



City of Nebraska City

1409 Central Avenue
Nebraska City, NE 68410-2223

HOME OF ARBOR DAY

Final Plat Application

Name of Subdivision: _____

Location: (Street address): _____ Applicable Zoning District(s): _____

Legal Description: (legal description may be an attachment): _____

Owner: _____ Owner(s): _____

Address: _____ Address: _____

Owner's Telephone: (____) _____ Owner's Telephone: (____) _____

Owner's Signature: _____ Owner's Signature: _____

Owner's Email: _____ Owner's Email: _____

Surveyor: _____ Engineer: _____

Address: _____ Address: _____

Surveyor's Telephone: (____) _____ Engineer's Telephone: (____) _____

Surveyor's Email: _____ Engineer's Email: _____

Date Application Submitted: _____

CHECKLIST: (*words in italics are references to applicable Sections of Nebraska City, Nebraska Subdivision Ordinance*)

_____ Final plat conforms with the approved preliminary plat and any conditions of approval of such plat (*Section 503.01*).

_____ If Subdivider is seeking financial participation by the City for subdivision improvements, subdivider has petitioned City Council regarding such financial participation and executed appropriate agreements with the City Council. (*Sections 503.05 Subsection H and 712.05*)

_____ 10 copies of final plat submitted 15 days prior to Planning Commission meeting (*Section 503.01*)

_____ 4 copies of supplemental information on final plat submitted 15 days prior to Planning Commission meeting (*Section 503.05*)

_____ The name of the proposed subdivision, the acreage of the land in the final plat and the location of the land within the subdivision final plat by specific legal description indicating boundary lines with accurate lengths, angles and bearings based upon an accurate traverse. Said boundary lines shall be determined by a balanced and closed survey conducted in the field. (See Section 702) (*Section 503.04 Subsection A*)

_____ Final plat may include only a portion of the land area contained in the approved preliminary plat to facilitate phasing of the subdivision development (*Section 503.01*)

- _____ Final plat drawn to scale 50' or 100' per inch on sheet size not exceeding 11" x 17" (18" x 24" allowed if entire plat can be presented on it) *(Section 503.04)*
- _____ Names of the owners the land within the subdivision *(Section 503.04, Subsection B)*
- _____ Date, north point and graphic scale indicated on plat *(Section 503.04, Subsection C)*
- _____ The name of the surveyor and/or engineer who prepared the final plat *(Section 503.04, Subsection M)*
- _____ The name, location and dimensions in feet and hundredths of feet with bearings or deflection angles, radii, arcs and central angles of all curves of the rights-of-way of all streets, alleys and other rights-of-way, all lot lines and other sites, and building setback lines, if such building setback lines are to be in excess of these required by the applicable zoning regulations. *(Section 503.04, Subsection E)*
- _____ The radii, central angles, tangents, lengths of arcs, curvature angles at street intersections and a complete traverse of each street within and on the perimeter of the plat. *(Section 503.04, Subsection F)*
- _____ The location, dimensions in feet and hundredths of feet of all easements, together with an indication of the purpose or purposes of each easement. *(Section 503.04, Subsection G)*
- _____ All lake, pond, stream or river shore meander lines established by the surveyor indicating the high and low water marks. If any area within the plat is subject to flooding, the minimum floor elevation for each lot which is subject to flooding shall be indicated. *(Section 503.04, Subsection H)*
- _____ All lot and block numbers. *(Section 503.04, Subsection I)*
- _____ Accurate location, size, type and material of all monuments, an indication of whether such monuments were found or set and the elevation of at least one (1) such monument. *(Section 503.04, Subsection J)*
- _____ Accurate locations of any area to be dedicated or reserved for public use or acquisition with the purpose(s) indicated thereon. Any area to be reserved by covenant or deed restriction for the common use by the owners in the subdivision shall also be located and noted. *(Section 503.04, Subsection K)*
- _____ Restrictive covenants or deed restrictions applicable to the land contained in the plat, either placed directly on the plat or attached thereto. Such covenants or restrictions shall clearly indicate the disposition of all land within the plat with respect to liability, maintenance and other responsibility, and shall provide for the following items. *(Section 503.04, Subsection L)*
 1. Provisions for the prohibiting maintaining of nuisances.
 2. Provisions with reference to utility and drainage easements including the specific provision that any tree, shrub, fence or other structure or installation placed or allowed to grow in any easement shall be subject to the paramount right of the utility or city to install, repair, replace and maintain its installations and the utility and city shall not be liable for replacement or reinstallation of such trees, shrubs, fences or other installation placed or allowed to grow in such easement.
 3. Provisions for maintaining proper site distances at street and alley intersections, within and on the periphery of the subdivision, as set forth in Section 602.12 of this ordinance.
 4. Such other provisions as may be consistent with the use and protection of the subdivision, including provisions for the amendment and enforcement of the covenants or restrictions by any aggrieved property owner in the subdivision.
- _____ Each final plat shall also contain the following signature blocks for approval certifications:
 - Surveyor's Certification *(Section 503.04, Subsection M)*
 - Owner's Certification *(Section 503.04, Subsection N)*
 - Planning Commission & City Council Certification *(Section 503.04, Subsection O)*
 - Otoe County Treasurer Certification *(Section 503.04, Subsection P)*
 - Register of Deeds Certification *(Section 503.04, Subsection P)*

Fees:	Preliminary Plat (Minor)..... \$150.00 Preliminary Plat-Major (plus \$10.00 per lot over three lots)..... \$500.00 Administrative Plat..... \$50.00 Final Plat (Plus \$5.00 per lot over three lots)..... \$300.00 Third Party Engineering and Professional Review (Section 503.03)..... as invoiced
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