

NOTICE

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**CHAPTER 1117
SUBDIVISION PLATS FINAL DATA**

1117.01	Form of Final Plat.	1117.03	Contents of Final Plat.
1117.02	Submitting Plat Progressively	1117.04	Notification by City Engineer

CROSS REFERENCES

Final plat procedure – see Planning and Zoning 1109.12 et seq.
 Street improvements – see Planning and Zoning 1113.02 et seq.
 Survey monuments – see Planning and Zoning 1113.27

SECTION 1117.01 FORM OF FINAL PLAT.

The final plat shall be drawn in ink on tracing cloth on sheets twenty-two inches wide by thirty-four inches long and shall be at a scale of not less than 100 feet to one inch. Where practical, the plat may be drawn on several sheets, accompanied by an index sheet showing the entire subdivision. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1117.02 SUBMITTING PLAT PROGRESSIVELY.

For a large subdivision, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Planning Commission. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1117.03 CONTENTS OF FINAL PLAT.

The final plat shall show the following:

- (a) Control Points, Ties. Primary control points approved by the City Engineer or descriptions and ties to such control points to which all dimensions, angles, bearings and similar data on the plat shall be referred;
- (b) Boundaries, Lines, Dimensions, Angles, etc. Tract boundary lines, right-of-way lines of streets, easements and other rights of way and property lines of residential lots and other sites with accurate dimensions, bearings or deflection angles, and radii arcs and central angles of all curbs;

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- (c) Street Names; Right of Way. The name and right-of-way widths of each street or other right of way;
 - (d) Easements. The location, dimension and purpose of any easement;
 - (e) Lots. Lots are to be numbered in numerical order and blocks lettered in alphabetical order where applicable;
 - (f) Dedication Purposes. The purpose for which sites other than residential lots are dedicated or reserved;
 - (g) Setback. The minimum building setback line on all lots and other sites;
 - (h) Monuments. The location and description of all monuments;
 - (i) Owners. The names of recorded owners of adjoining unplatted land;
 - (j) Recorded Adjoining Plats. Reference to recorded subdivision plats of adjoining platted land by the recorded name, date and number;
 - (k) Certification. Certification by a registered land surveyor or registered professional engineer certifying the accuracy of the surveyed plat;
 - (l) Title Certifications. Certification and title showing that the applicant is the land owner;
 - (m) Dedication Statement. Statement by the owner dedicating streets, rights of way and any sites for public uses;
 - (n) Title, etc. Title, scale, north arrow and date;
 - (o) Covenants. Protective covenants in form for recording;
 - (p) Construction Drawings. Two copies of cross-sections and profiles of streets showing grades approved by the City Engineer and all other drawings of street improvements;
 - (q) Scale, Elevation for Profiles. The profiles shall be drawn to City standards, scales and elevations and shall be based on the U.S.G.S. datum plane. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1117.04 NOTIFICATION BY CITY ENGINEER.

The City Engineer shall notify all responsible parties of the acceptance of all required plat improvements by the initiation of proper legislation. (Ord. 1941-69. Passed 4-8-69.)