



Short Plat Map Requirements

Applications to subdivide land into four or less parcels shall submit a map prepared and stamped by a licensed surveyor including the following on the preliminary plat:

- Scale (between 1"= 50' and 1"= 200') and north arrow
- Name of subdivision
- The signatures of the owner or owners and surveyor of the land to be subdivided
- Location and names of all public or private roads, utilities and community facilities
- Proposed short subdivision specifying all lot and road dimensions, the location of primary control points, the location of all permanent monuments, the length and bearing of all straight lines, curves, radii, arcs, and semi-tangents of all curves
- If the short subdivision constitutes a re-subdivision, all lots, blocks, streets and other divisions of the original subdivision shall be shown by dotted lines in their proper positions in relation to the new arrangement of the short subdivision
- Short subdivisions including dedications shall include dedications pursuant to Sections 16.08.170 and 16.08.180

After approval of the preliminary plat, the final plat shall include the following:

- Name of the short subdivision, date, north pointing arrow and scale
- Boundary lines of the short subdivision tract, with courses and distances marked thereon, as determined by a registered survey made by a professional land surveyor registered in the state, and determined by him to close with an error of not more than one foot in five thousand feet
- Lines, including centerlines, and names for all street rights-of-way, other ways, easements and areas intended for public use or granted for use of inhabitants of the short subdivision
- The length and bearing of all straight lines, curves, radii, arcs and tangents of curves
- Exact width and purposes of rights-of-way, street pavements width and easements (utility, street, access, etc.)
- Dimensions along each line of every lot in feet and decimals of a foot to the nearest hundredth, with the true bearings, and any other data necessary for location of any lot line in the field
- Primary control points and all permanent monuments found or established in accordance with this article, with descriptions and ties to such control points and to

which all dimensions, angles, bearings and similar data given on the short plat shall be referred

- Section and donation land claim lines within and adjacent to the subdivision
- The front yard setback line for every lot in accordance with the zoning ordinance
- The names of all subdivisions immediately adjacent to the short subdivision
- A metes and bounds legal description of the subdivided tract
- All dedications of land shown clearly and precisely on the face of the short plat
- All open space, facilities and improvements reserved for use of the short subdivision residents and restrictions on their use shown clearly and precisely on the face of the short plat
- Statement of the covenants restricting use of short subdivision property or reference to the volume and page where recorded separately
- Reference points to base flood elevations with the base flood elevations listed
- Dedication, Acknowledgement and Endorsement. The following information shall appear on the final short plat:

1. Know all men by these presents _____, the undersigned, as the owner(s) in fee simple of the land hereby short subdivided, hereby declare(s) this subdivision and dedicate(s) to the use of the public forever, all streets and easements of whatever public property there is shown on the plat and the use thereof for any and all public purposes; also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on this short plat in the reasonable original grading of all streets, shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this _____ day of _____, 20____.

(Signed) _____

2. STATE OF WASHINGTON)
) ss
 COUNTY OF COWLITZ)

THIS IS TO CERTIFY THAT on ___ the day of _____ 20____, before me, the undersigned, a Notary Public, personally appeared _____, to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that _____(he/she/they) signed and sealed the same as _____(his/her/their) free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year last above written.

NOTARY PUBLIC in and for the State of Washington, residing at _____

3. I HEREBY CERTIFY THAT the short subdivision of _____ is based on actual survey and short subdivision of Section _____, Township _____ North, Range _____, W.M., that the distances and courses and angles are shown thereon correctly; that proper monuments have been set and lot and block corners staked on the ground. _____ (Seal)

Professional Land Surveyor

4. I HEREBY CERTIFY THAT the taxes on the land described hereon have been paid to date, including the year _____.

DATED: _____

(Signed) _____

Cowlitz or Clark County Treasurer

(Signed) _____

Deputy Treasurer

5. EXAMINED AND APPROVED this _____ day of _____, 20____.

(Signed) _____

Public Works Director

6. Filed for record at the request of this _____ day of _____, 20____, at _____ minutes past _____, and recorded in Volume _____, of Plats, on page _____, Records of Cowlitz or Clark County, Washington.

(Signed) _____

Cowlitz or Clark County Auditor

(Signed) _____

Deputy Auditor