MONTCLAIR

APPLICATION FOR LOT LINE ADJUSTMENT

Request is hereby made for approval of the proposed lot line adjustment(s) as indicated below. We, the undersigned owners, understand that in order to be approved:

(1) a greater number of parcels than currently exist may not be created;

(2) all parcels involved must be legal parcels as defined by ordinance;

(3) all right-of-way as required by the Master Plan of Streets and Highways must have been dedicated; and

(4) no parcels may be created which are substandard in either frontage or area, unless a variance has been granted by the Planning Commission.

To be completed by applicants

1. General location of parcels and Assessor's Parcel Numbers:

_____

_____

_____

2. Legal description of each existing parcel and the record owner(s) name(s) and address(es). Attach additional sheets, if necessary: _____

_____

_____

_____

3. Attach preliminary title report dated within six months of application for each parcel affected by the proposed lot line adjustment.

4. Attach an 8½" x 11" sketch (Exhibit A) showing: (a) existing lot lines to be adjusted (shown as dashed lines); (b) proposed lot lines (shown as solid lines); (c) location of all structures on all parcels; and (d) distances between buildings and proposed lot lines.

5. Proposed legal descriptions of all parcels and names of owners (attach Exhibit B).
(Note: Proposed legal descriptions must be prepared by a Licensed Surveyor or properly licensed Civil Engineer. Legal descriptions shall be signed and stamped.)

6. Signature of each owner (as indicated on the preliminary title report) consenting to the lot line adjustment(s). Corporation ownerships, LLCs, trusts, etc., shall include statement(s) certifying person or persons signing application and Certificate are authorized to do so.

_____

_____

_____

7. Application must be submitted with the required fee of $1,250.

***The San Bernardino County Recorder's Office may require the applicants to file a new Grant Deed with the new property descriptions upon lot line adjustment recordation. The new deeds are the sole responsibility of the applicant.

Received in the Engineer's Office _____, 20___.

Receipt No. _____ **By:** _____

RECORDING REQUESTED
BY AND MAIL TO:

CITY OF MONTCLAIR
ENGINEERING DIVISION
P. O. BOX 2308
MONTCLAIR, CA 91763

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ENGINEERING DIVISION

City of Montclair, County of San Bernardino, State of California

CERTIFICATE APPROVING LOT LINE ADJUSTMENT NO. _____ - _____

OWNERS' CERTIFICATE

WE HEREBY CERTIFY that we are all and the only parties having any record title interest in the property as described in the attached drawing (Exhibit A) and attached description (Exhibit B) and we consent to the preparation and recordation of this certificate and the attached drawing and description.

By: _____ _____

_____ _____

Pursuant to Section 66412 (d) of the Government Code of the State of California, the following described property has been reviewed for a lot line adjustment by the City of Montclair, and has been approved by the City of Montclair.

Dated: _____ _____
City Engineer – Montclair, CA

(Engineer's Stamp)

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 _____

County of _____

On _____ before me, _____,

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.

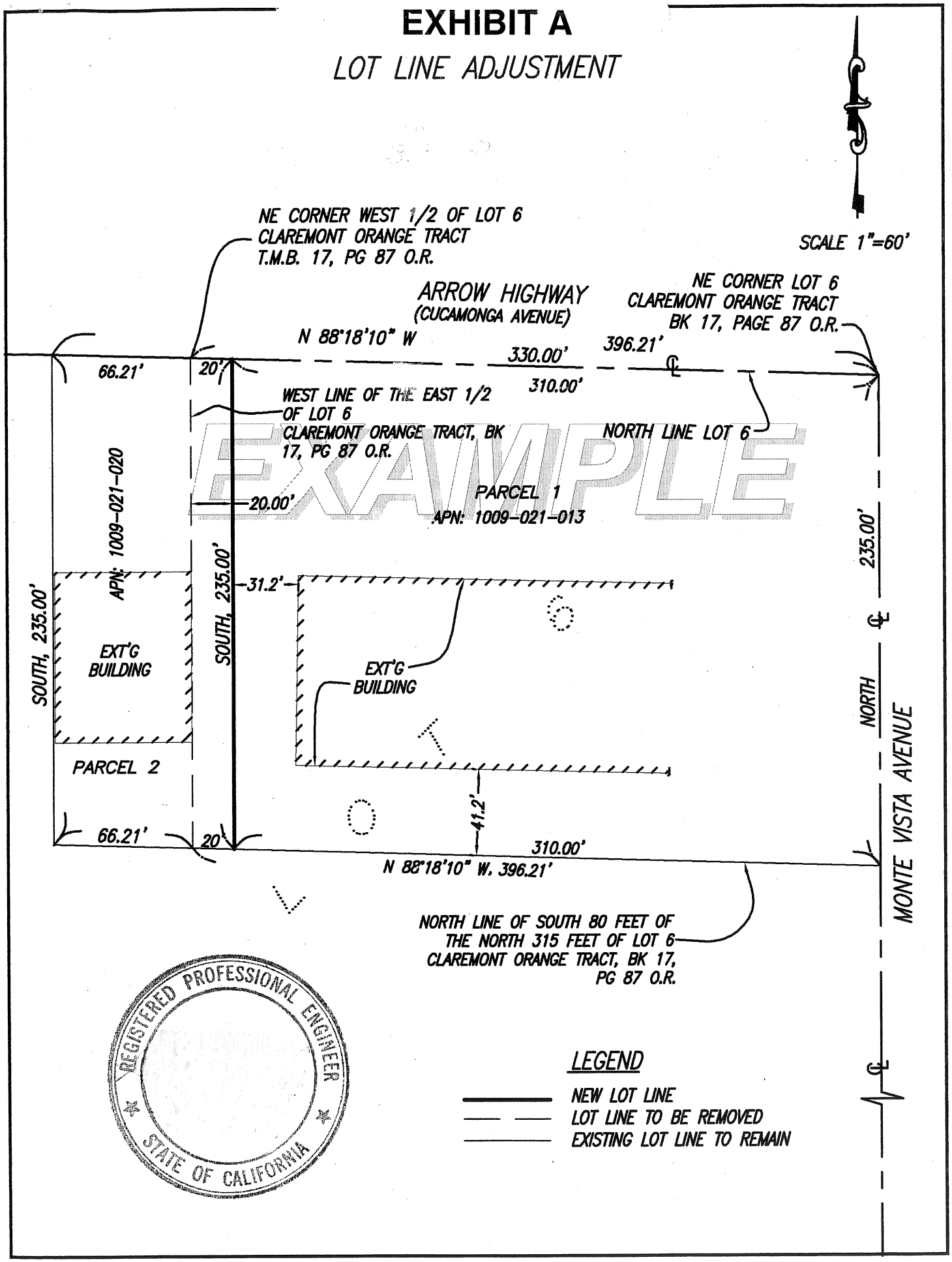
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary

EXHIBIT A

LOT LINE ADJUSTMENT



PARCEL 1 – EXISTING LEGAL DESCRIPTION

Real property in the City of Montclair, County of San Bernardino, State of California, described as follows:

THE NORTH 315.00 FEET OF THE EAST-ONE HALF OF LOT 6, CLAREMONT ORANGE TRACT, AS PER MAP RECORDED IN BOOK 17, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE WEST 5.00 FEET OF MONTE VISTA AVENUE AS VACATED BY RESOLUTION OF THE COUNTY SURVEYOR, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 9, 1917 IN BOOK Z, PAGE 352 OF MISCELLANEOUS RECORDS, WHICH WOULD NORMALLY PASS BY OPERATION OF LAW WITH A LEGAL CONVEYANCE OF SAID LAND.

EXCEPT THE SOUTH 80.00 FEET THEREOF.

EXAMPLE

PARCEL 2 – EXISTING LEGAL DESCRIPTION

Real property in the City of Montclair, County of San Bernardino, State of California, described as follows:

THAT PORTION OF THE WEST HALF OF LOT 6, CLAREMONT ORANGE TRACT, IN THE CITY OF MONTCLAIR, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE(S) 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT 6, SAID POINT BEING ON THE CENTER LINE OF ARROW HIGHWAY (FORMERLY CUCAMONGA AVENUE); THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF TO THE NORTH LINE OF THE SOUTH 80 FEET OF THE NORTH 315 FEET OF SAID LOT 6; THENCE WEST ALONG SAID NORTH LINE AND PARALLEL TO SAID CENTERLINE, 66.21 FEET; THENCE NORTH PARALLEL TO THE SAID EAST LINE TO THE SAID CENTERLINE OF ARROW HIGHWAY; THENCE EAST ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

AREA AND DISTANCES ARE COMPUTED TO THE CENTERLINE OF ALL ADJOINING STREETS AND ROADS AS SHOWN ON SAID MAP.

EXHIBIT B

PARCEL 1 – NEW LEGAL DESCRIPTION

Real property in the City of Montclair, County of San Bernardino, State of California, described as follows:

THE NORTH 315.00 FEET OF THE EAST-ONE HALF OF LOT 6, CLAREMONT ORANGE TRACT, AS PER MAP RECORDED IN BOOK 17, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE WEST 5.00 FEET OF MONTE VISTA AVENUE AS VACATED BY RESOLUTION OF THE COUNTY SURVEYOR, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 9, 1917 IN BOOK Z, PAGE 352 OF MISCELLANEOUS RECORDS, WHICH WOULD NORMALLY PASS BY OPERATION OF LAW WITH A LEGAL CONVEYANCE OF SAID LAND.

EXCEPT THE SOUTH 80.00 FEET THEREOF.

ALSO EXCEPTING THE WEST 20 FEET THEREOF.

EXAMPLE

PARCEL 2 – NEW LEGAL DESCRIPTION

Real property in the City of Montclair, County of San Bernardino, State of California, described as follows:

THAT PORTION OF THE WEST HALF OF LOT 6, CLAREMONT ORANGE TRACT, IN THE CITY OF MONTCLAIR, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE(S) 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT 6, SAID POINT BEING ON THE CENTER LINE OF ARROW HIGHWAY (FORMERLY CUCAMONGA AVENUE); THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF TO THE NORTH LINE OF THE SOUTH 80 FEET OF THE NORTH 315 FEET OF SAID LOT 6; THENCE WEST ALONG SAID NORTH LINE AND PARALLEL TO SAID CENTERLINE, 66.21 FEET; THENCE NORTH PARALLEL TO THE SAID EAST LINE TO THE SAID CENTERLINE OF ARROW HIGHWAY; THENCE EAST ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

ALSO THE WEST 20 FEET OF THE NORTH 235.00 FEET OF THE EAST ONE HALF OF PARCEL 6, CLAREMONT ORANGE TRACT AS PER MAPRECORDED IN BOOK 17, PAGE 87 OF MAPS IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

AREA AND DISTANCES ARE COMPUTED TO THE CENTERLINE OF ALL ADJOINING STREETS AND ROADS AS SHOWN ON SAID MAP.

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA