



**Community Development
Development Services Division**
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6929
TTY (541) 766-6477

May 25, 2000

Pahlisch Nielsen Homes LLC
6212 SW Arbor Grove Drive
Corvallis, OR 97333

Lot Line Adjustment No. LLA00-00007

The City staff has completed its review of your request for a Lot Line Adjustment involving property identified as Lots 93 and 94 in Grand Oaks Summit, Phase 2 Subdivision. Below are the conditions of approval you need to meet prior to finalizing your Lot Line Adjustment. You have one year from the date of this letter to complete the conditions of approval, after which time your application will become null and void.

Conditions of Approval:

1. The surveyor needs to verify that all private water and sewer services are located on the lots they serve and can be accessed without the need for private easements. If this is not the case, private easements need to be created with a minimum width of ten feet, centered over the service lines.
2. Deeds, based on a metes and bounds legal description, for all adjusted lots and tracts resulting from the lot line adjustment shall be recorded with the Benton County Recorder's Office.
3. A Certified Boundary Survey Map which reflects the approved lot line adjustment shall be filed with Benton County. Prior to filing the map with the County Surveyor, the map shall be reviewed by City of Corvallis Development Services and shall be signed by the City Engineer and the Development Services Manager. Your surveyor needs to reference the application number (LLA00-00007) on the survey map to aid cross referencing in the future.
4. Copies of the recorded deeds and filed survey map shall be provided to City of Corvallis Development Services following recordation. Upon receipt of those documents the lot line adjustment will be complete.

If you have any questions concerning the above conditions, please contact me at 766-6929.

Joe Kasper
Associate Planner

c: Greg Gescher, Engineering Division
OTAK, Inc.