



**Planned Unit Development (PUD)/ Condominium  
Final Plat submittal checklist.**

(to be submitted with the Final Plat to the City Surveyor)

Final Subdivision Plat (PUD) Name: \_\_\_\_\_

**Cedar City Subdivision Ordinance Chapter 32-8**

**Step 12**

**Final Plat.** Once a submitted preliminary plan, engineering drawings, soils reports, design study reports and the improvement cost estimate have been checked and approved by the City Engineer the PUD can proceed with the Final Plat process. The developer shall then prepare and submit a copy of the Final Plat of the subdivision to the City Engineer.

**The following information shall be submitted with the final plat:**

*(Please check the appropriate box)*

**PLS CITY**

- A current Title Report indicating ownership of property;
- Declaration of Covenants, Conditions and Restrictions (CC&R's);
- Boundary Description from Title Report matches Boundary Description on Subdivision Plat.
- All owner's listed on the Title Report are listed on the Subdivision Plat.
- Proper acknowledgements are listed on the Subdivision Plat. (individual, LLC, Corporation, Trust, signature blocks etc...)

- All easements and other possible conflicts that are listed on the Title Report are resolved. (if easements are listed on the Title Report they must be shown on the plat or provide a separate memo or exhibit to explain why the easement does not interfere with the development)
- Subdivision Boundaries to agree with existing or proposed division lines as depicted on filed or approved Record of Survey Map(s). ROS Index No. \_\_\_\_\_ filed at the Iron County Surveyor's Office.
- Field Staking of the Record of Survey.

**The final plat shall contain the following information:**

- Title block including the development name, development location, date, scale, the identity and contact information for the engineer/ surveyor, and sheet numbering;
- A north arrow;
- Legend
- Boundary description Point of Beginning. (POB)
- Boundary legal description matching the preliminary plan that closes, and the total subdivision area expressed in terms of acres;
- Boundary closure (0.01' or less) - Closure = \_\_\_\_\_ Bearing = \_\_\_\_\_
- Area accuracy (1/1000 of area) – Area (S.F.) = \_\_\_\_\_ Acres = \_\_\_\_\_
- Section ties including monuments, line bearing/length, and basis of bearing;
- Existing and platted streets including street names, street widths, centerline data, and center line monuments;
- Existing and proposed occupation (fence) lines;
- Existing easements, Deeded and Prescriptive;

- CC&R Note (can be included and referenced in the Surveyor's Certificate);
- Proposed street information including names and/or numbers, length/bearings, width, curve numbers and data table;
- Proposed easement information including location of all utility easements (utility easements include but are not limited to gas, water, sewer, phone, cable, fiber), location of mail boxes, size of easements (7.50 foot along boundary and 10.00 foot along streets), and all off-site easements;
- Lot information including border lines, lengths/bearings, numbers, areas expressed in both acres and square feet;
- Unit or Site addresses;
- A vicinity map;
- The airport overlay zone;
- Airport aviation easements in any approach zone including the boundary of the easement, the bearings/distance of the easement, monument ties, and lot line ties;
- Structure information, Footprints, Boundary Tie, Unit Numbers and Footprint Dimensions;
- Floor Plan (Condo only), Unit Number, Elevations of floors and ceilings, Interior Wall Dimensions;
- Convertible Area/Space (Condos only), Description, Unit Numbers or Label, and Dimensions;
- Withdrawable Lands (Condos only), Unit Number/Label and Dimensions;
- Unit Number (Condos only)
- Elevations of Floors and Ceilings (Condos only)
- Interior Wall Dimensions (Condos only)

- Convertible Space, Dimensions and Unit Number (Condos only)
- Convertible Area, Dimensions, Unit Number or Label and Description (Condos only)
- Withdraw-able Lands, Unit Number or Label and Description (Condos only)
- Public Dedications, Locations and Boundary Lines Dimensions (Bearing and Length);
- Common Area locations, Boundary Lines (Bearing and Length), Parking area and Number of Stalls and Landscaping Area.
- City zoning designation and boundaries within the PUD;
- FEMA flood zones including zone designations, zone boundaries and flood elevations in NAVD 1929 datum;
- A soils note stating words to the effect that a soils report has been required for the subdivision and that a copy of the report is available for review and inspection at the offices of the City Engineer;
- Wildland Urban Interface Zone note per the Cedar City Fire Department recommendation;
- Airport Disclosure;
- Gated Community Damage Waiver.;
- Plat restrictions, lot restrictions and other information required by the Planning Commission and/or City Council;
- Other such information that is reasonable in the City Engineer's opinion based on adopted City ordinances, engineering standards and City master plans and the unique aspects of the subdivision; and;

**Approval certificates for the following:**

- All utility companies (utility companies include but are not limited to gas, electric, telephone, cable television, post office, and fiber);
- Surveyor with Zoning Compliance;
- Notarized owner's signature and dedication;
- Notary Acknowledgement without stamp (Utah Code 46-1-16 (6))
- Owner's Dedication must "DEDICATE AND CONVEY" all public streets, easements and other lands being transferred to the city and warrant the same.
- City Engineer;
- City Attorney;
- Planning Commission Chairperson (referencing the Planning Commission's approval of the vicinity plan);
- Mayor;
- City Recorder; and
- County Recorder.

Professional Land Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_