

LINN COUNTY PROPERTY LINE ADJUSTMENT STANDARDS

ORS 209.250

1. Survey shall be prepared by an Oregon licensed surveyor.

ORS 209.250 & ORS 92.060(7)

2. Conforms to Linn County survey map standards (attached checklist)
3. Complies with ORS 92.010-92.190 and ORS 209.250.
4. Conforms to the Linn County Development Code.

Survey needs to show in addition to the survey map standards for a survey:

- a. Acreages for each resulting properties.
- b. Show the entire boundary of the property being adjusted. May 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 (Area "A", Area "B") as shown on the notice of decision. Label original lots, parcels and deed lines that have been adjusted.
- e. Show Development file number.

ORS 92.010(7b)

5. An adjustment of a property line by relocation of a common boundary where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any applicable zoning ordinance.

ORS 92.010(7e)

6. "Partition land" means to divide land into two or three parcels of land within a calendar year, but does not include:

A sale or grant 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(10)

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

ORS 92.010(11)

8. "Property Line Adjustment" means the relocation of a common property line between two abutting properties.

ORS 92.010(12)

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) to (10) of this section, an adjusted property line created by the relocation of a common boundary as described in ORS 92.010 (7)(b) shall be surveyed and monumented in accordance with subsection (3) of this section and a survey, complying with ORS 209.250, shall be filed with the county surveyor.

ORS92.060(8)

11. Notwithstanding subsection (7) of this section, 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 the abutting properties are each greater than 10 acres. Nothing in this sub-section shall exempt a local government from minimum area requirements established in acknowledged comprehensive plans and land use regulations.

See: **Linn County Land Development Code 925.500 (A)(1)**

ORS 92.060(9)

12. Unless the governing body of a city or county has otherwise provided by ordinance, the requirements of subsection (7) of this section shall not apply to the relocation of a common boundary of a lot in a subdivision or a parcel in a partition when the adjusted property line is a distance of even width along the common boundary.

ORS 92.060(10)

13. 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 (7)(e).

ORS 92.190(3)

14. 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(11), 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).

ORS92.190(4)

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

16. Signature blanks with date for approval:
 - a. Director, Linn County Planning
 - b. Community Development Director, City of Albany
 - c. Planning official for the appropriate city

17. To distinguish between surveys for partitions (“Parcel 1 and Parcel 2”) and surveys for property line adjustments, each area of adjustment through a PLA shall be designated “Area A” and “Area B” etc. The square footage/acreage of the adjusted area and the net results of the resultant properties before and after the PLA will be shown on the survey.

Reserve a space on all surveys filed except Partitions, Condominiums and Subdivisions on the lower left or right margin the following statement:

This survey received and filed this _____ day
of _____, 20 ____.

Linn County Surveyor

Linn County Surveyor