

CITY OF GILROY
LOT MERGER/ LOT LINE ADJUSTMENT APPLICATION

Applicant: _____ **Phone Number:** _____
Email: _____

Parcel 1: APN _____ Tract _____ Lot _____

Address: _____ Owner: _____

Parcel 2: APN _____ Tract _____ Lot _____

Address: _____ Owner: _____

Submittal Requirements- 3 hardcopies & 1 electronic copy (via e-mail; instructions provided at submittal). All exhibits and additional documents shall be completed by a licensed surveyor.

- **Initial Fee: \$1,000.00**
Please Note: Final cost will be based upon the actual staff time, analysis and legal review. These final fees will be paid prior to picking up the documents for recordation.
- **Legal Description of New Parcels (labeled “Exhibit A”)**
- **8 ½ X 11 Plat (labeled “Exhibit B”) with the following:**
 - Existing parcels
 - All access to property
 - All easements
 - Location of all utility lines and services
 - Topography
 - New parcels
 - All Structures
 - New utility poles
 - Existing utility poles
- **Additional documents:**
 - Closure Calculations
 - Preliminary Title Report (less than 6 months old)
 - Complete Owner’s Certificate (all signatures must be notarized and all original documents must be submitted to the City)

Signature Lines:

Parcel 1: _____ **Date:** _____
Owner – Print Name

Owner – Signature: _____

Parcel 2: _____ **Date:** _____
Owner – Print Name

Owner – Signature: _____

Please contact Weston Hill (Engineering) at weston.hill@cityofgilroy.org or (408) 846-0410 to schedule an appointment for submittal. Upon final approval by City Engineer, Applicant will be provided a Certificate of Compliance for recordation.

RECORDED WITHOUT FEE UNDER
SECTION 6103 GOVERNMENT CODE
OF THE STATE OF CALIFORNIA

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Shawna Freels – City Clerk
City of Gilroy
7351 Rosanna St.
Gilroy, CA 95020

24185711

Regina Alcomendras
Santa Clara County – Clerk-Recorder

05/22/2019 01:21 PM

Titles: 1 Pages: 7

Fees: \$0.00
Taxes: \$0
Total: \$0.00



APN: 810-84-072 & 810-84-073

Space above this line for Recorder's use

Ref: LLA - Lot 1 & 2, Tract 10482; 918-M-54

**CITY OF GILROY
CERTIFICATE OF COMPLIANCE NO. 2019-02
(LOT LINE ADJUSTMENT)**

SAMPLE ONLY

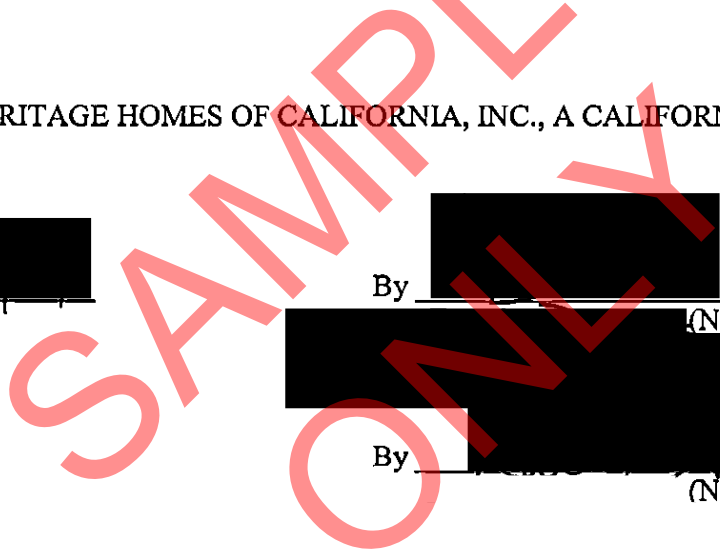
CITY OF GILROY
CERTIFICATE OF COMPLIANCE NO. 2019-02

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE OF COMPLIANCE (LOT LINE ADJUSTMENT); THAT WE ARE THE ONLY PERSONS OR ENTITY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION THIS CERTIFICATE OF COMPLIANCE (LOT LINE ADJUSTMENT).

OWNER: MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

Dated [Redacted] By [Redacted] (Name and Title)
[Redacted]
By [Redacted] (Name and Title).



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of YOLO)

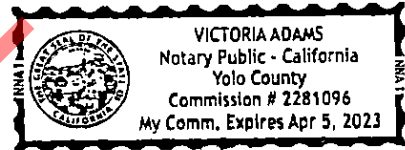
On MAY 8, 2019 before me, VICTORIA ADAMS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared [REDACTED],
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Victoria Adams (Seal)



SAMPLE ONLY

CITY OF GILROY
CERTIFICATE OF COMPLIANCE NO. 2019-02

DETERMINATION OF COMPLIANCE

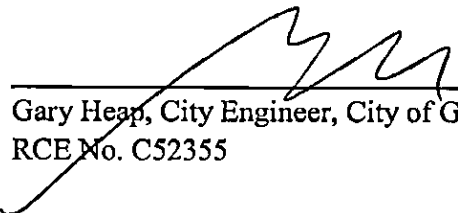
The City of Gilroy, County of Santa Clara, State of California, hereby certifies that, as of the date of this Certificate, the property described and depicted on Exhibits "A" and "B", attached hereto, is in compliance with Gilroy Municipal Code Section 21.108, which implement Subdivision Map Act Sections 66499.34, 66499.35, and 66499.36. This Certificate does not constitute a permit to develop said property, and compliance with other provisions of law relating to land use and construction of improvements may be required prior to issuance of any such permit.

CITY ENGINEER'S CERTIFICATE:

Notice is hereby given that the property described in Exhibits "A" and "B" attached hereto and made a part hereof, does not create new parcels, and only adjust the line between existing parcels. This Certificate of Compliance (lot Line Adjustment) complies with the provisions of Division 2 of Title 7 of the Government Code of the State of California, cited as the Subdivision Map Act and all local ordinances enacted pursuant thereto;

Further, that as a result of this Certificate of Compliance (Lot Line Adjustment), the sale, lease or financing of any parcel of land described herein shall not constitute a violation of the Subdivision Map Act or local ordinance.

CERTIFICATE OF COMPLIANCE: 2019-02



Gary Heap, City Engineer, City of Gilroy
RCE No. C52355

5/13/19
DATE

"EXHIBIT A"
~~**CERTIFICATE OF COMPLIANCE NO. 2019-02**~~
~~**FOR LOT LINE ADJUSTMENT**~~

LOT 1A
(Adjusted Lot 1, Tract 10482; 918-M-54)

All that real property situated in the City of Gilroy, County of Santa Clara, State of California, being a portion of "Lot 1" as shown on that certain Map entitled "Tract 10482, Heartland Triangle" filed November 6, 2018 in Book 918 of Maps, at Pages 54 and 55, Records of Santa Clara County California, being more particularly described as follows:

Beginning at a point on the east line of Thyme Court, as shown on said map, said point being the southwest corner of said "Lot 1"; thence along the west line thereof N00°16'09"W, a distance of 19.98 feet to a tangent curve to the left having a radius of 44.00 feet; thence northwesterly along said curve, through a central angle of 89°58'55", a distance of 69.10 feet; thence continuing along said west line N00°15'04"W, a distance of 18.04 feet to the north line of said "Lot 1"; thence along said north line, N89°44'56"E, a distance of 133.98 feet to the east line of said "Lot 1"; thence along said east line, S00°16'09"E, a distance of 92.00 feet to the south line of said "Lot 1"; thence along said south line, S89°44'56"W, a distance of 43.00 feet; thence leaving said south line N00°16'09"W, a distance of 10.00 feet to the easterly extension of the south line of said "Lot 1"; thence along said south line and extension thereof, S89°44'56"W, a distance of 47.00 feet to the **Point of Beginning**.

Containing 9,019 square feet, more or less.
As shown on "Exhibit B", attached hereto and made a part hereof.
APN: 810-84-072

LOT 2A
(Adjusted Lot 2, Tract 10482; 918-M-54)

All that real property situated in the City of Gilroy, County of Santa Clara, State of California, being all of "Lot 2" and a portion of "Lot 1" as shown on that certain Map entitled "Tract 10482, Heartland Triangle" filed November 6, 2018 in Book 918 of Maps, at Pages 54 and 55, Records of Santa Clara County California, being more particularly described as follows:

Beginning at a point on the east line of Thyme Court, as shown on said map, said point being the southwest corner of said "Lot 1"; thence along the south line of said "Lot 1" and the easterly extension thereof, N89°44'56"E, a distance of 47.00 feet; thence S00°16'09"E, a distance of 10.00 feet to a point on the south line of said "Lot 1"; thence along said south line, N89°44'56"E, a distance of 43.00 feet to the east line of said "Lot 2"; thence along said east line, S00°16'09"E, a distance of 37.00 feet to the south line of said "Lot 2"; thence along said south line, S89°44'56"W, a distance of 90.00 feet to the west line of said "Lot 2"; thence along said west line, N00°16'09"W, a distance of 47.00 feet to the **Point of Beginning**.

Containing 3,800 square feet, more or less.
As shown on "Exhibit B", attached hereto and made a part hereof.
APN: 810-84-073

END OF DESCRIPTION.

This description was prepared by me or under my direction pursuant to the requirements of the Professional Land Surveyor's Act.

[Redacted Signature]

[Redacted], PLS [Redacted] Date



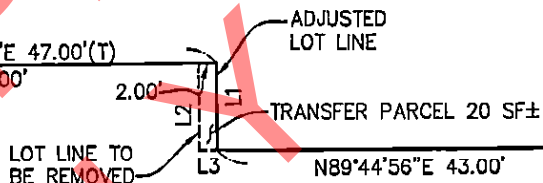
SYNGENTA (DOC # 23177043)

N89°44'56"E 133.98'



LOT 1A
(LOT 1)
(TRACT 10482)
(918-M-54)
FORMER: 9,039 SF±
ADJUSTED: 9,019 SF±

APN: 810-84-072



LOT 2A
(LOT 2)
(TRACT 10482)
(918-M-54)
FORMER: 3,780 SF±
ADJUSTED: 3,800 SF±

APN: 810-84-073

N89°44'56"E 90.00'

TRACT 10482
915-M-54

LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- - - LOT LINE TO-BE-REMOVED
- ADJUSTED LOT LINE
- POB POINT OF BEGINNING
- (R) RADIAL LINE
- (T) TOTAL DIMENSION

LINE TABLE		
LINE	BEARING	DIST
L1	N00° 16' 09"W	10.00'
L2	N00° 16' 09"W	10.00'
L3	N89° 44' 24"E	2.00'
L4	N00° 15' 04"W	18.04'



SCALE IN FEET: 1" = 20'

"EXHIBIT B"

PLAT TO ACCOMPANY Legal Description

~~CERTIFICATE OF COMPLIANCE NO. 2018-09~~
FOR LOT LINE ADJUSTMENT

BETWEEN "LOT 1" AND "LOT 2" AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 10482, HEARTLAND TRIANGLE", FILED NOVEMBER 8, 2018 IN BOOK 918 OF MAPS, AT PAGES 54 AND 55, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

GILROY, CA

SCALE:
1"=20'

DATE:
5-07-2019

JOB NO.:
994001-42000

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

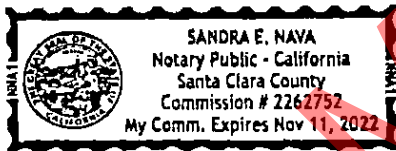
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Clara }

On May 13, 2019 before me, Sandra E. Nava, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gary Heap
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sandra E. Nava
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Certificate of Compliance NO. 2019-02

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____