

**APPLICATION FOR SUBDIVISION PLAT
LINCOLN COUNTY, NEBRASKA**

Date: _____ Fee Paid \$ _____ File No. _____

<p>OWNER Name: _____ Address: _____ _____ Telephone: () _____</p>	<p>AGENT Name: _____ Address: _____ _____ Telephone: () _____</p>
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<p>SURVEYOR Name: _____ Address: _____ _____ Telephone: () _____</p>	<p>ANY OTHER ASSOCIATES Name: _____ Address: _____ _____ Telephone: () _____</p>
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LEGAL DESCRIPTION AND GENERAL LOCATION

NAME OF SUBDIVISION: _____ **NUMBER OF LOTS:** _____

Located in flood plain? Yes No Present Zoning _____ School District _____

- Submit a copy of the deed (Register of Deeds' Office in the Lincoln County Courthouse).
- Submit the subdivision plat to the Planning Office for filing
- All taxes and special assessments due and payable must be paid
- Submit Title Report
- The subdivision must be surveyed and certified by a Nebraska registered land surveyor. The surveyor will be responsible for making sure that all appropriate county and state regulations are complied with.

The Zoning Administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

The following names and signatures are all the parties that have any record, title, interest (which may include but are not limited to mortgage holders, contract holders, lease holders, etc.) in the land being subdivided:

_____ Date _____

_____ Date _____

_____ Date _____

Notice. The subdivision plat does not transfer ownership. Therefore, it is the responsibility of the property owners to have deeds prepared and filed for lots created by this subdivision.

(Copies of all regulations may be obtained from the Lincoln County Planning Department or on the Lincoln County website at www.co.lincoln.ne.us)

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SUBDIVISION PLAT TECHNICAL CHECKLIST

NAME OF FINAL PLAT: _____

LOCATION OF SUCH PLAT: _____

REQUIREMENTS OF FINAL PLAT

- Name of subdivision
- Complete drawing on one sheet if possible
- Drawn in ink or photographed on Mylar
- Signatures in black opaque ink
- Blank margin of ½ inch and outline
- Scale of one inch equals 10 feet or sufficient to show all required information clearly
- Number and total number of sheets - index sheet if more than two sheets
- Boundary of the subdivision shall be indicated
- Vicinity Map

CERTIFICATES AND ACKNOWLEDGMENTS

- Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- Surveyor's certificate with legal description written in meets and bounds
- Planning Commission approval certificate
- County Board approval and acceptance certificate
- Certificate of approval by County Highway Superintendent/County Engineer
- Certification of approval by the County Enforcement officer, when individual sewage disposal or water systems are to be installed
- Certification by the County Clerk that plat is approved for recording by County Clerk
- Certification that the Subdivider has complied with one of the following alternatives:
 - Improvements have been installed in accordance with requirements of the subdivision ordinance
 - A security bond or certified check filed with the County
 - Subdivision Improvements Agreement along with sufficient surety has been filed
- All affidavits, certificates, acknowledgments, endorsements, dedications, and notarial seals as are required by Law and the provisions of the zoning ordinance and subdivision regulations.

DATA REQUIRED ON THE FINAL PLAT

- Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
 - Bearings of lines
 - Radii, arcs and central angles of all curves with dimensions to the nearest second
- All dimensions shall be to the nearest .01 of a foot
- Meets or exceeds the "minimum standards of surveys"
- Location and description of monuments
- Lot numbers, square footage, outlot, block dimensions, and frontage dimensions
- Lot, outlot, and block identification system
- Areas reserved for public use - must clearly identify which are private and which are public
- If park land for use of public, must have an outlot letter and be included in the dedication
- If park land is private, must state so and provide maintenance agreement

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FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

- Purpose for which other than residential lots are dedicated or reserved
- Minimum building set back lines
- Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
 - Location
 - Names
 - Centerline
 - Centerline radius
 - Length and interior angle of horizontal curves
 - Tangent length
 - Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- Location, width and purpose of all easements (according to sub-division regulations)
- Location and identification of all section corners
- Total number of lots, outlots, and total number of acres in subdivision
- Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" - drawn to County standards
- Protective covenants, when required
- Any interest in the land surrounding the plat
- Changes in zoning that may have been made

REQUIRED ON EACH STREET

- Name of Subdivision
- Scale
- North arrow and graphic scale
- Date
- Sheet number and total number of sheet comprising the subdivision
- Location of Subdivision (first sheet only)

DOCUMENTS REQUIRED

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion
- Private restrictions or covenants, if necessary
- One reproducible copy and 3 copies of final plat for review prior to Planning Commission meeting. Other documents, including grading, drainage, utility plan and landscape/tree plan, will need to go to proper agencies and authorities.
 - [] County Engineer/County Highway Superintendent
 - [] Nebraska Department of Roads, if applicable
 - [] Power District
 - [] Natural Resource District
 - [] Sheriff's Department
 - [] Rural Fire District
 - [] Rural Water District, if applicable
 - [] School District
 - [] other

