

App# _____

Date Filed _____

APPLICATION FOR AGRICULTURAL LOT SPLIT

Property Owner

Address _____ Phone _____

Agent

Address _____ Phone _____

Surveyor or Engineer

Address _____ Phone _____

LOT SPLIT INFORMATION:

Section – Township – Range _____ Existing Zoning _____

Site Address; _____ Parcel ID# _____

Application Procedure:

The application for a lot split or boundary shift shall be accompanied by the following information:

- o A copy of a drawing to a scale of not less than 1" = 100' showing the lot(s) involved, the precise location of any structures thereon, and the location and dimensions of the original and proposed lots. Said drawing shall be a certificate of survey from a licensed land surveyor to determine the exact location of the structures and the precise dimensions of the lots.
- o The legal description(s) for the proposed lot(s). Also, Submit Digitally
- o The location of existing parking and curb cuts, if any. In the case of a nonresidential lot split, required off street parking shall be shown.
- o The amount of square footage contained in each new lot showing compliance with the requirements of the Zoning Regulations for lot area.
- o All existing easements and, if any, access control. If the easements or access control were granted by separate instrument, the recording information shall be indicated.

Approval Guidelines:

No lot split(s) or boundary shift(s) shall be approved if one or more of the following applies:

- o New street(s) or extension(s) of an existing street(s) or a vacation of street(s), alley(s), setback line(s), access control(s), or easement(s) that are required or proposed.
- o There is less street right of way than required by these regulations, unless dedication of additional right of way can be made by separate instrument.
- o Any easement requirements have not been satisfied.
- o Such split will result in a landlocked lot.
- o Such split will result in a lot(s) without direct access to and/or less than the required frontage on a street as specified in the Lyon County Zoning Regulations.
- o A substandard sized lot will be created according to these regulations or the Lyon County Zoning Regulations. This includes both the created lot and the parent lot.

Acres; _____ Lot Frontage; _____ Lot Area; _____ Right of way Width; _____

Public Water Supply Yes No Public Sanitary Sewer Yes No

Health Department Approval where applicable Yes No

The owner herein agrees to comply with the Lyon County Subdivision Regulations, as amended, and all other pertinent resolutions of Lyon County, and statutes of the State of Kansas. It is agreed that all costs of recording the lot split and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner at the time of filing. The undersigned further states that he is the owner of the property proposed for Agricultural lot split.

Owner's Signature _____

Agent (if any) _____

FOR OFFICE USE ONLY: _____

Received By _____ Date _____

Lot Split Approved Denied: Date _____ by: _____

Reason for denial:

AGRICULTURAL LOT SPLIT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

This Agricultural Lot Split Agreement is made and entered into by and between _____, hereinafter referred to as "Divider", and the County of Lyon County, Kansas, by and through its duly appointed and acting Zoning Administrator, hereinafter referred to as "County".

Divider(s) covenant they are the owner(s) of the following described real estate in Lyon County, Kansas, zoned "A-Agriculture", to wit:

Divider(s) further covenant they have or will cause to be made a division of said property resulting in the creation of a new lot or tract of land described as:

Leaving a remainder lot or tract of land containing _____ acres, more or less.

For and in consideration of not being required to rezone and plat said division of the above described property as required by the Lyon County Zoning and Subdivision Regulations, Divider covenants and agrees with the County that a survey will be done on the created lot or tract of land above described, with the same to be recorded with the Lyon County Register of Deeds; and Divider further covenants and agrees with the County that no further division of any of the remainder portion of the property above described will occur except in full compliance with the then applicable Lyon County Subdivision Regulations, which shall include the requirement of platting all of the remainder property referenced above. Further, the Divider hereby consents to and agrees that the County may impose a rezoning on either of the properties established herein without objection by the then owners of said property in the event future divisions occur, and that this and all other provisions of this covenant and agreement shall be binding on the heirs, executors, administrators, agents, assigns and all successors in interest of property subject to this agreement.

