

Consolidate Your Property or Subdivide?

Subdivision & Lot Consolidation Guide

**⚠ IMPORTANT: New
Survey and Deed Required**
A new legal description
requires a new deed and must
be recorded!



**Planning Sustainable,
Connected Communities
That People Call Home**

Contact Us

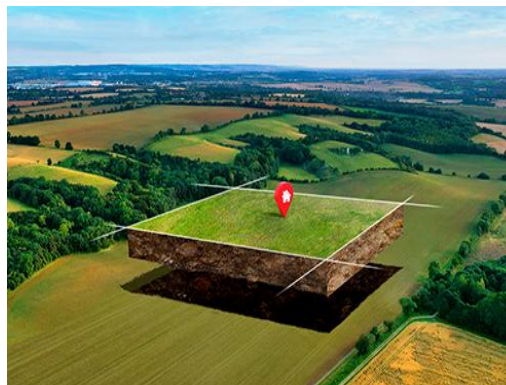
Mercer County Regional Planning
Commission
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Hermitage, PA 16148

Phone: 724-981-2412
Email: mail@mcrpc.com
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Mercer County Court House

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Mercer, PA 16137

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Mercer County
Regional
Planning
Commission
*Subdivisions and Lot
Consolidations*



What Type of Request Do I Have?

Subdivision

- Splits one parcel into two or more lots

Lot Consolidation

- Combines two or more parcels into one

You Will Need. . .

A Pennsylvania licensed surveyor who can perform subdivisions or lot consolidations.

Where Do I Find a Surveyor?

(A list is available on our website)
www.mcrpc.com

A Surveyor Knows the Process . . . And Can Help!

- They can contact the SEO (Sewage Enforcement Office)
- They can coordinate with your local planner
- They can prepare your land survey
- They can create Bearings and Distances for a new deed
- They can confirm local zoning requirements
- They can review the SALDO (Subdivision and Land Development Ordinance)
- They can contact your local municipal office

What Happens After Submission?

- Plan is submitted to MCRPC
- Undergoes review process
- MCRPC Planner contacts your surveyor regarding:
 - Needed revisions
 - Additional approvals
 - *Timing depends on outside approvals*



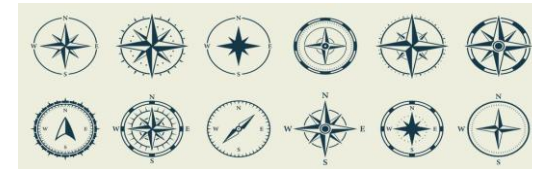
After Approval – What's Next?

Once your plan is signed and sealed:

- Record your plan at the Mercer County Courthouse – Register & Recorder's Office
- Obtain a new deed with new legal description

Important: New Deed Required!

- Your new survey becomes part of the official deed
- Professional help is strongly recommended to record a new deed
- Professionals can prepare and file your new deed
- A new lot equals a new legal description
- You cannot attach a survey to an old deed.
- Errors can cause serious legal issues



Need More Information?

Contact us at Mercer County Regional Planning Commission