Subdivision Survey Requirements

Boundary & Monuments

_____ Boundary Description Closes within 2cm (0.66 ft.) plus 50 ppm and matches dimensions and calls on the map. See Code

_____ 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. See Code

_____ Tax map matches subdivision boundary close enough.

_____ Narrative clarifies any ambiguities of the boundary, OR references a filed survey that satisfies the requirement. See Code

_____ Subdivision Ties to Government Monuments, with Basis of Bearings provided between two existing government monuments (Section Corner or Centerline Monument). See Code

_____ Government Monuments are shown and, at absolute minimum, labeled as found, not found, or set. See Code

_____ Boundary Corners are shown as set. See Code

_____ Lot Corners are set (a note describing how they are set works). See Code

_____ Centerline Monuments are shown at required locations. See Code

_____ MIA instructions, MIA Contract, and if applicable Access Easement with descriptions have been provided to developer.

Dimensions

_____ Proposed Subdivision Boundary is fully dimensioned and matches description. See Code

_____ Proposed Lots are fully dimensioned. See Code

_____ Proposed Street Centerlines and Right of Way lines are fully dimensioned, including any other rights of way. See Code

_____ All easements or restricted areas created by the plat are dimensioned and labeled. See Code

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. See Code

_____ Existing Streets within or adjacent to the proposed subdivision boundary are adequately dimensioned. See Code

_____ Acreage is shown and correct for the subdivision boundary, lots, and parcels.

Map Layout

_____ Plat is 24" X 36" with reasonable margins. See Code

_____ North Arrow is correct. See Code

_____ Scale is correct, large enough to show all details clearly, and labeled with 1:100 min., or as approved by County. See Code

_____ Legend defines any unlabeled features on the map. See Code

_____ Plat is neat and legible. See Code

_____ 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. See Code

_____ Plat Heading is Bold with Subdivision Name, Township, Range, ¼ Section, Meridian, and Date of Survey at the top of the plat. See Code

_____ Lot and parcel Numbering is sequential as approved by recording. See Code

_____ Street Names / numbers are shown and approved by addressing. See Code

_____ Private Streets are labeled Private.

_____ Lot and Parcel Addresses are shown and approved by addressing. See Code

_____ 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. See Code

       i.e. Public Streets, Private Streets, Utility 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. See Code

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

_____ Survey Signature Block is correct. See Code

_____ Recording Block is not smaller than 3" x 3". See Code

_____ 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. See Code

_____ Name & Address of Survey Company & Developer are on the plat. See Code

_____ 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.) See Code

_____ Evidence of occupation lines are shown. See Code

_____ Structures within or near boundary are shown. (Not required if structures do not conflict with boundary, easements, dedications, or other restricted use areas.) See Code

_____ Flood Plain lines, wetlands, streams, and other watercourses are shown, dimensions encouraged. See Code

_____ Check Aerials for any conflicting features on the ground not shown on the plat. See Code