

Application for Final Plat



Building the Best Hometown in America®

City of Alliance
 Community Development Department
 P.O. Box D – 324 Laramie Avenue
 Alliance, NE 69301
 308-762-5400 / Fax 308-762-7848

Name of Applicant		Daytime Phone #	
Address	City	State / Zip	
Name of Property Owner <i>(Owner of Record ONLY)</i>		Daytime Phone #	
Address	City	State / Zip	
Name of Property Owner <i>(Owner of Record ONLY)</i>		Daytime Phone #	
Address	City	State / Zip	
Reason for requesting a Final Plat	_____ _____ _____		
The applicant hereby consents to the provisions of Chapter 107 of the Alliance Municipal Code. A summary of the submittal requirements has been included on the final pages of this application. To ensure timely processing, please make sure that all required material has been submitted with the application and all necessary information is shown on the Final Plat.			
Signatures:			
_____	Date	_____	Date
Applicant		Owner of Record	
_____	Date	_____	Date
Applicant		Owner of Record	

Shaded Area for Office Use Only		
Date Received _____	Filing Fee - \$150.00 <input type="checkbox"/> Yes <input type="checkbox"/> No	Received By _____
Total Acreage or Sq. Footage _____	Mylar / 7 Paper Copies Included? <input type="checkbox"/> Yes <input type="checkbox"/> No	Date of Public Hearing _____
Receipt # _____	Zoning District _____	Number of Lots _____
Has a variance, rezoning, or a conditional use permit been granted for this property? <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, list the case number _____
Comments: _____ _____		
<i>CHECKLIST - (Items to be included on the Final Plat)</i>		
<input type="checkbox"/> 1) 1 Mylar and 7 paper copies.	<input type="checkbox"/> 9) Lots shall be numbered clearly. If blocks are to be numbered or lettered, these shall be shown clearly in the centre of the block.	
<input type="checkbox"/> 2) Prepared by a Surveyor licensed by the State of Nebraska.	<input type="checkbox"/> 10) The exact locations, widths, and names of all streets to be dedicated.	
<input type="checkbox"/> 3) Scale of 1" = 100' or a scale that is easily read and reproduced.	<input type="checkbox"/> 11) Locations and width of all easements to be dedicated and their designated purpose.	
<input type="checkbox"/> 4) Sheet size of at least 8.5" X 14" but no more than 24' X 36".	<input type="checkbox"/> 12) Building lines on front and side streets in residential areas, including dimensions.	
<input type="checkbox"/> 5) The name of the subdivision present on the plat.	<input type="checkbox"/> 13) Name and address of developer, surveyor making the plat, and the owners of record at the time of submittal, plus any lien or mortgage holders of record at the time of submittal.	
<input type="checkbox"/> 6) Descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions of second-order-surveying accuracy. All calculations shall be furnished showing bearings and distances of all boundary lines and lot lines and the square foot area of each lot.	<input type="checkbox"/> 14) Scale of plat (the scale to be shown graphically and in feet per inch), date, and north arrow.	
<input type="checkbox"/> 7) Location of boundaries shall be shown in reference to existing official monuments or the nearest established street lines, including true angles and distances to such reference points or monuments.	<input type="checkbox"/> 15) Statement dedicating all easements, lots or tracts, streets, and other public property, properly signed and acknowledged by appropriate persons, surveyors, certification, and other language as shown on the following page.	
<input type="checkbox"/> 8) Location of lots, streets, public highways, alleys, parks, and other features with accurate dimensions in feet and decimals of feet, with the length and radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines.	<input type="checkbox"/> 16) A Surveyors certificate stating that permanent monuments have been or shall be placed at all boundary, block, and lot corners. The certificate shall be executed by a registered land surveyor licensed in the State of Nebraska.	

- (1) Legal description. Insert the accurate legal description of the property being subdivided.
- (2) Dedication: The undersigned owners, mortgage, and/or lien holders of the property described herein have the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as NAME OF SUBDIVISION. It shall be sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the center of the lot followed by the block number appearing near the center of the respective blocks followed by the words: NAME OF SUBDIVISION.

An easement or license is hereby granted to the City to locate, construct, and maintain, and to authorize the location, construction, maintenance, and use of conduits, for all and any purpose, water, gas, and sewer mains, poles, wires, anchors, and appurtenances thereto, or any or all of them upon, under and along the strips of land outlined on this plat and designated "utility easement" or "U.E."

A "drainage easement" or "D.E." or license is also hereby granted to the City to locate, construct, and maintain, and to authorize the location, construction maintenance, and use of surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "drainage easement."

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

Building lines are hereby established as shown on this plat and no building front shall be built or otherwise located in front of or behind this line.

In testimony whereof, the undersigned have hereunto set their hands this _____ day of _____, 20 _____.

Property Owner

Property Owner

Lien or Mortgage Holder

STATE OF NEBRASKA)
) SS.
COUNTY OF BOX BUTTE)

On this _____ day of _____, 20____ before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said county and state the day and year last written above.

Notary Public

My Commission expires:

The foregoing plat was approved by the Planning Commission of the City of Alliance, Nebraska this _____ day of _____, 20 _____.

Planning Commission Chair

The foregoing plat and dedication was approved and accepted by the City Council of the City of Alliance, Nebraska, this _____ day of _____, 20 _____.

Ordinance Number

Mayor

City Clerk

A Surveyors certificate stating that permanent monuments have been or shall be placed at all boundary, block, and lot corners. The certificate shall be executed by a registered land surveyor licensed in the State of Nebraska. Surveyors certificate to be as follows:

I hereby certify that this plat was made by me or under my direct personal supervision and that permanent monuments shall be set or have been set at all boundary, block, and lot corners in accordance with Section 107-147.

Registered Land Surveyor

Nebraska L.S. #