

APPLICATION FOR FINAL PLAT

Albion, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

SUBDIVIDER

Name: _____

Address: _____

Telephone: () _____

OWNER

Name: _____

Address: _____

Telephone: () _____

CITY USE ONLY

RECEIPT NO: _____

DATE: _____

PRELIMINARY PLAT #: _____

FEE PAID \$ _____

AGENT (Authorized to act on Subdivider's behalf):

Name: _____

Address: _____

Telephone: () _____

ANY OTHER ASSOCIATES:

Name: _____

Address: _____

Telephone: () _____

NAME OF FINAL PLAT: _____ NUMBER OF LOTS: _____

- a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes__ No__.

If yes, please describe the nature of such interest: _____

- b. Will the preliminary plat require any zoning or other action (rezoning, Planned Unit Development, conditional use or vacations) to complete the development? Yes __ No__. If yes please describe the nature of the action: _____

- c. The final plat is based upon the preliminary plat for _____, approved by the City Council on _____, 19__, Resolution No. _____

- d. Is the final plat consistent with the approved preliminary plat? Yes__ No__. If not, please explain the proposed changes and the reasons therefore: _____

- e. Have all the improvements required by the preliminary plat been completed? Yes__ No__ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: _____

licant's Signature: _____ Date: _____

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

City Jurisdiction of Albion, Nebraska

NAME OF PRELIMINARY PLAT: _____

LOCATION OF SUCH PLAT: _____

REQUIREMENTS OF FINAL PLAT

- ☐ Name of subdivision
- ☐ Complete drawing on one sheet if possible
- ☐ Drawn in ink or photographed on mylar
- ☐ Signatures in black opaque ink
- ☐ Blank margin of ½ inch and outline
- ☐ Scale of one (1) inch equals ten (10) feet or sufficient to show all required information clearly
- ☐ Number and total number of sheets - index sheet if more than two sheets
- ☐ Boundary of the subdivision shall be indicated
- ☐ Vicinity Map

CERTIFICATES AND ACKNOWLEDGMENTS

- ☐ Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- ☐ Surveyor's certificate with legal description written in meets and bounds
- ☐ Planning Commission approval certificate
- ☐ Acknowledgment by Notary
- ☐ City Council approval and acceptance certificate
- ☐ Certificate of approval by City Engineer
- ☐ Certification of approval by the City Enforcement officer, when individual sewage disposal or water systems are to be installed
- ☐ Certification by the Chairman and City Clerk that plat is approved for recording by County Clerk
- ☐ Certification that the Subdivider has complied with one of the following alternatives:
 - ☐ Improvements have been installed in accordance with requirements of the subdivision ordinance
 - ☐ A security bond or certified check filed with the City
 - ☐ Subdivision Improvements Agreement along with sufficient surety has been filed
- ☐ All affidavits, certificates, acknowledgments, endorsements, dedications, and notarial seals as are required by Law and the provisions of the zoning ordinance

DATA REQUIRED ON THE FINAL PLAT

- ☐ Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
 - ☐ Bearings of lines
 - ☐ Radii, arcs and central angles of all curves with dimensions to the nearest second

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

City Jurisdiction of Albion, Nebraska

- ☐ All dimensions shall be to the nearest .01 of a foot
- ☐ Meets or exceeds the "minimum standards of surveys"
- ☐ Location and description of monuments
- ☐ Lot numbers, square footage, outlot, block dimensions, and frontage dimensions
- ☐ Lot, outlot, and block identification system
- ☐ Areas reserved for public use - must clearly identify which are private and which are public
- ☐ If park land for use of public, must have an outlot letter and be included in the dedication
- ☐ If park land is private, must state so and provide maintenance agreement
- ☐ Purpose for which other than residential lots are dedicated or reserved
- ☐ Minimum building set back lines
- ☐ Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- ☐ Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
 - ☐ Location
 - ☐ Names
 - ☐ Centerline
 - ☐ Centerline radius
 - ☐ Length and interior angle of horizontal curves
 - ☐ Tangent length
 - ☐ Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- ☐ Location, width and purpose of all easements (according to sub-division regulations)
- ☐ Location and identification of all section corners
- ☐ Total number of lots, outlots, and total number of acres in subdivision
- ☐ Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" -drawn to City standards
- ☐ Protective covenants, when required
- ☐ Any interest in the land surrounding the plat
- ☐ Changes in zoning that may have been made

REQUIRED ON EACH STREET

- ☐ Name of Subdivision
- ☐ Scale
- ☐ North arrow and graphic scale
- ☐ Date
- ☐ Sheet number and total number of sheet comprising the subdivision
- ☐ Location of Subdivision (first sheet only)

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

City Jurisdiction of Albion, Nebraska

DOCUMENTS REQUIRED

- ☐ Tax payment status form
- ☐ Special assessment status form
- ☐ Certificates of Title or Title Opinion
- ☐ Private restrictions or covenants, if necessary
- ☐ Copy or Copies of final plat for review prior to Planning Commission meeting. Other documents, including grading, drainage, utility plan and landscape/tree plan, will need to go to proper agencies and authorities.
 - ☐ City Engineer office
 - ☐ Traffic engineering
 - ☐ Utility Companies
 - ☐ Health Department
 - ☐ Law Enforcement office
 - ☐ Building and safety
 - ☐ Parks and Recreation
 - ☐ School District
 - ☐ other

CONFORMS TO APPROVED PRELIMINARY PLAT

- ☐ Meets and bounds description
- ☐ Lot dimensions and configurations
- ☐ Street names
- ☐ Street alignment
- ☐ Reasons for differences

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:

(Please use additional sheet if necessary)

Applicant's Signature(s): _____

Date: _____