

Subdivision Plat: Procedures & Requirements

The requirements for preliminary and final plats can be found in Title 16.03 of the Cache County Ordinance. All subdivision plats must include the requirements noted therein. This document outlines those procedures and requirements below.

Procedures

1. Pre-Application Meeting
 - a. An Applicant may and is encouraged to schedule a meeting with the Development Service Office for a pre-application meeting.
 - b. The applicant shall provide a draft plan for the subdivision, and the county staff will provide preliminary feedback about the proposed plan.
 - c. The County will also provide a checklist for preliminary and final plat application and a list of subdivision standards.
2. Preliminary Subdivision Application. Submit a digital (pdf) copy of a complete application packet including, but not limited to, the preliminary plat and preliminary subdivision improvement plans for review by the Development Services Department and County Surveyor.
 - a. The County shall review the application to ensure its completeness prior to initial review. If a preliminary plat is presented for review and does not include all required elements, it shall be returned to the applicant.
 - b. The County shall review the application and submit an initial report within 15 business days after submission of a complete application.
 - c. If revisions are required, a redlined copy or report shall be returned to the applicant and surveyor for corrections.
 - d. Submitted incomplete plat applications will be held for a period of 60 days and then discarded if the applicant has not resubmitted the required items to complete the application in that time.
3. Preliminary Plat and draft subdivision improvement plans approval, approval with conditions, or denial is issued by the Planning Commission.
4. If approved, the applicant must submit a final plat and full subdivision improvement plans to the Development Services Office.
5. Final Plat Applications:
 - a. Prior to the recordation of the final plat, all requirements of Titles 16 and 17 of the Cache County Code and the conditions of approval of the Planning Commission must be met.
 - b. The Director of Development Services must then confirm if the Final Plat is complete and meets the requirements of the Code and any additional requirements of the Planning Commission.

6. Subdivision Improvement Plans
 - a. The applicant shall provide a complete to-scale digital PDF set of subdivision improvement plans to the County Engineer and Fire Marshal for approval. The subdivision improvement plans shall contain all infrastructure improvements required by Cache County.
 - b. The County shall review the plans in accordance with 16.03.040 and other applicable codes. The County and applicant shall engage in no more than four total review cycles as defined in 16.01.030.
 - c. The County shall have 20 business days to review and provide an indexed report to the applicant with all required changes. This report shall cite and reference adopted code, design standards, and master plans that would require indicated changes.
 - d. Then, the applicant shall have 20 business days to reply to the report with an index list of changes made. If the applicant disputes any of the required changes, they shall respond by citing proper code or other applicable engineering standards.
7. Appeal
 - a. Appeals of decisions made by the land use authority shall comply with 16.03.040 (D)
8. Recording the Final Plat
 - a. On the Director's approval of the Final Plat and the Subdivision Improvement Plans have been approved by the County Engineer and Fire Marshall, the Final Subdivision Plat mylar is submitted to the Development Services Department as follows:
 - i. One 24 x 36 inch mylar copy of the final subdivision plat.
 - ii. One digital (pdf) copy of the same.
 - b. All required signature blocks must be signed prior to the recordation of the final plat as follows:
 - i. The applicant is responsible for obtaining the signatures of the Bear River Health Department and any applicable utility companies as well as the notarized signatures of property owners prior to submitting the final plat to the Development Services Department. A notary is on staff in the Development Services Department.
 - ii. The Development Services Department will gather the remaining signatures.
 - c. Prior to recording the Final Plat, the applicant must complete all improvements required or obtain an improvement surety in an amount approved by the County Engineer as required by County Code 16.04.100 and 16.04.110.
 - d. On the completion of all requirements and once all signatures have been obtained, the Development Services Department will notify the applicant that the plat is ready to be recorded. The applicant may then record the final subdivision plat. A recording fee will apply.

Plat Requirements – Preliminary and Final

Preliminary Plat Application:

Application Documents:

- The name(s) and full mailing address(es) for all owner(s) of the property.
- If the owner of record is not the acting agent, an agent letter must be included.
- A digital PDF copy of the survey and plat of the proposed subdivision that meets the standards of Cache County Code (see below).
- Verification of an approved domestic water right in the owner's name for each buildable lot. This must be obtained from the State Water Engineer, State approved culinary water system or City/Town.
 - Lots designated as *Dry Lots* must be reviewed by the Director and may not require a water right. Only one Dry Lot is permitted per subdivision.
- A septic tank feasibility letter or copy of septic tank permits for all proposed lots as deemed necessary by the Bear River Health Department.
- If the property is contiguous to a municipality, located within an unincorporated island or peninsula, or receiving or proposed to receive services from a municipality, provide a letter from the municipality(ies) in regards to the annexation of property and also provide documentation of the results of any pre-application conference with municipality officials.
- A title report for the property proposed to be subdivided provided by a title company within thirty (30) days of the date of the subdivision application
- Sensitive Lands Analysis Application if applicable (see below)
- Preliminary Subdivision Improvement Plans (see below)
- Payment: Payment of the non-refundable administrative processing fee, and a refundable preliminary plat application fee. See the Consolidated Fee Schedule for the amount of the fee.

Preliminary Plat Requirements:

- Acreage and Lots: Tabulation of the number of acres in the proposed subdivision, showing the total number of lots, and the net acreage of each lot. Each lot shall be numerically and sequentially labeled.
- Adjoining Property: Names of all adjoining property owners shall be shown.
- Bearings: Bearings shall be shown to the nearest second, lengths to the nearest hundredth foot, and areas to the nearest hundredth acre.
- Graphic and Written Scale: At the preferred scale of 1" = 100'. Exceptions may be approved by the Director.
- Indication of Use: An indication of the use for all proposed lots, including required plat notes identifying agricultural protection areas, and other proposed or required protective and restrictive covenants.
- Legend
- Manmade Features – Identification of known manmade features including, but not limited to:
 - High voltage power lines.
 - High pressure gas lines.
 - All existing and proposed roadway locations and dimensions, including the width and type of the driving surface, the rights of way and/or easements, and cross sections of all proposed roads. All proposed roads shall be designed to comply with the adopted road standards of Cache County.
 - All proposed new roads, whether public or private, shall be numbered, as provided by the Development Services Department, with the coordinates to proposed connections to existing county roads being shown.
 - Bridges.
 - Culverts and drainage channels.
 - Field drains.
 - Location and size of existing and proposed culinary water and sewer lines and/or, the location of all wells proposed, active and abandoned, and springs used for culinary water and the location of all septic systems and drain fields, as applicable, and the location of fire hydrants, and secondary water facilities if proposed or as required by the Director, Planning Commission, or County Council.
 - All utility and/or other easements.
 - Railroads and railroad easements.
 - Irrigation ditches, canals, and canal easements within and adjacent to the subdivision site.
 - Location of all existing buildings and the location and dimensions of all existing property lines and fence lines.
- Location with name and parcel number of all existing platted lots within, or contiguous to the subdivision site.

- All lots, rights-of-way, and easements created by the subdivision with their boundary, bearings, lengths, widths, names, numbers, or purpose, shall be given. The addresses of all lots shall be shown. All proposed new roads, whether public or private, shall be numbered, as provided by the Development Services Department, with the coordinates to proposed connections to existing county roads being shown.
- Proposed Uses: An indication of the use for all proposed lots, including required plat notes identifying agricultural protection areas, and other proposed or required protective and restrictive covenants.
- Monuments: All existing monuments found during the course of the survey must be identified (including a physical description such as "brass cap"). Confirm that all monuments erected, corners, and other points established in the field are in their proper places. The material of which the monuments, corners, or other points are made shall be noted. Within the legend, metal monument descriptions shall indicate the kind of metal, the diameter, and length of the monuments.
- Name of Subdivision: A unique designation located at the top and center of the subdivision plat. Include the section, township, range, principal median, basis of bearing used, and county of its location.
- Natural Features (Title 17.18): Identification and tabulation of known natural features, including but not limited to:
 - Wetlands as identified by the U.S. Army Corps of Engineers.
 - Floodplain and floodway areas as identified by the current FEMA FIRM maps.
 - 100' floodplain buffer (identify only).
 - All water bodies.
 - Existing drainage ways.
 - Slopes greater than or equal to 20% but less than 30%.
 - Slopes greater than or equal to 30%.
 - Any other natural features as required by the Director, Planning Commission, or County Council for the entire or a portion of the subdivision site.
 - Sensitive Area Analysis Application as required by Cache County Code 17.18 if any of the above apply.**
- North arrow
- Page Numbering: Sheets shall be numbered in sequence if more than one sheet is used.
- Proposed Elements: Proposed power lines, including the source and connection to the existing power supply, together with the location of proposed bridges, culverts, utilities, utility easements, and any common space or open space areas, including the location and dimensions of all property proposed to be set aside for public or private reservation, with designation of the purpose of those set aside, and conditions, if any, of the dedication or reservation.

- Restrictions: Notation of any self-imposed restrictions, or other restrictions, if required by the Planning Commission or County Council in accordance with Titles 16 and 17 of the Cache County Code.
- Setbacks: The minimum building setback lines for each lot (not required on the final plat).
- Site Vicinity Map: The preferred scale is one inch equals two thousand feet (1" =2,000'). Exceptions may be approved by the Director.
- Storm Water: Proposed storm water drainage system for both surface and flood water, including any drainage easements and natural drainage ways, indicating how the flow will be altered with the proposed development, and any additional requirements of the State (not required on the final plat).
- Subdivision Boundary:
 - Accurate survey in scale, dimension, and bearing.
 - Location of and ties to the nearest two (2) existing Cache County section corners. This information shall provide data sufficient to determine readily the location, bearing, and length of all lines and the location of all proposed monuments.
 - Legal description of the entire subdivision site boundary.
- Subdivision Notes: Any subdivision notes as required by the Director (see Attachment B).
- Other Notes: Other final subdivision plat notes, as required by the Planning Commission or County Council.
- Surveyor's Certificate: A surveyor's certificate showing the name and registration number of the land surveyor responsible for making the final plat, and certifying to the plat's accuracy.
- Endorsements
 - Endorsement on the plat by every person having a security interest in the subdivision property that they are subordinating their liens to all covenants, servitudes, and easements imposed on the property.
 - A letter or other written form of consent by the owner, including a reference to the named subdivision and the dedication of public ways or spaces, as required. This shall be signed, dated, and notarized.
 - A title report for the property proposed to be subdivided provided by a title company within thirty (30) days of the date of subdivision application.
- Title Block:
 - Name and address of owner(s) of record.
 - Name and address of the licensed land surveyor responsible for preparing the plat.
 - Date of preparation of the subdivision plat.
 - Any revision dates.

Preliminary Subdivision Improvement Plans:

- Shall provide draft Subdivision Improvement Plans (about 50% complete plans), meaning civil engineering plans associated with the required infrastructure and county-controlled utilities, including, but not limited to, the following:
 - All existing and proposed roadway locations and dimensions, including the width of the driving surface and the rights-of-way, with cross sections of all proposed roads. All proposed roads shall be designed to comply with the adopted road standards of Cache County.
 - Location and size of existing and proposed culinary water and sewer lines and/or, the location of all wells proposed, active and abandoned, and springs used for culinary water and the location of all septic systems and drain fields, as applicable, and the location of fire hydrants, and secondary water facilities if proposed as required by the Director, Planning Commission, or County Council for the entire or a portion of the subdivision site shall be shown.
 - Location and size of existing and proposed culinary water and sewer lines and/or, the location of all wells proposed, active, and abandoned, and springs used for culinary water and the location of all septic systems and drain fields, as applicable, and the location of fire hydrants, and secondary water facilities if proposed as required by the Director, Planning Commission, or County Council for the entire or a portion of the subdivision site shall be shown.
 - Layout of proposed power lines, including the source and connection to the existing power supply, together with the location of existing and proposed bridges, culverts, utilities, utility easements, and any common space or open space areas, including the location and dimensions of all property proposed to be set aside for public or private reservation, with designation of the purpose of those set-aside, and conditions, if any, of the dedication or reservation.
 - All other plans required to construct the subdivision.

Final Plat:

The final plat shall include all items required on the preliminary plat, with the exception of **Setbacks**, and **Storm Water**. The final plat shall first be submitted as a PDF for review. The final plat shall include the following:

- Contains all of the information required in the preliminary subdivision plat unless otherwise noted
- A subdivision name that is distinct from any subdivision name on a plat recorded in the county recorder's office;
- The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for any other public use, and whether any such area is reserved or proposed for dedication for a public purpose

- The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage for all parcels, units, or lots, and length and width of the blocks and lots intended for sale;
 - Every existing right-of-way and recorded easement located within the plat for:
 - (i) an underground facility;
 - (ii) a water conveyance facility; or
 - (iii) any other utility facility;
- Any water conveyance facility located, entirely or partially, within the play that:
 - is not recorded; and
 - of which the owner of the land has actual or constructive knowledge, including from information made available to the owner of the land;
 - In the state engineer's inventory of canals
- Notation of any self-imposed restrictions, or other restrictions, if required by the Planning Commission in accordance with this title or title 17 of this code
- Other final subdivision plat notes, as required by Cache County or State Code or as required by the Planning Commission
- Required Signature Blocks: Prepared as required and provided by the county (see Attachment A)
 - Planning Commission Chair
 - Deputy County Surveyor
 - County Attorney
 - County Recorder
 - Bear River Board of Health Director
 - Public Utilities, as applicable
 - Owner Dedication
 - Notary Acknowledgment

Subdivision Improvement Plans:

The applicant shall submit subdivision improvement plans compliant with the following:

- Full improvements
- Subdivision Improvement Plans shall be prepared by a licensed engineer and conform to current engineering and public works standards as well as the requirements of the International Fire Code and all other applicable County and State Code Requirements must be provided in a form acceptable to the Cache County Engineer and Fire District
- Subdivision Improvement Plans shall meet standards contained within the Cache County Manual of Roadway Design & Construction Standards
- Shall address redline corrections from the initial preliminary plat report and any additional review cycles, in addition to any conditions of approval by the Planning Commission.

- Shall contain signature lines for the County Engineer and Fire Marshal to indicate approval on the title page.

Amended Plats:

Amended Plats shall comply with Cache County Code 16.02.050 and Utah Code 17-27a-608.

- Shall meet the same standards and format as a final plat.
- Depicts only the portion of the subdivision that is proposed to be amended.
- Includes a plat name distinguishing the amended plat from the original plat;
 - As noted in the 2014 Utah Council of Land Surveyors Final Subdivision Plat Guidance Document/Model Standard, amended plats should avoid the use of overly inclusive naming conventions. For example, when amending lots 105 and 106 in Happy Valley Subdivision Phase 1 (a 20-lot subdivision), the name “Happy Valley Subdivision Phase 1 First Amendment” would be overly inclusive, whereas “Happy Valley Subdivision Phase 1, Lots 105 and 106 Amended” would specifically define the amendment.
- Describes the differences between the amended plat and the original plat.
- Includes references to the original plat.
- Subdivision Improvement Plans: In cases where the amendment creates an additional lot(s)- subdivision improvement plans may be required.

Mylar:

Once the Final Plat and Subdivision Improvement Plans have been approved, the applicant shall submit a signed Mylar to be recorded.

- Shall match the approved Final Plat form and text.
- One twenty-four inches by thirty-six inches (24" x 36") in ink on reproducible mylar copy of the final subdivision plat along with one digital copy (type to be specified by the Director) at the same scale and containing the same information.
- All sheets shall be numbered and referenced to an index map, and all required certificates shall appear on a single sheet (along with the index and vicinity maps).
- All of the required signature blocks shall be signed prior to the recordation of the final plat.
- All other requirements of this title, title 17 of this code, or of the Planning Commission shall be met prior to the recordation of the final plat.

Cache County Subdivision Governing Codes

The following table is a summary of the most pertinent code reference for subdivision with Cache County. There are many other standards and laws that can't all be summarized on one table. It is each applicant's responsibility to review applicable code and standards to ensure that their application meets Cache County, Utah, and Federal law and standards.

Cache County Subdivision Standards		
Section	Title	Summary
Utah Code 17-27a	County Land Use, Development and Management Act	State Enabling Legislation for County Land Use Authority.
Title 16	Subdivision Regulations	Contains Subdivision Approval Process, And Application Standards. The Following Sections Are Generally The Most Pertinent For Subdivisions.
16.02	Type and Process	Provides Code For Lot Size, Natural Barriers, Agricultural Subdivisions, Approval Process, Plat Amendments, Cluster Subdivisions, Boundary Line Adjustments, Single Lot Subdivision
16.03	Requirements	Contains Requirements For Concept Plans, Preliminary Subdivision Plat Applications, And Final Plat Subdivision Required
16.04	General Requirements for All Subdivision	Contains Standards For Subdivision Layout, Site Development, Lots, Roads, Protection Strips, Utility Easements, Storm Drainage Requirements, Suitability Requirements. In Addition, This Chapter Also Contains Standards For Completion Of Development, Improvement Surety, And Coordination With Municipalities And Other Services Providers
Title 17	Zone Regulations	Establishes Each Zone. Generally, Contains All Zoning Standards And Permitted, Conditional, Zoning Clearance, And Not Permitted Uses Within Each Zone. Establishes Land Use Authority For Each Application Type. Also Contains Additional Standards For Sensitive Lands, Mineral Extraction And Excavation, Resort Recreation, Group Living Facilities, Airports, Sensitive Areas, Off Street Parking, Etc. The Following Sections Are Generally The Most Pertinent For Subdivisions.
17.02	General Provisions	Establishes Land Use Authority, Appeals And Variance Process, And Notice Requirements
17.04	Enforcement	Provides And Outlines County's Enforcement Ability
17.06	Uses	Establishes Land Use Application Types And Nonconforming Uses

17.07	Definitions	Provides Definitions And Standards For Many Definitions Within Country Code
17.08	Zone Districts	Establishes Each Zone And States Purpose
17.09	Schedule of Zoning Uses	Provide Land Use Tables That Contain What Uses Are Permitted, Conditional, And Not Permitted. Also States What Uses Require A Zoning Clearance.
17.10	Development Standards	Establish Land Use And Development Standards For Each Zone, Including Lot Size, Setbacks, Building Heights, Etc. Also Establishes Standards For Restricted Lots, Legal Lots, Nonconforming Parcels, And Nonconforming Structures.
17.13-17.24		These Sections Establish More Detailed Standards For A Variety Of Uses, Including Mineral Extraction, Resort Recreation Zones, Etc.
17.18	Sensitive Lands	This Code Contains Standards For Improvements In Sensitive Areas, Including Hillside, Wetlands, Natural Waterways, Floodplains, Ridgelines Important Habitat, Geologic Hazards, Etc.
Manual of Roadway Design & Construction Standards		
	1 General Improvement Requirements	
	2 Roadway Design	
	3 Irrigation Water Facilities Design	
	4 Storm Drainage Design	
	5 Access Management	
	6 Signage and Roadside Hazards	
Appendix A	Standards for Construction Drawings	
Appendix B	Geometric Design Criteria	
Appendix C	Drainage Calculations	
Appendix D	Hydrologic Procedures	
International Fire Code		
15.08	Fire Code	County adopted International fire code, some amendments to fire code enforcement provisions.
International Fire Code Published by		

the International Code Council, as adopted by the State of Utah in Section 15A-5-103(1)		
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Attachment A: Signature Block Language (typ.)

Planning Commission Chair

CACHE COUNTY PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE
PLANNING COMMISSION ON THE _____ DAY OF _____, 20____
DATED THIS _____ DAY OF _____, 20____.

BY: _____
CHAIR

Deputy County Surveyor

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS CORRECT
AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER,
IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE

DEPUTY COUNTY SURVEYOR

County Attorney

COUNTY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THIS PLAT
AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.

DATE

CACHE COUNTY ATTORNEY

County Recorder

COUNTY RECORDER

STATE OF UTAH
COUNTY OF CACHE

THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED
AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.

FILED AND RECORDED:

FILING NO.:

DATE:

TIME:

BOOK:

PAGE:

REQUEST OF:

CACHE COUNTY RECORDER

Bear River Health Department

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR
RIVER HEALTH DEPARTMENT THIS ____ DAY OF _____, 20__

BY: _____ TITLE: _____

Owner Dedication

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED
HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER
KNOWN AS THE “[NAME OF SUBDIVISION HERE]”.

FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF [PARCEL NUMBER(S) HERE] THAT LIES
WITHIN 33’ OF THE CENTER LINE OF THE EXISTING ROADWAY, AND AS SHOWN ON THIS PLAT, TO CACHE COUNTY, FOR THE USE OF
THE PUBLIC FOREVER, AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE
CONSTRUCTION, MAINTENANCE, AND REPAIR OF SAID ROADWAY.

DATE

[OWNER NAME HERE]

DATE

[OWNER NAME HERE], TRUSTEE

Notary Acknowledgment

ACKNOWLEDGMENT

STATE OF UTAH)
 §
COUNTY OF CACHE)

ON THIS ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME.

NOTARY SEAL

NOTARY PUBLIC

<p><u>ROCKY MOUNTAIN POWER APPROVAL</u></p> <p>APPROVED BY ROCKY MOUNTAIN POWER PER THE CONDITIONS OF SUBDIVISION NOTE NUMBER 4. THIS ____ DAY OF _____ 2023.</p> <p>BY: _____</p> <p>TITLE: _____</p>

UTILITY COMPANY APPROVALS	
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED	
ROCKY MOUNTAIN POWER _____	DATE _____
COMCAST _____	DATE _____
QUESTAR GAS _____	DATE _____
QWEST _____	DATE _____

Attachment B: Subdivision Plat Notes

A. Culinary Water Note: *Required on all subdivision plats.*

Culinary Water: Cache County has not determined the availability or adequacy of culinary water to any of the lots identified. All owners are advised of the requirements to obtain an approved culinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of a building permit.

B. Dry Lot Notation: *Required on subdivision plats containing a dry lot. Dry lot to be clearly labeled with said notation.*

Dry Lot: Development restricted until an approved, domestic, water right is provided.

C. Storm Water Drainage Note: *Required on all subdivision plats.*

Storm Water Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards and State of Utah storm water permitting are required. This includes, but is not limited to, any increased level of storm water drainage from any portion of any lot or remainder parcel of this subdivision to any adjacent properties, ditches, canals, or waterways, or the alteration of any existing, historic, or natural drainage without prior written authorization provided by the effected party or entity (may include but is not limited to: adjacent property owner(s), ditch or canal company, Cache County, or the State Water Engineer's Office.)

D. Agricultural Note: *Required on all subdivision plats.*

Agricultural Uses: Current and future property owners must be aware that they will be subject to the sights, sounds, and smells associated with agricultural activities which are permitted uses in the Agricultural Zone and Forest Recreation Zone.

E. Private Road Notes: *Required on all plats that contain one (1) or more private roads.*

- 1) The private interior road (name of road) is not dedicated to Cache County and no maintenance or snow removal will be provided by Cache County.
- 2) The private interior road (name of road) shall be used by all lots in this subdivision for access to the public road.
- 3) All lot owners of this subdivision are responsible for the construction, maintenance, and removal of snow on the private interior road (name of road).

F. Agriculture Protection Area: *Required if the subdivision is located in whole or in part within 300 feet of the boundary of an agriculture protection area.*

Agriculture Protection Area: This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on the acceptance of any circumstance related to land use which may result from such normal agricultural uses and activities.

5. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
6. Pursuant to Utah Code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - (1) a recorded easement or right-of-way
 - (2) the law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or any other provision of law.
7. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy has all rights to install, maintain and maintain gas lines in any private road, and/or any easements within this development. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.