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## **EXEMPTION PLAT APPLICATION**

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1371

**FOR OFFICE USE ONLY**

Date of Submittal: \_\_\_\_\_

Final Plat Processing Fee: **\$325.00**

Submittal Received by: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Fees Received by: \_\_\_\_\_

**CONTACT INFORMATION**

**Property owner:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**Engineer (if applicable):** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**Surveyor (if applicable):** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**Property owner representative:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**PROJECT INFORMATION**

**Project name:** \_\_\_\_\_

General location of the property: \_\_\_\_\_

Size of the subject property: \_\_\_\_\_ acres      Number of lots: \_\_\_\_\_

Surrounding land uses: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ district

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## SUPPORTING MATERIALS

Exemption plat applications shall contain, at a minimum, the following supporting materials through the approval process:

**Exemption Plat.** The Exemption Plat prepared at a scale of not less than one (1) inch equals one hundred (100) feet, with all dimensions shown in feet and decimals thereof will be required for final approval prior to recordation. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map, with vicinity and index maps appearing on the first of the serially numbered sheets. Exemption Plats must show trails, roads, sidewalks and other public as well as private facilities. All roads, trails, and paths shall be in compliance with County standard cross sections. The Exemption Plat submission must conform in all major respects to the Final Plat as previously reviewed and approved by the Planning Commission and County Council as applicable. Post meeting Exemption Plat submissions for recordation shall include all information listed below, delineated in permanent ink on waterproof tracing cloth or mylar for recordation and submitted in an electronic format:

- **Title Block & Location.** A title block showing the name of the proposed subdivision and its location by quarter-quarter section, section, township, range, principal meridian, City, county, and state;
- **Direction, Scale, and Title.** A north point, both graphic and written scales, and a title shall be placed on the final plat;
- **Vicinity Map.** A vicinity map that locates the proposed subdivision within its Township and the Section, shows major roads and watercourses adjacent to or near the subdivision, and shows the boundaries of and recorded names of adjacent or nearby subdivisions and lots;
- **Control Points.** The point of beginning for the survey, which shall be tied to a section or quarter-section corner, and the location and a description of all existing monuments found during the course of the survey and the total area of the subdivision in acres;
- **Boundary Lines and Bearings.** Tract boundary line sufficient to locate the exact area proposed for subdivision, rights-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites with accurate dimensions, bearings and deflection angles, and radii, arcs and central angles of all curves shall be placed on the final plat;
- **Basis of Bearing.** The basis of bearing shall be shown on all plats and shall be based upon two Government Land Office (GLO) monuments. Monuments used shall be part of the approved County control network;
- **Acreage and Tables.** The acreage of each lot and a table showing the total number of lots, total acreage of the subdivided area, the total acreage in lots, the average lot size, the total acreage in streets, the total acreage of any parcels dedicated to public use or held in common by the lot owners;
- **Streets.** Name and right-of way width of each street or other right-of-way shall be placed on the final plat;
- **Easements.** Location and dimensions of all easements shall be placed on the final plat;
- **Lot and Block Numbers.** Number to identify each lot and each block, and the dimensions of lots and blocks, shall be placed on the final plat;
- **Purpose of Sites.** The purpose for which sites, other than residential lots, are dedicated or reserved shall be placed on the final plat;
- **Building Lines.** Minimum building setback lines when required or approved by the Planning Commission shall be placed on the final plat;
- **Monuments.** Location and description of monuments shall be placed on the final plat. Monuments shall include centerline monuments at all curve points and intersections.
- **Adjacent Land.** References to recorded subdivision plats or adjoining platted land by record name shall be placed on the final plat.
- **Surveyor's Certificate and Legal Description.** A legal description and surveyor's certificate in the following form, shall be placed on the final plat:

*"KNOW ALL MEN BY THESE PRESENTS:*

*That I, \_\_\_\_\_, do hereby certify that I am a registered Utah Land Surveyor, and that I hold certificate No. \_\_\_\_\_ as prescribed under the laws of the state of Utah, and I further*

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*certify that under the authority of the owners, I have made a survey of those lands as shown here on and described below, and that I have subdivided said tract of land into lots and streets, hereafter to be known as \_\_\_\_\_ and that same has been correctly surveyed and staked on the ground as shown on this plat.”*

\_\_\_\_\_  
Signature

- **Approval Certification.** Certification of approval by the Planning commission and County Council, in the following form, shall be placed on the final plat.

*“APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the Grand County Council.”*

\_\_\_\_\_  
Chairman Signature

\_\_\_\_\_  
County Recorder Signature

- **Street Intersections.** The location of the point of intersection and points of tangency of street intersections, and the bearing and distance of each street rights-of-way center line and the location of each street monument shall be placed on the final plat;
- **Plat Identification & Date.** A positive reference and identification of the plat and date of the plat shall be placed on the final plat;
- **Dedication Certificate.**
  1. The property owner’s certificate or deed of dedication shall be placed on the final plat. The dedication deed or certificate of dedication shall be executed by all persons, firms or corporations owning an interest in the property subdivided and platted, and shall be acknowledged in the manner prescribed by the laws for the State of Utah for conveyances of real property. In the case of surface lien holders, they may execute a subordination agreement subordinating their liens to all public streets, alleys, parks, school sites and any other public areas shown on the plat of such subdivision as being set aside for public uses and purposes. The dedication deed or certificate of dedication shall, in addition to the above requirements, contain the following:
  2. An accurate description of the tract of land subdivided.
  3. A statement and express representation that the parties joining in such dedication are the sole owners of such tract of land.
  4. An express dedication without reservation to the public for public use; the streets, trails, rights-of-way, school site and any other public areas shown on the attached plat.
  5. A positive reference and identification of the plat of such subdivision, date of plat and surveyor or engineer responsible for the survey.

**Applicant Statement.** A statement by the Applicant explaining the rationale for the exemption plat request relative to the issues for consideration (please see items A-H below) imposed by Sec 9.9.3 (Grand County LUC).

### **Sec. 9.9.3 Exemption Plats**

Exemption plats shall meet all requirements of this LUC for Final Plat, provided, however, that the County Council may approve such exemption plat without notice or hearing where the boundary or plat amendment is solely for one (1) or more of the following purposes and does not remove any covenants or restrictions or increase the number of lots.

- A. The purpose is to correct an error in any course or distance shown on the prior plat.
- B. The purpose is to add any course or distance that was omitted on the prior plat.
- C. The purpose is to correct an error in the description of the real property shown on the prior plat.
- D. The purpose is to indicate monuments set after death, disability, or retirement from practice of the engineer or surveyor responsible for setting the monuments.

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- E. The purpose is to show the proper location or character of any monument that has been changed in location or character or that originally was shown at the wrong location or incorrectly as to its character on the prior plat.
  - F. The purpose is to correct any other type of clerical error or omission in the previously approved plat.
  - G. The purpose is to correct an error in courses and distances of lot lines between 2 adjacent lots where both lot owners join in the application for amendment and neither lot is abolished, provided that such amendment does not have a material adverse effect on the property rights of the owners in the plat.
  - H. The purpose is to relocate a lot or boundary line in order to cure an inadvertent encroachment of a building or improvement on a lot or boundary line or on an easement.

**APPLICANT CERTIFICATION**

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Grand County Land Use Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I also agree to allow the Staff, Planning Commission, County Council, or appointed agent(s) of Grand County to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_