

BOUNDARY LINE ADJUSTMENTS



A BOUNDARY LINE ADJUSTMENT IS THE PROCESS THAT IS USED TO CHANGE PROPERTY LINES OF EXISTING PARCELS.

The process can be used to do a number of things, such as combine two or more adjacent parcels into one parcel, alter the boundary between two parcels, or recon-figure the shapes of parcels.

In every instance, the boundary line adjustment process will yield the same number of parcels that you began with, or fewer. The boundary line adjustment process is not used to create additional parcels.

TWO COMMON MISTAKES OFTEN OCCUR WHEN GOING THROUGH THE BOUNDARY LINE ADJUSTMENT PROCESS:

- The lenders are not notified. The lender(s) on each parcel of land must be notified that a boundary line adjustment is taking place.
- The title company finds no deed of record transferring the property. A deed must be recorded to transfer property from one parcel to another after the boundary line adjustment has been approved.

Connect with CW Title to get answers to all of your title and escrow questions!
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