

CHAPTER VI PROCEDURE

Section 604 Required Procedures And Elements Of The Final Plat.

1. Upon approval of the preliminary plat by the Planning commission, the subdivider shall then submit two (2) copies of a final plat to the Planning Commission. The subdivider must submit the final plat within one year of approval of the preliminary plat.

2. The final plat shall be submitted with the accompanying fee payment as follows:

A. One hundred dollars (\$100.00) for one (1) to four (4) lots.

B. One hundred dollars (\$100.00) minimum plus ten dollars (\$10.00) per lot for plats with five (5) to twenty-five (25) lots; or,

C. Two hundred dollars (\$200.00) plus ten dollars (\$10.00) per lot for plats with twenty-five (25) lots or more, and,

D. Seventy-five dollars (\$75.00) for every resubmittal.

E. The subdivider shall pay all costs for services required of an engineer as required by and solicited by the Planning Commission, or County Commission.

3. The final plat shall be reviewed in the following manner:

A. Engineer/Surveyor and County Attorney's Approval. The Engineer/Surveyor hired by the County shall check the final plat for accuracy and completeness and shall determine the amount of the bond or other performance guarantee, which shall be based upon the estimate of the cost of installing the required improvements. The County Attorney shall check the final plat as to form and compliance with this Ordinance.

B. Planning Commission Approval of the Final Plat. After the final plat has been approved by the Engineer/Surveyor whose services are acquired by the Planning Commission or governing body and the County Attorney, it shall be submitted to the Planning Commission for its approval or disapproval. Upon disapproval of the final plat, the subdivider may revise the plat or comply with the recommended changes which served as the basis of the disapproval, and then resubmit the plat according to these procedures. Upon approval of the final plat by the Planning Commission, the plat shall be submitted to the Board of County Commissioners for approval or disapproval.

C. Upon County Commissioners Approval of the Final Plat. The subdivider shall present the final plat, bearing the signatures of the Chairman of the Planning Commission and Board of County Commissioners, to the County Recorder for recording. The final plat, when submitted to the county Recorder, shall be accompanied by all of the supporting documents and letters as required by this Ordinance.

D. NO LOTS SHALL BE SOLD OR BUILDINGS STARTED UNTIL THE FINAL PLAT IS RECORDED IN THE OFFICE OF THE COUNTY RECORDER. VIOLATION OF THIS ORDINANCE SHALL BE PROSECUTED AS PROVIDED IN SECTION 613 OF THIS ORDINANCE.

4. Sub-divider must submit to the Zoning and Planning Commission an original final plat which must be prepared by a licensed land surveyor on standard tracing cloth or mylar to the dimensions of 24' by 36'. The plat should be so drawn that the top of the sheet either faces North or East, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made with approved waterproof black India drawing ink in quotes or equivalent. The plat should be made on a scale large enough to clearly show all details and the workmanship shall be neat, clean-cut and readable.

The plat shall contain all information required on the preliminary plat, except contours, and shall also provide the information listed in Section 605 of this ordinance. The final plat shall also comply with Utah Code Annotated, Section 57-5-1 through 57-5-8, and with all other applicable state laws.

The subdivider shall also furnish the Planning commission with three prints of the final plat when submitting the original.

The final drawings or plats shall contain the following information:

A. Subdivision name and the 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 lines.

D. The names, widths, lengths, bearings, and curve data on the right-of-way lines of proposed public streets, alleys, and easements, curve data should include the radius to the nearest 0.01 foot, the central angle to the nearest second of arc, the tangent length, the arc length and notation as to non-tangent curves. Also, the boundaries, bearings, and dimensions of all portions within the subdivision, as intended to be dedicated to the use of the public; the lines, dimensions, bearings, and numbers of all lots, blocks, and parts reserved for any reason within the subdivision. All lots and blocks are to be numbered consecutively under a definite system approved by the Planning Commission. All proposed streets shall be named or numbered in accordance with and in conformity with the adopted street naming and numbering system of Daggett County.

E. The location of public utilities which are within or in close proximity to the proposed subdivision, together with existing water courses or other constructed features that are involved.

F. The location of all required monuments.

G. The description and locations of all monuments set and established by the County or the United States Government that are adjacent or near this proposed subdivision.

H. The standard forms approved by the Planning Commission lettered for the following:

1. Boundary description of land to be included in subdivision, total area, and basis of bearing.

2. Registered professional engineer and/or land surveyor's 'certificate of survey'.

3. Owner's dedication.

4. Notary Public's acknowledgment of dedication.

5. Planning commission's certificate of approval.

6. County Engineer's certificate of approval.

7. Approval of the Public Health Official, including notation of any special requirements.

8. The County Commission's certificate of acceptance and approval attested by the County Recorder.

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 from closure, unless agreed by the Planning Commission or other person duly empowered by resolution.

5. Recording Requirements. Final plats must be recorded in the office of the Daggett County Recorder not more than ninety (90) days from date of approval of the final plat by the Planning Commission, and no lot shall be sold within such subdivision until the plat has been so approved and recorded. A final plat of any subdivision which is not recorded within ninety (90) days from the date of approval by the Planning Commission shall be null and void, unless a longer period of time is approved by the Planning Commission. Approval of the final plat by the Planning Commission shall not be deemed as the acceptance of the dedication of any street, public way, or ground. Such acceptance shall be obtained from the Planning Commission.

6. The final plat must show:

A. Location of permanent reference monuments.

B. The lines and names of all streets, alley lines, lot lines, lots numbered in numerical order, reservations, easements, survey monuments, and areas to be dedicated to public use with notes stating their purposes and any limitations.

C. Location and size of water lines and gas lines where such gas lines are to be installed.

D. Sufficient data to determine without calculation and to reproduce on the ground the location, bearings, and length of every street line, lot line, boundary line, block line, and building line, whether curved or straight.

E. Date, title, including the name of the subdivision as approved by the Planning Commission, scale and north point, showing true north; bearings are to be referred to true meridian and oriented on a public survey line, together with the indication of the names of orientation.

F. The following endorsements, dedications, and certificates:

(1) A certificate of dedication from the owners to Daggett County.

(2) A certificate of accuracy by an engineer or land surveyor registered to practice land surveying in the State of Utah.

(3) A certificate of approval from the county Commission.

7. Accompanying material to be recorded with the plat. If any deed restrictions or restrictive covenants are required or proposed, there must be furnished copies of the provisions and instruments whereby such use of building restrictions will be imposed.

8. Prior to approval of any final subdivision plat, the subdivider shall present to the Planning commission and board of county Commissioners:

A. Two (2) copies of a letter or any other official verification from the Real Estate Division of the Department of Business Regulations of the State of Utah that the subdivider has satisfactorily complied with all of the requirements set forth in Sections 57-11-2 through 57-11-21 of the Utah Code Annotated, known as the “Utah Uniform Land Sales Practices Act”; and,

B. Two (2) copies of all statements of record, registration, reports of changes, documents, information, copies of instruments, statements of public offering and all documents required under the Federal Interstate Land Sales Full Disclosure Act (15 U.S.C., Section 1701, et. seq.) as enforced in the State of Utah.

9. If at any time the Planning Commission or governing body believes or has any reason to believe that a subdivider or subdivision is in violation of any requirement under the Utah Uniform Land Sales Practices Act, prompt written notice of such belief shall be given to the office of the County Attorney, the State Attorney General, the Real Estate Division of the Department of Business Regulations of the State of Utah and the Federal Department of Housing and Urban Development.