



Subdivision

Final Plat submittal checklist.

(to be submitted with the Final Plat to the City Surveyor)

Final Subdivision Plat Name: _____

Cedar City Subdivision Ordinance Chapter 32-7

Step 12

Final Plat. Once a submitted preliminary plan, engineering drawings, soils reports, design study reports and the improvement cost estimate have been checked and approved by the City Engineer the subdivision can proceed with the Final Plat process. The subdivider shall then prepare and submit a copy of the final plat of the subdivision to the City Engineer. Failure to submit a Final Plat within two (2) years of the date of approval of the Vicinity Plan, and/or Engineering drawings, whichever is later, shall terminate all proceedings and render all approval of the Vicinity Plan, preliminary plan and Engineering drawings null and void.

The following information shall be submitted with the final plat:

(Please check the appropriate box)

PLS CITY

- A current Title Report showing all water rights within the last 3 years that show the property as the point of use.
- Boundary Description from Title Report matches Boundary Description on Subdivision Plat.
- All owner's listed on the Title Report are listed on the Subdivision Plat.
- Proper acknowledgements are listed on the Subdivision Plat. (individual, LLC, Corporation, Trust, signature blocks etc...)

- All easements and other possible conflicts that are listed on the Title Report are resolved. (if easements are listed on the Title Report they must be shown on the plat or provide a separate memo or exhibit to explain why the easement does not interfere with the development)
- Subdivision Boundaries to agree with existing or proposed division lines as depicted on filed or approved Record of Survey Map(s). ROS Index No. _____ filed at the Iron County Surveyor's Office.
- Field Staking of the Record of Survey.

The final plat shall contain the following information:

- Title block including the subdivision name, subdivision location, date, scale, the identity and contact information for the engineer/ surveyor, and sheet numbering;
- A north arrow;
- Legend
- Boundary description Point of Beginning. (POB)
- Boundary legal description matching the preliminary plan that closes, and the total subdivision area expressed in terms of acres;
- Boundary closure (0.01' or less) - Closure = _____ Bearing = _____
- Area accuracy (1/1000 of area) – Area (S.F.) = _____ Acres = _____
- Section ties including monuments, line bearing/length, and basis of bearing;
- Existing and platted streets including street names, street widths, centerline data, and center line monuments;
- Existing and proposed occupation (fence) lines;
- Existing easements;

- Proposed street information including names and/or numbers, length/bearings, width, curve numbers and data table;
- Proposed easement information including location of all utility easements (utility easements include but are not limited to gas, water, sewer, phone, cable, fiber), location of mail boxes, size of easements, and all off-site easements;
- Lot information including border lines, lengths/bearings, numbers, areas expressed in both acres and square feet (Multiple phases within the subdivision should be identified as Phase 1, then Phase 2 and so forth.)
- Lot addresses;
- A vicinity map;
- The airport overlay zone;
- Airport aviation easements in any approach zone including the boundary of the easement, the bearings/distance of the easement, monument ties, and lot line ties;
- If applicable, twin home lot division line and note;
- FEMA flood zones including zone designations, zone boundaries and flood elevations in NAVD 1929 datum;
- A soils notice stating words to the effect that a soils report has been required for the subdivision and that a copy of the report is available for review and inspection at the offices of the City Engineer;
- Wildland Urban Interface Zone note per the Cedar City Fire Department recommendation;
- Insufficient sewer depth note;
- Other such information that is reasonable in the City Engineer's opinion based on adopted City ordinances, engineering standards and City master plans and the unique aspects of the subdivision.

Approval certificates for the following:

- All utility companies (utility companies include but are not limited to gas, electric, telephone, cable television, post office, and fiber);
- Surveyor;
- Notarized owner's signature and dedication;
- Notary Acknowledgement without stamp (Utah Code 46-1-16 (6))
- Owner's Dedication must "DEDICATE AND CONVEY" all public streets, easements and other lands being transferred to the city and warrant the same.
- City Engineer;
- City Attorney;
- Planning Commission Chairperson (referencing the Planning Commission's approval of the vicinity plan);
- Mayor;
- City Recorder; and
- County Recorder.

Professional Land Surveyor: _____ Date: _____