



## CITY OF PECULIAR FINAL PLAT APPLICATION CHECKLIST

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- Does the plan propose any new streets or roadways to access any lot?  Yes  No
- Does each lot abut a public or private street?  Yes  No
- Is all of the land in the application located within the corporate limits of the City of Peculiar?  Yes  No
- Does the Applicant own or intend to purchase surrounding land?  Yes  No

If YES, please attach description of the property.

**FINAL PLAT FORMAT. *The Final Plat shall be prepared according to the following format:***

- a. A final plat shall be prepared on sheets measuring at least eighteen (18) inches by twenty-four (24) inches, but not larger than twenty-four (24) inches by thirty-six (36) inches. All lots and blocks, whenever practical, shall be shown on one (1) sheet.
- b. Final plats shall be accurately, clearly and legibly drawn in black waterproof India ink upon Mylar which is a minimum of three-thousandths (0.003) of an inch thick. All certificates, acknowledgments, dedications and affidavits shall be legibly lettered or printed upon the final plat with opaque ink. Signatures shall be provided in black opaque ink.
- c. Each sheet shall be prepared with a margin line drawn completely around the perimeter leaving an entirely blank margin of at least one (1) inch.
- d. The final plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet or any other scale proposed by the subdivider and approved by the City Planner. The scale selected shall be sufficient to show all required information clearly.
- e. If more than one (1) sheet is used, the particular number of the sheet and the total number of sheets comprising the final plat shall be stated on each of the sheets; and the relationship to each adjoining sheet shall be clearly shown. If more than two (2) sheets are used, an index sheet the same size as required above shall be included showing, at whatever scale is necessary, the entire subdivision with an indication by the use of dotted lines of the component areas which are shown on the other sheets.
- f. The boundary of the subdivision shall be clearly identified on the final plat. All lines shown on the final plat which do not constitute a part of the subdivision itself shall be clearly distinguishable from those lines which are a part of the subdivision and any area enclosed by such lines shall be labeled "not a part of this subdivision".
- g. One (1) reproducible original and five (5) copies shall be submitted.

**FINAL PLAT CONTENTS. *The Final Plat application shall include all of the following written and graphic information:***

- All applications for final plat approval shall be accompanied by an ownership list, prepared by a title company or licensed attorney listing the name and address of the owners of all property located within 300 feet of the boundaries of the proposed subdivision.

## FINAL PLAT CONTENTS (Continued)

- A legal description which describes the limits of the property by all linear and angular dimensions necessary to locate the boundaries of the plat in relation to a section or quarter-section line, and which meets the accuracy requirements of the Missouri Minimum Standards for Property Boundary Surveys, as adopted and amended by the Missouri Board for Architects, Professional Engineers, professional Land Surveyors, and Landscape Architects.
- Coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.
- All linear and angular dimensions of all streets, alleys, lots, utility easements, sanitary sewer and surface water drainage easements, or other areas on the plat.
- Dimensions, number, and area of all lots on the plat.
- All radii, arcs, chords, points, tangency, bearings, deflection angles, and central angles for all curves and rounded corners on the plat.
- Names and right-of-way width of each street or other right-of-way.
- Location, dimensions and purpose of all easements.
- Location and description of all monuments, all street, alley, lot, or other area corners and intersections, and all perimeter corner or angle points.
- Reference to recorded subdivision plats of adjoining platted land by book and page.
- Certification by Missouri registered land surveyor as to accuracy of survey.
- Statement by a registered abstractor or licensed attorney certifying the owner has title to land being subdivided.
- Statement by owner dedicating all streets, rights-of-way, easements, and any other areas for public use.
- Statement by owner certifying that all taxes and assessments owing to the property are paid in full.
- Title, scale, north arrow, and date.
- Such other certificates, affidavits, endorsements, or dedications as may be required by applicable codes, ordinances and/or statutes pertaining to zoning, dedicated streets, and drainage facilities.
- Electronic files including all final plat data upon request of the City