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SIMPLE LAND DIVISION REVISION

THIS SIMPLE LAND DIVISION REVISION WILL NOT BE VALID UNLESS IT IS RECORDED WITH THE SAN JUAN COUNTY AUDITOR WITHIN SIX MONTHS OF THE APPROVAL DATE.

Because a Simple Land Division Revision (SLD-R) is not a conveyance there is no Grantee. For purposes of recording a SLD-R, 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/or removal of common areas or easements, 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 any parcels in the proposed revision 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

Is each parcel after the revision at least five acres in size? Yes No

Does this SLD revision remove 60% conservation area? Yes No

Does this SLD revision remove a shoreline common area? 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 SLD revisions shall expire if the authorized deeds transferring property ownership, together with a copy of the approved SLD revision and map, are not recorded within six months of the approval, unless the application identified the revision 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 the development permit.

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 revision 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, or designee, of the Department of Community Development.

About Simple Land Division Revisions

Simple Land Division (SLD) Revisions may be used to remove a shoreline common area or 60% conservation area, boundary line or otherwise modify a condition of approval of a previously approved Simple Land division.

A SLD Revision may not:

- Create any additional lot, tract, parcel, site, or division;
- Affect access, easements or drainfields without the consent of the affected party;
- Adversely affect the public health, safety, and general welfare;
- Establish a lot line that causes an existing structure to violate setback or other standards of San Juan County Code; or
- Establish a lot line that crosses a land use designation
- Result in any parcel being under five acres in size.

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.

Process

SLD Revisions are reviewed and approved by the County pursuant to the authority provided in SJCC 18.70.040.

- The Administrator shall determine whether or not the proposed revision complies with any applicable lot size requirements, comprehensive plan density, and whether there have been any boundary changes or divisions in the last five years.
- 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 revisions 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 SLD revision shall only be approved if:

- The application meets the requirements in SJCC 18.70.040 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.