

Recorded Map, Lot Split Plat, & Lot Line Adjustment Modifications

Government Code, State Subdivision Map Act, and Local Ordinance, Chapter 21, authorize changes and define procedures to amend recorded Parcel and Tract Maps, Lot Split Plats, and Lot Line Adjustments, under certain circumstances. The most common types of amendments are to correctly state the type and location of monuments set as previously shown on recorded maps, or to modify building envelopes or previously approved project conditions. The following pages will be a procedural explanation of what can be modified and what prescribed procedures there are to follow.

Certificate of Correction or Amending Map

After a final map or parcel map is filed in the office of the county recorder, it may be amended by a certificate of correction or an amending map for any of the following purposes:

- (a) To correct an error in any course or distance shown thereon.
- (b) To show any course or distance that was omitted thereon.
- (c) To correct an error in the description of the real property shown on the map.
- (d) To indicate monuments set after the death, disability, retirement from practice, or replacement of the engineer or surveyor charged with responsibilities for setting monuments.
- (e) To show the proper location or character of any monument which has been changed in location or character originally was shown at the wrong location or incorrectly as to its character.
- (f) To correct any additional information filed or recorded pursuant to Government Code § 66434.2, if the correction does not impose any additional burden on the present fee owner of the property and does not alter any right, title, or interest in the real property reflected on the recorded map.
- (g) To correct any other type of map error or omission as approved by the county surveyor or city engineer, which does not affect any property right. Such errors and omissions may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent record maps.

As used in this section, error does not include changes in courses or distances from which an error is not ascertainable from the data shown on the final or parcel map.

Authorized preparation and content

The amending map or certificate of correction shall be prepared and signed by a registered civil engineer or licensed land surveyor.

An amending map shall conform to the requirements of Government Code § 66434, if a final map, or subdivisions (a) to (d), inclusive, and (f) to (i), inclusive, of Government Code § 66445, if a parcel map.

The amending map or certificate of correction shall set forth in detail the corrections made and show the names of the fee owners of the real property affected by the correction or omission on the date of the filing or recording of the original recorded map.

Additional modifications after a Public Hearing

In addition to the amendments authorized by Government Code § 66469, after a final map or parcel map is filed in the office of the county recorder, such a recorded final map may be modified by a certificate of correction or an amending map, if authorized by local ordinance, if the local agency finds that there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary and that the modifications do not impose any additional burden on the present fee owner of the property, and if the modifications do not alter any right, title, or interest in the real property reflected on the recorded map, and the local agency finds that the map as modified conforms to the provisions of Government Code § 66474. Any such modification shall be set for public hearing as provided for in Government Code § 66451.3 of this division. The legislative body shall confine the hearing to consideration of and action on the proposed modification.

Local Ordinance Authorization for compliance with Government Code § 66472.1

Modifications to Recorded Maps, Lot Split Plats and Lot Line Adjustments (Chapter 21-15.9 of local ordinance)

Purpose

For the purposes of this section, a recorded map shall mean a subdivision recorded as either a final or parcel map, a lot split plat shall mean a division of property approved prior to February 17, 1966 pursuant to Ordinance No. 791 as amended, and a lot line adjustment shall mean a lot line adjustment approved pursuant to Article III of this Chapter. The provisions of this Section set forth findings, procedures and fees for modification of the conditions of approval for recorded final or parcel maps, lot splits plats and lot line adjustments where changes in circumstance(s) occurring after recordation of a final or parcel map or other method by which a lot shown on an approved lot split plan or approved lot line adjustment is legally established render any or all of the conditions of the final or parcel map or approved lot split plat or lot line adjustment no longer appropriate or necessary.

Fees

The fee or fees for processing, recording and other services, as established from time to time by the Board of Supervisors by resolution or order, shall be paid by the applicant as provided in such resolution or order. The Board of Supervisors may for good cause shown amend, reduce or waive the fee for a modification application.

Materials for Filing

Any applicant proposing a modification to a recorded final or parcel map, lot split plat or lot line adjustment pursuant to this section shall submit the following information:

- (1) The materials described in Chapter 21-7 and 21-8 of local ordinance;
- (2) A complete description of the proposed modification;
- (3) A detailed written description of the manner in which the proposed modification meets the findings of the approval of the modification; and

- (4) Any additional materials required by the County at the time of application submission.

Applicant

An application for a modification to a recorded final or parcel map or lot split plat or lot line adjustment shall be signed by all parties having any record title interest that may be affected by the requested modification.

Easements

For the purpose of this section, the modification of a condition relating to an easement (e.g. location or use) shall not be found to alter any right, title or interest in the real property if the application is signed by all parties having any record title interest in the real property subject to the recorded final or parcel map or shown on an approved lot split plan or approved lot line adjustment.

Review

The proposed modification shall be reviewed by the Subdivision/Development Review Committee, which shall submit its recommendation to the decision-maker.

Procedure for modification of a Final or Parcel Map, Lot Split Plat or Lot Line Adjustment

Any proposed modification of a Final or Parcel Map or lot line adjustment shall require a public hearing before the decision-maker with current jurisdiction as determined by the local agency for the final or parcel map or lot line adjustment proposed to be modified, according to the procedures specified in Chapter Section 21-7 of local ordinance. Any proposed modification of a lot split plat shall require a public hearing and be under the jurisdiction of the Zoning Administrator. The subject of the hearing shall be confined to consideration of and action on the proposed modification(s). Notice of such hearing shall be provided as prescribed by State Subdivision Map Act, Government Code § 66451.3. and Chapter 21-71.3 of local ordinance. The action of the decision-maker shall be final, unless appealed to the Board of Supervisors as provided in Chapter 21-71.4 of local ordinance.

Findings

Modifications to recorded final or parcel maps, lot split plats or lot line adjustments shall be approved only if all of the following findings can be made:

- (1) There are changes in circumstances that make any or all of the conditions of such a recorded final or parcel map, lot split plat or lot line adjustment no longer appropriate or necessary;
- (2) The modification does not impose any additional burden on the present fee owner(s) of the property;
- (3) The modifications does not alter any right, interest or title reflected by the recorded final or parcel map, lot split plat or lot line adjustment;
- (4) The recorded final or parcel map, lot split plat or lot line adjustment as modified conforms to the provisions of Section 66474 of the California Government Code;

- (5) The recorded final or parcel map, lot split plat or lot line adjustment as modified is consistent with the applicable zoning ordinance;
- (6) The property for which the modification is sought is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, height and setbacks, and any other provisions applicable to the property for which the modification is sought, and such enforcement fees as established from time to time by the Board of Supervisors have been paid;
- (7) The recorded final or parcel map or lot line adjustment as modified does not result in an increased number of dwelling units or a greater density than the recorded final or parcel map or lot line adjustment.

Final Action

Upon approval of the requested modification, the applicant shall submit to the County Surveyor, consistent with such approval, either an amending map, certificate of correction or other documents as the County Surveyor shall determine to be appropriate, which amending map, certificate of correction or other documents shall be recorded with the Santa Barbara County Recorder.

Certificate of Correction

A Certificate of Correction amending a final or parcel map shall be prepared in accordance with Government Code § Section 66470 and Chapter 21-15.9 of local ordinance. Submittal requirements of the document shall include:

- (1) Two copies of the Certificate of Correction.
- (2) Current Lot Book Guarantee or suitable document listing the present fee owners and all holders of record title interest of the real property affected by the Certificate of Correction.
- (3) Suitable document listing the Fee Owners of the real property affected by this correction or omission on the date of the filing or recording of the original recorded map thereof, typically this is the original map with title signature page.
- (4) Assessor Parcel Numbers shall be listed on the Certificate of Correction for all affected property.
- (5) Fees (as prescribed by the Board of Supervisors); typically the fee is based on the total number of pages of the correction package to be recorded including conditions as defined by the case planner.

RECORDING REQUESTED BY:

(Owner, Agent or Title Company)

(Mailing Address)

(City)(St)(Zip)

WHEN RECORDED RETURN TO:

County Surveyor's Office

123 East Anapamu Street, 2nd Floor

Santa Barbara, CA 93101

APN _____

Certificate of Correction

COUNTY OF SANTA BARBARA

STATE OF CALIFORNIA

REFERENCE CASE: 0X RMM-00000-000XX

The following corrections or additions are hereby made to Parcel Map No. XX,XXX filed in Book _____, Page(s) _____ of Parcel Maps in the office of the Recorder of Santa Barbara County, State of California as authorized by the Santa Barbara Planning Commission at their _____, 20__ hearing.

Insert description corrections

Fee Owners of the real property affected by this correction or omission on the date of the filing or recording of the original recorded map thereof:

(list owners names)

Surveyor's/Engineer's Statement

I hereby state that I prepared this Certificate of Correction or it was prepared under my direction on _____, 20____, and the changes shown hereon are as provided for in Section 66469 of the Subdivision Map Act.

Name Printed

SEAL

L.S. (or R.C.E.) No. _____

County Surveyor's Statement

I hereby state that on _____, 20__ I examined this certificate of correction and the only changes made are those set forth in Section 66469 of the Subdivision Map Act.

Aleksandar Jevremovic

County Surveyor

L.S. 8378

SEAL

Page 1 of ____

RECORDING REQUESTED BY:

(Owner, Agent or Title Company)

(Mailing Address)

(City)(St)(Zip)

WHEN RECORDED RETURN TO:

County Surveyor's Office

123 East Anapamu Street, 2nd Floor

Santa Barbara, CA 93101

APN _____

Certificate of Correction

COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

REFERENCE CASE: 0X RMM-00000-000XX

The following corrections or additions are hereby made to Tract Map No. XX,XXX filed in Map Book _____, Page(s) _____ in the office of the Recorder of Santa Barbara County, State of California as authorized by the Santa Barbara Planning Commission at their _____, 20__ hearing.

Insert description corrections

Fee Owners of the real property affected by this correction or omission on the date of the filing or recording of the original recorded map thereof:

(list owners names)

Surveyor's/Engineer's Statement

I hereby state that I prepared this Certificate of Correction or it was prepared under my direction on _____, 20____, and the changes shown hereon are as provided for in Section 66469 of the Subdivision Map Act.

Name Printed
L.S. (or R.C.E.) No. _____

SEAL

County Surveyor's Statement

I hereby state that on _____, 20__ I examined this certificate of correction and the only changes made are those set forth in Section 66469 of the Subdivision Map Act.

Aleksandar Jevremovic
County Surveyor
L.S. 8378

SEAL

RECORDING REQUESTED BY:

(Owner, Agent or Title Company)

(Mailing Address)

(City)(St)(Zip)

WHEN RECORDED RETURN TO:

County Surveyor's Office

123 East Anapamu Street, 2nd Floor

Santa Barbara, CA 93101

APN _____

Certificate of Correction

COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

REFERENCE CASE: 0X RMM-00000-000XX

The following corrections or additions are hereby made to Lot Split No. _____ on file with the Santa Barbara County Planning and Development Department.

Insert description corrections

Fee Owners of the real property affected by this correction or omission on the date of the filing or recording of the original recorded map thereof:

(list owners names)

County Surveyor's Statement

I hereby state that on _____, 20__ I examined this Certificate of Modification and the only changes made are those authorized by Chapter 21, Section 21-15 and the Planning Commission at their _____, 20__ hearing.

Aleksandar Jevremovic
County Surveyor
L.S. 8378

SEAL

Page 1 of ____

RECORDING REQUESTED BY:

(Owner, Agent or Title Company)

(Mailing Address)

(City)(St)(Zip)

WHEN RECORDED RETURN TO:

County Surveyor's Office

123 East Anapamu Street, 2nd Floor

Santa Barbara, CA 93101

APN _____

Certificate of Correction

COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

REFERENCE CASE: XX RMM-00000-000XX

The following corrections or additions are hereby made to Lot Line Adjustment No. _____, recorded _____, 20__ as Instrument No. 20__ - _____, in the office of the Recorder of Santa Barbara County, State of California.

Insert description corrections

Fee Owners of the real property affected by this correction or omission on the date of the filing or recording of the original recorded map thereof:

(list owners names)

County Surveyor's Statement

I hereby state that on _____, 20__ I examined this Certificate of Modification and the only changes made are those authorized by Chapter 21, Section 21-15 and the Planning Commission at their _____, 20__ hearing.

Aleksandar Jevremovic
County Surveyor
L.S. 8378

SEAL

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The following certificates are for use with an Amending Map:

Surveyor's Statement

I hereby state that I prepared this Amending Map or it was prepared under my direction, on _____ 20__, and the changes shown hereon are as provided for in Section 66469 of the Subdivision Map Act.

Printed Name
L.S. (or RCE) No. _____

SEAL

County Surveyor's Statement

I hereby state that on _____, 20__ I examined this Amending Map and the only changes made are those set forth in Section 66469 of the Subdivision Map Act.

Aleksandar Jevremovic
County Surveyor
L.S. 8378

SEAL