FINAL SHORT PLAT

10/2/2016

The surveyor is responsible for verifying and accurately depicting the location and dimensions of property lines, rights-of-way, and easements. The City may require additional information as needed. For preparation information, see description sheet #1, *Standards for Plans and Drawings*. If there are any questions concerning your application submittal, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 a.m. to 4 p.m.). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

A Short Plat is defined as a Land Boundary Survey (W.A.C. 332-130) and must be prepared by a professional land surveyor registered in the State of Washington, using these standards:

1. All land surveys submitted for land use approval shall be rotated to the *Washington Coordinate System NAD83(2011) - North Zone,* and noted accordingly as the Basis of Bearings on the mapping.
2. All lot corners shall be monumented and field tied to at least two (2) City of Bellevue Survey Control Network monuments. Survey Control Data Cards are available on-line, or from the survey staff (425-452-4385).
3. Final Short Plat drawings must be prepared on the City of Bellevue drawing title block. AutoCAD compatible drawing files are available on-line, or from the survey staff (425-452-4385).

A Short Plat is a **recorded** survey and must comply with all requirements of R.C.W. 58.09 (Survey Recording Act) and W.A.C. 332-130-050 (Survey Map Requirements). The following additional items shall also be included:

A. Legal description(s) of the parcels to be short subdivided, verbatim from a current title report.

B. All existing lots, tracts, parcels, right-of-ways, and easements shown in light or medium line weights using various dashed line types.

C. Recording numbers and brief description of any easements, maintenance agreements, covenants, restrictions, etc. affecting the subject property.

D. Final lots shown with heavy line weights and solid lines, with lot and tract designations and areas in square feet.

E. Sufficient geometry to accurately locate all lots, tracts, parcels, and easements.

F. Label each lot line as F(front), S(side) and R(rear) for setback designation.

G. Specific identification on the short plat of the intended use and ownership for each auxiliary tract or easement.

H. Owner’s Certificate and Dedication signed and acknowledged before a notary public by all parties having any ownership interest in the lands to be short subdivided. **All stamps and signatures must be in permanent black ink.**