

**CITY OF KIRKWOOD
APPLICATION FOR BOUNDARY ADJUSTMENT/CONSOLIDATION PLAT**

DATE:	
ADDRESS OF PROPERTY:	
NAME OF PLAT:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS	
CITY, STATE, ZIP	
TELEPHONE NO.	
\$100 FILING FEE CHECK NO.	RECEIPT NO.
\$500 DEPOSIT CHECK NO.	
\$500 DEPOSIT REFUNDED TO:	
DATE \$500 DEPOSIT REFUNDED OR DATE RECORDED COPY RETURNED:	
DATE RECORDED	
BOOK/PAGE	

By signing this application, I understand that failure to provide a copy of the recorded plat within 30 days shall result in the \$500 deposit being forfeited to the City of Kirkwood.

Signature/Date

Printed Name

**CITY OF KIRKWOOD
BOUNDARY ADJUSTMENT PLAT
(OR CONSOLIDATION PLAT)
OCTOBER 1, 2000
(revised April 1, 2014)**

Minimum Requirements for Approval by City:

1. No additional buildable lot shall be created by any boundary adjustment, except for B-4 or B-5 development plans approved by the City Council which contain a cross-easement agreement designed to ensure the property remains under the development concept.
2. The resulting lot or lots shall not be reduced below the minimum sizes and dimensions required by the City of Kirkwood Zoning Code, except for B-4 or B-5 development plans approved by the City Council which contain a cross-easement agreement designed to ensure the property remains under the development concept.

Boundary adjustments shall be allowed for lawful lots of record provided that the resulting adjustment of lot lines does not increase the degree of non-compliance of the total area adjusted.

3. The boundary adjustment plat shall be prepared by a surveyor licensed in the State of Missouri and shall include an adequate legal description of the boundaries of the original lots and adjusted lots.
4. After signature by the City, the plat shall promptly be filed in the Recorder of Deeds Office by the applicant at the applicant's expense. One mylar copy of the plat containing the stamp of the Recorder of Deeds shall be provided the City within 30 days. Failure to provide the recorded plat shall result in the deposit being forfeited to the City of Kirkwood.

CITY OF KIRKWOOD
CONSOLIDATION OR BOUNDARY ADJUSTMENT PLAT CHECKLIST
OCTOBER 1, 2000

- Plat shall contain a title and name, such as:

Smith Consolidation Plat

A Consolidation Plat of lot, etc.

OR

Smith Boundary Adjustment Plat

A Boundary Adjustment Plat of Section, etc.

- All adjusted lots shall contain a lot number and the lot area for the adjusted or consolidated lot. Example:

Lot A and Lot B; or Lot 1 and Lot 2

- Prior to signatures by the City of Kirkwood, the plat shall be completely executed and signed by all parties.
- A filing fee of \$100 shall be paid to the City of Kirkwood at the time the plat is ready for City signatures.
- An amount of \$500 shall be deposited with the City of Kirkwood at the time the plat is signed by the City.
- After signature by the City, plat shall promptly be filed in the St. Louis County Recorder of Deeds Office by the applicant at the applicant's expense. One mylar copy of the plat containing the stamp of the Recorder of Deeds shall be provided the City within 30 days. Failure to provide a copy of the recorded plat within 30 days shall result in the deposit being forfeited to the City of Kirkwood.

SCRIPT FOR STREET AND/OR EASEMENT DEDICATION
(Modify as appropriate)

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACT OF LAND TO BE ADJUSTED (CONSOLIDATED) IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS _____.

THE _____ FOOT WIDE DEDICATION STRIP ALONG _____ AND THE _____ ROUNDING AT THE INTERSECTION OF _____ AND _____ WHICH, FOR BETTER IDENTIFICATION ARE SHOWN HACHURED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF KIRKWOOD, MISSOURI, FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF KIRKWOOD, MISSOURI, LACLEDE GAS COMPANY, AT&T, CHARTER COMMUNICATIONS, METROPOLITAN ST. LOUIS SEWER DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING OF PUBLIC UTILITIES, SEWERS, AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE AND ACCESS OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE MATERIAL DURING INSTALLATION, REPAIR, AND REPLACEMENT OF SAID UTILITIES, SEWERS, AND DRAINAGE FACILITIES.