

**F. Secondary Plat Procedures**

1. After approval of the primary plat by the Commission and fulfillment of the requirements of this Ordinance, eight (8) blackline or blue-line reproductions of the secondary plat of the subdivision shall be submitted to the Commission along with one (1) reproducible mylar transparency. All secondary plats shall be drawn at the same scale as the primary plat and shall be drawn on a sheet twenty-four (24) inches by thirty-six (36) inches in size, unless otherwise authorized by the Commission.
2. If the Commission approves the secondary plat, it shall place a certification thereof on the reproduced copies. Upon the final approval of the plat, one (1) copy of the certified plat shall be forwarded to each of the following persons by the developer:
  - a. County Auditor and Recorder
  - b. Any corporate utility company that may be affected
  - c. Subdivider or applicant
  - d. File of Commission
  - e. County Surveyor
  - f. Zoning Administrator
3. The secondary plat may include all or only a part of the primary plat which has received approval and shall be prepared and certified by a land surveyor registered by the State of Indiana. If the secondary plat does not contain all of the land approved on the primary plat, it shall be designated by a section number in a numerical order.
4. The following information shall be shown on or submitted with the secondary plat:
  - a. Accurate boundary lines, with dimensions and angles, which provide a legal survey per state statute.
  - b. Accurate distances and directions to the nearest official monuments. Reference corners shall be accurately described on the plat.
  - c. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
  - d. Accurate metes and bounds description of the tract boundary.
  - e. Source of title of applicant to the land as shown by the last entry in the books of the County Auditor.
  - f. Name of subdivision followed by the words "Secondary Plat."
  - g. Name and address of the owner and subdivider.

- h. North point, graphic scale, and date.
- i. Proposed street names.
- j. Complete curve table for all curves included in the plat.
- k. Street lines with accurate dimensions in feet and hundredths of feet with angles to street, alley, and lot lines. Radii, points of curvatures, tangent bearings, and lengths of all arcs of street lines shall be provided.
- l. Lot numbers and dimensions including the square footage of each lot.
- m. Accurate locations of easements, descriptions of their use, and any limitations on such semi-public or community use.
- n. Accurate dimensions for any property to be dedicated or reserved for public, semi-public, or community use, including sidewalks, bikeways, and other recreational ways.
- o. Building lines and setback dimensions throughout the subdivision.
- p. Location, types, material, and size of all monuments and markers.
- q. Construction plans and specifications for all improvements required by this Ordinance or the Commission.
- r. Restrictions of all types which will run with the land and become covenants in the deeds for lots.
- s. Certification by a registered land surveyor.
- t. Certification by the owner(s) and lien holder(s) (if any) of dedication of streets and other public property, and an agreement executed by the owner(s) and subdivider(s) to make and install all improvements in accordance with the plans and specifications approved by the Commission and accompanying the secondary plat.
- u. Certificate of approval by the Nappanee Plan Commission, if approved.
- v. Certificate of approval by the Nappanee City Council, if approved.
- w. A final landscaping/buffering plan shall be incorporated in the secondary plat design plans and a phasing schedule of landscaping/buffering improvements.
- x. Any other information or data requested by the Commission during primary plat approval or otherwise necessary to clarify conditions and terms of secondary plat approval