

BOARD OF COUNTY COMMISSIONERS

COUNTY OF SULLIVAN

ORDINANCE NO. 9302719

ORDINANCE: DEED REQUIREMENT FOR  
COMBINING ONE OR MORE  
PARCELS

AN ORDINANCE TO ESTABLISH DEED REQUIREMENTS FOR THE  
COMBINING OF ONE OR MORE PARCELS.

IT IS HEREBY ORDAINED AND ENACTED BY THE BOARD OF COM-  
MISSIONERS OF SULLIVAN COUNTY AS FOLLOWS: THE FOLLOWING  
SHALL CONSTITUTE THE SULLIVAN COUNTY ORDINANCE ESTABLISHING  
DEED REQUIREMENTS FOR THE ADDITION OF ADJOINING LOTS TO  
EXISTING PARCELS.

SECTION 1 - SHORT TITLE

THIS ORDINANCE SHALL BE KNOWN AND MAY BE CITED  
AS THE DEED REQUIREMENTS FOR THE ADDITION OF ADJOINING  
LOTS TO EXISTING PARCELS ORDINANCE.

SECTION 2 - DEFINITIONS

THE FOLLOWING WORDS AND PHRASES, WHEN USED IN  
THIS ORDINANCE, SHALL HAVE THE MEANING GIVEN TO THEM IN  
THIS SECTION UNLESS THE CONTEXT CLEARLY INDICATES OTHER-  
WISE:

"ADJOINING PARCEL ADDITION" - THOSE PARCELS WHICH ARE CONTIGUOUS TO THE EXISTING PARCEL AND ACQUIRED BY THE OWNER OF THE EXISTING PARCEL WHO DESIRES TO COMBINE THEM. THE FACT THAT A RIGHT OF WAY OR EASEMENT IS LOCATED BETWEEN THE EXISTING PARCEL AND THE CONTIGUOUS ADDITIONAL PARCEL DOES NOT EXCLUDE THE CONTIGUOUS PARCEL FROM THE HEREIN DEFINITION OF ADJOINING LOT ADDITION.

"EXISTING PARCEL" - A PARCEL OF LAND FOR WHICH A DEED IS RECORDED AND WHICH IS CURRENTLY ON THE SULLIVAN COUNTY TAX ROLLS.

"RIGHTS OF WAY" - THOSE ROADWAYS, EASEMENTS OR DRIVEWAYS WHICH PROVIDE EGRESS, INGRESS AND REGRESS TO PARCELS OF LAND BUT WHICH DO NOT APPEAR ON THE SULLIVAN COUNTY TAX ROLLS AS INDIVIDUAL PARCELS.

### SECTION 3 - COMBINATION OF PARCELS

(a) ANY OWNER OF AN EXISTING PARCEL WHO DESIRES TO ADD AN ADJOINING PARCEL TO AN EXISTING PARCEL MUST RECORD A SECOND DEED WHICH INCLUDES ALL CONTIGUOUS PARCELS OF LAND.

(b) THIS SECOND DEED SHALL BE A DEED FROM THE OWNER(S) OF THE EXISTING PARCEL TO THE OWNER(S) OF THE EXISTING PARCEL INCLUDING THE LOT ADDITION.

(c) IT SHALL BE STATED IN SAID DEED THAT SAID PARCEL IS AN ADDITION TO AN EXISTING PARCEL OR COMBINATION OF OTHER ADJOINING PARCELS AND THE PARCEL NUMBER, IF APPLICABLE, SHALL BE STATED IN THE DEED.

(d) ALL PREVIOUS DEED REFERENCES FOR THE EXISTING OR COMBINATION OF PARCELS SHALL BE STATED ON THE DEED.

(e) A DESCRIPTION OF THE EXISTING PARCEL, THE PARCEL TO BE ADDED OR A COMBINATION OF NEWLY SUBDIVIDED LOTS SHALL BE DESCRIBED IN THE DEED.

(f) THE DEED MUST STATE THAT PARCELS ARE TO BE CONSIDERED AS ONE FOR TAX AND SUBDIVISION PURPOSES AND THAT NO FURTHER SUBDIVISION SHALL OCCUR UNLESS PRIOR SUBDIVISION APPROVAL IS GRANTED BY THE SULLIVAN COUNTY PLANNING COMMISSION AND THE MUNICIPALITY IN WHICH SAID PARCEL IS LOCATED.

(g) A PRELIMINARY DEED SHALL BE SUBMITTED TO THE TAX ASSESSOR AND THE COUNTY PLANNER FOR APPROVAL BEFORE SAID PARCELS CAN BE COMBINED FOR TAX PURPOSES.

(h) THE RECORDED DEED SHALL CONTAIN THE EXACT WORDING AS THE PRELIMINARY DEED APPROVED BY THE TAX ASSESSOR AND COUNTY PLANNER.

SECTION 4 - THIS ORDINANCE SHALL ONLY APPLY TO CONTIGUOUS PARCELS.

SECTION 5 - SEVERABILITY

THE PROVISIONS OF THIS ORDINANCE ARE SEVERABLE. IF ANY PROVISION OF THIS ORDINANCE OR ITS APPLICATION TO ANY PERSON OR CIRCUMSTANCE IS HELD INVALID BY A COURT OF COMPETENT JURISDICTION, SUCH INVALIDITY SHALL NOT AFFECT ANY OTHER PROVISION OR APPLICATION OF THIS ORDINANCE.