RECORDING REQUESTED BY

City of Oceanside
Engineering Division

AND WHEN RECORDED MAIL TO
City Clerk
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

APN: City Clerk Doc#:

NOTICE OF LOT MERGER

REQUEST FOR VOLUNTARY LOT MERGER

ADVISORY AGENCIES' CERTIFICATE:
The owner(s) of record (……..), of those certain real properties as described in EXHIBIT "A" attached hereon and made a part hereof, has/have filed an application for Voluntary Lot Merger and Certificate of Compliance and has/have requested to waive any and all rights to hearing and notice of intention specified in Section 66451.13 and 66451.14 of the subdivision Map Act and City of Oceanside Subdivision Ordinance, Article XI, Sections 1101 and 1102.

This is to certify that the undersigned, as the authorized agent for the City of Oceanside, pursuant to Government Code Section 66499.20-3/4 and City of Oceanside Subdivision Ordinance, Article XI, Section 1107, have approved the application of the undersigned owner(s) of record, to merge contiguous parcels described herein, and authorize the waiver of the Notice of Intension and Request for Hearing specified in Sections 66451.13 and 66451.14 of the Subdivision Map Act.

Certain real properties (the separate parcels of land to be merged) described in Exhibit "A" attached hereon, shall be merged per PLA_____ and shall be effective upon approval and recordation of said Certificate of Compliance for Lot Merger and Lot Line Adjustment by the City of Oceanside.

CITY OF OCEANSIDE
Engineering Division
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Sign: _____

Print Name: Scott Smith

Title: City Engineer

Date: _____

OWNER CERTIFICATE:
I/We hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the contiguous separate parcels of land described in Exhibit "A". I/We also affirm that said property consists of (two or more) contiguous parcels and are under common ownership and that I/we understand that recordation of this Notice of Lot Merger and Certificate of Compliance for Lot Merger and Lot Line Adjustment Number PLA-_____ shall cause the subject parcels to be merged into (one) parcel(s) and that further actions to sell, lease or finance portions of said parcels will be subject to the City of Oceanside Subdivision Ordinance regulation.

Continued on next page.

I/We hereby attest by my/our signature(s) hereon that I/we have initiated this merger and are requesting that the Office of San Diego County Recorder, record this Notice of Lot Merger; therefore, I/we do not wish to have a protest hearing to present evidence as to why this Merger Notice should not be recorded; and by my/our signature(s) hereon I/we understand and expressly wave any and all rights to such hearing; and wave the right to all notices required by these provisions.

By executing this notice, the undersigned also certifies that:

a- The merger of these parcels will not create a violation of any ordinance or regulations;
b- The above lots/parcels are in common ownership;
c- All owners of record have signed this application; and
d- Please initial the appropriate notice.

_____ All persons or entities holding mortgages on any of the parcels have signed a letter of consent and approval attached herein and made a part hereof.

_____There are no entities or persons holding any mortgages on any of the parcels.

_____
Name of the record owner (s) per title

_____
Owner signature Date

_____
Print name and title of owner

_____
Owner mailing address

Consent by Mortgagees

This is to certify that the undersigned hold the mortgage or interest in one or more of the parcels and consent to lot merger and lot line adjustment and will guarantee the adjustment of existing trust deed boundaries legal description to match the new parcel boundaries legal description as shown on the City of Oceanside Certificate of Compliance for Lot Merger and Lot Line Adjustment No. (PLA_____) .

The Trust Deed(s) to be adjusted are referred to by the following data: Deed of Trust for the amount of $..... dated ……, recorded …… ……as file No. …… filed in the office of the County Recorder of San Diego County, State of California.

_____
(To be signed by Trustee, print name & title)

Continued on next page.

ALL PURPOSE NOTARY ACKNOWLEDGMENT REQUIRED FOR OWNER'S AND MORTGAGEES' SIGNATURES

EXHIBIT "A"

EXISTING PARCELS

Parcels to be included in the Certificate of Compliance for Lot Merger and Lot Line Adjustment Number PLA_____ approved by City of Oceanside on, 20 .

Existing Parcel 1:

APN: _____
(Assessor's parcel number)

Location: _____
(street address or physical location)

Title reference: _____
(Recorded Doc #, book and page or probate No., and grantor)

Legal Description: _____
(Lot and Map number or legal description attach Exhibit B)

Existing Parcel 2:

APN: _____
(Assessor's parcel number)

Location: _____
(street address or physical location)

Title reference: _____
(Recorded Doc #, book and page or probate No., and grantor)

Legal Description: _____
(Lot and Map number or legal description attach Exhibit B)

Exhibit "A" shall be completed, stamped and wet signed by a licensed land surveyor or a registered Civil Engineer (who is licensed to practice surveying).