

T. _____ S., R. _____ W., 1/4 Sec. _____
TM _____ TL _____
Date Received _____
Fee Received _____
Final Check Date _____
Survey For _____
LD # _____
C.S.# _____

BENTON COUNTY PROPERTY LINE ADJUSTMENT STANDARDS

ORS 209.250 & ORS 92.060(7)

1. Survey shall be prepared by an Oregon registered professional land surveyor.
2. Conforms to Benton County survey map standards (attach checklist).
3. Complies with ORS 92.010-92.192 and ORS 209.250.
4. Conforms to the Benton County Development or City Development Code. Survey needs to show in addition to survey map standards for a survey:
 - a. Acreages for each resulting property.
 - b. When required by the Planning Division, show the entire boundary of the property being adjusted or show entire area as an inset on survey map.
 - c. Label area being transferred as area to be transferred. Show old property lines dashed.
 - d. Label resultant properties (ex-property 1, property 2) as shown on the notice of decision. Label original lots, parcels, and deed lines that have been adjusted. May show tax lot numbers.
 - e. Show Development file number or Planning case number.
 - f. Include "Property Line Adjustment" in the title block.
5. **Surveyor shall submit the Notice of Decision and Conditions of Approval from the appropriate planning agency. Surveyor shall also submit any required draft deeds with legal descriptions for review purposes.**

ORS 92.010(9)

6. "Partitioning land" means to divide land to create not more than three parcels of land within a calendar year, but does not include:

ORS 92.010(9b)

- a. Adjusting a property line as property line adjustment is defined in this section.

ORS 92.010(9e)

- b. Selling or granting by a public agency or public body of excess property resulting from the acquisition of land by the state, a political subdivision or special district for highways, county roads, city streets or other right of way purposes when the sale or grant is part of a property line adjustment incorporating the excess right of way into adjacent property. The property line adjustment shall be approved or disapproved by the applicable local government. If the property line adjustment is approved, it shall be recorded in the deed records of the county where the property is located.

ORS 92.010(11)

- 7. "Property Line" means the division line between two units of land.

ORS 92.010(12)

- 8. "Property Line Adjustment" means a relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel.

ORS 92.010(13)

- 9. "Replat" means the act of platting the lots, parcels and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision.

ORS 92.060(7)

- 10. Except as provided in subsections (8) and (9) of this section, a property line adjustment must be surveyed and monumented in accordance with subsection (3) of this section and a survey, complying with ORS 209.250, must be filed with the county surveyor.

ORS 92.060(8)

- a. Unless the governing body of a city or county has otherwise provided by ordinance, a survey or monument is not required for a property line adjustment when abutting properties are each greater than 10 acres. As per the Benton County Development Code Chapter 94, section 94.550 for resulting properties smaller than 10 acres or located in a residential zone or inside an urban growth boundary, a survey showing established monuments to mark the adjusted line is required. Nothing in this sub-section shall exempt a local government from minimum area requirements established in acknowledged comprehensive plans and land use regulations.

ORS 92.060(9)

- b. The requirements of subsection (7) of this section do not apply to property transferred through a property line adjustment as provided in ORS 92.010 (9e).

ORS 92.190(3)

- 11. The governing body of a city or county may use procedures other than replatting procedures in ORS 92.180 and 92.185 to adjust property lines as described in ORS 92.010(12), as long as those procedures include the recording, with the county clerk, of conveyances conforming to the approved property line adjustment as surveyed in accordance with ORS 92.060(7).

ORS 92.190(4)

- 12. A property line adjustment deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment.

ORS 92.060(3)

- 13. Monuments must be of either galvanized iron pipe not less than one-half inch inside diameter or iron or steel rods not less than five-eighths inch in least dimension and not less than 24 inches long. When setting a required monument is impracticable under the circumstances:

- a. the surveyor may set another type of monument; or
- b. the county surveyor may waive the setting of the monument.

(Advisory note: inquire with the County Surveyor regarding setting another type of monument or to waive the setting of a monument before submitting the survey for review.)

14. Signature blanks with date for:

Adair Village

a. City of Adair Village Administrator

Albany

a. City of Albany Community Development Director

Benton County

a. Benton County Planning Official

Corvallis

a. City of Corvallis Planning Division Manager

b. City of Corvallis City Engineer

Monroe

a. City of Monroe Planning Official

Philomath

a. City of Philomath Planning Official

15. Send copy if needed to Adair, Albany, Corvallis, Monroe, or Philomath Planning.

Benton County Property Line Adjustment Standards Approved by:

David L. Malone, P.L.S.
Benton County Surveyor