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BOUNDARY LINE MODIFICATION

THIS BOUNDARY LINE MODIFICATION WILL NOT BE VALID UNLESS IT IS RECORDED WITH THE SAN JUAN COUNTY AUDITOR WITHIN SIX MONTHS OF THE APPROVAL DATE.

Because a boundary line modification (BLM) is not a conveyance there is no Grantee. For purposes of recording a BLM, the Auditor's Office treats all parties as both Grantors and Grantees.

Grantor(s) statement: I certify that all of the information submitted herewith is true and correct. I understand that this application is for boundary alterations between adjacent parcels and that approval does not constitute approval for creation of additional parcels or lots.

A. Grantor(s) Name _____
and address: _____
(please print) _____

A. Grantor(s) signature: _____

B. Grantor(s) Name _____
and address: _____
(please print) _____

B. Grantor(s) signature: _____

Parcel Number	Abbreviated Legal Description	Auditor's File Number of Latest Deed	Existing Area	New Area
A.				
B.				
C.				

Has either parcel in the proposed change been involved in any way in a Simple Land Division in the last **five** years? Yes No

Is any of the property classified as "Open Space" or "Designated Forest Land" for taxation purposes? Yes No

Date received:	Receipt Number:
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ISLAND _____

SUBMITTAL DATE _____

COMPREHENSIVE PLAN DESIGNATION _____

SHORELINE DESIGNATION _____

Approval does not change ownership of land. If ownership is to be conveyed, the applicant shall effect an appropriate legal instrument for conveyance.

Approvals of boundary line modifications shall expire if the authorized deeds transferring property ownership, together with a copy of the approved boundary line modification and map, are not recorded within six months of the approval, unless the application identified the modification as subject to a pending development permit application as a documented contingency agreement between the prospective land seller and purchaser. In that event, the recordings required above shall be filed within 30 days of the effective date of the approved development permit or shall become void upon the denial of a development permit. Documentation authorizing the transfer of property ownership may be placed on the original boundary line map along with the legal descriptions of those portions of land being transferred. (SJCC 18.70.030G)

LAND DIVISION ADMINISTRATOR'S CERTIFICATE: Pursuant to SJCC 18.70.030 Community Development & Planning has reviewed this application and found it in compliance with the codes applicable at the time of the application. All boundary line modifications are subject to SJCC 18.70.030(A)5 " **Pursuant to RCW 58.17.060 the property subject to this authorization may not be divided in any manner within a period of five (5) years without the filing of an application for a long subdivision unless eligible for redivision by short plat in accordance with state law.**

TREASURER'S CERTIFICATE: All taxes and assessments of the current year, _____, including advance taxes per RCW 58.08.040, for current year tax not yet levied or certified and any delinquent taxes or assessments which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office. If any penalty fees are due under the provisions of the Open Space or DFL Law (84.33 and 84.34RCW) this does not guarantee that they have been paid.

Approved

Denied

Administrator

Date

San Juan County Treasurer

Date

NOTE: This modification is not valid unless it is recorded with the San Juan County Auditor within 6 months of the approval date, together with a map (8 1/2"X11") containing an original approval stamp signed by the Director of Community Development & Planning or designee.

About Boundary Line Modifications

Boundary line modifications may make substantive changes in the boundary line location, and boundaries may be modified for purposes other than rectifying an error.

A Boundary Line Modification may not:

- Create any additional lot, tract, parcel, site, or division;
- Affect access, easements or drainfields without the consent of the affected party;
- Amend the conditions of approval for previously platted property;
- Violate fire code or building code requirements on developed commercial and multi-family property;
- Adversely affect the public health, safety, and general welfare; or
- Establish a lot line that causes an existing structure to violate setback or other standards of this Code.

Multiple applications for boundary line modifications and simple land divisions or combinations of applications and exemptions shall not be used as a substitute for meeting the requirements for subdivisions or short subdivisions.

Boundary line modifications may include:

- Boundaries that involve unplatted land; or
- The elimination of unplatted lot(s) where boundary lines are modified to such a degree that a lot is eliminated between lots being enlarged. Notice of such modifications shall be recorded on the deed(s) to state that the original separately described parcels shall not be separately conveyed or further modified without legal division.
- The modification of parcels such that the resultant parcel(s) cross(es) the applicable land-use designation boundaries.

A boundary line modification that affects a platted lot line (*i.e.*, that involves land which is included within a subdivision or short subdivision) shall be processed as a Subdivision Alteration.

Process

Boundary line modifications are reviewed and approved by the County pursuant to the authority provided in RCW 58.17.060.

- The Administrator shall determine whether or not the proposed boundary line modification complies with any applicable usable construction area requirement.
- When a boundary line modification is approved that allows parcels larger or smaller than the average density, the Administrator shall require a deed restriction to be recorded to credit or debit the allowable density of the appropriate parcels for purposes of future division, according to the allowable density in effect at the date of approval. If the allowable density for the parcels is changed at a future date, further subdivision may be allowed depending upon the density in effect at that later date.
- The County Engineer shall review all boundary line modifications to ensure that adequate future driveway access can be provided for parcels adjacent to county roads.
- The County Engineer shall review and approve all legal descriptions.
- The County Sanitarian may review boundary line modifications to ensure that they comply with the requirements of the San Juan County Health and Community Services Department for water and sewage disposal.

Criteria for Approval

A boundary line modification shall only be approved if:

- The application meets the requirements in SJCC 18.70.030 and the applicable standards in SJCC 18.50 and 60, and complies with the policies and requirements of RCW 58.17, the Shoreline Master Program (if applicable), the State Environmental Policy Act, and the *Comprehensive Plan*;
- The application satisfactorily addresses the comments of the reviewing authorities.