



# Application for a Major Subdivision Final Plat

Tooele County Department of Engineering  
47 South Main Street, Room 113  
Tooele, Utah 84074

(435) 843-3160

The applicant or authorized representative shall submit a final plat and copies of all required material to the department of engineering to start the final plat stage. When staff determines that the application is complete and all signatures are on the plat, the application shall be placed on the planning commission agenda. The final plat shall conform in all major respects to the approved design stage plat. *A final plat submittal shall not be accepted more than one year from the date of the design stage approval.*

For office use only

SUB # \_\_\_\_\_ Fee: \$285.00

Date application was submitted: \_\_\_\_\_

Name of Subdivision: \_\_\_\_\_

**NOTE:** This name must be exactly the name that is approved by the county recorder. You must attach the approval letter from the county recorder with this application.

Applicants Name: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Email \_\_\_\_\_

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## Parcel information

Parcel ID #: \_\_\_\_\_ Section: \_\_\_\_\_ Township \_\_\_\_\_ Range: \_\_\_\_\_ SLB&M

Property owner: \_\_\_\_\_

Owners address: \_\_\_\_\_

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## Surveyor/Engineer information

Surveyor/Engineer: \_\_\_\_\_

Surveyor/Engineer address: \_\_\_\_\_

Office phone \_\_\_\_\_ Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Email \_\_\_\_\_

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Each development shall be actively pursued to completion. Any application that exceeds the time limits stated in this Subdivision Ordinance will be deemed null and void and all vested rights are waived by the subdivider for that development. Any extension must be requested prior to the expiration of the original approval. Should an application become void, the applicant must reapply at the concept stage.

The applicant or authorized representative shall submit a final plat and copies of all required material to the department of engineering to start the final plat stage. When staff determines that the application is complete and all signatures are on the plat, the application shall be placed on the planning commission agenda. The final plat shall conform in all major respects to the approved design stage plat. ***A final plat submittal shall not be accepted more than one year from the date of the design stage approval.***

I, the above-named Applicant, do hereby understand the foregoing stipulations.

X \_\_\_\_\_ Dated \_\_\_\_\_

## *Items you have to submit with this application:*

- An original 24" X 36" Mylar of the final plat;
  - a cost estimate for construction of infrastructure, approved and signed by the county engineer;
  - an agreement for subdivision improvements; and
  - eight 8½" X 11" copies of the final plat for distribution to each planning commission member.
  - any unpaid fees owed to Tooele County for development of land, code enforcement, or building permits; and
  - the final plat submitted on a computer disk in a format compatible with AutoCAD version 11 or later.
  - All signature blocks except for the planning commission's block shall be signed by the appropriate approving authority before the plat is taken to the business meeting.
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## *Final Plat Requirements*

- (1) The final plat shall be prepared and certification made as to its accuracy by a registered land surveyor who holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, has completed a survey of the property described on the plat in accordance with Section 17-23-17, has verified all measurements, and has placed monuments as represented on the plat.
- (2) Every detail of the plat shall be legible. A poorly-drawn or illegible plat shall be cause for denial.
- (3) A traverse shall not have an error of closure greater than one part in 10,000.
- (4) The bearings, distances, and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's high level mark.
- (5) If a plat is revised, a copy of the old plat shall be provided for comparison purposes.
- (6) All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the department of engineering and shall be shown on the plat with the corresponding lot number.
- (7) For all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length.
- (8) Excepted parcels shall be marked, "Not included in this subdivision."
- (9) All public lands shall be clearly identified.
- (10) All public roads shall be clearly marked as "dedicated public road."
- (11) All private roads shall be clearly marked as "private road."
- (12) All roads shall be identified by names approved by the department of engineering.
- (13) All easements shall be designated as such and dimensions given.
- (14) All lands within the boundaries of the subdivision shall be accounted for, either as lots, walkways, roads, or as excepted parcels.
- (15) Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.
- (16) Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on

the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the dedication and acknowledgments.

- (17) Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.
- (18) Surveys shall tie into the state grid or other permanent marker established by the county surveyor.
- (19) The plat shall be labeled "Final Plat."
- (20) The information on the final plat shall include:
  - (a) the name of the subdivision, true north arrow and basis thereof, and date;
  - (b) the owners' dedication which shall contain the language:

#### OWNERS' DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the hereon described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as (NAME OF SUBDIVISION). The undersigned owners hereby dedicate to Tooele County all those tracts of land designated on this plat as streets, the same to be used as public thoroughfares forever. The undersigned owners also hereby convey to any and all public and private utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of utility service lines and facilities.

- (c) names of the owner or owners including beneficial owners of record under the signature lines in the owners dedication;
- (d) square footage of each lot under one acre or the lot acreage if one acre or larger;
- (e) township, range, section and quarter section if a portion;
- (f) graphic scale;
- (g) the State plane coordinate of monuments used as a basis of bearing;
- (h) survey monuments which are marked with a description, the name, and the date;
- (i) the total water allocation in acre-feet for each lot;
- (j) the 100-foot radius wellhead protection zone on all existing wells;
- (k) signature blocks for:
  - (i) any improvement, service, and special districts or areas where any part of the platted property is located;
  - (ii) the county engineer;
  - (iii) the county surveyor;
  - (iv) the county attorney;
  - (v) the county health department;
  - (vi) the county treasurer indicating at the time of signing that the property taxes due and owing have been paid in full;
  - (vii) the recordation of the plat by the county recorder's office with a line for the recordation number, who it is recorded for, the date, time, and fee;
  - (viii) the county fire warden if there is no fire department having jurisdiction; and
  - (ix) the county or township planning commission chair.