



Delaware County Regional Planning Commission

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Scott B. Sanders, AICP Executive Director



Memo Regarding Platted Lot Combination

In 2021, the Subdivision Regulations were amended to add a process by which two or more lots could be combined in a platted subdivision without recording a new version of the original plat's entire acreage. The language is provided below:

- d.) Platted lots may be combined by filing an exhibit showing the final configuration of lot(s), including any easements, setbacks, or notes that affect the lot(s) as originally platted. The exhibit must be approved and endorsed by all platting authorities under 206.03 as applicable. The approval of a combination of platted lots shall be administrative. The Director shall request that a notation be added to the original plat document maintained by the County Recorder.*

This is a new process, so we continue to work through the details regarding submission requirements. Attached is a sample of what we will be looking for with the following notes:

Combination plat should be no larger than 11 x 17;

Exhibit must meet all state and county surveying standards, particularly with regard to distances, measurements, and adjacent owners;

Although there is no "preliminary" submission required, applicants are strongly encouraged to submit a draft version of the exhibit to RPC staff for circulation and review prior to making a full application;

This process cannot be used to vacate existing easements, unless a request is filed in combination with the easement vacation process 205.06(b) of the Subdivision Regulations;

This process cannot be used to establish new easements;

Lots for combination must be under common ownership;

Show any easements that are within the land being combined. Exhibits must include the following phrase (or similar) *"This exhibit constitutes a revision to the existing plat only for the purposes of combining lots as shown hereon. All easements of record and plat notes shall continue to apply to the lot after combination unless otherwise amended."*

Choose one of the existing lot numbers and indicate it clearly on the exhibit – include the previous lot number(s) on the plat and reference it/them as "previous;"

Indicate the previous lot line(s) with a dotted line.