

## LOT SPLIT

**ADDRESS (ES) OF PROPERTY** (indicate addresses and/or parcel Id numbers of all properties involved in proposed replatting)

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Name of Applicant \_\_\_\_\_ Phone Number: \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name of Owner \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

I HEREBY REQUEST approval of the consolidation of the subject property according to the documents, which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Eudora to inspect the premises of the above described property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Owner /Agent (Applicant) \_\_\_\_\_

- Application review fee due at the time of filing the application (residential - \$40.00 (per lot) for the first two lots, with \$20.00 per lot for any additional lot; non-residential - \$20.00 (per lot) for the first two lots, with \$10.00 per lot for any additional lot).
- Applicant required to pay the current Douglas County filing fee.
- Five (5) copies of survey/plat 24"x36"
- Plat should show the proposed consolidation with required setbacks and dimensioned lot lines (bearings and lengths) and the size of the resultant lot(s) in acreage and square footage.
- Resultant property lines should be solid lines. Property line(s) being vacated need to be shown as dashed or dotted lines and labeled "Original Property Line."
- Plat should reflect all existing conditions on the site: driveways, retaining walls, parking spaces, fences, etc. If any structures exist, state their square footage and their use.
- Plat should reflect the name, size, and extent of all bordering right-of- ways.

- Provide the distance from the nearest intersection (on the same side of the road) in each direction.
- Survey/Plat must be stamped by a professional surveyor or engineer licensed in the State of Kansas.
- Plat must match the measurements of the referenced scale.
- Provide legal description of lots formed.
- Provide location of FEMA-designated flood plain boundaries.

Prior to recording the final plat with the register of deeds, the licensed engineer or surveyor responsible for the survey and final plat shall certify to the city officer that all lots shown have been pinned; or the applicant shall file with the city clerk, a performance bond in an amount set by the governing body to insure pinning.

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No lot split shall be approved if:

- A new street or alley is needed or proposed.
  - Vacation of streets, alleys, setback lines, access control or easement is required or proposed.
  - If the lot split will result in significant increases in service requirements, (e.g., utilities, schools, traffic control, streets, etc.) or will interfere with maintaining existing service levels (e.g., additional curb cuts, repaving, etc.).
  - There is less street right-of-way than required by these regulations or the Comprehensive Plan unless such dedication can be made by separate instrument.
  - All easement requirements have not been satisfied.
  - The split will result in a tract without direct access to a street.
  - A substandard sized lot or parcel will be created.
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