



Subdivision
Final Plat Application

200 S. Whitley Drive/P.O. Box 324 Fruitland, Idaho 83619 Phone: 208-452-4946

Danny Little, Zoning Administrator
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Residential

Commercial

Industrial

NAME OF SUBDIVISION: _____

APPLICANT: _____

Address: _____

Mailing Address: _____

Telephone: _____ Cell: _____ Fax: _____

E-mail: _____

FILING CAPACITY:

- Recorded property owner as of _____ (Date)
- Purchasing as of _____ (Date)
- Leasing property as of _____ (Date)
- Authorized agent of any of the foregoing, duly authorized in writing.
(Written authorization must be attached.)

ENGINEER/ARCHITECT:

Name: _____

Address: _____

Telephone: _____ Cell: _____ Fax: _____

E-mail: _____

CONTACT PERSON: _____

I hereby request this application for a final plat to be processed for consideration.

Applicant's Signature: _____ Date: _____

FINAL PLAT

The final plat shall be prepared in accordance with the preliminary plat as approved and in accordance with Idaho Code Title 50, Chapter 13 and the provisions set forth in the Fruitland Land Use & Development Ordinance. The final plat shall clearly show the following:

- The exterior boundary of the platted tract shall show distance and bearing ties to the primary control monuments. Primary control points, approved by the city engineer, or a description and ties to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referenced. Such primary control points must include either a section corner, quarter section corner or meander corner according to government survey.
- Location and description of monuments.
- Show all tract boundary lines, property lines, lot lines and right of way lines of streets, easements and other rights of way. Lines shall be labeled with accurate dimensions in feet and decimals thereof and bearings in degrees, minutes and seconds, relative to the established basis of bearings. Curves shall be shown with radii, arc length and chord lengths in feet and decimals thereof; central angles, and chord bearings in degrees, minutes and seconds.
- Names and locations of adjoining subdivisions. Adjoining parcels which are not subdivisions shall be labeled “unplatted”.
- Name and right of way width of each street or other right of way.
- The location, dimensions and purposes of all easements.
- The blocks numbered consecutively throughout the entire subdivision and lots numbered consecutively throughout each block, with areas to be excluded from platting marked “Reserved” or “Not a Part”.
- The outline of any property, other than streets or alleys, by lengths and bearings, with the area marked “Public” and showing the proposed use.
- A title which shall include the name of the subdivision, name of the city, county and state, and the location and description of the subdivision referenced to section, township and range.
- Scale, north arrow. Drawing scale shall be shown by a graphic bar scale and text indicating the number of feet in an inch on the drawing, i.e., scale: One inch equals sixty feet (1” = 60’). Also include a “basis of bearing”.
- Location, width and name of all existing or platted streets or other important features, such as the general outline of the following: existing buildings, watercourses, power lines, telephone lines, railroad lines, any existing easements, municipal boundaries, section lines and restrictive covenants as required or assured. Existing easements shall be labeled with the recording instrument number found in the county clerk’s office. Restrictive covenants shall be noted with the recording instrument number found in the county clerk’s office, or, if no restrictive covenants are filed for the subdivision, a note stating that: *No restrictive covenants have been established or adopted for this subdivision at the time of first recording.*
- Certification by a professional land surveyor preparing said plat certifying the accuracy of the survey and plat shall appear on the front said plat.
- Certificate of the owner, including dedication of all streets, rights of way and any sites for public use and grant on any existing or proposed easements.
- Certificate of the county surveyor and engineer verifying the plat meets the requirements of state law and provisions set forth in the Fruitland City Code, Title 10.
- Certificate of the city clerk verifying the final plat complies with state law, Idaho Code Title 50, and with the provisions set forth in the Fruitland City Code, Title 10.
- Certificate of the city clerk verifying city council approval of the final plat and acceptance of streets, alleys, easements and public land dedications.
- Certificate of the county treasurer verifying that all taxes and levies against said property are currently paid, prior to filing of said plat, and pursuant to Idaho Code.

FINAL PLAT APPLICATION CHECKLIST

- Completed application.
- Two (2) sets of prints of final plat.
- One 11” x 17” copy of final plat.
- Complete construction drawings and specifications for all proposed improvements.