

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
MBLA PROCESS IMPROVEMENT
JULY 7, 2006

APPLICATION: The Minor Boundary Line Adjustment (MBLA) application and fee will continue to be taken by the Planning Department. They will ensure the application is complete and the proposed adjustment doesn't violate zoning regulations. If an equal exchange between nonconforming parcels is proposed or acreage/zoning is an issue, an exhibit and closure calculations may be required to verify the acreage.

REVIEW: The Engineering and Surveying Department will review the application for:

1. **Parcel Verification:** Engineering and Surveying will verify that the legal parcels represented on the application actually exist. If the deeds provided with the application are not sufficient, verification will be based upon information provided by the submitting surveyor. This information will be in response to specific questions pertaining to the chain of title.
2. **Legal description review:** The review of the legal description will be less technical than the present process and will involve the following:
 - a) All descriptions will be "resultant parcel" descriptions. The type of description (metes and bounds, exception, together with, etc.) is the choice of the submitting surveyor.
 - b) The preamble must contain the name of the owner(s) and the recording information of the source deeds as they appear in the application (updated when a sale of the property has taken place) and restrict the transfer to the properties identified in the preamble.
 - c) When describing unchanged boundary lines the prime calls must be "to and along" the deeds referenced in the preamble.
 - d) If the legal description contains non-record course information the following note shall be added. "The bearings and distances used herein that differ from the record location described in Doc # _____ are not based upon a field survey as described in L.S. Act Section 8762. They do not establish the boundary of said property and are included to assist in locating the new boundary approved by Minor Boundary Line Adjustment No. _____ only."
 - e) All resultant parcel descriptions will contain the following note: "The above description encompasses one parcel of land as approved by Minor Boundary Line Adjustment No. _____."

PARCEL REVIEW COMMITTEE APPROVAL: After completing the above described review process the application will be deemed complete, delivered to the Planning Department, scheduled for the Parcel Review Committee (PRC) then sent to the applicant's Title Company after PRC approval.