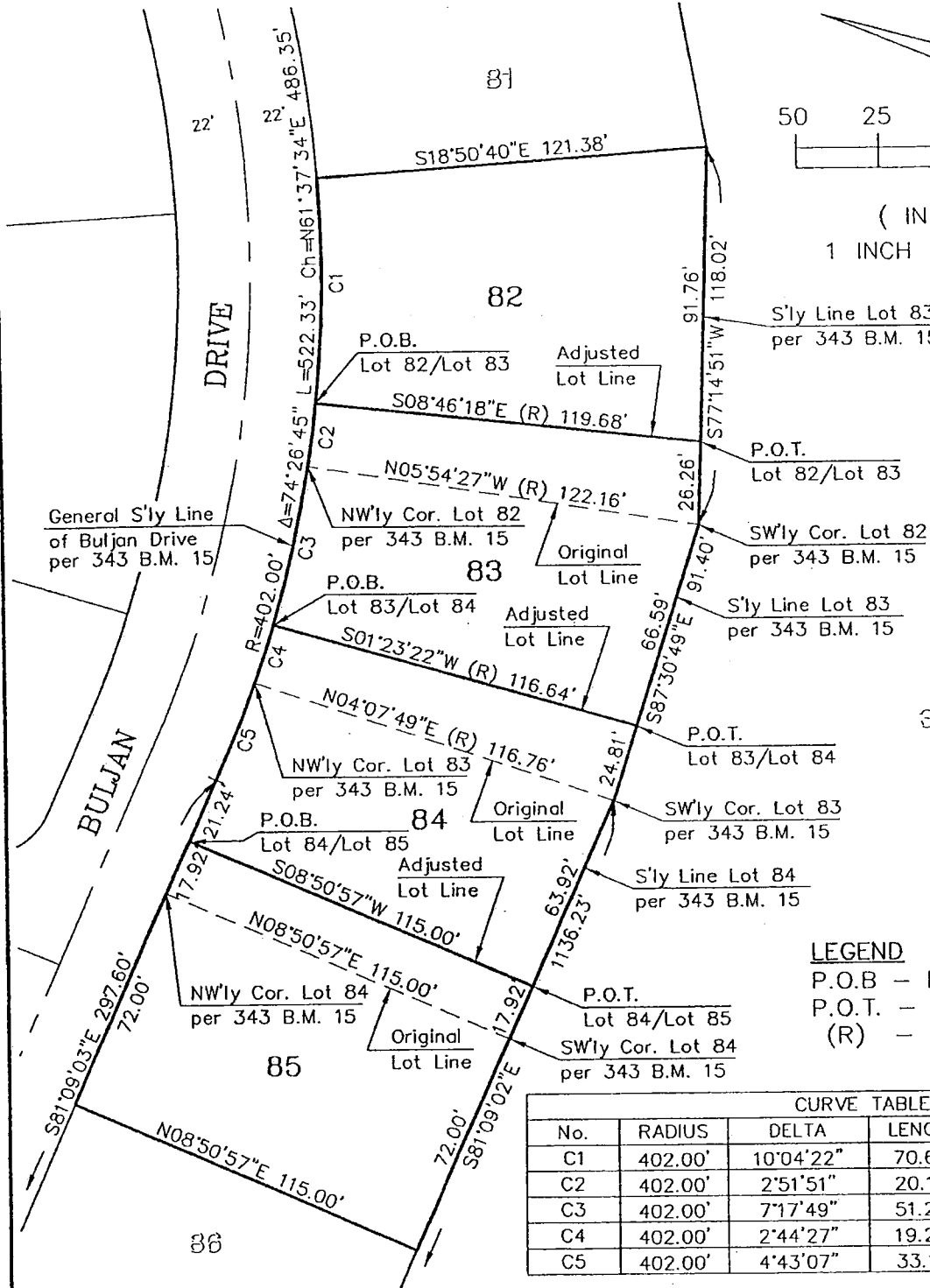
Graphic Exhibit(Example)

EXHIBIT 'D'



(IN FEET)

1 INCH = 50 FEET



LOT F
343 B.M. 15

LEGEND

P.O.B - Point of Beginning
P.O.T. - Point of Termination
(R) - Radial

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	CHORD
C1	402.00'	10°04'22"	70.67'	N76°11'31"E 70.58'
C2	402.00'	2°51'51"	20.10'	N82°39'38"E 20.09'
C3	402.00'	7°17'49"	51.20'	N87°44'28"E 51.16'
C4	402.00'	2°44'27"	19.23'	S87°14'24"E 19.23'
C5	402.00'	4°43'07"	33.11'	S83°30'37"E 33.10'

EMPIRE RANCH - VILLAGE No. 35 - 343 B.M. 15 LOT LINE ADJUSTMENT - LOTS 82, 83, 84 & 85

CITY OF FOLSOM

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

DATE: 05/08/2006

SCALE: 1" = 50'

DRWN. BY: RDG CHK. BY: BEB

SHEET 1 OF 1

P S O M A S

1075 Creekside Ridge Road, Suite 200
Roseville, Ca. 95678
(916) 788-8122 (916) 788-0500 (FAX)

May 08, 2006 - 09:21:14 DWG Name: P:\E_Ranch\6ELL025500\survey\LLA\V35_LLA #2.dwg Updated By: rguenther



RECORDING REQUESTED BY

Recorded for the benefit of the

City of Folsom
50 Natoma Street
Folsom, CA 95630
Attn: City Clerk

Sacramento County Recording
Craig A Kramer, Clerk/Recorder
BOOK **20060724** PAGE **0391**

Check Number 1920
Monday, JUL 24, 2006 9:49:19 AM
Ttl Pd \$15.00 Nbr-0004416544

DHB/58/1-3

Grant Deed (Example)

Portion of:
APN: 072-2730-038 and 37

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

ELLIOTT HOMES, INC., an Arizona corporation,

DOCUMENTARY TRANSFER TAX -0- ^{Gift} **R&T 11911

HEREBY GRANT(S) to

ELLIOTT HOMES, INC., an Arizona corporation

THE UNDERSIGNED HEREBY DECLARES
Signature of Declarant or Agent determining tax

The following described real property in the City of Folsom, Sacramento County, State of California, described as follows:

See attached Exhibit "B-3" for legal description and Exhibit "D" for depiction.

*This Grant Deed is being recorded to conform with the boundary line adjustment being recorded concurrently herewith.

Elliott Homes, Inc., an Arizona Corporation

DATE: 7/5/06

BY: [Signature]
STEPHEN HEMINGTON, V. P.

STATE OF California
COUNTY OF Sacramento

on July 6, 2006 before me Sheri Hassell, Notary Public, personally appeared Stephen Hemington. ☒ personally known to me -or- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

MAIL TAX STATEMENT TO:
Elliott Homes Inc.
80 Iron Point Circle
Folsom, CA 95630

