

10-5-1: DETAILED FINAL SUBDIVISION PLAT:

- A. Plat Requirements: A detailed final subdivision plat is required in all cases involving the subdivision of land, as provided for in the definition of "subdivision" contained in [appendix A](#) of this title. A subdivision plat shall conform to the following:
1. The plat shall be prepared by a licensed land surveyor at a convenient scale not more than one inch equals one hundred feet (1" = 100'), may be prepared in pen or pencil, and the sheets shall be numbered in sequence if more than one sheet is used, and shall be of such size as is acceptable for filing in the office of the county recorder, but shall be thirty four inches by forty four inches (34" x 44"), or larger. The map prepared for the plat may also be used for the final subdivision plat and, therefore, should be drawn on tracing cloth or reproducible Mylar. Upon final approval by the BCC, the plat also shall be provided to the county on computer disk in Autocad (DWG) file format, or other acceptable format approved by the county.
 2. The plat shall show the following:
 - a. The location of property with respect to surrounding property and roads, the names of all adjoining property owners of record, or the names of adjoining developments, and the names of adjoining roads.
 - b. The location and dimensions of all boundary lines of the property, to be expressed in feet and decimals of a foot.
 - c. The location of existing roads, easements, water bodies, streams, and other pertinent features such as swamps, railroads, buildings, parks, cemeteries, drainage ditches and bridges, as determined by the BCC.
 - d. The location and width of all existing and proposed roads and easements, alleys, and other public ways, and easement and proposed road rights of way and building setback lines.
 - e. The locations, dimensions, and areas of all proposed or existing lots, including building area.
 - f. The location and dimensions of all property proposed to be set aside for trail, park or playground use, or other public or private reservation, with designation of the purpose of those set aside, and conditions, if any, of the dedication or reservation.
 - g. The name and address of the owner or owners of land to be subdivided, the name and address of the subdivider if other than the owner, and the name of the land surveyor.
 - h. The date of the map, approximate true north point, scale, and title of the subdivision.
 - i. Sufficient data acceptable to the county engineer to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground; and the location of all proposed monuments.
 - j. Names of the subdivision and all new roads as approved by the BCC.

k. Indication of the use of any lot (single-family, two-family, multi-family, townhouse) and all uses other than residential proposed by the subdivider.

l. Lots shall be consecutively numbered or lettered in alphabetical order. The lots in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several additions.

m. All pertinent information shown on sketch plan or specially planned area plan shall also be shown on the detailed final plat, and the following notation shall also be shown:

(1) Explanation of drainage easements, if any.

(2) Delineation of natural features, including, but not limited to, wetlands, floodplains and floodways, slopes exceeding fifteen percent (15%), vegetation areas, and threatened or endangered species habitat.

(3) Explanation of site easements, if any.

(4) Explanation of reservations, if any.

(5) Endorsement of owner and date of the endorsement.

(6) Form for endorsements by commission chairman as follows:

Approved by resolution/ordinance of the BCC on (day), (month), (year).

Chairman Date

n. The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause for disapproval of a plat.

B. Final Subdivision Plat: The final subdivision plat shall be presented in India ink on tracing cloth or reproducible Mylar. The following information, in addition to the requirements of subsection A of this section, shall be provided:

1. Self-Imposed Restrictions; Proposed Building Lines: Notation of any self-imposed restrictions, and locations of any building lines proposed to be established in this manner, if required by the BCC in accordance with this title.

2. Monuments: All monuments erected, corners, and other points established in the field in their proper places. The material of which the monuments, corners, or other points are made shall be noted at the representation thereof or by legend, except that lot corners need not be shown. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monuments.

3. Preparation By Licensed Surveyor: The final subdivision plat shall be prepared by a land surveyor licensed by the state.
4. Information Required: In addition to the requirements of subsection A2 of this section, final subdivision plats shall conform to current surveying practice and shall show the following information:
 - a. A title block giving the subdivision's name and the quarter-quarter section, section, township, range, principal meridian, and county of its location.
 - b. The exterior boundaries of the platted area giving lengths and bearings of the boundary lines. If the subdivision is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the plat. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
 - c. A notation of any adjoining plats or certificates of survey, and titles thereto.
 - d. The basis of bearings used and a north point.
 - e. A scale, not smaller than one inch equals one hundred feet (1" = 100').
 - f. All existing monuments found during the course of the survey (including a physical description such as "brass cap").
 - g. All existing easements or rights of way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the county records.
 - h. All lots, blocks, rights of way, and easements and trails (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number or purpose. For curved boundaries, the curve radius, central angle and length of arc shall be given.
 - i. All monuments set during the course of the survey (including a physical description such as "rebar driven to depth of... "), including appropriate witness monuments.
 - j. The area of all lots or parcels created by the subdivision and in a separate table or in the owner's certificate a summary of total acreage, total acreage in lots, and total acreage in roads or other dedicated parcels.
 - k. A vicinity map locating the subdivision within the section identifying adjoining or nearby plats or certificates of survey and showing prominent landmarks.
 - l. The owner's certificate of consent, including a legal description of the subdivision's boundaries and the dedication of public ways or spaces. This certificate shall be signed, dated and notarized.

- m. The owner's certificate should include a reference to any covenants that may be declared and blanks where the county recorder may enter the book and page number of their recording.
 - n. A certificate of consent from any and all mortgagors, lienholders, or others with a real property interest in the subdivision. These certificates shall be signed, dated and notarized.
 - o. A certificate showing the name and registration number of the surveyor responsible for making the survey. This certificate shall be signed and dated.
 - p. Endorsement on the plat by every person having a security interest in the subdivision property that they are subordinating their liens to covenants, servitudes and easements imposed on the property.
 - q. Signature blocks prepared for the dated signatures of the chairpersons of the commission and of the BCC, and of the county recorder, including county engineer, county attorney, Utah Power and Light Company, (utility easement coordination), Snyderville Basin special recreation district, and Snyderville Basin sewer improvement district. A signature block shall also be provided for the county assessor indicating that all taxes, interest and penalties owing to the land have been paid.
5. Plat Materials; Size; Copies: Plats may be prepared on linen or on a stable base polyester film (Mylar). Plats may be either eighteen inches by twenty four inches (18" x 24"), or twenty four inches by thirty six inches (24" x 36"). Three (3) paper copies shall be submitted along with the linen or film copy. A copy of the submitted plats for condominiums and/or subdivisions must also be provided on eighteen inch by eighteen inch (18" x 18") Mylar or linen.
6. Multiple Sheets: Multiple sheet plats may be used. All sheets shall be numbered and referenced to an index map, and all required certificates shall appear on a single sheet (along with the index and vicinity maps.)
7. Plat Accuracy: Bearings shall be shown to the nearest second; lengths to the nearest hundredth foot; areas to the nearest hundredth acre.
8. As Built Plats: A plat showing all required improvements shall be submitted upon their completion. The as built plat shall show typical road sections, typical culvert installations, and similar information to facilitate long term maintenance of the improvements. (Ord. 323, 3-9-1998)