

13.1.05 Final Plat.

Subd. 1 Final Plat Data and Supplementary Data. The final plat, following review and approval of the paper prints by the City, shall be prepared at a scale of 1" equals 100' in numbers and styles as specified by the City of Cloquet and by the County Recorder. The Final Plat shall be prepared on sheets 20" wide and 30" in length with a 2" left border line and a ½" top, bottom and right border line. The Final Plat shall include the following information and any other information required by State Law:

- A. Data required by State Law to fully describe the land to be platted including accurate dimensions, angles, bearings to describe boundaries, streets, easements, areas reserved for public purpose and other important features.
- B. Name and right-of-way width of each street, highway, easement, or other rights of way as required by State Law.
- C. Lot numbers, lot lines, and dimensions.
- D. Purpose for which sites, other than residential lots, are dedicated or reserved.
- E. Location of rivers, streams, creeks, lakes, ponds, swamps as required by State Law.
- F. Location and description of monuments as required by State Law.
- G. Names and location of adjoining subdivision, streets and unplatted properties.
- H. Certification on plat of title showing that the applicant is the owner and a statement by such owner dedicating streets, rights-of-way, and any other sites for public use.
- I. Certification on plat by surveyor as to the accuracy of survey and plat.
- J. Certification on plat by the City Clerk that the plat has been approved for recording in the office of the County Register of Deeds.
- K. Certification that the subdivider has complied with one of the following alternatives shall be submitted with the Final Plat;
 - (1) All the improvements have been installed in accordance with the requirements of these regulations, or
 - (2) A bond has been posted with the City which is in an amount determined by the Council to be sufficient to complete the improvements and installations in compliance with these regulations, is with a surety satisfactory to the Council, and which specifies the time for the completion of the improvements and installations.
- L. Cross-sections, profiles and grades of streets, curbs, gutters and sidewalks showing locations of in-street utilities, and drawn to standard scales and elevations shall be submitted with the Final Plat.
- M. Protective covenants, if any, shall be submitted with the Final Plat.

- N. Letters of approval of highway access points and service roads from the Commissioner of highways and the County Engineer, as applicable, shall be submitted with the Final Plat.

Subd. 2 Final Plat Procedure.

- A. Four (4) paper print copies of the final plat together with any street profiles, other plans and certifications that may be required shall be submitted to the City Clerk by the subdivider.
- B. One (1) paper print copy of the final Plat shall be transmitted to the Engineer who will check said plat as to computations, monuments, etc., and that all the required improvements have been completed to the satisfaction of the City, or, in the case a security bond has been posted, that it is sufficient to cover the cost of the required improvements. If found satisfactory, he will refer the paper print copy of the Final Plat to the Planning Commission with his approval certified thereon within thirty (30) days of receipt thereof.
- C. Within sixty (60) days after the submittal of the Final Plat, the Planning Commission shall recommend approval or disapproval of the said Plat. Failure of the Planning Commission to act upon this Final Plat within sixty (60) days shall be deemed a recommendation of approval of the Plat. If Plat disapproval is recommended, the grounds for disapproval shall be stated in the records of the Planning Commission. A plat shall not be recommended for approval unless it:
- (1) Conforms to the Preliminary Plat.
 - (2) Conforms to the design standards set forth in this ordinance.
 - (3) Conforms to the adopted Comprehensive Plan.
 - (4) Is in accordance with all requirements and laws of the State of Minnesota.

The Planning Commission shall then forward the plat together with its recommendations to the City Council for final action.

- D. It is the intent of this ordinance that a paper copy of the Final Plat go to the Planning Commission and City Engineer for review and to the City Council for action. When the paper print of the Final Plat has been approved by the City Council, the developer shall then cause the required Mylar or cloth and paper prints to be made with the approval of the City certified thereon, and distributed according to State Statute.
- E. When the Final Plat has been approved by the City Council, the required copies shall be returned to the subdivider, with the approval of the City certified thereon, for filing with the County Register of Deeds as an official plat of record.
- F. Upon approval of the Final Plat the subdivider shall record it with the Register of Deeds within ninety (90) days in the manner specified by State Law. Otherwise the approval shall become void unless a request for extension has been made in writing and approved by the City Council.

G. Upon approval of the Final Plat the subdivider shall submit a digital CAD file of the plat to the City Engineer. All files should be submitted in .DFX or .DWG file format.