

Subdivision Survey Requirements

Boundary & Monuments

- ☐ Boundary Description Closes within 2cm (0.66 ft.) plus 50 ppm and matches dimensions and calls on the map. [WCo 106-1-8.020\(3\)](#), [WCo 45-3-2\(a\)](#), [UCA 17-23-17\(3\)\(f\)](#)
- ☐ Boundary matches record title of subject property.
- ☐ Boundary matches adjoining properties.
- ☐ Record v. Measured is shown for any dimensions in conflict with the record subject property or adjacent property. [WCo 106-1-8.020\(a\)\(6\)](#)
- ☐ Narrative clarifies any ambiguities of the boundary. (Requirement may be satisfied by reference to filed survey which satisfies the requirements.) [WCo 106-1-8.020\(a\)\(14\)](#), [UCA 17-23-17\(4\)\(a\)](#), [WCo 45-3-3](#)
- ☐ Subdivision Ties to Government Monuments, with Basis of Bearings provided between two existing government monuments (Section Corner or Centerline Monument). [WCo 106-1-8.020\(a\)\(5\)](#), [WCo 106-1-8.020\(a\)\(6\)](#), [UCA 17-23-17\(3\)\(d\)](#), [UCA 17-23-17\(3\)\(g\)](#)
- ☐ Government Monuments are shown and, at absolute minimum, labeled as found, not found, or set. [WCo 45-3-2\(b\)](#), [UCA 17-23-17\(3\)\(h\)](#), [UCA 17-23-17\(7\)\(a\)](#)
- ☐ Boundary Corners are shown as set. [WCo 106-1-8.020\(a\)\(13\)](#), [WCo 106-1-8.020\(b\)\(1\)](#), [WCo 45-3-4\(a\)](#)
- ☐ Lot Corners are set (a note describing how they are set works). [WCo 106-1-8.020\(d\)](#), [WCo 106-1-8.020\(a\)\(13\)](#)
- ☐ Centerline Monuments are shown at required locations. [WCo 106-1-8.020\(a\)\(13\)](#), [WCo 106-4-2.070](#)

MIA instructions are to be sent for any development requiring Centerline Monuments.

Dimensions

- ☐ Proposed Subdivision Boundary is fully dimensioned and matches description. [WCo 106-1-5.10\(d\)](#), [WCo 106-1-8.020\(a\)\(4\)](#), [UCA 17-23-17\(3\)\(d\)](#), [UCA 17-27a-603\(2\)\(b\)](#), [UCA 17-23-17\(3\)\(e\)](#)
- ☐ Proposed Lots, parcels, common areas, and open spaces are fully dimensioned. [WCo 106-1-5.10\(g\)](#), [WCo 106-1-8.020\(a\)\(7\)](#), [UCA 17-27a-603\(2\)\(c\)](#)
- ☐ Proposed Street Centerlines and Right of Way lines are fully dimensioned, including any other rights of way. [WCo 106-1-5.10\(g\)](#), [WCo 106-1-8.020\(a\)\(7\)](#), [UCA 17-27a-603\(2\)\(b\)](#)
- ☐ All easements or restricted areas created by the plat are dimensioned and labeled. [WCo 106-5.10\(g\)](#), [WCo 106-1-5.10\(j\)](#), [WCo 106-8.020\(7\)](#), [WCo 106-1-8.20\(b\)\(2\)a](#)

i.e. Utility or Drainage, Access, trails, buildable or non-buildable areas, stream preservation easements, setbacks, percolation test holes (if shown) etc.

The County may approve areas defined by a controlling feature on the ground such as a stream which is prone to movement and unrealistic to define precisely.

- ☐ All other areas or features created by the plat which are intended to be defined in a specific location are sufficiently dimensioned to provide definition of that location. [WCo 106-1-8.20\(a\)\(8\)](#), [WCo 106-1-8.020\(a\)\(9\)](#), [UCA 17-27a-603\(2\)\(b\)](#)
- ☐ Existing Streets within or adjacent to the proposed subdivision boundary are adequately dimensioned. [WCo 106-1-5.10\(f\)](#)
- ☐ Acreage is correctly shown for the subdivision boundary, lots, and parcels.

Map Layout

- ☐ Plat is 24" X 36" with reasonable margins. [WCo 106-1-8.020\(a\)](#)
- ☐ North Arrow is correct. [WCo 106-1-5.10\(b\)](#), [WCo 106-1-8.020\(a\)\(2\)](#), [UCA 17-23-17\(3\)\(c\)](#)
- ☐ Scale is correct, large enough to show all details clearly, and labeled with 1:100 min., or as approved by County. [WCo 106-5.10\(a\)](#), [WCo 106-1-5.10\(b\)](#), [WCo 106-1-8.020\(a\)](#), [WCo 106-1-8.020\(a\)\(2\)](#), [UCA 17-23-17\(3\)\(c\)](#)
- ☐ Legend defines any unlabeled features on the map. [WCo 45-3-2\(d\)](#)
- ☐ Plat is neat and legible. [WCo 106-1-8.020\(a\)](#)
- ☐ Ownership Name in Owner's Dedication and Acknowledgement match the current deed and latest County Ownership record.
- ☐ Adjacent Owner Names and Parcel Numbers are correct.
- ☐ Subdivision Name is approved by recording. [WCo 106-1-5.10\(a\)](#), [WCo 106-1-8.020\(a\)\(1\)](#), [UCA 17-27a-603\(2\)\(a\)](#)
- ☐ Plat Heading is Bold with Subdivision Name, Township, Range, ¼ Section, Meridian, and Date of Survey at the top of the plat. [WCo 106-1-5.10\(a\)](#), [WCo 106-1-8.020\(A\)\(1\)](#), [UCA 17-23-17\(3\)\(a\)](#), [UCA 17-23-17\(3\)\(b\)](#)
- ☐ Lot and parcel Numbering is sequential as approved by recording. [WCo 106-1-8.020\(a\)\(7\)](#), [WCo 106-1-8.020\(a\)\(9\)](#)
- ☐ Street Names / numbers are shown and approved by addressing. [WCo 106-1-8.020\(a\)\(7\)](#), [UCA 17-27a-603\(2\)\(c\)](#)
- ☐ Private Streets are labeled Private.
- ☐ Lot and Parcel Addresses are shown and approved by addressing. [WCo 106-1-8.020\(a\)\(10\)](#)
- ☐ Owner's Dedication identifies all changes to the property by the plat and defines who shall own and operate everything created by the plat except for lots or remainder parcels. [WCo 106-1-8.020\(a\)\(11\)b](#), [WCo 106-1-8.020\(a\)\(11\)c](#), [WCo 106-7-1](#)

i.e. Public Streets, Private Streets, Utility Easements, Drainage Easements, Conservation Easements, Open Space, Common Area, etc.
- ☐ Lots and Parcels have no more than 1 Taxing Unit and are not split by taxing districts. [WCo 106-2-4.010\(i\)](#)

Any lots or parcels split by taxing district require annexation prior to approval.

- ☐ Survey Signature Block is correct. [WCo 106-1-8.020\(a\)\(11\)i](#), [WCo 45-4-2\(c\)](#)
- ☐ Recording Block is not smaller than 3" x 3". [WCo 106-1-8.020\(a\)\(12\)](#)
- ☐ Surveyor Certifies that (s)he is licensed per Title 58, Chapter 22; Has surveyed the property per Section 17-23-17; and has Placed monuments. [WCo 106-1-8.020\(a\)\(11\)a](#), [WCo 106-1-8.020\(a\)](#), [UCA 17-27a-603\(6\)\(b\)](#)
- ☐ Name & Address of Survey Company & Developer are on the plat. [WCo 106-1-5.10\(c\)](#), [UCA 17-23-17\(3\)\(j\)](#) .
- ☐ All applicable existing Easements from the Title Report are shown (dimensions not required if clearly shown that easements were created by other documents with recording info.) [WCo 106-1-5.10\(f\)](#), [WCo 106-1-8.020\(a\)\(16\)](#).
- ☐ Evidence of occupation lines are shown. [WCo 106-1-8.020\(a\)\(15\)](#)
- ☐ Structures within or near boundary are shown. (Not required if structures do not conflict with boundary, easements, dedications, or other restricted use areas.) [WCo 106-1-5.10\(f\)](#).
- ☐ Flood Plain lines, wetlands, streams, and other watercourses are shown, dimensions encouraged. [WCo 106-1-5.10\(f\)](#)
- ☐ Check Aerials for any conflicting features on the ground not shown on the plat. [WCo 106-1-5.10\(f\)](#)