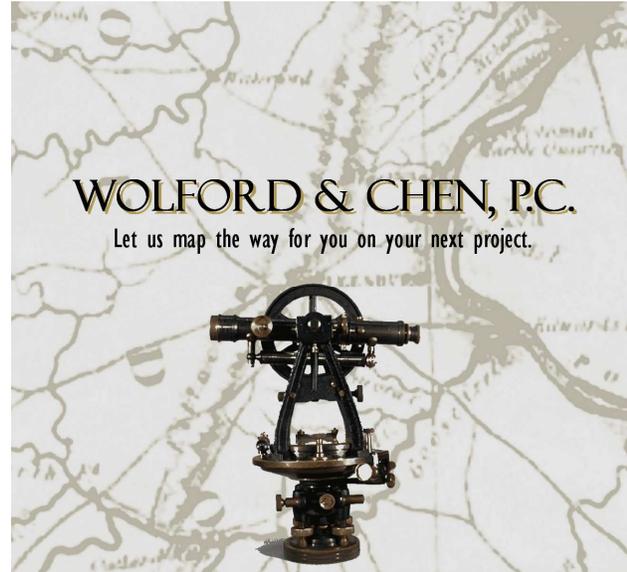


# CAN I SUBDIVIDE MY PROPERTY?

There are many reasons why individuals may wish to subdivide their property. It could be anything from a homeowner wishing to make a profit off their existing property or gifting a portion to their children to real estate investors contemplating how to subdivide property in order to make a sweet deal. Unfortunately, there is not a universal process for subdividing property, nor are the laws and regulations the same from one state or county to the next and that's where *Wolford & Chen, P.C.* can help! We can not only help you find out if it is possible to subdivide your property but can offer you a "turn-key" solution to your subdivision goal!



There are many steps to subdividing land. Here are but a few of the important things we do in this arduous process:

- **Our Engineers at Wolford & Chen** will meet with you to come up with a plan on how you would like to subdivide your investment. This could include how the roads and utilities should be run as well as how many subdivisions should be made to the property etc.
- **Do a Title Search** - If you already own the property you want to subdivide, we will need to do a title search done on the property. However, if you are purchasing the property new, it is important to make sure that we make sure there are no liens against the property.
- **A County's Planning and Development Review:** Loudoun County has regulations about public streets, lot design, minimum lot size requirements, etc. and we will take all the steps necessary to get the subdivision process started i.e. meeting with the County.
- **W&C will have a survey completed by one of our land surveyors.** The cost of having the property surveyed will vary greatly, depending on your geographical location and the size of your property. We will then compare the surveyor's findings with county records of the current property and stake out the divided areas (Taking into consideration utility easements, septic areas, room for streets or driveways and more)
- **W&C will create a plat for the property.**

Anxious to get started? Give us a call today at 703.777.3461 and let us map the way for your subdivision project!