



consolidating the affected parcels accompanied by reconveyances or partial reconveyances or other releases of deeds of trust or similar encumbrances on the subject property or amended deeds of trust or similar encumbrances describing the reconfigured parcels shall be submitted to the City's Surveyor for review and approval. The applicant shall be notified of any corrections requested by the City, and any corrected or new documents shall be promptly submitted to the City Surveyor.

- C. Recordation of Certificate of Compliance for Lot Line Adjustment, Certificate of Compliance of Lot Consolidation or Certificate of Compliance to Lot Merger/Unmerger.

All deeds and other documents approved by the Surveyor shall be signed by the appropriate parties and notarized in accordance with applicable law. The recordation as hereinabove provided of the Certificate of Compliance for Lot Line Adjustment, a Certificate of Compliance of Lot Consolidation or a Certificate of Compliance for a Lot Merger/Unmerger, as may be applicable, shall immediately follow the recordation of the required deeds exchanging property between the affected parcels or consolidating the affected parcels and any necessary reconveyances or partial reconveyances or other documents to ensure that any deed of trust or similar encumbrance now describes the reconfigured parcel or parcels.

- D. Payment of Recording Fees.

The fees for the recording of all documents as established by the Office of the County Recorder of Riverside County shall be remitted by applicant to County Recorder at the time of recordation of such documents including the Certificate of Compliance for Lot Line Adjustment, Certificate of Compliance of Lot Consolidation or Certificate of Lot Merger/Unmerger.

- E. Failure to Submit Required Deeds and Documents Within One Year or Within the Time Permitted by an Approved Time Extension.

In the event the Certificate of Compliance or any deed, reconveyance or other document required for the finalization of the approved lot line adjustment, lot consolidation or lot merger/unmerger is not submitted to the County Recorder for recordation within one (1) year following the effective date of the approval of such by the Approving or Appeal Authority, or within the time permitted by an approved Time Extension (18.180.050 Map Approval and Permit Extension), the Certificate of Compliance for Lot Line Adjustment, Certificate of Compliance of Lot Consolidation or Certificate of Compliance for a Lot Merger/Unmerger, as may be applicable, shall be void and of no further force and effect and shall not be recorded. If the applicant still wishes to proceed with the lot line adjustment, consolidation or merger/unmerger, a new application must be submitted in accordance with the provisions of Chapter 18.100 Lot Line Adjustments, Consolidations and Merger/Unmergers.

#### **18.100.050 Appeals**

If the applicant, a City officer acting in an official capacity, or any other interested person adversely affected by the action taken by the Approving or Appeal Authority with respect to the approval or disapproval of a lot line adjustment, consolidation or merger/unmerger or the conditions of approval imposed, is aggrieved by the action they can appeal the action in accordance with Chapter 18.170 Appeals.

#### **18.100.060 Expiration of Lot Line Adjustment, Consolidation and Merger/Unmerger**

A lot line adjustment, consolidation or merger/unmerger which has not been recorded shall expire within one (1) year of the date of approval or conditional approval of a lot line adjustment, consolidation or merger/unmerger, except for any time extension granted by the Approving or Appeal Authority (18.180.050 Map Approval and Permit Extension), and shall terminate all proceedings. Before a lot line adjustment, consolidation or merger/unmerger may thereafter be recorded, a new lot line adjustment, consolidation or merger/unmerger shall be processed in accordance with the provisions of this Chapter.

#### **18.100.070 Time Extensions**

Extensions of time may be granted in accordance with 18.180.050 Map Approval and Permit Extension of this Title.

