

# CHECK LIST FOR SUBDIVISION PLAT REVIEW

(Iowa Code Section 354.8)

**PLEASE ATTACH THIS CHECK LIST TO SUBDIVISION PLAT WHEN PRESENTED TO RECORDER FOR RECORDING!**

Name of Subdivision \_\_\_\_\_

DATE \_\_\_\_\_

	Yes	No	N/A
IS THIS PROPERTY WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF <b>NEWTON CITY</b> CORPORATE LIMITS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IF PROPERTY IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION, HAS THE <b>CITY OF NEWTON</b> REVIEWED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IF LOT IS IN COUNTY JURISDICTION DOES IT MEET THE 2 NET ACRES REQUIREMENT TO BUILD ON?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Does the subdivision plat have a succinct name that is unique?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the subdivision plat include an accurate description of the land included in the plat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Does the subdivision plat give reference to two section corners within the United States public land survey system, or if the plat is a subdivision of any portion of an official plat, does it show two established monuments within the official plat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are lots assigned a progressive number?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are the streets, alleys, parks, open areas, school property, other areas of public use, assigned a progressive letter, and is the proposed use clearly designated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are there strips of land being reserved by the subdivider? If yes, for what purpose?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Is there sufficient information (dimensions, angles, bearings) to accurately establish the boundaries of each lot, street, and easement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the purpose clearly stated for any easements shown on the plat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. If the subdivision plat lies within more than one quarter quarter, is the acreage shown for assessment and taxation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Is the area of each lot shown correctly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Is the proper scale and bar scale shown clearly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Does the plat include a north arrow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Are previously recorded boundaries (bearings and lengths) noted on the plat, where they vary from the measured data?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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| 14. Does the plat show and identify all monuments necessary for the location of the lots and does it indicate whether the monuments were found or placed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Are the distances shown in feet to at least the nearest one-tenth of a foot?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the curve data stated in terms of radius, central angle, and length of curve?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Is the unadjusted error of closure less than one in ten thousand for the subdivision boundary, and less than one in five thousand for individual lots? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Any interior parcels excepted from the subdivision plat, shall be clearly labeled "not a part of this subdivision"                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Are adjoining properties identified?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Is the subdivision plat signed and dated by a registered land surveyor?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Does the plat conform to Iowa Code sections 354.6, 354.11, and 355.8?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |