

Final Plat

Subdivision Name: _____

Date of Preliminary Plat: _____ Surveyor: _____

Developer: _____ Owner (if different): _____

Section 103.4.02 Final Plat Specifications

The final plat should be provided on paper and electronically.

The plat should include, show or be accompanied by the following:

- ☐ The chapter under which the subdivision is to be recorded.
- ☐ The name or names of the owners and subdividers.
- ☐ A date, scale and north point (and a key map showing the general location of the proposed subdivision).
- ☐ The legal description of the area being platted.
- ☐ Accurate distances and bearings of all boundary lines of the subdivision, including all section and U.S. Survey and Congressional township lines.
- ☐ Centerlines of all proposed and adjoining streets with their right-of-way widths and names.
- ☐ Lines of all lots with systematic method of numbering to identify all lots and blocks.
- ☐ All building setback lines and all easements provided for public service, together with their dimensions and any limitations of the easements.
- ☐ Any and all dimensions necessary for accurate location of the boundaries of the site to be developed and of all streets, lots, easement and dedicated areas. These dimensions should be expressed in feet and decimals of a foot.
- ☐ All radii, arcs, points of tangency, central angles and lengths of curves.
- ☐ All survey monuments and benchmarks, together with their description.
- ☐ Certification by a surveyor or engineer to the effect that the final plat represents a survey made by him/her and that all the necessary information is correctly shown thereon.
- ☐ The accurate outlines, dimensions and purposes of all property which is offered for dedication or is to be reserved for acquisition for public use, or is to be reserved by deed covenant for the common use of the property owners in the subdivision.
- ☐ Private restrictive covenants and their period of existence, if any.
- ☐ A certification of approval by the health officer of the city, county or state (whichever is applicable) where public water and public sewer are not available.

- ☐ Construction drawings with sewer and water profiles, cross-sections and specifications subject to certification and approval of the city council.
- ☐ A waiver of claim for damages occasioned by the establishment of grades or the alteration of any portion of the land surface to conform to the grades so specified by the city council.
- ☐ The estimated cost of all improvements for determination of the amount of the performance bond shall be made by the subdivider's engineer and shall be subject to review, approval and certification by the city council.
- ☐ Signature and date spaces for approval of the commission chairperson and secretary and also the mayor and city clerk, along with a space for the chairperson of the respective board of county supervisors if the subdivision is outside the city limits.

See Iowa Code Section 354.11 – Attachments to subdivision plats for a list of supporting documents required with the plats.

Review of the Final Plat

Staff/Development Team Review Date: _____

Planning and Zoning Commission Review Date: _____

City Council Approval Date: _____