



CITY OF SPEARFISH

625 Fifth Street, Spearfish, South Dakota 57783

FINAL PLAT CHECKLIST

Date: _____

Abbreviated Legal: _____

The following items must be completed to meet the requirements of the City of Spearfish Subdivision Regulations *per Section 15A-24, 15A-41 and 15A-42*. **Applicant** is to **checkmark** according to completed items; the **City's plat reviewer** will **initial** accordingly.

	Applicant	City
All required plat certificates, seals & signatures (if any of the wet stamps are illegible the plat will not be accepted by the City of Spearfish). *No ink pens to be used*		
Closure calculation sheets provided by surveyor for lots/blocks, right-of-ways, survey ties, etc.		
Title block on all sheets with: Prepared By Business name of firm and/or surveyor & sheet designation for multiple sheets.		
The final plat shall be drawn to scale of not more than 1" = 100', scale (scale noted & shown graphically).		
Name & legal description of subdivision.		
Name & address of the owner and/or sub-divider.		
North arrow & date of drawing.		
Basis of bearing statement. (NO SD State Plane Coordinates) .		
Legend or Key		
An accurate vicinity map of the subdivision in reference to the real estate records of the county.		
The boundary lines (indicated with by a heavy solid line) with accurate distances and bearings, the exact location & widths of all existing or recorded streets & ways intersecting the boundary of the tract.		
Streets, alleys & other ROW lines together with approved names and width.		
The length of all arcs, radii, internal angles & points of curvature. (Curve data to include radius, arc length, delta, chord length & chord direction)		
Show all block indications, lot numbers & lot lines with accurate dimensions in feet & hundredths, & bearings or angles in degrees, minutes & seconds.		
City of Spearfish Plat Note: 5' Public Utility Easement is hereby dedicated along the interior side of all lots lines on this plat. (If not being shown graphically).		
3 Mile Plat Note: 5' Utility Easement is hereby dedicated along the interior side of all lots lines on this plat. (If not being shown graphically).		
Show all existing & proposed easements & ROW provided for public services, utilities or access & any limitations of the easements.		
Monuments shall be located and/or set at each angle and curve point on the outside boundary lines of the plat, at all block corners and at all intermediate points on the block lines indicating a change of direction in the lines. The plat shall indicate that the monuments have been set or found with the material & size of all monuments.		
The designation of easements & rights of-way & all property which is offered for dedication for the public use, with the purpose indicated thereon, & of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.		
Private access easements shall specify the legal description for which access is being dedicated to, for the use of and benefit of.		
Area Summary: Total Platted Area, Lot Area, Dedicated ROW Area, & Remaining Acreage		
If document numbers, book and page and plat numbers are being referenced on the plat, the reference needs to match the recorded source.		
For parcels with existing structures, submit a separate exhibit indicating dimensions between existing structures & all proposed property lines.		
FEMA floodplain note: The property shown on this plat is subject to Zone AE, A, and/or X Shaded Special Flood Hazard Areas as shown on FIRM of Lawrence County, South Dakota and Incorporated Areas. Community Panel Number _____		
Effective Date: _____		

