

Dear Land Use Planning Professionals in Wasco County,

A review of the past several years' Property Line Adjustments in Wasco County shows a multitude of styles and formats - seven to be exact – with three main formats having emerged:

1. PLA "Plats" containing all signatures including the owners and reviewing agencies. These have been recorded in the Clerk's office (albeit not as plats) and filed in the Surveyor's office as surveys.
2. PLA surveys containing signatures of The Dalles City Engineer and Planning Director, but not owners. These have not been recorded but filed in the Surveyor's office as surveys. There seems to be no formal mechanism to collect Oregon DOR mapping fees.
3. PLA surveys containing no reviewing signatures have also not been recorded but filed in the Surveyor's office. DOR mapping fee collection remains awkward.

Generally, we see

1. Wasco County's LUDO requires a PLA "Plat" to be recorded – which puts the County Surveyor in the untenable position of placing the more stringent requirements of a plat review upon a document that Oregon Statute specifically excludes from being a plat. Wasco County's requirement also costs the applicant more money because of these more stringent requirements and the costs of recording. PLA "Plats" do serve well in that they are recorded and that all entities are included in the review process.
2. City of The Dalles requires approval signatures from the City Engineer and Planning Director upon a PLA survey which is not recorded but filed as a survey. Often, the PLA "Plat" format has been used. Occasionally, PLA surveys have been filed without the two required signatures.
3. The cities of Dufur, Maupin, Mosier have generally been accepting PLA surveys without approving signatures.

I've honestly gotten lost in knowing who requires what, assuming (perhaps erroneously) that each planning entity was reviewing the PLA's according to its own set of rules. The recent Donna Smith PLA is a case in point: It was filed months ago – having met all surveying requirements - and would never have known it needed the city signatures unless a recent Affidavit of Correction (completely unrelated) hadn't brought this to light. Furthermore there is continuing discussion at the State level regarding how to handle property line adjustments.

To minimize confusion I have prepared the attached "PLA Format Guidelines" for each municipality in Wasco County. Please fill it out and return it to this office, with comments. It is intended to guide the survey reviewer as to what each entity

requires for PLA's. Hopefully, we can also use this as a tool to make PLA's more alike across the county.

Thank you for helping the surveying community by standardizing this process to better serve the public,

Daniel P. Boldt, PLS
Wasco County Surveyor

**WASCO COUNTY SURVEYOR
PROPERTY LINE ADJUSTMENT FORMAT GUIDELINES
May 10, 2007**

Municipality: _____

Planner: _____

Address: _____

Telephone: _____

Email: _____

Is a recorded "plat" required? _____

If yes, by what authority _____

If no, is such a "plat" acceptable? _____

Is a statutorily required survey acceptable? _____

If yes, what signatures are required? _____

By what authority? _____

How does a surveyor learn of this requirement? _____

How is Oregon DOR's mapping fee collected? _____

How best would it be collected? _____

Are applicants notified that no conveyance of land occurs until deeds are executed?

Is there an effective method we could use to ensure applicants follow through with the execution of deeds? _____

Thank you for assisting the clarification of this process.

Dan Boldt

Wasco County Surveyor