

What is a "Lot Tract Split"?

Subdividing one piece of property into two pieces of property is known as a lot split or parent tract split. For example, if you have a 10-acre parcel of land and you wish to cut out or subdivide three acres of that parcel to sell or deed to someone else.

What is a "parent tract"?

A parent tract refers to a lot of record that existed as a whole parcel prior to the split. A parent tract may be divided once, without complying with the subdivision regulations provided the tract meets the minimum lot and yard requirements of the respective zoning district.

Any further division of a parent tract shall be deemed to be a subdivision and must comply with these subdivision regulations.

What is the point of the process?

The Single Land Split process is a value-added service to the citizens of Montgomery County. By actively engaging in the land division process we can assist landowners and purchasers of land on the front-end of the process to ensure no complications arise when development permits are requested. The service is provided to ensure that each newly created lot of record meets the minimum building site requirements for its zoning district, the building has proper access, and other similar provisions associated with the land development code have been addressed.

Are you considering splitting your property?

Before you take any steps, contact the Montgomery County Environmental and Zoning office. We can help you determine what path you might need to take. We can be reached at (620) 330-1190 or by email to Matt Debo at mdebo@mgcountyks.org.

Something to Consider:

A parent tract can only be split one time without having to go through subdivision regulations but must meet the land requirements for development.

Date Filed _____

Section/Township/Range _____

Application for Tract or Lot Split

This application must be completed before it can be submitted for consideration as well as signed by the property owner. Submission of this form assumes that the owner and adgent have review the County's Subdivision Rules and Regulations.

Please include three copies of the drawings or survey. The filing fee is required prior to submission to the Planning Commission. The fee is \$50.00. Please make payment payable to Montgomery County.

Property Owner _____ Phone _____

Address _____

Name of Agent _____ Phone _____

Name of Surveyor _____ Phone _____

Lot Split Information

General Location _____ Quick Ref # _____

Legal Description _____

Gross Acreage _____

Lot Frontage _____

Lot Area _____

Existing Zoning _____

Public Water Supply _____

Change? _____

Health Dept Approval _____

Sewer _____

Septic _____

Street Right of Way Width _____

Sidewalks _____

The owner herein agrees to comply with the Subdivision Regulations for Montgomery County and all other pertinent ordinances or resolutions of Montgomery 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.

Owner Signature _____