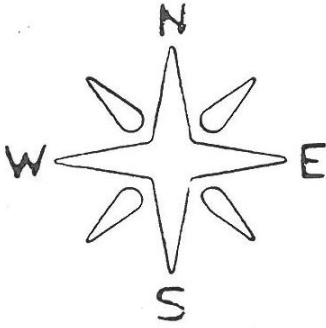
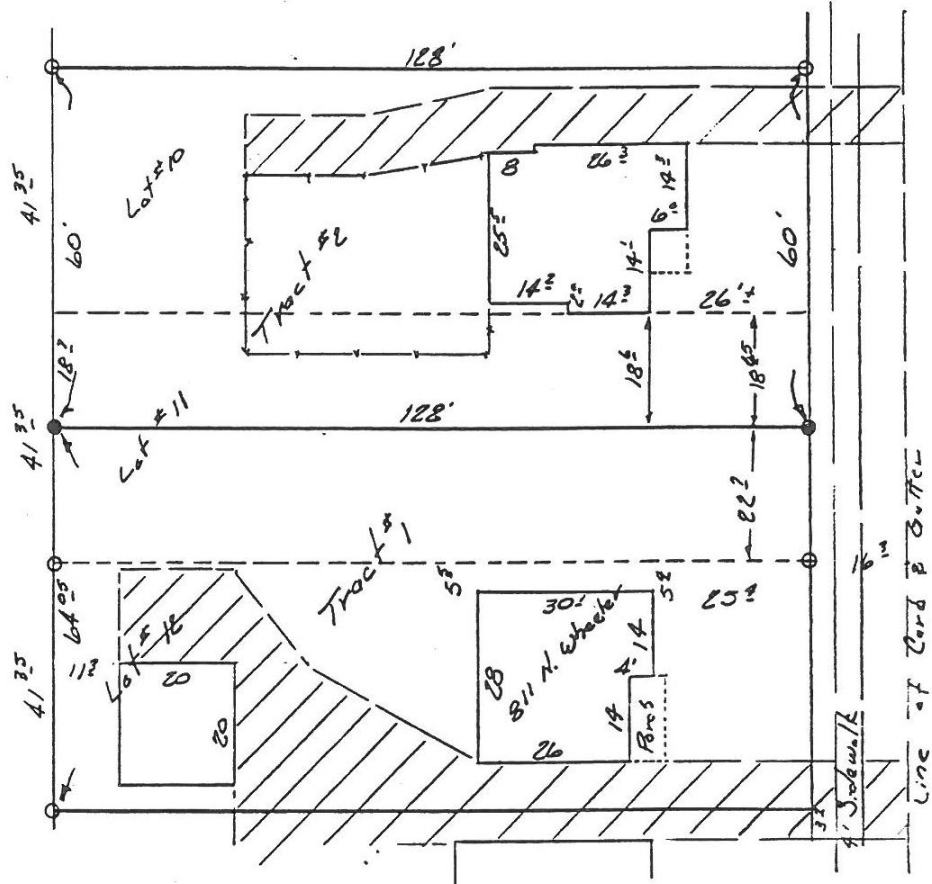


ARTICLE 9. PROCEDURE FOR APPROVAL OF LOT SPLITS

- 100 General Intent.** The Planning Commission hereby delegates to and designates the Subdivision Administrator authority for approving or disapproving lot splits in accordance with the regulations of this Article. If necessary, appeals from a decision of the Subdivision Administrator may be made to the Planning Commission for a final determination.
- 101 Application Procedure.** An application with the required fee for a lot split approval shall be submitted to the Subdivision Administrator by the owner of the land. (See Section 3-109 for Fees.) One copy of a drawing to scale of the lots involved if there are no structures on the lot shall accompany the application or one copy of a survey if there are structures on the lot showing the precise location of structures thereon. Each drawing or survey shall show the location, dimensions and legal description of the proposed split; the square footage contained in each portion of the original lot; all existing easements including public reservations such as building setback lines or access control and a certificate of approval as worded in Section 9-102C.
- 102 Approval Guidelines.** Approval or disapproval of lot splits shall be made based on the following guidelines:
- A. A lot split shall not be approved if any of the following situations exist:
1. A new street or alley is needed or proposed.
 2. A vacation of streets, alleys, setback lines, access control or easements is required and has not been satisfied.
 3. Such action will result in significant increases in service requirements, e.g., utilities, drainage, sidewalks, traffic control, streets, etc. or will interfere with maintaining existing service levels, e.g., additional curb cuts, repaving, etc.
 4. 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.
 5. All easement requirements have not been satisfied.
 6. Such split will result in a lot without direct access from its frontage to an opened public street. (See Section 6-107 for Access.)
 7. A substandard sized lot will be created or an existing structure will not be able to meet all yard requirements according to applicable zoning regulations or sanitary code.



PROPERTY SURVEY
 LOTS 10, 11 & 12, BLOCK 13,
 FREEMAN ADDITION
 aka 811 NORTH WHEELER
 817 NORTH WHEELER
 JERRY LEE POTTER
 KIMBERLY A. POTTER
 MCPHERSON KANSAS



- PINS FOUND AND VERIFIED THIS SURVEY
- PINS SET THIS SURVEY

I, J.L. GRIFFIS, REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS DO HEREBY CERTIFY THAT UNDER MY DIRECT SUPERVISION A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY AND THE PROPERTY IS A TRUE EXHIBIT OF SAID SURVEY AS FAR AS IT IS KNOWN TO ME.

SIGNED THIS 12th DAY APRIL, 1997.

J.L. Griffis
 J.L. GRIFFIS RLS

SEE ATTACHMENT "B" FOR PROPOSED DESCRIPTIONS FOR TRACT #1 and #2.



FIGURE 9-A
TYPICAL LOT SPLIT Page 2 of 2

- 8. The lot is subject to periodic flooding which cannot be feasibly corrected by fill.
- 9. The lot has been previously split without replatting.
- B. The Subdivision Administrator may make such additional requirements as deemed necessary to carry out the intent and purpose of existing land development regulations and applicable Governing Body policy. Requirements may include, but not be limited to, the installation of public facilities, water supply and sewage disposal and/or the dedication of right-of-way and easements.
- C. The Subdivision Administrator shall, in writing, either approve with or without conditions or disapprove the lot split within 10 days of application. If approved, and after all conditions have been met, the Subdivision Administrator shall sign the certificate of approval as required on the lot split drawing or survey. Acknowledgment of the certificate may be made by a notary public or by the County Clerk, Register of Deeds, Mayor or Clerk. (See K.S.A. 58-2211, as amended.)

CERTIFICATE OF LOT SPLIT APPROVAL

STATE OF KANSAS)
) SS
CITY OF MCPHERSON)

I, _____, Subdivision Administrator of the City of McPherson, Kansas, do hereby certify that this lot split has been examined by me and found to comply with the Subdivision Regulations of the City of McPherson, Kansas, and is, therefore, approved for recording.

Date Signed: _____, 20 __.

 (name), Subdivision Administrator

STATE OF KANSAS)
) SS
COUNTY OF MCPHERSON)

The foregoing instrument was acknowledged before me this ___ day of _____, 20 __, by (Print Name of Person _____.

_____, Notary Public
 [SEAL]

My appointment expires: _____.

A copy thereof shall be filed by the Subdivision Administrator with the applicable official charged with issuing building and/or zoning permits and two copies shall be furnished to the applicant, one of which the applicant shall file with the McPherson County Register of Deeds.

103 Exception for Industrial Plats. According to K.S.A. 12-752(f), a lot which is zoned for industrial purposes and for which a plat has been officially recorded may be further divided into two or more tracts without further replatting such a lot; provided, that none of the conditions under Section 9-101A is found to exist or has not otherwise been satisfied.

(Intentionally left blank)