

Final Plat Application Requirements

NLMC 12D-403 Single-Family Residential Final Plat and Construction Drawings Application Procedure:

B. Final Plat Submittal. Once the Preliminary Plat and Subdivision Improvement Plans have been approved by the Planning Commission and the subdivider has received authorization to proceed, the Applicant shall prepare the Final Plat. A Final Plat of the subdivision covering all or part of an approved Preliminary Plat, and including an appropriate improvement bond or other proposed form of guarantee of improvements insuring both the completion of and payment for required improvements, shall be submitted within one (1) year from the date of the Preliminary Plat approval, unless the time is, in writing, extended by the Planning Commission. Otherwise, Preliminary Plat and Subdivision Improvement Plan approval shall be deemed to have been withdrawn.

C. Contents of the Final Plat Submittal. The Final Plat shall include the following:

1. Method and Medium of Presentation of the Final Plat.

- a. A copy of the Final Plat shall be submitted in electronic PDF form for the city's review.
- b. Once approved for printing, the final plat shall be drawn in black permanent ink on a mylar sheet of (24" x 36") proportions and signed by a registered land surveyor who is licensed in the state of Utah. The plat shall be drawn to an accurate scale not more than (1" = 50') unless otherwise approved as to scale.
- c. Copies of the final subdivision plat shall be reproduced in the form of blue lines or black line prints on a white background.
- d. The plat shall be drawn to an accurate scale not more than (1" = 50') unless otherwise approved as to scale.
- e. The plat shall use the standard form, including margins.

2. Required Data. The following data shall be set forth in the final plat:

a. Identification Data.

- (1) A title in bold letters which includes the name for the subdivision and its location by number of section, township, range, and county;
- (2) Signature and seal of the registered land surveyor preparing the plat;
- (3) Scale, north arrow and date of plat preparation

b. Survey Data.

- (1) Boundaries of the tract (to be drawn slightly heavier than street and lot lines) shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof. All boundary, lot and other

geometrics on the final plat shall close to an accuracy of not less than one (1) part in five thousand (5,000).

(2) Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.

(3) And description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced; each of two (2) corners of the subdivision traverse shall be tied by course and distance to separate section corners, quarter section corners, or other legal land subdivision corners.

(4) of all physical encroachments upon the boundaries of the tract.

c. Descriptive Data.

(1) Names, right-of-way lines, courses, lengths, widths, and bearings and curve data on the centerline, of all public streets, alleys, crosswalks and utility easements, radii, points of tangency and central angles of all curvilinear streets and alleys, radii of all rounded street line intersections;

(2) All drainage ways shall be shown on the plat with the same information and in the same manner as set forth in the preliminary plat.

(3) All easements for right-of-way provided for public services or utilities and any limitations of the easements. Any easements associated with the subdivision's secondary water distribution system, whether on-site or off-site, shall be depicted and referenced on the plat. Off-site secondary water easements shall be secured and recorded prior to the recording of a final subdivision plat to allow the recording information to be referenced on the final plat. Said off-site easement shall be granted in favor of any entity making down-stream secondary water connections. On-site secondary water easements shall be accompanied by dedication language that specifically dedicates said easements in favor of the associated secondary water owner's association that is established to accompany the subdivision, or any entity making down-stream secondary water connections.

(4) Location, lines, dimensions, bearings, and number of all residential lots and blocks. All residential lots shall be numbered by consecutive numbers throughout the plat;

(5) All lots, blocks, or parts thereof reserved for any reason within the subdivision, and all other exceptions, tracts and "private parks", shall be so designated, lettered or named and clearly dimensioned;

(6) Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public will be clearly indicated and intended use specified;

(7) Location of all adjoining properties with date, book, and page number of recordation noted, or if unrecorded, so marked;

(8) Any proposed private deed restrictions to be imposed upon the plat or any part or parts thereof pertaining to the intended use of the land shall be typewritten and attached to the plat and to each copy submitted;

(9) Any open space within the subdivision and a statement describing all requirements related to the existence or maintenance of open space, trail easements, non-buildable areas, conditional and prohibited uses, and restrictions on land use, in or affecting the development or subdivision.

(10) Any non-buildable areas shown by shading with metes and bounds and the designation "No-Build" written on each such area.

d. Required Signatures. The specified standard form for the required signature blocks are listed in the Design Standards Technical Manual. The following signatures blocks are required:

(1) Surveyor's Certificate

(2) Owner's Dedication

(3) Acknowledgment by owner to include Corporate, Partnership, Limited Liability Company, or Trust Acknowledgment as applicable

(4) Agreement(s) as applicable

(5) Utility Companies Approval

(6) Canal Company (if applicable)

(7) Irrigation Line Company (if applicable)

(8) County Recorder's Number

(9) County Surveyor's Certificate

(10) City Engineer's Certificate

(11) Attorney Approval

(12) Mayor's Approval and Acceptance

(13) Planning Commission Chairman's Approval and Acceptance

D. Other Required information. The following shall be submitted with the final plat:

1. A current title report from a licensed title company (with a commitment date within thirty (30) days of final subdivision plat application submittal) evidencing the current ownership of the real property included in the final subdivision plat;

2. When a subdivision contains a secondary water distribution system and/or lands that are reserved in private ownership for community use, including common areas, the applicant shall submit with the final subdivision plat, the name, proposed articles of incorporation, CC&Rs, and bylaws of the owner, or organization empowered to own, maintain and pay taxes

on such improvements, lands, common areas, and any access easements which may be required;

3. All documents are required for the guarantee of improvements as required in Chapter 120-501, Inspection and Guarantee of Work;

4. Subdivision Improvement Agreement (SAID); and

5. Construction cost estimates of all required improvements