Section 38-21. Replat

Sec. 38-21.1. *Purpose & Applicability*

A **Replat** of all or a portion of a recorded **Plat** may be approved without vacation of the recorded **Plat**, if the **Replat** meets the following criteria:

(A) Replat Criteria

(1) The **Replat** is signed and acknowledged by the owners of the property being replatted; and

(2) The **Replat** does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded plat.

Sec. 38-21.2. *Partial Replat Application*

If a **Replat** is submitted for only a portion of a previously platted **Subdivision**, the **Replat** must reference the previous **Subdivision** name and recording information, and must state on the **Replat** specific lots that are being changed along with a detailed "Purpose for **Replat**" statement.

Sec. 38-21.3. *Construction Management*

(A) Requires Construction

If the **Subdivision** as replatted requires construction of additional improvements, the provisions of **Article IV Construction Plans and Procedures** shall apply.

(B) Does Not Require Construction

If the **Subdivision** as replatted does not require any appreciable alteration or improvement of utility installations, streets, alleys, building setback lines, etc., then no **Construction Plans** shall be required.

Sec. 38-21.4. *Review and Approval Process*

(A) Review Action and Approval Action – Same as Final Plat

The review and approval processes for a **Replat** shall be the same as the review and approval processes for a **Final Plat** per **Section 38-19**.

(B) Responsible Official

The **Director of Community Development** shall be the **Responsible Official**.

Sec. 38-21.5. *Procedures for Recordation Following Approval*

The procedures for recordation of a **Replat** shall be the same as the procedures for recordation of a **Final Plat**, as outlined in **Sec. 38-19.10. Procedures for Final Plat Recordation upon Approval**.

Sec. 38-21.6. *Effect*

Upon approval and recording of the **Replat**, it is controlling over the previously recorded **Plat** for the portion replatted.