

APPLICATION AND FINAL PLAT CHECKLISTDate 4-24-90Name of Proposed Development Replat of Lots 15 & 16, Block-A, Heritage Heights Add.

Name of Developer \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Owner of Record Dennis Anderson, William Daugherty & Janet DaughertyAddress P.O. Box 162 Rockwall, Texas 75087 Phone 771-8163Name of Land Planner/Surveyor/Engineer B.L.S. & Associates, Inc.Address 965 Sids Road / P.O. Box 65 Rockwall, Tx. Phone 771-3036Total Acreage 0.861 AcresCurrent Zoning S.F.-10Number of Lots/Units 2

Signed



The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATIONProvided or  
Shown on PlatNot  
ApplicableX

\_\_\_\_\_

1. Title or name of development, written and graphic scale, north point, date of plat and key map

X

\_\_\_\_\_

2. Location of the development by City, County and State

- |                   |                   |   |
|-------------------|-------------------|---|
| <u>          </u> | <u>  X  </u>      | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark  |
| <u>  X  </u>      | <u>          </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines   |
| <u>          </u> | <u>  X  </u>      | 5. If no engineering is provided show contours of 5 ft. intervals   |
| <u>  X  </u>      | <u>          </u> | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |
| <u>  X  </u>      | <u>          </u> | 7. Approved name and right-of-way width of each street, both within and adjacent to the development   |
| <u>  X  </u>      | <u>          </u> | 8. Locations, dimensions and purposes of any easements or other rights-of-way   |
| <u>  X  </u>      | <u>          </u> | 9. Identification of each lot or site and block by letter and number and building lines   |
| <u>          </u> | <u>  X  </u>      | 10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page |
| <u>          </u> | <u>  X  </u>      | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development   |
| <u>  X  </u>      | <u>          </u> | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)   |

- |          |                      |  |
|----------|----------------------|--|
| _____    | <u>X</u>             | 13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades (see wording) |
| _____    | <u>X</u>             | 14. Statement of developer responsibility for storm drainage improvements (see wording)  |
| <u>X</u> | _____                | 15. Instrument of dedication or adoption signed by the owner or owners (see wording)   |
| <u>X</u> | _____                | 16. Space for signatures attesting approval of the plat (see wording)  |
| <u>X</u> | _____                | 17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)  |
| _____    | <u>X</u>             | 18. Compliance with all special requirements developed in preliminary plat review  |
| <u>X</u> | <u><del>SE</del></u> | 19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)   |
| <u>X</u> | _____                | 20. Submit Along with plat a calculation sheet indicating the area of each lot.  |
| _____    | <u>X</u>             | 21. Attach copy of any proposed deed restrictions for proposed subdivision.  |

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Taken by: \_\_\_\_\_

Date: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

File No.: \_\_\_\_\_

Fee: \_\_\_\_\_



OWNER'S CERTIFICATE

(Privately Maintained Common Area)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS \_\_\_\_\_ (Owner) BEING THE OWNER OF A  
TRACT OF LAND in the County of Rockwall, State of Texas, said tract  
being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ (Owner) being the owner, does  
hereby adopt this plat designating the hereinabove described  
property as (Subdivision Name) \_\_\_\_\_, an addition to the City of  
Rockwall, Rockwall County, Texas, and does <sup>(13)</sup> hereby reserve all  
rights of the premises to the exclusion of the public, except as  
described otherwise herein, reserving such rights to \_\_\_\_\_ (Owner)  
\_\_\_\_\_, its successors and assigns, and further  
reserving its private easement for itself, its successors and  
assigns, at all times hereafter for ingress and egress to and from

the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto           (Owner)          

                                , its successors, and assigns. Provided, however, (12) all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all utilities desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.           (Owner)          

                                , its successors and assigns will be responsible for maintenance of all private streets and grades. The (13) City

of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. (14) The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by

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the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND AT \_\_\_\_\_, Texas, this, the  
\_\_\_\_\_ day of \_\_\_\_\_.

By \_\_\_\_\_ (Owner or Owner's representative)

\_\_\_\_\_ (Title)

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_ by \_\_\_\_\_ (the Owner)  
(on behalf of the Owner) of the above described property.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS \_\_\_\_\_ (Owner) \_\_\_\_\_, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ (Owner) \_\_\_\_\_ being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name), an addition to the City of Rockwall, Rockwall County, Texas, and does <sup>(12)</sup> hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. No buildings shall be constructed or placed upon, over, or across the utility easements as described

herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The <sup>(13)</sup> City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. <sup>14</sup> The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the

Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

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WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day  
of \_\_\_\_\_

BY (Owner or Owner's representative)

\_\_\_\_\_  
(Title)

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, by \_\_\_\_\_ (the  
owner) (on behalf of the owner) of the above described property.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_



(16) RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary  
City of Rockwall

(17) SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, \_\_\_\_\_ (Name) \_\_\_\_\_, do hereby certify  
that I prepared this plat from an actual and accurate survey of the  
land, and that the corner monuments shown thereon were properly  
placed under my personal supervision.

\_\_\_\_\_  
(Name)  
Registered Public Surveyor No. \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

# NEERS CERTIFICATE



# City of Rockwall

## Planning and Zoning Applicant Receipt

Date 4/24/90

Applicant Dennis Anderson Phone \_\_\_\_\_

Address \_\_\_\_\_

Development Hemlock Heights 15 + 16 Blk A

The following items have been received on this date by the City of Rockwall Administrative Office:

\_\_\_\_\_ Site Plan Application

\_\_\_\_\_ Prel. Plat Application

X \_\_\_\_\_ Final Plat Application

\_\_\_\_\_ Zone Change Application

\_\_\_\_\_ Sign Board Application

\_\_\_\_\_ Board of Adj. Application

\_\_\_\_\_ Front Yard Fence Application

\_\_\_\_\_ CUP Application

\_\_\_\_\_ ( ) sets/site plans - Submission # \_\_\_\_\_

\_\_\_\_\_ ( ) sets/prel. plats - Submission # \_\_\_\_\_

X 10 ( ) sets/final plats - Submission # 1

\_\_\_\_\_ ( ) sets/executed final plats/mylars

\_\_\_\_\_ ( ) sets/engineer drawings - Submission # \_\_\_\_\_

X \_\_\_\_\_ Filing fee \$ 55.00

\_\_\_\_\_ Other \_\_\_\_\_

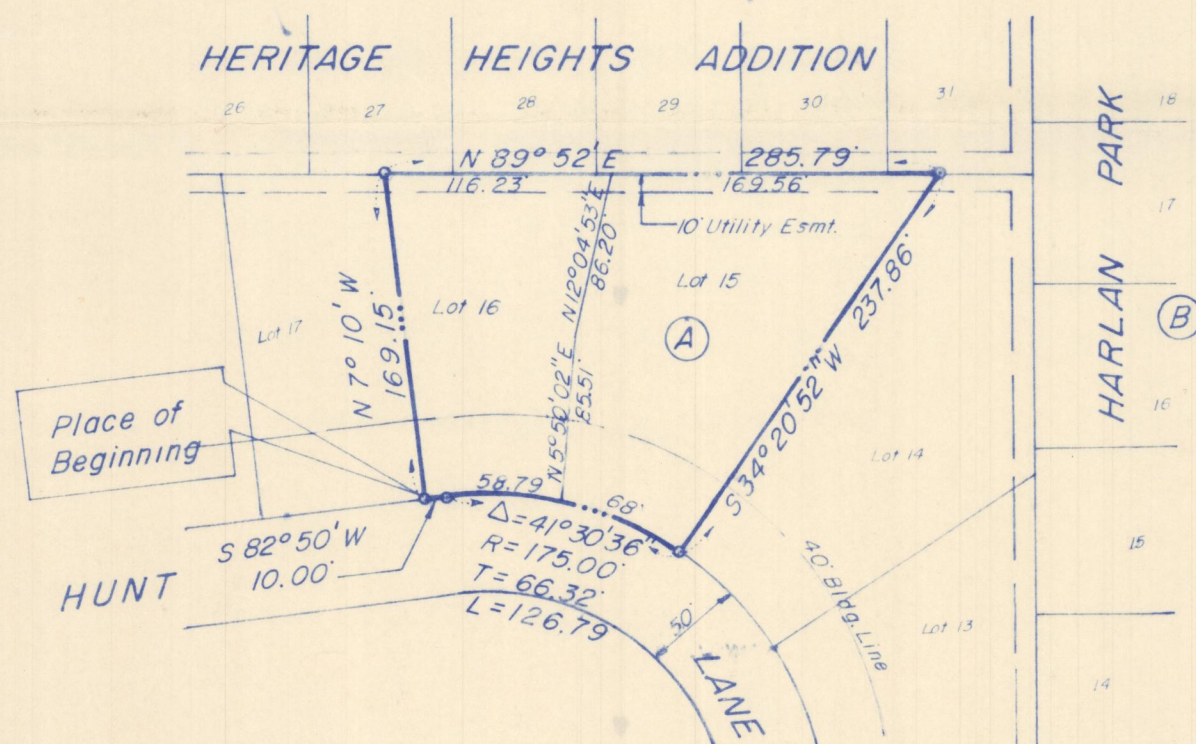
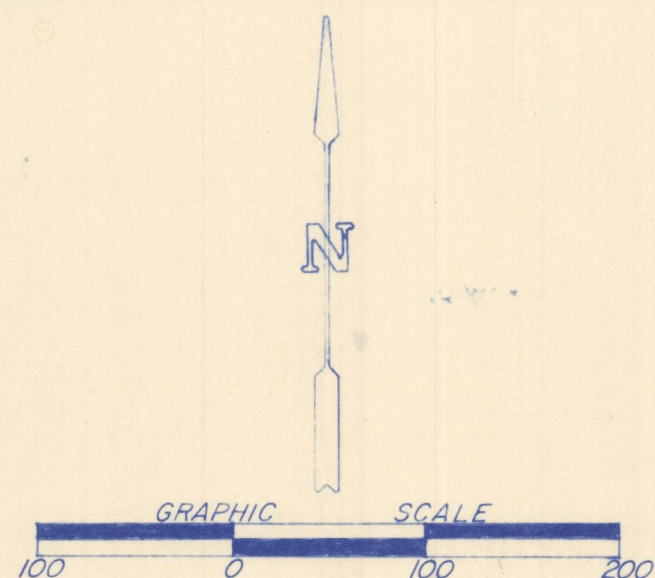
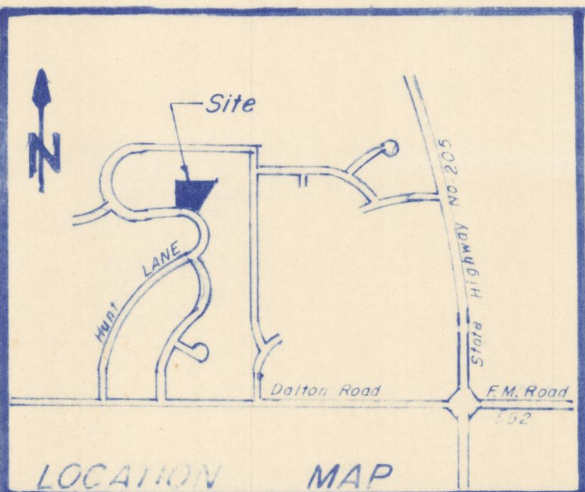
With this application, you are scheduled to appear before the

Planning & Zoning Commission  
on May 10, 1990

at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: Mary Nichols





**FINAL PLAT**  
**REPLAT OF LOTS 15 AND 16, BLOCK-A**  
**HERITAGE HEIGHTS ADDITION**  
**CITY OF ROCKWALL**

**C.W. JONES SURVEY,** **ABSTRACT NO. 127**  
**JAMES VIVIAN SURVEY,** **ABSTRACT NO. 217**  
**ROCKWALL COUNTY, TEXAS**

**OWNERS**  
**DENNIS ANDERSON, WILLIAM DAUGHERTY & JANET DAUGHERTY**  
**P.O. BOX 162 (214-771-8163) ROCKWALL, TEXAS 75087**

**B.L.S. & ASSOCIATES, INC.** **SURVEYORS**  
**965 SIDS ROAD / P.O. BOX-65 (771-3036) ROCKWALL, TEXAS 75087**  
**SCALE 1" = 100'** **APRIL 23, 1990**

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Dennis Anderson, William & Janet Daugherty, being owners of a tract of land situated in the City of Rockwall, County of Rockwall, State of Texas, said tract being more particularly described as follows:  
BEING, all of Lot 15 and Lot 16, Block-A, of Heritage Heights Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Slide-A, Page 112, Plat Records, Rockwall County, Texas, and being more particularly described as follows:  
BEGINNING, at a point on the North line of Hunt Lane, said point being the Southwest corner of Lot 16, Block-A of said addition, an iron stake for corner;  
THENCE, N.7°10'W., leaving the said North line of Hunt Lane, a distance of 169.15 feet to an iron stake for corner;  
THENCE, N.89°52'E., a distance of 285.79 feet to an iron stake for corner;  
THENCE, S.34°20'52"W., a distance of 237.86 feet to a point on the North line of Hunt Lane, an iron stake for corner;  
THENCE, along the said North line of Hunt Lane the following:  
Around a curve to the left in a Westerly direction, having a central angle of 41°30'36", a radius of 175.00 feet, a distance of 126.79 feet to the end of said curve, an iron stake for corner;  
S.82°50'W., a distance of 10.00 feet to the PLACE OF BEGINNING and containing 0.861 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Dennis Anderson, William & Janet Daugherty, being owners, does hereby adopt this plat designating the herein above described property as Final Plat of Replat of Lots 15 & 16, Block-A, Heritage Heights Addition, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of any grades of streets in this addition A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. B) The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1990.

By \_\_\_\_\_ By \_\_\_\_\_ By \_\_\_\_\_  
Dennis Anderson William Daugherty Janet Daugherty

STATE OF TEXAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Dennis Anderson, William Daugherty and Janet Daugherty, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1990.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

**SURVEYORS CERTIFICATE**

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

Bob O. Brown, Registered Professional Land Surveyor # 1744

STATE OF TEXAS

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1990.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

APPROVED

City Manager

Chairman Planning and Zoning Commission

I hereby certify that the above foregoing Replat of Lots 15 & 16, Block-A, Heritage Heights Addition, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1990. This approval shall be invalid unless the approved plat for such addition is recorded in the Office of the County Clerk of Rockwall County, Texas, within one hundred and twenty (120) days from said date of final approval. Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HAND THIS \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1990.

Mayor, City of Rockwall, Texas

City Secretary, City of Rockwall, Texas



# TRAVERSE PROGRAM

TRAVERSE: HERITAGE

*Lot 15*

NBR/POINTS

PERIMETER

AREA

7

526.4300

14,968.922 + CORRECTION 149.00

*49.000*  
15,017.922 D' or 0.348 AC.

FROM: TO:

POINT	POINT/SS	BEARING	DISTANCE	NORTHING	EASTING	ELEVATION
	1			0.0000	0.0000	0.0000
1	2	7.1000 NW	169.1500	167.8285	-21.1025	0.0000
2	3	89.5200 NE	116.2300	168.0990	95.1272	0.0000
3	4	12.0453 SW	86.2000	83.8082	77.0855	0.0000
4	5	5.5002 SW	85.5100	-1.2589	68.3938	0.0000
5	6	77.5407 NW	29.6700	4.9595	39.3828	0.0000
6	7	82.5000 SW	39.6700	0.0104	0.0227	0.0000

# TRAVERSE PROGRAM

TRAVERSE: HERITAGE

*Lot 16*

NBR/POINTS

PERIMETER

AREA

7

647.9900

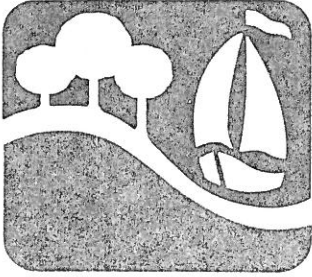
22,412.485 + *curve corr*

*75.25*

*$\frac{22,412.485}{75.25} = 0.516 \text{ AC.}$*

FROM: TO:

POINT	POINT/SS	BEARING	DISTANCE	NORTHING	EASTING	ELEVATION
	1			0.0000	0.0000	0.0000
1	2	5.5002 NE	65.5100	85.0671	8.6916	0.0000
2	3	12.0453 NE	86.2000	169.3579	26.7334	0.0000
3	4	59.5200 NE	169.5600	169.7525	196.2929	0.0000
4	5	34.2052 SW	237.8600	-26.6314	62.0888	0.0000
5	6	55.3824 NW	34.4300	-7.1994	33.6666	0.0000
6	7	77.5407 NW	34.4300	0.0166	0.0013	0.0000



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

April 26, 1990

Mr. Dennis Anderson  
P.O. Box 162  
Rockwall, Tx 75087

Dear Mr. Anderson:

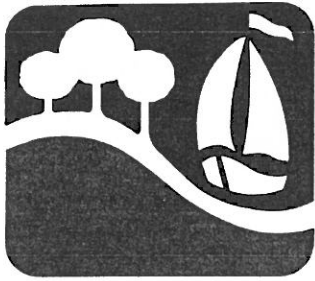
Your application for a replat of two lots within the Heritage Heights Addition has been received and is scheduled for consideration by the Planning and Zoning Commission at a public hearing on Thursday, May 10, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk. The Rockwall City Council will hold a public hearing and consider the request on Monday, May 21, 1990, at 7:00 P.M. in City Hall.

You or your representative should be at both of these hearings. Failure to appear could delay consideration of your request. Please call me if you have any questions.

Sincerely,

Mary Nichols  
Administrative Assistant





**CITY OF ROCKWALL**  
"THE NEW HORIZON"

May 16, 1990

Mr. Dennis Anderson  
P.O. Box 162  
Rockwall, TX 75087

Dear Mr. Anderson:

On May 10, 1990, the Rockwall Planning and Zoning Commission recommended approval of your request for a replat of two lots within the Heritage Heights Addition. The Rockwall City Council will consider approval of your request on Monday, May 21, 1990, in the Rockwall City Hall at 7:00 P.M. As the applicant, it is very important that your interests be represented at this meeting. Lack of representation could delay the approval process.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols  
Administrative Assistant

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** May 10, 1990

**Agenda No:** IV. B.

**Agenda Item:** P&Z 90-14-FP - Discuss and Consider Approval of a replat of Two Lots within the Heritage Heights Addition

**Item Generated By:** Applicant

**Action Needed:** Consider approval of the request.

**Background Information:**

We have had a replat filed for two lots in the Heritage Heights Addition. The replat is necessary due to a house on one lot being constructed too close to the side lot line. The builder of the house also owned the adjacent lot and he simply wants to make a minor shift in the side lot line. Both lots will far exceed the minimum requirements of the zoning ordinance.

**Attachments:**

1. Plat
2. Original Plat

**Agenda Item:** Heritage Heights Replat

**Item No:** IV. B.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** May 21, 1990

**Agenda No:** VII. B.

**Agenda Item:** P&Z 90-14-FP - Discuss and Consider Approval of a Replat of Two Lots within the Heritage Heights Addition

**Item Generated By:** Applicant

**Action Needed:** Consider approval of the request.

**Background Information:**

We have had a replat filed for two lots in the Heritage Heights Addition. The replat is necessary due to a house on one lot being constructed too close to the side lot line. The builder of the house also owned the adjacent lot and he simply wants to make a minor shift in the side lot line. Both lots will far exceed the minimum requirements of the zoning ordinance.

The Commission has recommended approval of the replat.

**Attachments:**

1. Plat
2. Original Plat

**Agenda Item:** Heritage Heights Replat

**Item No:** VII. B.