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IVINS CITY

55 N. Main St. Ivins, UT 84738
 Tel. 435-628-0606 Fax 435-656-2286
 www.ivins.com

FINAL PLAT CHECK LIST

The Final Plat application shall be submitted to the Zoning Administrator along with the application fee.

Subdivision Name: _____

Final Plat Application:

- Application form including address and phone numbers of the applicant, contact, engineer, surveyor and/or architect.
- Owner's affidavit and consent.
- Fee: \$500.00 + \$75.00 per lot. Total \$_____
- Five (5) 24"x 36" copies of the Final Plat.
- Twenty-five (25) 11"x 17" reduced copies of the Final Plat.
- Three (3) copies of the stamped engineer drawings and construction plans.
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- Title Report (dated with 30 days)
- Engineer Estimate of improvements. (For bonding purposes)
- Lighting Plan.
- Landscape Plan.
- CC&R's.
- Articles of Incorporation and Bylaws.

Final Plat must show the following:

- Subdivision name prominently displayed.
- Names, addresses and phone numbers of the applicant, engineer, and surveyor.
- Date, scale and north arrow.
- General notes as per City Standard (See IC Form 7035)
- Survey prepared by a Utah licensed land surveyor.
- Subdivision boundary showing bearings and dimensions tied to public survey monuments.
- Subdivision boundaries drawn slightly bolder than lot and street lines.
- Survey and mathematical information and data.
 - Bearing and distance of straight lines and central angle.
 - Radius and arc length of curves.
 - Information to determine the beginning and ending points of curves.

- ❑ Boundary corners and monuments show the Utah Coordinate System 1983 South Zone Grid Coordinates and reference existing monumentation on the Washington County Horizontal Control Network.
- ❑ Lot and boundary closure are calculated to the nearest one hundredth of a foot.
- ❑ Lots, blocks and parcels delineated and designated with dimensions, boundaries and courses clearly shown and defined.
- ❑ Square footage of each lot.
- ❑ Parcels offered for dedication clearly designated.
- ❑ No ditto marks used for lot dimensions.
- ❑ Right-of-way lines of each street and the width of proposed or existing dedications.
- ❑ Widths and locations of adjacent streets and other public properties within 150' of the subdivision shown with dashed lines.
- ❑ All lots and blocks numbered consecutively with no omissions or duplications.
- ❑ All streets numbered in accordance with the city street system (coordinate with City Engineer).
- ❑ All named streets are also numbered.
- ❑ Sidelines of all easements shown by fine dashed lines.
- ❑ Width of all easements labeled.
- ❑ Easements clearly labeled and identified.
- ❑ Easements 10' from the property line for front yards and 7.5' from the property line for all side and rear yards.
- ❑ All fully and clearly shown stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site.
- ❑ Monumentation:
 - Class I: Ring and lid cover type (See Standard Drawing).
 - Class II: Rebar and aluminum cap stamp with L.S. number driven flush with top of asphalt.
 - Class III: Regular 8" spike or railroad spike with washer with L.S. number.
- ❑ The location of all monuments placed in making the survey, including a statement as what, if any points were reset by ties.
- ❑ All right-of-way monuments at angle points and intersections.
- ❑ Basis of Bearing provided and established between two Class I monuments unless otherwise approved by City Engineer.
- ❑ Maximum spacing between right-of-way monuments is 600 feet.
- ❑ Name of the surveyor and date of the survey.
- ❑ Scale of the map and number of sheets.
- ❑ The following certificates, acknowledgements and descriptions shown on the title sheet:
 - ❑ Registered land surveyor's "Certificate of Survey."
 - ❑ Owner's "Dedication Certificate."
 - ❑ Necessary notary public's acknowledgment of signatures.
 - ❑ Correct metes and bounds description of all property included.
- ❑ Blocks for signature of the City Engineer, City Attorney, Planning Commission, and City Council (a signature line for the Mayor and an attestation by the City Recorder).
- ❑ Block for the Washington County Recorder in the lower right corner.
- ❑ Other affidavits, certificates, acknowledgements, endorsements and notarial seals required.
- ❑ Other information such as location of jurisdictional boundary lines, adjoining lot lines or property owners, fencing notes, or other special notes or requirements.
- ❑ Minimum text size is .08 inches.