

Project Proposal Statement Minor Lot Line Adjustment & Certificate of Modification

This is a request for Minor Lot Line Adjustment and Certificate of Modification for the Lands of Melitta Properties, LLC, APN 031-040-049, 6282 Melita Road an existing 2.50 acre parcel and Senander, APN 031-040-048, 6280 Melita Road an existing 2.40 acre parcel.

The proposed lot line adjustment is a result of a survey and identification of encroachment of an existing building and the parties wish to resolve that and establish a lot line conducive to the subject parcels. At the same time they would like to eliminate a portion of the easement as shown on Parcel Map MNS 6268 filed in book 270 Maps, page 7. There is an area that runs through an existing lawn and that area is no longer needed for access to APN 031-040-049.

Both parcels are on septic systems on their respective properties and this adjustment to property lines will not affect their existing fields. Both parcels have an existing well and is shown on the site map.

The easement area we want to modify or eliminate is the hatched area as noted on our site map.

Both parcels are zoned RR B6 20, RC 50/25 SR VOH.\ and the zoning is not going to be changed.

Lot A will be increased in size by .07 acres and Lot B will be decreased by the same.

This is also a request for a voluntary merger for any underlying parcels or parcel fragments.