

Lot Line Adjustment Notes

1. Legal descriptions and plats/diagrams must be on 8.5" x 11" size paper. Both must be signed and stamped by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.
2. Although not a plan check requirement, it is highly recommended that the lot line adjustment legal descriptions be prepared using the "intact" legal description from the vesting deeds and utilize "excepting therefrom" and "together therewith" to make the adjustment. This allows the "excepting" and "together" legal descriptions to be used in the grant deeds that need to be recorded sequentially with the lot line adjustment.
3. When legal descriptions are re-written (as opposed to the using the "intact" legal descriptions from vesting deeds), care must be taken to ensure that the "deed calls to adjoining parcels" are not inadvertently changed in a way that effects how a boundary survey would retrace the "lot line adjusted parcel" versus the "original" deeds. Re-written legal descriptions will require approval from your title company of their intent to insure the property described in the re-written legal description.
4. Care should also be taken to ensure that any deeds of trusts are modified to include all of the land of the lot line adjusted parcel. Otherwise, foreclosure by a lender will essentially undo the lot line adjustment since their interest is only a portion of the lot line adjusted parcel.
5. Recording sequence: The grant deed(s) exchanging the property would record first, followed by the Lot Line Adjustment Document. The Lot Line Adjustment document itself does not grant the property from one party to another- typically, a deed is used to convey property. You should have your title company approve your deeds that will exchange the property being adjusted.
6. If discrepancies exist in the vesting deeds (omitted course(s), transposed number(s), etc...), contact your title company for advice on making the legal descriptions correct, yet insurable by the title company. Changes from the vesting deed will require approval from your title company of their intent to insure the property described in the re-written legal description. If a field survey was performed, a Record of Survey is probably required to be filed with the County Surveyor.
7. For plan check, the following are required to be submitted:
 - One (1) copy of the proposed legal description (Exhibit "A")
 - One (1) copy of the plat/diagram showing the LLA (Exhibit "B")
 - One (1) legible copy of the vesting deed(s) of the parcels involved with the LLA.
 - One (1) legible copy of each document referenced in the vesting deeds
 - One (1) copy of the APN map(s) that show all of the parcels in question as well as the adjoining parcels.
 - Area and/or closure calculations. For parcels using the "together therewith/excepting therefrom" format, closure calculations following those descriptions are required.
 - For legal descriptions that do not match the vesting deeds:* Written approval from your title company of their intent to insure the property described in the re-written legal description.