

ORDINANCE NO. 2618

AN ORDINANCE AMENDING CHAPTER 17.15 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "REQUIREMENTS FOR PLATS AND SITE PLANS"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 17.15 of the Moses Lake Municipal Code entitled "Requirements for Plats and Site Plans" is amended as follows:

17.15.030 Specific Plat Requirements: Final plats shall include all survey map requirements required by state law, all requirements pertaining to the preliminary subdivision approval, and the following specific items.

- A. A title box shall be on all sheets of the plat, and shall identify the business name of the firm or land surveyor that performed the survey.
- B. Each sheet of the plat shall have a sheet identification number such as "Sheet 1 of 2".
- C. Each sheet shall have an identical heading at the top of the sheet. The heading shall be written per the following format, with modifications approved such that an accurate description is provided for the underlying property:

(Name of the subdivision) Short Plat (or Major Plat)

If applicable - A Replat of (list the underlying subdivision; or the portion thereof, with lot and block numbers)

A Portion of the _____ 1/4 of the _____ 1/4 of Section _____, Township _____ N., Range _____ E. WM., Moses Lake, Grant County, Washington.

- D. The Grant County Auditor's Certificate shall be on sheet 1 as follows:

GRANT COUNTY AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, _____ at _____ O'clock _____ M. in Book _____ of Plats (or Short Plats) at Pages _____ through _____, records of Grant County, at the request of the City of Moses Lake.

Grant County Auditor

by Deputy Auditor

- E. The Surveyor's Certificate shall be on sheet 1 of the plat as follows:

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of (name of plat owner) in (month), (year).

(Printed Name of Land Surveyor) Certificate Number _____

- F. The address and signature of the Land Surveyor shall be on sheet 1 of the plat.

- G. The seal and date that the land surveyor stamped the plat shall be shown on each sheet of the plat.
- H. The date of the survey shall be shown on the first sheet of the plat.
- I. The north arrow, which is based on the bearing datum, shall be shown on each sheet that includes survey maps or vicinity maps.
- J. A bearing datum and vertical datum shall be described on the first sheet of the plat, and the primary control points for the datums shall be shown on the plat. The primary control points shall be existing monuments that were found during the survey for the plat. Survey information about the primary control points shall be shown on the plat, which information shall tie the primary control points to the plat boundaries. The NAD 83 South Zone is authorized as the basis of bearing and elevation for the primary control points. When NAD 83 is used to define the elevation of the vertical datum monument, the difference between the NAD 83 elevation and the USBR elevation shall be shown on the plat for that monument.
- K. All subdivision boundaries, block boundaries, and lot boundaries shall be identified by straight line segments and curve segments.
- L. All line segments and curve segments that are described in the legal description shall be shown on the plat.
- M. All straight line segments on the plat shall include a bearing and a distance.
- N. All bearings shall be based on the approved bearing datum shown for the survey. The bearings shall be in degrees, minutes, and seconds; to the nearest second.
- O. All distances shall be to the nearest one-hundredth of a foot.
- P. When a line segment is compiled as several line segments, the dimensions shall be rounded as necessary such that the summation of all line segments shall be equal to the distance shown for the larger line segment or segments.
- Q. Where a distance and bearing is shown on the plat, which bearing and distance spans more than two (2) points, leader lines shall be provided to clearly show the end points of the described line segment.
- R. All curves on the plat shall include delta angles, curve lengths, curve radii, and tangent lengths.
- S. When curves or line segments are labeled and the information is listed in a table, the curves and line segments shall be labeled consistently from one page to the next.
- T. Information about line segments and curves shall be shown on the same sheet that the line segment or curve is shown.
- U. All boundaries for existing and proposed right-of-way, municipal easements, public land, and public utility easements, within and abutting the subdivision boundaries, shall be labeled on the plat and defined by the survey.
- V. A graphical scale shall be shown for each survey map. Plat scales shall be drawn one hundred feet (100') per inch, or at an alternate scale that is approved by the Municipal Services Director. Alternate scales shall be at ten (10), twenty (20), thirty (30), forty (40), fifty (50), or sixty (60) feet per inch; or multiples of ten (10) to these six (6) scales.

- W. Street names shall be shown on the plat for all streets being dedicated on the plat. Street names are authorized if they can be printed on a standard street name sign, they are not similar sounding to existing street names in the vicinity of Moses Lake, and they are not offensive in nature. Approved street names shall be shown on the final plat mylars.
- X. Final mylar plats shall be suitable for microfilming and digital filing, such that the quality of the microfilm and digital file are not diminished.
- Y. Final mylar plats shall be drawn without cross hatching, shading, and other highlighting techniques that diminish the legibility of the details or text on the plat.
- Z. All drafting details and text shall be drawn on the plat such that they are not overlapping and all details and text are distinguished independently from each other.
- AA. All text on the plat shall be no smaller than eight hundredths (0.08) of an inch, except that a smaller text is authorized on vicinity maps and land surveyor seals, provided that the smaller text is legible.
- BB. Final mylar plats shall not include adhesive materials affixed to the surface.
- CC. Information shall be shown on the plat to describe the permanent monuments that are shown for the survey. Such information shall include the type and size of monument, type of encasement, and the latest date for all monuments found, established, or reestablished. Information about the monuments shall include the condition of the monument. If the monument defines a section corner, street intersection, or property boundary, that information shall be shown on the plat.
- DD. Information should be shown on the plat when measured line segments and curves are at variance with existing deed calls. Contrasting information shall be clearly identified and referenced such that it is not mistaken for the current survey information.
- EE. The elevations of all subdivision boundary corner monuments shall be shown, with respect to the vertical datum. Elevations shall also be shown for existing monuments that are used to tie the subdivision boundary to the primary control monuments.
- FF. All ambiguities, hiatuses, and overlapping boundaries shall be identified on the plat.
- GG. Final mylar plats shall be either photo mylar with a fixed halide base, or permanent black ink on mylar that is coated with a suitable substance to assure permanent legibility.
- HH. All signatures and writing on final mylar plats shall be in permanent, black ink.
- II. All sheets shall have blank borders of two inches (2") on the left margin, three-fourths inch (3/4") on the top border, and one-half inch (1/2") on the remaining two (2) margins.
- JJ. All sheet sizes shall be eighteen inches (18") by twenty-four inches (24").
- KK. A vicinity map shall be shown on the first sheet of the plat. The vicinity map shall show sufficient property surrounding the plat such that the secondary streets in the area are shown. All existing streets within the area of the vicinity map shall be labeled. The Municipal Services Director may approve the vicinity map to be placed on the second sheet of the plat due to space constraints on the first sheet. The scale of the vicinity map shall be shown.

- LL. All USBR irrigation and drainage water right-of-ways within and abutting the subdivision shall be shown and labeled on the plat, with sufficient information, such that the location is defined with respect to the subdivision boundaries.
- MM. Areas that abut the subdivision shall be identified on the plat, including public areas, such as parks, streets, and playgrounds. Sufficient information shall be shown on the plat such that the locations of these areas can be determined with respect to the boundary corners of the subdivision.
- NN. Information about existing recorded right-of-way, municipal easements, public land, and public utility easements within or abutting the subdivision shall be shown on the plat. Copies of said records should be included by the applicant with the preliminary subdivision application. When existing right-of-way, municipal easements, public land, and public utility easements are within the subdivision boundaries, the properties should be vacated or abandoned with the recording of the plat, and rededicated on the plat if required by the preliminary subdivision approval.
- OO. Names of existing subdivisions that abut the boundaries of the subdivision, or which existing subdivisions abut adjacent right-of-way to the subdivision, shall be shown on the plat. When the adjacent property is unplatted, the property shall be labeled as "unplatted".
- PP. All municipal dedications provided by the owner upon recording the plat shall be explicitly shown on the plat. Municipal dedications shall be accompanied by the note "Dedicated to the City of Moses Lake".
- QQ. Other dedications of public land shall be explicitly shown and described with sufficient language to establish that the dedication is provided with the recording of the plat.
- RR. Transmission line easements are authorized to be shown on the plat, provided that sufficient information is shown to describe the location of the easements with respect to the subdivision. Other private easements shall not be shown on the plat, but recorded documents of private easements may be required for review purposes.
- SS. All municipal boundaries, township lines, section lines, and street centerlines shall be shown on the plat if said lines are within the range of the survey or adjacent to the subdivision. Any of the said lines that are coincident with each other shall be identified as such on the plat.
- TT. Abbreviations that are used on the plat shall be defined in the legend for the plat. However, the following abbreviations that are defined below do not require a definition in the plat legend.

±	more or less
AFN	auditor's file number
B.C.	brass cap
E., W., N., S	East, West, North, or South, respectively
in.	inch
I.P.	iron pipe
ft.	foot
M.L.	Moses Lake
Mon.	monument
Mun. Esmt.	municipal easement
No.	number
PLS	land surveyor
P.U. Esmt.	public utility easement
R	range

Rebar	reinforcing steel bar
R.O.S.	record of survey
ROW	right-of-way
S	Section
Sq.	square
T	Township
USBR	United States Bureau of Reclamation
W.M.	Willamette Meridian

UU. Each lot area shall be shown on each lot of the plat, or within a table. If a table of lot sizes is provided, the table shall be on the same sheet as the lots it pertains to.

VV. A legend shall be provided on each sheet to define line types, abbreviations, and symbols that are used on the sheet.

WW. Approvals statements for short subdivisions shall be included on the last sheet or sheets of the plat as follows.

EXAMINED AND APPROVED by the Moses Lake City Engineer on _____, 20____.

City Engineer

EXAMINED AND APPROVED by the Community Development Director on _____, 20____.

Community Development Director

EXAMINED AND APPROVED by the Moses Lake City Manager on _____, 20____.

City Manager

XX. Approvals statements for major subdivisions shall be included on the last sheet or sheets of the plat as follows.

EXAMINED AND APPROVED by the Moses Lake City Engineer on _____, 20____.

City Engineer

EXAMINED AND APPROVED by the Planning Commission on _____, 20____.

Planning Commission Chairman

EXAMINED AND APPROVED by the City Council on _____, 20____.

City Manager

YY. Dedication and acknowledgment statements shall be on the last sheet or sheets of all plats as follows.

Dedication: The owner(s) of the land described herein in fee simple is(are) [insert name(s) of owner(s) as shown on the title certificate]. The owner(s) declare(s) this plat and dedicate(s) to the public forever, all streets, roads, alleys, easements or whatever public property that is shown on this plat for any and all public purposes not inconsistent with the uses shown on this plat and do hereby grant a waiver of all claims for damages against any governmental authority arising from the construction and maintenance of public property within the subdivision.

Dated _____ Signed _____

Acknowledgment

State of Washington
County of Grant

I certify that I know or have satisfactory evidence that [insert name(s) of owner(s) as shown on the plat certificate] signed this Dedication on this plat, and I acknowledge the signature(s) for the Dedication to be a free and voluntary act for the uses and purposes mentioned in the Dedication.

Dated _____

Signature of Notary Public
My appointment expires _____

ZZ. The Grant County Treasurer's Certificate shall be included on the last sheet or sheets of all plats as follows.

Treasurer's Certificate: I hereby certify that all taxes and assessments now due and payable according to the records of Grant County, including _____ advanced taxes, have been fully paid.

Grant County Treasurer

Date

AAA. The Grant County Assessor's Approval is not required. If the Grant County Assessor's Approval is included, it shall be on the last sheet or sheets of plats as follows.

Examined and approved by the Grant County Assessor on _____, 20_____.

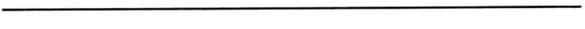
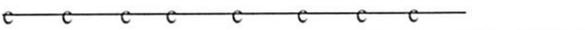
Grant County Assessor/Deputy Assessor

BBB. All existing and proposed covenants, approved with the plat, shall be recorded separately from the plat, and shall be noted on the first sheet of the plat as follows.

Covenants: Covenants, as approved with the plat, are recorded as a separate document under Auditor's File Number _____, Records of Grant County, Washington.

CCC. The legal description shall be on the last sheet or sheets of the plat. All boundary information on the legal description shall be shown on the plat. If the legal description is different from the survey information shown on the plat, the information from the legal description shall be referenced on the survey, to clearly identify the lines being described by the legal description.

DDD. The following line types are defined for consistency between plats in the City of Moses Lake. Line types that are used on a plat shall be as shown in the legend below, and shall be defined on the plat legend. Where the line types shown and described coincide with each other or with other described line types, the line type that is closer to the top of the list shall be the dominant line shown on the plat.

Subdivision Boundary Line	
Block Boundary Line	
Lot Boundary Line	
Underlying Subdivision Lines
City Limit Line	
Right-of-Way Line	
Centerline	
Easement Lines	
Section Line	
Other Line	(As defined on the plat legend)

EEE. All lot numbers and block numbers for the subdivision shall be Arabic numerals.

FFF. All blocks shall be consecutively numbered, beginning with the number 1.

GGG. All lots within a single block shall be consecutively numbered, beginning with the number 1.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on June 28, 2011.



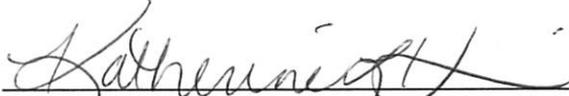
Jon Lane, Mayor

ATTEST:



Ronald R. Cone, Finance Director

APPROVED AS TO FORM:



Katherine L. Kenison, City Attorney