IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

IVINS CITY JAN 14 2019 PAID

Rec'd By: J.H.
Filing Fee: $ 575.00
Receipt #: 295898 (Paid by check #219)
Date: 1/14/19
Code: 403

FINAL PLAT APPLICATION

Please print clearly above the line.
If the application and checklist are not complete, the application will be returned to the applicant.

Fee: $500.00 + $75 per lot

Turner Minor Subdivision
Subdivision Name

Harold Turner
Applicant/Agent
Matt 435-632-6778

528-46-7944
Tax ID

435-632-2994 —
Phone Fax

Harold A. Turner
Property Owner

1.61 +1
Acreage Lots Zone

375 N. 200 W. Ivins UT 84738
Address of Property Owner

375 N. 200 W. Ivins UT
Address of subject property

APPLICANT AFFIDAVIT

I, Harold Turner, **do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.**

Harold A. Turner — 1-14-19
Signature of applicant **Date**

Harold A. Turner — 1-14-19
Signature of property owner **Date**

Date received:

Application complete: 1-14-19

Signature of Building and Zoning Administrator **Date**

Rec'd By:	_____
Filing Fee: $	_____
Receipt #:	_____
Date:	_____

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FINAL PLAT CHECK LIST

The Final Plat application shall be submitted to the Zoning Administrator along with the application fee.

Subdivision Name: TURNER MINOR SUBDIVISION

Final Plat Application:

- ☐ Application form including address and phone numbers of the applicant, contact, engineer, surveyor and/or architect.
- ☐ Owner's affidavit and consent.
- ☐ Fee: $500.00 + $75.00 per lot. Total $_____
- ☐ Five (5) 24"x 36" copies of the Final Plat.
- ☐ Twenty-five (25) 11"x 17" reduced copies of the Final Plat.
- ☐ Three (3) copies of the stamped engineer drawings and construction plans.
- ☐ Three (3) copies of the stamped engineer drawings and construction plans.
- ☐ Title Report (dated with 30 days)
- ☐ Engineer Estimate of improvements. (For bonding purposes)
- ☐ Lighting Plan.
- ☐ Landscape Plan.
- ☐ CC&R's.
- ☐ Articles of Incorporation and Bylaws.

Final Plat must show the following:

- ☐ Subdivision name prominently displayed.
- ☐ Names, addresses and phone numbers of the applicant, engineer, and surveyor.
- ☐ Date, scale and north arrow.
- ☐ General notes as per City Standard (See IC Form 7035)
- ☐ Survey prepared by a Utah licensed land surveyor.
- ☐ Subdivision boundary showing bearings and dimensions tied to public survey monuments.
- ☐ Subdivision boundaries drawn slightly bolder than lot and street lines.
- ☐ Survey and mathematical information and data.
  - ☐ Bearing and distance of straight lines and central angle.
  - ☐ Radius and arc length of curves.
  - ☐ Information to determine the beginning and ending points of curves.

- ❑ Boundary corners and monuments show the Utah Coordinate System 1983 South Zone Grid Coordinates and reference existing monumentation on the Washington County Horizontal Control Network.
- ❑ Lot and boundary closure are calculated to the nearest one hundredth of a foot.
- ❑ Lots, blocks and parcels delineated and designated with dimensions, boundaries and courses clearly shown and defined.
- ❑ Square footage of each lot.
- ❑ Parcels offered for dedication clearly designated.
- ❑ No ditto marks used for lot dimensions.
- ❑ Right-of-way lines of each street and the width of proposed or existing dedications.
- ❑ Widths and locations of adjacent streets and other public properties within 150' of the subdivision shown with dashed lines.
- ❑ All lots and blocks numbered consecutively with no omissions or duplications.
- ❑ All streets numbered in accordance with the city street system (coordinate with City Engineer).
- ❑ All named streets are also numbered.
- ❑ Sidelines of all easements shown by fine dashed lines.
- ❑ Width of all easements labeled.
- ❑ Easements clearly labeled and identified.
- ❑ Easements 10' from the property line for front yards and 7.5' from the property line for all side and rear yards.
- ❑ All fully and clearly shown stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site.
- ❑ Monumentation:
  Class I: Ring and lid cover type (See Standard Drawing).
  Class II: Rebar and aluminum cap stamp with L.S. number driven flush with top of asphalt.
  Class III: Regular 8" spike or railroad spike with washer with L.S. number.
  - ❑ The location of all monuments placed in making the survey, including a statement as what, if any points were reset by ties.
  - ❑ All right-of-way monuments at angle points and intersections.
  - ❑ Basis of Bearing provided and established between two Class I monuments unless otherwise approved by City Engineer.
  - ❑ Maximum spacing between right-of-way monuments is 600 feet.
- ❑ Name of the surveyor and date of the survey.
- ❑ Scale of the map and number of sheets.
- ❑ The following certificates, acknowledgements and descriptions shown on the title sheet:
  - ❑ Registered land surveyor's "Certificate of Survey."
  - ❑ Owner's "Dedication Certificate."
  - ❑ Necessary notary public's acknowledgment of signatures.
  - ❑ Correct metes and bounds description of all property included.
- ❑ Blocks for signature of the City Engineer, City Attorney, Planning Commission, and City Council (a signature line for the Mayor and an attestation by the City Recorder).
- ❑ Block for the Washington County Recorder in the lower right corner.
- ❑ Other affidavits, certificates, acknowledgements, endorsements and notarial seals required.
- ❑ Other information such as location of jurisdictional boundary lines, adjoining lot lines or property owners, fencing notes, or other special notes or requirements.
- ❑ Minimum text size is .08 inches.