

WALLOWA COUNTY PLANNING DEPARTMENT

Wallowa County Courthouse
101 South River Street, Room B-1
Enterprise, OR 97828
541-426-4543 ext 23
Fax 541-426-6046/E-mail who@eoni.com

IMPORTANT NOTICE TO APPLICANTS FOR PARTITIONS AND LOT LINE ADJUSTMENTS (BOUNDARY LINE ADJUSTMENTS)

The Wallowa County Planning Department may grant preliminary approval for the reconfiguration of your property, but is up to you to finalize that reconfiguration by obtaining the necessary maps, legal description, and if required, surveys and recording those documents with the County Clerk, all at your expense. Your partition is not final until it is approved by the Planning Department and the County Surveyor for recording and then actually recorded. After recording, the Planning Department would like to receive a copy of the recorded documents for its records.

State law (ORS 92.095) requires that no partition shall be recorded unless all ad valorem taxes, interest and penalties, and special assessments or fees which have become or **will become a lien on the land during the year have been paid**. Therefore it is the policy of Wallowa County that prior to preliminary approval of your partition or lot line adjustment your application shall demonstrate, by an initialed report from the County Treasurer, whether taxes on the lands to be reconfigured are current. If there is a delay between the preliminary approval and the recording of reconfiguration documents, you may need to reconfirm the status of tax payment. **YOUR PARTITION OR LOT LINE ADJUSTMENT CANNOT BE RECORDED, FINALIZED OR MAPPED UNTIL ALL APPLICABLE TAXES ARE PAID.**

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101 S. River St., Room B-1
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541-426-4543 ext. 170 plansec@co.wallowa.or.us

Permit LP# _____
Date Filed _____
Total Fee _____
Check Number _____

LAND PARTITION

LEGAL OWNER: _____ REF #: _____
APPLICANT: _____ TWP: _____
ADDRESS: _____ RANGE: _____
CITY: _____ SECTION: _____
PHONE NUMBER: _____ TAX LOT#: _____
ACREAGE: _____
ZONE: _____

TAXES PAID THROUGH _____ COUNTY TREASURE INITIAL _____

Intended property use: _____

PRELIMINARY MAP: The applicant shall provide a preliminary map of the proposed partition including the following information (an assessor's map may suffice):

1. The number, size, and location of intended parcels.
2. Name and width of the street(s) which serve the parcel.
3. Location and width of any proposed easements.
4. Proposed use of the parcels.
5. Plot plan showing the location of the proposed partition and the location of all existing and proposed structures.
6. To be submitted with Final Plat, a Preliminary report of title to establish owners and lien holders.

CERTIFICATION: I hereby certify that the above information is correct to the best of my knowledge. Falsification of information may be grounds for denial or revocation of this permit. Any error committed by the issuing authority shall not excuse me from complying with any other applicable state and local law and ordinance.

APPLICANT DATE

SALMON PLAN

THIS APPLICATION **WILL/WILL NOT** BE CONSIDERED BY THE SALMON PLAN TECHNICAL COMMITTEE AND ARTICLE 36 OF THE WALLOWA COUNTY ORDINANCES.

Decision: _____

ACTION TAKEN

Planning Department Action ___ Planning Commission Action ___ Approved ___ Denied ___

Conditionally Approved _____ Conditions of Approval: _____

DATE OF ACTION DATE OF EXPIRATION

Permit Authorization: _____ Planning Department County Surveyor: _____
Date: _____

(Subject to Final Partition Plat Approval)

Example of Partition Before and After Legal Descriptions

LEGAL DESCRIPTION PRIOR TO PARTITION

Township 3 South, Range 46 East of the Willamette Meridian, Wallowa County, Oregon

Section 7: Lots 3 and 4, E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 8: That part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ lying West of the County Road

LEGAL DESCRIPTION AFTER PARTITION

TRACT 1

Township 3 South, Range 46 East of the Willamette Meridian, Wallowa County, Oregon

Section 7: Lots 3 and 4, E $\frac{1}{2}$ SW $\frac{1}{4}$

TRACT 2

Township 3 South, Range 46 East of the Willamette Meridian, Wallowa County, Oregon

Section 7: W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 8: That part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ lying West of the County Road

AFFIDAVIT OF PARTITION APPROVAL

I (We) _____
_____ being first duly sworn, depose and say:

1. That I am (we are) the record owner(s) of the real property described in the attached and incorporated Partition Application MP# _____.
2. That I (we) have been granted Partition approval per the Oregon State Statutes 92.305 to 93.495, to partition our property.
3. I/We make this Affidavit for the purpose of recording the approval in the public records and authorizing the County Assessor to make appropriate changes in the tax assessment records and maps.
4. I/We understand that property taxes due Wallowa County must be current in order for Assessment Records/Maps to be changed.

Date

State of _____, County of _____) ss:

The foregoing instrument was acknowledged before me on the _____
day of _____, 20 _____, by

Name

NOTARY PUBLIC FOR
MY COMMISSION EXPIRES: _____

ATTACH EXHIBITS: 1) Approved Wallowa County Planning Department Partition Application, 2) Legal descriptions of parcels before and after partition, 3) Maps showing parcels and all structures on any parcel before and after partition.

NOTE: A copy of this Affidavit and attached exhibits must be provided to the Planning Department after recording.