

**Article 6. Final Plats****Sec. 19-6-1. General requirements.**

The subdivider shall submit to the Subdivision Agent a final plat (at least two copies in the case of minor subdivisions or family subdivisions, or at least five copies in the case of major subdivisions) that meets the standards for plats under Section 42.1-82 the Virginia Public Records Act (Section 42.1-76 et seq.), and conforms to the requirements of the following subsections.

**Sec. 19-6-2. Form.**

Final plats shall consist of black or blue lines on white paper. Each page shall be no more than 42 inches wide or 30 inches high. Final plats shall be drawn to a scale of one inch equals 50, 100 or 200 feet, whichever is most convenient for the subject parcel. If the plat is drawn on more than one sheet, match lines shall clearly indicate where the several sheets join.

All straight lines shall be described with distance to the nearest hundredth of a foot and bearing to the nearest second. All curves shall be described with central angle to the nearest minute, radius to the nearest foot, and tangent to the nearest hundredth of a foot.

**Sec. 19-6-3. Final plat information.**

The final plat shall clearly show:

- (a) Name of proposed subdivision;
- (b) Name, address and telephone number of subdivider;
- (c) Name, address, telephone number, and seal of surveyor or engineer;
- (d) Graphic scale, title, date, and north arrow;
- (e) Scaled vicinity map showing the location of the parcel to be subdivided and its relationship to the surrounding roads;
- (f) Locations of proposed driveway connections onto public streets;
- (g) Boundaries of the parcel to be subdivided with all bearings and distances indicated;

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- (h) Tax parcel number, zoning district, source of title, and location of the last instrument in the chain of title for all parcels to be subdivided;
- (i) Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every road centerline, subdivision boundary line and lot line;
- (j) All rights-of-way, easements, or areas to be dedicated, reserved, or used for any purpose other than single-family detached dwellings. Common or shared easements shall be provided for public service corporations and other service providers in accordance with the requirements of Section 15.2-2241(6) of the Code of Virginia; and
- (k) Sufficient data to demonstrate compliance with the approved preliminary plat.

### **Sec. 19-6-4. Improvements.**

The final plat shall be accompanied by approved final plans and specifications of all streets, water, sewer and stormwater management systems, drawn to the specifications of the agency or agencies responsible for their approval and/or maintenance, and the location of any public wells required to be installed by this chapter. If any property shown on the final plat is to be held in common by a property owners' association, the subdivider shall provide a copy of the articles of incorporation of the property owners' association and a copy of the declaration of covenants and restrictions addressing the ownership and maintenance of the property to be held in common. If any property shown on the final plat other than rights-of-way is to be conveyed to the county, including easements, the subdivider shall provide a deed of conveyance or deed of easement.

### **Sec. 19-6-5. Certificates.**

The following certificates shall appear on the final plat, and shall be executed as appropriate:

I hereby certify that, to the best of my knowledge and belief, all requirements of the Board of Supervisors and ordinances of Fluvanna County, Virginia, regarding the platting of subdivisions within the County, have been complied with. [to be signed, dated and sealed by surveyor or engineer]

The platting and subdivision of [here insert a correct legal description of land subdivided, including magisterial district, source of title, and location of last instrument in the chain of title], containing [insert acreage] and designated [insert

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name of subdivision], is with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustees, if any; that all streets shown on the plat are hereby irrevocably offered for dedication to public use; and that all lots are subject to certain covenants and restrictions dated [insert date] and recorded at [deed book and page] in the office of the Clerk of the Circuit Court of Fluvanna County, Virginia. [to be signed and dated by all owners]

The subdivision shown hereon has been reviewed and approved by the undersigned in accordance with existing regulations, and may be committed to record. [ to be signed and dated by the Subdivision Agent]

### **Sec. 19-6-6. Bonding.**

At the time he submits the final plat, the subdivider shall either demonstrate that the improvements shown on the preliminary plat are complete, or shall provide a bond with surety in an amount and form acceptable to the county, to insure that the improvements are completed at the expense of the subdivider. Such bond shall comply, and shall be administered in accordance with, the provisions of Section 15.2-2241 through 15.2-2246 of the Code of Virginia.