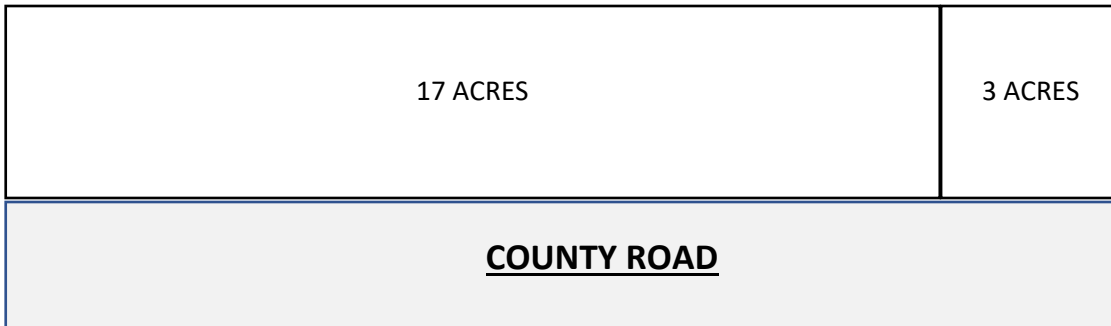
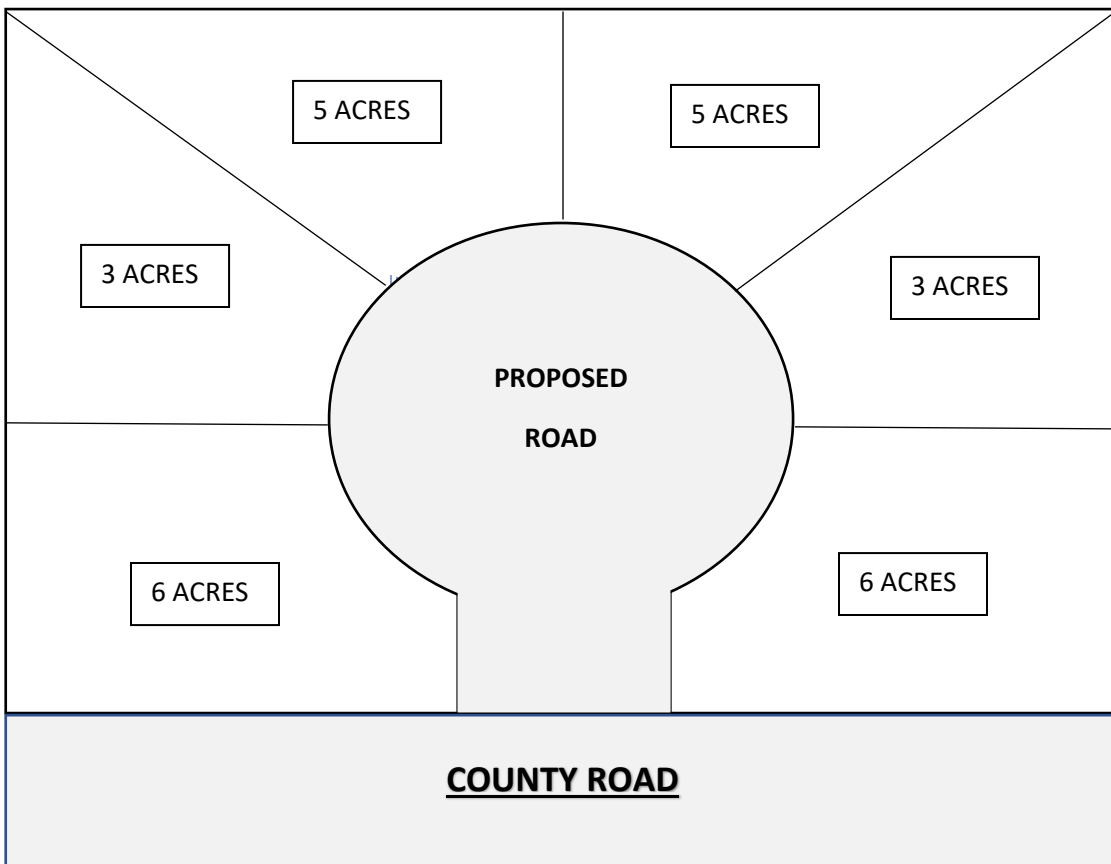


# What is a subdivision?

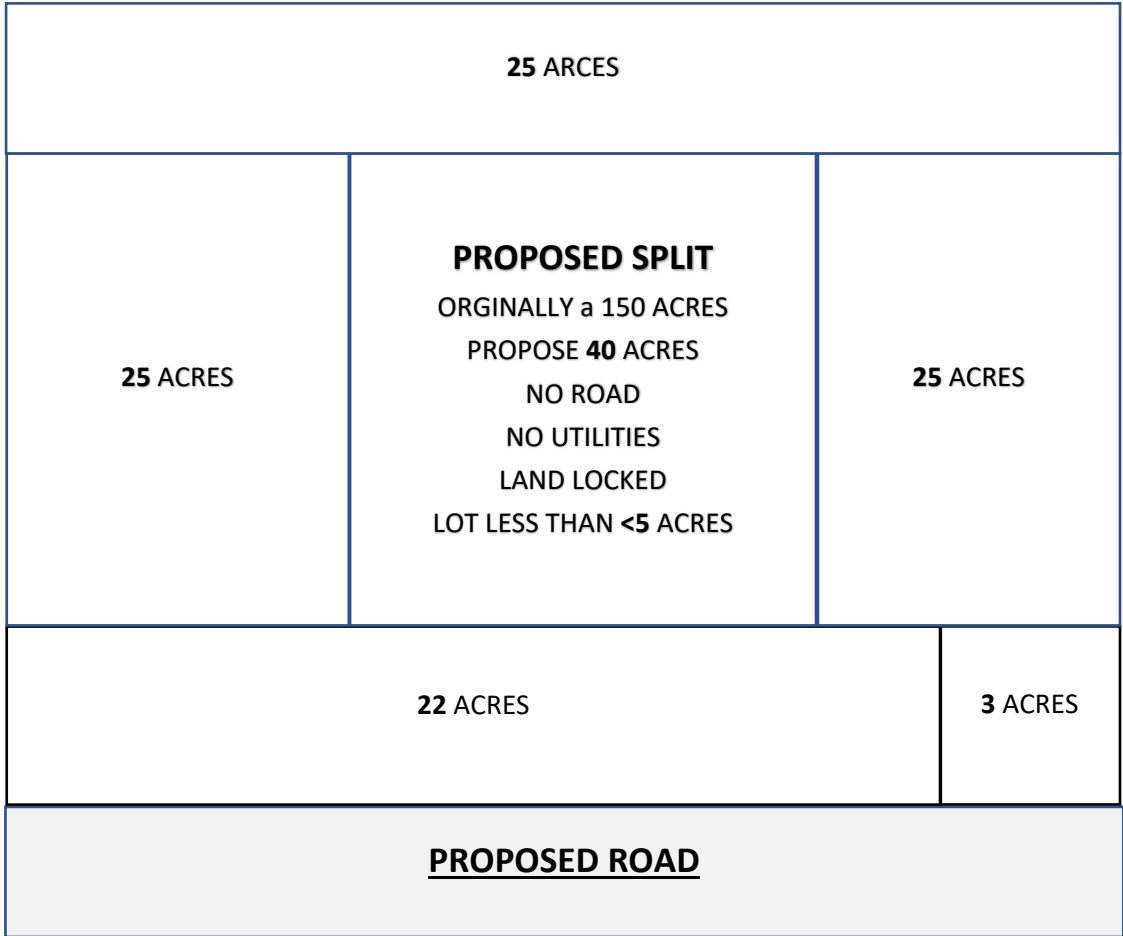
1. This is a subdivision; one lot is less than five acres it requires a plat.



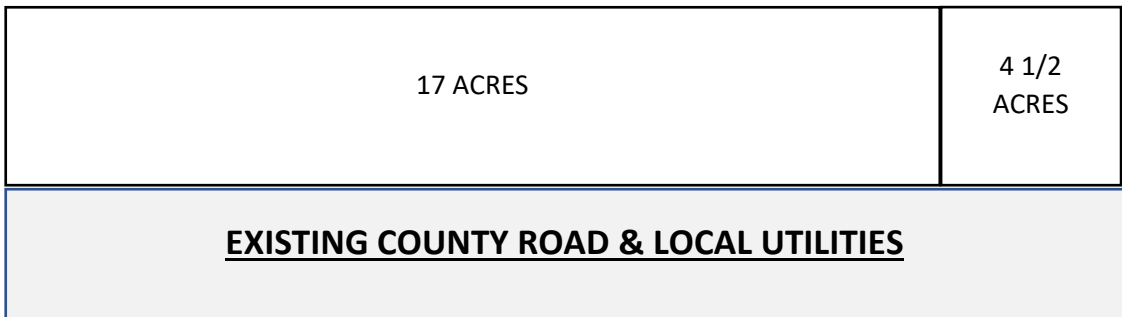
2. This is a subdivision; lot size <5 acres new road and public utilities requires a plat.



3. The illustration below clearly requires a subdivision plat completed by a state licensed surveyor. This is what we won't prevent; no road, no utilities and no easement. It also leads to properties being land locked with no access to a road.



4. The illustration below is considered a subdivision although it's only simple split.



Examples 1-4 are subdivisions examples that require a \*subdivision plat\* permit (A plat includes several approved certificates to include; owner, survey, road department, septic system, notary and the planning commission's approval, this also includes local utility departments, post office and a GIS map update). A surveyor will place the required certificates on your plat as needed.

Any subdivision that requires a new road(s), new public utilities or leaves any lot with less than 5 acres or no excess to roads requires a permit with a subdivision plat be it a single split or multiple splits. The subdivision plat, must be completed by a State Licensed Surveyor and it requires the Planning Commission's approval. Failure to secure a permit is grounds for denial of all future buildings permits and possibly further legal action.