



CLARKSTON, Utah

Founded 1864

Final Plat Application

Proposed Project Name _____

Address of Subject Property _____

Name of Applicant _____ Phone _____

A. Preparation: The final plat must be prepared by a licensed land surveyor on a sheet of approved mylar with waterproof black ink. The top of the plat shall be either north or east, whichever best accommodates the drawing. The final plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than one hundred feet (100') to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.

B. Description And Delineation: The final plat shall show:

- _ The name of the subdivision, as approved by the Planning commission;

- _ Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features. A boundary description of the subdivision shall also be provided;

- _ An identification system for all lots and blocks and names and numbers of streets. Lot lines shall show dimensions in feet and hundredths;

- _ True angles and distances to the nearest established street lines of official monuments, which shall be accurately described in the plat and shown by appropriate symbol;

- _ Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs;

- _ The location of all monuments to be installed and accurately located by the appropriate symbol. All United States, state, county or other official benchmarks, monuments or triangulation stations in or adjacent to the property, shall be preserved in precise position;

- The dedication to the town of all streets and highways included in the proposed subdivision;
- T-posts with rebar and surveyor cap markers shall be shown on the plat and placed at each lot corner prior to approval of the final plat;
- Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses of all property owners;
- Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the town attorney;
- The final plat shall be prepared on twenty-four inch by thirty six inch (24" x 36") approved mylar and shall have a one and one-half inch (1½") border on the left and a one-half inch (½") border on the three (3) remaining sides;
- The street address for each lot shall be shown on the final plat. Street address shall be assigned by the town;
- All streets within the subdivision shall be numbered (named streets shall also be numbered) in accordance with and in conformity with the adopted street numbering system adopted by the Town;
- All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on the final plat shall be close to an accuracy of not less than one part in five thousand (1/5,000);
- A legend and general notes or statements as required by the town or other interested parties and a north arrow and the scale of the drawing;
- The location and dimensions of any and all easements within the subdivision area. This includes but is not limited to easements across all lot frontages that are adjacent to public streets and other required easements for water, sewers, drainage, utility lines and other purposes. The utility easement must conform with the most current version of the [Clarkston Town Manual of Design and Construction Standards](#)

- _ The area of each lot in square feet or acres;

- _ A basis of bearing shall be indicated on the plat.

C. Standard Forms for The Final Plat: The final plat shall include:

- _ A registered land surveyor's certificate of survey in the form required by state law;

- _ The owner's certificate of dedication;

- _ A notary public's acknowledgment;

- _ The Clarkston's Planning Commission's certificate of approval;

- _ The Clarkston Town Council's certificate of approval;

- _ The town engineer's certificate of approval;

- _ The town attorney's certificate of approval;

- _ A space in the lower left-hand corner of the drawing for the county recorder's use;

- _ The board of health certificate of approval in cases where sewage disposal will be through the use of individual waste disposal systems.

D. Submittal: The final plat shall be submitted for approval with a title opinion by a licensed abstract company showing the names of the owner or owners of the subdivision and any encumbrances on the property.

E. Utility Easement Approval: The final plat shall show all utility easements required for the installation and maintenance of utilities needed to serve the subdivision. The final plat shall not be approved by the town engineer until the subdivider obtains the signature of an officer of every utility company providing utility services in the town, which signature shall indicate that the utility easement is in a form acceptable to the utility company's plans for providing services in the subdivision.

I hereby certify that this Application is true and complete, to the best of my knowledge. I agree that in submitting this Application, I agree to abide by all applicable federal, state, and local rules, regulations and ordinances that govern subdivision development in Clarkston Town.

Date submitted: _____

Signature of applicant: _____

Name of applicant: (Print) _____

All digital files must be received by Clarkston Town at clarkstonpz@clarkstonutah.org before the application will be accepted.

Date application accepted: _____

Application accepted by: _____

Amount \$ _____

Receipt # _____