

9-02.04 [Subdivision Plat]

9-02.04-10 [Submission of the Subdivision Plat]

Within one (1) year after approval of the tentative plan, the subdivider shall cause the subdivision or any part thereof to be surveyed and a plat prepared in conformance with the tentative plan as approved. The subdivider shall submit the original drawing, five (5) prints, and any supplementary information to the City. If the subdivider wishes to proceed with the subdivision after the expiration of the one (1) year period following the approval of the tentative plan, he must submit a new tentative plan and make any revision necessary to meet changed conditions.

9-02.04-20 [Information on Plat]

In addition to that required for the tentative plan or otherwise specified by law, the following information shall be shown on the plat:

- A.** Reference points of existing surveys identified, related to the plat by distances and bearings, and referenced to a field book or map as follows:
 - 1. Stakes, monuments or other evidence found on the ground and used to determine the boundaries of the subdivision;
 - 2. Adjoining corners of adjoining subdivisions;
 - 3. Other monuments found or established in making the survey of the subdivision or required to be installed by provisions of this chapter;
- B.** The exact location and width of streets and easements intercepting the boundary of the tract;
- C.** Tract, block and lot boundary lines and street right-of-way and center lines, with dimensions, bearings or deflection angles, radii, arcs, points of curvature and tangent bearings. Normal high water lines for any creek or other body of water. Tract boundaries and street bearings shall be shown to the nearest thirty (30) seconds with basis of bearings. Distances shall be shown to the nearest one hundredth (0.01) feet. No ditto marks shall be used;
- D.** The width of the portion of streets being dedicated and the width of existing rights-of-way. For streets on curvature, curve data shall be based on the street center line. In addition to the center line dimensions, the radius and central angle shall be indicated;
- E.** Easements denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference. If an easement is not definitely located of record, a statement of the easement shall be given. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the subdivision shall be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificates of dedication;
- F.** Lot numbers beginning with the number one (1) and numbered consecutively;
- G.** Identification of land to be dedicated for any purpose, public or private, to distinguish it from lots intended for sale;
- H.** Building setback lines, if any are to be made a part of the subdivision restrictions;

- I. The following certificates which may be combined where appropriate:
 1. A certificate signed and acknowledged by all parties having any record title interest in the land, consenting to the preparation and recording of the plat;
 2. A certificate signed and acknowledged as above, dedicating all land intended for public use except land which is intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants and servants;
 3. A certificate with the seal of and signed by the engineer or the surveyor responsible for the survey and final map;
 4. Other certifications now or hereafter required by law.

9-02.04-30 [Supplemental Information with Plat]

The following data shall accompany the plat:

- A. A preliminary title report issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises;
- B. Sheets and drawings showing the following:
 1. Traverse data including the coordinates of the boundary of the subdivision and ties to section corners and donation land claim corners, and showing the error of closure, if any;
 2. The computation of distances, angles and courses shown on the plat;
 3. Ties to existing monuments, proposed monuments, adjacent subdivisions, street corners and state highway stationing.
- C. A copy of any deed restrictions applicable to the subdivision;
- D. A copy of any dedication requiring separate documents;
- E. A list of all taxes and assessments on the tract which have become a lien on the tract;
- F. A certificate by the City Engineer that the subdivider has complied with the requirements of Section 9-02.06-10 and 9-02.06-20.

9-02.04-40 [Technical Plat Review]

- A. Upon receipt by the City, the plat and other data shall be reviewed by the City Engineer who shall examine them to determine that the subdivision as shown is substantially the same as it appeared on the approved tentative plan and that there has been compliance with provisions of the law and of this code.
- B. The City Engineer may make such checks in the field as are desirable to verify that the map is sufficiently correct on the ground and his representatives may enter the property for this purpose.
- C. If the City Engineer determines that full conformity has not been made, he shall advise the subdivider of the changes or additions that must be made and shall afford the subdivider an opportunity to make the changes or additions.

9-02.04-50 [Approval of the Plat]

Upon receipt of the plat with the approval of the City Engineer, the Planning Commission shall determine whether it conforms with the approved tentative plan and with these regulations. If the Planning Commission does not approve the plat, it shall advise the subdivider of the changes or additions that must be made and shall afford him an opportunity to make corrections. If the Planning Commission determines that the plat conforms to all requirements it shall give its approval, provided supplemental documents and provisions for required improvements are satisfactory. Approval shall be indicated by the signature of the chairman of the Planning Commission. The approval of the plat does not constitute or affect an acceptance by the public of the dedication of any street or other easement shown on the plat.

9-02.04-60 [Filing of Plat]

A subdivider shall, without delay, submit the plat for signatures of other public officials required by law. Approval of the plat shall be null and void if the plat is not recorded within ninety (90) days after the date the last required approving signature has been obtained.

9-02.04-70 Expedited Land Divisions

A. An Expedited Land Division ("ELD") shall be defined and may be used as provided under ORS 197.360 through 197.380.

1. Selection. An applicant who wishes to use an ELD procedure for a partition, subdivision or planned development instead of the regular procedure type assigned to it, must request the use of the ELD in writing at the time the application is filed, or forfeit his/her right to use it;
2. Review procedure. All applications for Expedited Land Divisions shall comply with ORS 197.360 through 197.380 and the [city] Comprehensive Plan; ORS 197.360 through ORS 197.380 details the criteria, application and notice requirements, and action and appeal procedures for expedited land divisions.
3. Appeal procedure. An appeal of an ELD shall follow the procedures in ORS 197.375. Where the City has not otherwise appointed a hearings officer (referee) for such appeals, and the City Attorney is a Contractor (not a city employee), the City Attorney shall serve as the referee for ELD appeals.