

APPLICATION FOR BOUNDARY LINE ADJUSTMENT

A Boundary Line Adjustment is a process that may be utilized for the following purposes: the exchange of abutting land, the addition of land to an existing lot, or the relocation of the boundary line between two abutting, existing parcels of property. Such exchange, addition or relocation shall not cause the creation of an additional lot, parcel, site or division. The Boundary Line Adjustment shall not result in a non-compliant parcel or structure.

1. Property Owner(s) Transferring Property: _____

Address: _____

(street no. and name)

Phone: _____

(City)

(State)

(Zip)

PID of property to be transferred: _____

2. Property Owner(s) Acquiring Property: _____

Address: _____

(street no. and name)

Phone: _____

(City)

(State)

(Zip)

PID of property to receive acquisition: _____

3. Land Surveyor: _____

Address: _____

(street no. and name)

Phone: _____

(City)

(State)

(Zip)

Boundary Line Adjustment Application

I, _____ and _____
hereby acknowledge that all of the above information and the statements contained in
the papers submitted herewith are true.

(Signature of Land Owner Transferring)

(Signature of Land Owner Acquiring)

(Signature of Land Owner Transferring)

(Signature of Land Owner Acquiring)

This Boundary Line Adjustment approved pursuant to Section _____ and 10.5 of
the Benton County Development Code.

Director, Department of Development

Date

Date Submitted: _____	For Office Use Only	Fee: \$75.00 (plus \$46 recording fee) Receipt No: _____
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10.5 **Boundary Line Adjustments (BLA)**

A boundary line adjustment is a process that may be utilized for the following purposes:

1. The exchange of abutting land,
2. The addition of land to an existing lot, or
3. The relocation of the boundary line between two abutting, existing parcels of property.

Such exchange, addition or relocation shall not cause the creation of an additional lot, parcel, site or division. The boundary line adjustment shall not result in a non-compliant parcel or structure.

10.5.1 **BLA Procedures**

The following information shall be provided as a part of the BLA procedure:

- A. BLA Application
- B. Three paper copies and one digital copy of a certificate of survey for all affected lots, tracts or parcels (lots) showing the following:
 1. The proposed lines for all affected lots, indicated by heavy solid lines;
 2. The existing lot lines for all affected lots proposed to be changed, indicated by heavy broken lines;
 3. The location and dimension of all structures/improvements existing upon the affected lots and the distances between structures/improvements and the proposed boundary lines if within 100 feet of the proposed property line;
 4. The original legal description of the entire property together with the new separated legal descriptions for each parcel;
 5. All parcel numbers of affected lots;
 6. The location and dimension of any drain field, easements, or right-of-ways existing within or adjacent to any affected lots;
 7. The area and dimensions of each lot following the proposed adjustment.
- C. The boundary line adjustment shall not:
 1. Create any additional lot, tract, parcel or division;
 2. Result in a lot, parcel, site or division which does not meet the minimum requirements of the Development Code for setbacks, lot size requirements and access;
 3. Increase the non-conforming aspects of an existing nonconforming lot;
 4. Replat, amend, alter or vacate a plat.
 5. Result in a lot being less than 20 acres in size, unless the original lot or lots were 20 acres or less and the proposed lots are equal in size or within 10% of the pre-adjustment size. However, if the lots are less than 20 acres and were not created by an administrative land split a boundary line adjustment may be permitted in excess of 10% of the pre-adjustment size if the proposed lots meet the requirements of Sect. 10.5.1 (C) parts 1-4 above.

Boundary Line Adjustment Checklist

The Benton County Director of Development may approve a Boundary Line Adjustment application “in-house” if the following items of information are submitted. The application will not be considered complete until all items are submitted.

- 1. _____ Completed Boundary Line Adjustment Application
- 2. _____ Evidence of Ownership (Legal from Abstract, Deed, Tax Statement)
- 3. _____ Survey depicting the existing improvements with distances to the property lines and the proposed lots size. The boundary line adjustment can not create a non-conforming lot. (Boundary Line adjustments can not be done between platted lots.)
- 4. _____ Three paper copies and a digital copy of a certificate of survey of the entire parcels affected (noting the quarter-quarter lines if less than one quarter-quarter section) and meeting the requirements of Section 10.5 of the Development Code.
- 5. _____ Fee - \$75.00 plus a \$46.00 Recording Fee.

The above items (1-5) approve the Boundary Line Adjustment from a zoning perspective.

Applicant

Date

Applicant

Date

***The Auditor/Treasurer’s Office will require the following:**

- *1. _____ Current year & delinquent taxes must be paid in full.
- *2. _____ A deed of attachment must be filed that states that the property as described is for the purpose of attachment.