



Petition to Vacate or Dedicate Public Right of Way

Any proposal to vacate or alter any road or alley located within a subdivision shall first be reviewed by the County Engineer. Upon receiving a recommendation from the County Engineer, it shall go to a public hearing of the Planning Commission. The Planning Commission shall make a recommendation to the County Council who shall consider it at public meeting.

Fee \$250.00

Property information and location (all lines applicable to this site must be filled in)

Parcel(s) #: _____

Subdivision Name: _____

(For office use only)

Permit #: _____ Fee \$250.00 Receipt #: _____

Application Determination:

Planning commission votes:

Favorable Non-Favorable Conditions imposed? Yes No Date: _____

County Council votes:

Approve Deny Conditions imposed? Yes No Date: _____

Petitioner(s) Information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Agent for the petitioner(s) Information

*Petitioner's Authorization notarization needed.

Name(s): _____

Address: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Surveyor Information (Required if submitting plat map)

Name(s): _____

Firm/business name: _____

Address: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Name and addresses of all owners of record of land adjacent to the proposed vacated or dedicated right-of-way:

Attach more on another sheet if needed

All information in this application is required and must be completely filled out and signed with the required paperwork submitted or the application will be denied.

Only check boxes once everything in that section is addressed.

Plat maps are required for right-of-way dedication and vacation of right-of-way that has been previously platted or dedicated. Plat maps shall be prepared and certification made as to its accuracy by a licensed registered land surveyor. Plat maps shall meet all minimum standards as set out by the Tooele County Subdivision Ordinance and reference the appropriate Record of Survey map files with the Tooele County Surveyor's Office.

Record of survey map number (s): _____

NOTE: Record of survey map must depict all boundaries of the proposed project and must address specific items as outlined in the attached record of survey map requirements.

Applicant County

RECORD OF SURVEY MAP REQUIREMENTS

Record of Survey Map (Boundary Survey) Prerequisite for all Plat Submittals

17-27a-103 (61) "Record of survey map" means a map of a survey of land prepared in accordance with Section [10-9a-603](#), [17-23-17](#), [17-27a-603](#), or [57-8-13](#).

The record of survey (ROS) map shall be completed and filed with the Tooele County Surveyor's Office prior to submitting an application for a preliminary subdivision, planned unit development (PUD) or condominium plat. The filing

number of the ROS shall be referenced on the application prior to acceptance by the governing agency. Any application without the filing number reference shall be deemed incomplete.

The ROS map is a document prepared by a Professional Land Surveyor (PLS) licensed by the State of Utah which determines the boundaries of the proposed project and is an expression of his/her professional opinion of the location of the division lines between the subject property or properties and the adjoining properties. The ROS map depicts an existing condition as opposed to a subdivision, PUD or condominium plat that creates new boundaries for future ownerships and as such the ROS map should not show proposed lot lines or future subdivision boundaries.

The ROS map shall be used as a tool by those reviewing the preliminary subdivision, condominium, or PUD plat. Specific items to be addressed on the ROS map in conjunction with the plat submitted for review are as follows:

1. The legal descriptions of record for the subject property or properties reproduced and shown on the ROS map along with a reference to a document or documents of record located in the Tooele County Recorder's Office which indicates the current record title for the subject property or properties and adjoining properties. If multiple parcels are being combined, an aggregate or composite description should be included on the survey.
2. Measured and record bearings and distances indicated along the boundaries of the subject property or properties.
3. Graphical representation and written narrative that explains and identifies the found monuments, deed/plat elements (written evidence), physical evidence, or other evidence used to determine the width and location of right-of-way lines for adjacent or connecting streets.
4. Locate and depict the lines of occupation between the subject property or properties and each of the abutting properties.
5. Graphical representation and written narrative that explains and identifies the found monuments, deed/plat elements (written evidence), physical evidence, or other evidence used to control the record boundary location around the perimeter of the subject property or properties.
6. The distance and course between two existing Tooele County control monuments with a specific description of each control monument used as the basis of bearings.
7. Physical monuments explained and identified as set or recovered at all boundary corners and perimeter angle points of the subject property or properties.

Applicant County

PLAT MAP REQUIREMENTS

1. The final plat shall be prepared and certified by a registered land surveyor who holds a valid Utah license, has completed a survey of the property described on the plat, has verified all measurements and monumented any unmarked property corners, and has referenced to the filing number for the Record of Survey map filed with the County Surveyor's office. The applicant shall bond or provide to the county adequate security to place monuments as represented on the plat upon the completion of the subdivision improvements.
2. Every detail of the plat shall be legible.
3. A traverse shall not have an error of closure greater than one part in 10,000.
4. Each final plat shall include:
 - a. an indication that the plat is a final plat;
 - b. the date of the plat;
 - c. the general location of the subdivision with name and phase and adjoining properties with ownership with Entry number of vesting deed;
 - d. all deed lines of the proposed subdivision and all adjoining property lines;
 - e. the 100-foot radius wellhead protection zone for all wells proposed within the subdivision, all existing wells located within the subdivision, and all existing wells located outside of the subdivision where any portion of the protection zone falls within the subdivision;

- f. bearing and distance tie-in to the historic and dependent survey and at least one established monument, or a statement that no historical monument could be located;
- g. county, township, range, section, quarter sections, plats, and true north;
- h. the graphic scale of the plat;
- i. the square footage and acreage of each lot under one acre, or the acreage of each lot one acre or larger;
- j. existing ground contours at 20-foot intervals;
- k. the name of the subdivision as approved by the County Recorder; the county engineer;
- l. the amount of water allocated to each lot in acre-feet if the subdivision does not have a public water system connection;
- m. the following owners' dedication:

OWNERS' DEDICATION AND CONSENT TO RECORD

We are the owners of this tract of land and divide the same into lots and streets together with easements, to be known as (NAME OF SUBDIVISION). We dedicate to Tooele County the tracts of land designated on this plat as public roads. We also convey to any and all public and private utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance, and operation of utility service lines and facilities.

- n. the names of all owners, of record, under the signature lines in the owners' dedication; and
 - o. signature blocks for:
 - i. all improvement, service, and special districts or areas where any part of the subdivision is located;
 - ii. the County Engineer;
 - iii. the County Surveyor;
 - iv. the County Attorney;
 - v. the County Health Department;
 - vi. the County Treasurer, indicating that all property taxes have been paid in full;
 - vii. the County Recorder, with space for the recordation number, the name(s) of the person(s) for whom the plat is recorded, the date and time of recording, and the fee;
 - viii. the fire authority having jurisdiction; and
 - ix. the Planning Commission chair and Community Development Department, or in the case of a minor subdivision, the Community Development Department.
5. The bearings, distances, and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shoreline of a body of water, the bearings and distances of a closing meander traverse shall be provided, and a notation made that the plat includes all land to the water's high-level mark.
 6. If a plat is revised, a copy of the previous plat shall be provided for comparison purposes.
 7. All blocks and lots within each block shall be consecutively numbered.
 8. For all curves in the plat, sufficient data shall be given to re-establish the curves on the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length.
 9. Excepted parcels, if any, shall be marked, "Not included in this subdivision."
 10. All public lands shall be identified.
 11. All public roads shall be marked as "dedicated public road."
 12. All private roads shall be marked as "private road."
 13. All roads shall be identified by names approved by the Community Development Department.
 14. All lands within the subdivision's boundaries shall be accounted for as lots, walkways, streets, or excepted parcels.
 15. Bearings and dimensions shall be given for all lot lines and easements, except bearings and lengths need not be provided for interior lot lines where the bearings and lengths are the same as those of both end lot lines.

16. Parcels not contiguous shall not be included in one plat, nor shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be included in one plat provided all owners join in the dedication and acknowledgments. SUBDIVISIONS Tooele County Land Use Ordinance 35-6
17. Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.
18. Surveys shall tie into the Public Land Survey System (PLSS) and shall include a description, the name, and the date for survey monuments located.
19. The surveyor shall provide remainder descriptions for all property from the original parcel(s) or lot(s) that is not included in the subdivision.

Applicant County

Infrastructure design and engineering drawings requirements.

1. Infrastructure design and engineering drawings and documents shall be submitted with the final plat and shall include:
 - a. plan, profile, and typical cross-section drawings of the roads, bridges, culverts, water, sewers, and drainage structures;
 - b. a grading and drainage plan indicated by solid-line contours superimposed on dashed-line contours of existing topography;
 - c. the general location of trees over six inches in diameter measured at four and one-half feet above the ground, and in the case of heavily-wooded areas, an indication of the outline of the wooded area and location of trees which are to remain;
 - d. proposed and existing water and sewage system layouts;
 - e. location of fire hydrants;
 - f. proposed road layouts in dashed lines for any portion of the property to be developed in a later phase;
 - g. water courses and proposed stormwater drainage systems, including culverts, water areas, streams, areas subject to occasional flooding, marshy areas, or swamps;
 - h. areas within the 100-year floodplain;
 - i. soil types and soil interpretations taken from the National Cooperative Soils Survey;
 - j. a signing and striping plan showing the location of all street signs, striping, and traffic control devices required by the county per the Manual of Uniform Traffic Control Devices;
 - k. a signature block for the County Engineer on each design and construction drawing;
 - l. when the subdivision is located within the jurisdiction of a service or improvement district or area, a signature block for such service or improvement district or area;
 - m. geologic maps and investigation reports regarding area suitability; and
 - n. a design report stamped by an engineer licensed in the State of Utah.
2. All drawings shall be drawn to a scale not less than one inch equals 100 feet and indicate the basis of bearings, true north, the name of the subdivision, township, range, section, quarter section, and lot numbers of the property.
3. To change any aspect of the design of off-site improvements, a new set of infrastructure design and engineer drawings shall be submitted for approval. A signed set of drawings shall be onsite at all times during construction. All construction must conform to the approved plans.

Include the following with the application:

Applicant County

Site Plan of surrounding properties with the following:

1. A north arrow, the scale of the drawing, and the date of the drawing.
2. Street names and addresses.
3. Property lines with dimensions.
4. All sidewalks, driveways, curbs and gutter, and parking areas (if any).
5. **All existing easements, rights-of-way, and any other significant features on the site.**

6. **Existing buildings and significant features located on adjacent properties with 50 feet (50') of the subject property boundaries.**
7. When required by the County Planner, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

Responses to the following questions:

1. How does your proposed project fit in with surrounding properties and uses? _____

2. In what ways does the project not fit in with surrounding properties and uses? _____

3. What is your plan to mitigate the potential conflicts with surrounding properties and use, if any exist? _____

Applicant County

Applicant must provide printed labels from the Tooele County Recorder's office of adjacent property owners of proposed road.

I (We) as the property owner(s) listed in the above application have read and do hereby agree to and understand the above terms and conditions without reservation and place my signature below as an act of such agreement.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

AFFIDAVIT

PETITIONER'S AUTHORIZATION

I (we), _____ the owner(s) of the real property located as follows: _____ and further described in the attached application, do authorize the applicant listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Petitioner)

(Petitioner)

(Petitioner)

(Petitioner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

Dated this _____ day of _____, 20 _____, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

My Commission Expires

Notary Public