

11-5-3: FINAL PLAT:

A final plat shall be prepared on all subdivisions¹. The plat shall consist of a sheet of approved tracing linen or Mylar to the outside or trim line dimensions of twenty three inches by thirty six inches (23" x 36"), and the borderline of the plat shall be drawn in heavy lines, leaving a space of at least a one and one-half inch ($1\frac{1}{2}$ ") margin on the left hand side of the sheet for binding, and not less than a one-half inch ($\frac{1}{2}$ ") margin in from the outside or trim line around the other three (3) sides or edges of the sheet. The plat shall be so drawn that the top of the sheet either faces north or west, whichever accommodates the drawing best. All lines, dimensions and markings shall be made with approved waterproof black India drawing ink, or equivalent. The actual map shall be made on a scale large enough to clearly show all details, and the workmanship on finished drawings shall be neat, clean cut and readable. The subdivider shall also furnish the planning commission with two (2) prints of the final plat when submitting the tracing. The final drawing or plat shall contain the following information:

- A. Subdivision name and general location of the subdivision.
- B. A north point and scale on the drawings and the date.
- C. Accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision properly tied to public survey monuments. These lines should be slightly heavier than street and lot line. (Ord. 6-18-81C, 6-18-1981)
- D. The names, width, lengths, bearings and curve data of centerlines of proposed public streets, alleys and easements. Also, the boundaries, bearings and dimensions of all portions within the subdivision, as intended to be dedicated to the use of the public, and the lines, dimensions, bearings and numbers of all lots and blocks, and a definite street naming² and numbering system approved by the planning commission. (Ord. 6-18-81C, 6-18-1981; amd. 2003 Code)
- E. The location of public utilities which are within or in close proximity to the proposed subdivision, together with existing watercourses or other constructed features that are involved.
- F. The location of all required monuments.

G. The description and location of all monuments set and established by the county or the United States government that are adjacent to, in or near the proposed subdivision.

H. The standard forms approved by the planning commission lettered for the following:

1. Description of land to be included in subdivision.
2. Registered professional engineer and/or land surveyor's "certificate of survey".
3. Owner's dedication.
4. Notary public's acknowledgement of dedication.
5. Planning commission's certificate of approval.
6. Approval of public health official, including notation of any special requirements.
7. The city attorney's certificate of acceptance and approval.
8. The city council's certificate of acceptance and approval.

Note: It is necessary that all dimensions and calculations made by the engineer shall show proper closures in all boundaries of the subdivision, and no plat will be accepted that shows a plus or minus distance for closure, unless agreed by the planning commission or other person duly empowered by resolution. (Ord. 6-18-81C, 6-18-1981)

Footnotes - Click any footnote link to go back to its reference.

Footnote 1: Except as provided in section 11-1-2 of this title.

Footnote 2: See also subsection 11-6-4H of this title.