



Final Subdivision Requirements

For the final process of subdivision of land into five or more parcels (after preliminary approval), applicants shall submit the following information:

- Final Plat including the following:
 - Name of the subdivision, date, north pointing arrow, and scale
 - Boundary lines of the subdivision tract, with courses and distances marked thereon, as determined by field survey made by an engineer or 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 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 pavement width and easements
 - 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 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 subdivision
 - A metes and bounds legal description of the subdivided tract
 - All dedications of land shown clearly and precisely on the face of the plat
 - All open space, facilities and improvements reserved for use of the subdivision residents and restrictions on their use shown clearly and precisely on the face of the final plat
 - Statement of the covenants restricting use of 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, Acknowledgment, and Endorsement. The following information shall appear on the final plat:

- Know all men by these presents that _____, the undersigned, as the owner(s) in fee simple of the land hereby subdivided, hereby declare(s) this subdivision and dedicate(s) to the use of the public forever, all streets and easements or 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 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) _____

- 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 _____

- I HEREBY CERTIFY THAT the subdivision of _____ is based on actual survey and 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)

Licensed Land Surveyor

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

DATED: _____

(Signed) _____

Cowlitz County Treasurer

▪ (Signed) _____

Deputy Treasurer

▪ EXAMINED AND APPROVED this day of 20__.
(Signed) _____ (Seal)

Public Works Director

▪ EXAMINED AND APPROVED this ___ day of 20___, WOODLAND
PLANNING COMMISSION.

ATTEST:

(Signed)

Secretary

Chairman

▪ EXAMINED AND APPROVED this ___ day of 20__.
WOODLAND CITY COUNCIL

(Signed) _____

Mayor

ATTEST:

(Signed) _____

▪ Filed for record at the request of _____ this _____ day of _____,
20___, at ___ minutes past _____ o'clock __.M., and recorded in
Volume _____, of Plats, on page _____, Records of Cowlitz County,
Washington.

(Signed) _____

Cowlitz County Auditor

(Signed) _____

Deputy Auditor

- Copy of any deed restrictions and restrictive covenants proposed by the subdivider
- Title report issued by a title insurance company showing all parties whose consent is necessary and their interest in the premises and listing all encumbrances

- "As-built" plans of such required improvements as have been completed, unless other arrangements are made to guarantee that "as-built" plans will be submitted
- Complete survey and field and computation notes
- If required improvements have not been completed, a plat performance bond or other security conforming to Chapter 16.12
- If a local improvement district is proposed, a petition for creation of the district, unless the city council in approving the preliminary plat indicated it would create a district by resolution