

City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631

---

---

**FINAL PLAT APPLICATION**

(Page 1 of 3)

**LEGAL OWNER(s):**

NAME: \_\_\_\_\_

STREET ADDRESS OWNER(s): \_\_\_\_\_

CITY, STATE, ZIP CODE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

BILLING ADDRESS: \_\_\_\_\_

NAME OF ENGINEER/SURVEYOR: \_\_\_\_\_

Engineer/Surveyor Address, Phone: \_\_\_\_\_

**PROPERTY INFORMATION:**

NAME OF SUBDIVISION: \_\_\_\_\_

LOCATION OF SUBDIVISION: \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_

PROPOSED USE OF PROPERTY: \_\_\_\_\_

NUMBER OF LOTS: \_\_\_\_\_

TO THE BEST OF MY KNOWLEDGE and BELIEF, DATA IN THIS APPLICATION AND ALL ATTACHMENTS THERETO are TRUE and CORRECT.

OWNER(s) SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

NAME(s) (print): \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631**

---

**FINAL PLAT APPLICATION**

(Page 2 of 3)

**REQUIRED ENCLOSURES**

**A. REQUIRED WITH APPLICATION**

1. Four (4) 24 x 36 inch paper copies of the Final Plat and one (1) set of “As Built” drawings.
2. \* Letter of Credit or Maintenance Bond for period of one year.

**B. REQUIRED BETWEEN APPLICATION AND SUBMITTAL TO BOARD IF ALDERMAN**

3. One (1) electronic copy of the Final Plat attached to the State Plane Coordinate System.

**C. REQUIRED AFTER BOARD OF ALDERMAN APPROVAL**

4. Three (3) full-size and one (1) half-size “As Built” drawings of the phase being approved.
5. One (1) original and one (1) copy of Restrictive Covenants to be recorded (if applicable).
6. Two (2) 24 x 36 inch mylars of the Final Plat to record at the Christian County Recorder’s Office and in the City’s plat book. Plus three (3) 24 x 36 inch paper copies of the Final Plat (developer may submit additional signed copies for their records). The City will record the Final Plat and Restrictive Covenants once the Final Plat has been approved.
7. One (1) electronic copy of the subdivision “As Built”

**\*Check should be made payable to the “City of Clever” and submitted with application. It is the responsibility of the applicant to pay all review fees needed for approval**

**FINAL PLAT APPLICATION**

(Page 3 of 3)

The developer shall maintain and keep in repaired the streets and curb and gutter improvements for a period of one (1) year from the date the constructed improvements are approved by the City. To guarantee this maintenance, an acceptable maintenance bond, letter of credit or other acceptable security shall be provided in the amount of ten percent (10%) of the contract price of the improvements against defects in workmanship and materials for the above-mentioned one (1) year period. The bond, letter of credit or security shall be filed with the City and be from a surety company licensed to do business in the State of Missouri and in form to be approved by the City.

City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631

DATE \_\_\_\_\_

PERMIT # \_\_\_\_\_

**SITE GRADING PERMIT**

**PROPERTY INFORMATION**

Property Address: \_\_\_\_\_ Zoning: \_\_\_\_\_

Proposed Business Name: \_\_\_\_\_

**APPLICANT & CONTRACTOR INFORMATION**

Owner: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Excavation Contractor: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Nature of Work: Commercial Property \_\_\_\_\_

Multi-Family Property \_\_\_\_\_

Residential Subdivision \_\_\_\_\_

Attached Items: Grading, Sediment, and Erosion Control Plans

Other Permits to be submitted with this Application:

NPDES Storm Water Permit:

404 Permit (If Required):

DNR Land Disturbance:

Letter of Credit \$ \_\_\_\_\_ Bond \$ \_\_\_\_\_ Check \$ \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631

---

---

**MINOR SUBDIVISION APPLICATION**

**LEGAL OWNER(s)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

**CONSULTANTS**

Engineer/Surveyor: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

**PROPERTY INFORMATION**

Name of Subdivision: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Proposed Use of Property: \_\_\_\_\_  
Number of Proposed Lots: \_\_\_\_\_

**REQUIRED ENCLOSURES**

1. Five (5) 24" x 36" copies of plat or survey
2. Signed Guaranty of Payment form for 3<sup>rd</sup> party review fees

**To the best of my knowledge and belief, data in this application and all attachments thereto are true and correct.**

Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name (print): \_\_\_\_\_ Date: \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631**

---

**QUALIFICATIONS FOR MINOR SUBDIVISIONS**

All subdivision of land not otherwise classified as a major subdivision shall be classified as a minor subdivision and shall be subject to the procedures adopted by the City Council.

1. The proposed subdivision will not create more than four tracts of land, including the remainder to be retained by the owner.
2. The proposed subdivision does not include the dedication of a new street or other public way or change in existing streets, easements, water, sewer or other public improvements. It is the intent of this provision to limit approval of minor subdivisions to those cases where the improvements required by these regulations have been provided, with exception to the extension of service to individual lots. It is not the intention of this provision to permit all requests, based solely requests that meet the minimum standards.
3. The subdivision is in compliance with the Zoning Code and other ordinances and regulations of the City of Clever and no substandard tract, parcel or lot will be created.
4. The subdivision will not result in the substantial increases in service requirements (e.g., utilities, traffic control, parks, schools, streets, etc.).
5. The parent tract was lawful under these regulations at the time the existing property description was recorded.
6. The configuration of the property was created by a court decree or order resulting from testamentary or interstate provisions.
7. The configuration of the property was created by the assembly or combination of existing tracts of record.
8. Minor subdivisions shall be limited so that no more than four (4) new tracts or parcels of land are created by minor subdivision from the original parent tract or parcel as that tract or parcel was at the time of annexation or else as the parcel was platted within a major subdivision in the interest of preventing the circumvention of the major subdivision process. Upon a request for a second (2<sup>nd</sup>) minor subdivision of a tract or parcel previously subdivided into fewer than four (4) new tracts or parcels. Council may authorize staff by resolution to execute a subsequent minor subdivision that otherwise meets the minor subdivision requirements.

**City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631**

---

**REVIEW & APPROVAL PROCEDURES FOR MINOR SUBDIVISIONS**

1. All proposed minor subdivisions will be reviewed by the City's development review team comprised of staff from the Planning and Zoning Department, Fire Department, City Engineer (3<sup>rd</sup> party consultant), and the Public Works Department.
2. The review team will complete the review task using criteria from the City's various adopted standards, specifications, and regulations for development including the City of Clever Zoning Regulations, the City of Clever Subdivision Regulations, International Fire Code, and other applicable local, state, and federal requirements. In certain cases, reviews may also be conducted by various county and state officials for compliance with applicable requirements.
3. Minor Subdivision reviews are completed within ten (10) business days of receipt of the submittal for review. The City will prepare a review letter to be returned to the owner and their design consultant clearly indicating areas of concern and non-compliance so that they can be corrected prior to approval. Conditional approvals may be granted in select cases where issues of non-compliance are determined to be insignificant to warrant further review.
4. Most minor subdivision proposals will be approved by the Planning and Zoning Commission and the City Council due to certain public improvements or dedications. Dates of times of any public meetings at which the minor subdivision will be on the agenda of either body will be supplied to the applicant and to the public prior in advance of the meeting(s).
5. Minor subdivision approval shall confer upon the developer the right that the City will not change the general terms and conditions under which the approval was granted. Within sixty (60) days after approval of the plat by the City Council, the subdivider shall file said plat with the County Recorder. The subdivider shall pay the cost of recording the plat, easements, right-of-way deeds and any other related accompanying documents. If the plat is disapproved, the Planning and Zoning Department staff shall notify the applicant in writing of the actions and reasons therefore. If the applicant shall fail to record the plat within sixty (60) days, then the plat shall be held for naught.
6. ***SIDEWALKS*** – The Public Works Director may approve a builder, owner or subdivider of a minor subdivision to pay the City twelve dollars (\$12.00) per linear foot of sidewalk instead of building the sidewalk. This shall not apply to the major subdivisions or to lots, which are already developed (existing structures, houses, etc.) that are part of the minor subdivision.

**City of Clever**  
**Planning & Zoning Department**  
**P.O. Box 52**  
**Clever, MO 65631**

---

All minor subdivision proposals shall be presented on 24" x 36" paper, with work shown thereon prepared and sealed by a Missouri Professional Land Surveyor. All minor subdivision plats shall contain at least the following information, as well as any other information deemed necessary by the by the Planning and Zoning Commission to ensure compliance with applicable requirements.

1. The proposed subdivision name, the general location, as it is commonly known, or by some other name by which the project may be identified, the name and address of the present owner and subdivider and the surveyor.
2. Title, scale, north arrow, date of preparation, and each date for which a revision was made.
3. Location by section, township, range, City, County, State, or if a re-subdivision of existing or approved subdivision, then by lot or block numbers and name of the original subdivision.
4. The names, location and dimensions of adjacent streets within any adjoining subdivision.
5. The plat boundaries shall show the grid bearings, and distances dimensioned to the hundredth of a foot. Survey shall meet or exceed current minimum standards for Urban Class Property.
6. The boundary lines, location and dimensions of existing and newly created tracts, parcels or lots and easements that are part of the minor subdivision shall be shown on plat. The dimensions and location of all arcs, radii, internal angles, points of curvature and tangent boundaries and other pertinent survey information necessary to an accurate description and location. Survey data shall meet the standards promulgated by the State of Missouri, "Missouri Minimum Standards of Property Boundary Surveys", Division of Geology and Land Survey, Missouri Department of Natural Resources. All survey datum shall be horizontally tied to the Central Zone of the Missouri State Plane Coordinate System 1983, and vertically tied to the North American Vertical Datum 1988 (NAVD 88). The survey method used along with the name of the published Bench Mark, GRS monument or Real Time Correction Broadcast Station shall be stated.
7. Lot area shown in square feet.
8. Names of adjacent subdivisions and owners of adjoining parcels of unsubdivided land.
9. The exact location and distances of all structures and other physical improvements in relation to proposed lot lines.
10. The extent and location of floodplains, floodways, or other waterways of record; elevations of which, shall be based on applicable Flood Insurance Studies, Flood Insurance Rate Maps, Flood Boundary and Floodway Maps.
11. Location of sanitary sewer, storm sewer, water mains, gas lines, fire hydrants, electric and telephone poles and street lights.



**City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631**

---

12. Topography, contours at vertical intervals shall be shown as follows:
  - a. Average slope less than six percent (6%)—two (2) foot interval contour map
  - b. Average slope over six percent (6%)—five (5) foot interval contour map.
13. Existing zoning classification of the minor subdivision and adjacent area.
14. Setback lines on all lots and other sites.
15. Certification by a Missouri Professional Land Surveyor as to accuracy of survey as such:

That I, \_\_\_\_\_, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared by \_\_\_\_\_ dated \_\_\_\_\_ and signed by \_\_\_\_\_ L.S. No. \_\_\_\_\_ and that the corner monuments and lot corner pins shown as set herein were placed under the Division of Geology and Land Survey, Missouri Department of Natural Resource's "Minimum Standards for property Boundary Surveys".

Date Prepared: \_\_\_\_\_

Signature: \_\_\_\_\_

Missouri L.S. No. \_\_\_\_\_

16. Owner's Dedication as below:

**OWNER(S) DEDICATION**

As owner(s) I/We, \_\_\_\_\_ have caused the land described on this plat to be surveyed, divided, mapped, and all access rights reserved and dedicated as represented on the plat. I/We hereby dedicate, grant, and convey right-of-way and easements shown here on to the City of Clever. Furthermore, I/We certify that there are no suits, actions, liens, or trusts on the property conveyed herein, and warrant generally and specially the property conveyed for public use and will execute such further assurances as may be required.

\_\_\_\_\_  
Name of Owner(s) and/or Subdivider

\_\_\_\_\_  
Date

17. City Council Certificate as below:

APPROVAL BY THE CITY COUNCIL

**City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631**

---

I, \_\_\_\_\_, City Clerk of the City of Clever, Christian County, Missouri, Do hereby certify that the Plat of \_\_\_\_\_ was presented to, accepted and approved by the City Council of said City of Clever, and approved by General Ordinance No. \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

18. Certificate of Compliance with Zoning as below:

**CERTIFICATE OF COMPLIANCE WITH ZONING & SUBDIVISION  
REGULATIONS**

I, \_\_\_\_\_, City of the City of Clever, Missouri, do hereby certify on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_. The \_\_\_\_\_ conforms to the City of Clever Land Use Regulations, in accordance with the Clever Code of Ordinances.

19. A title block shall be included on the plat for the Office of the Recorder of Deeds, Christian County, Missouri, substantially conforming to the following.

**IN THE RECORDER'S OFFICE**

I, \_\_\_\_\_, Recorder of Deeds, Christian County, Missouri, do hereby certify that the within instrument of writing was on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, duly filed for the record and is recorded in the records in this off in book \_\_\_\_ page \_\_\_\_ in testimony whereof, I hereunto set my hand and affixed official seal at my Office in Ozark, Missouri, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Recorder of Deeds

\_\_\_\_\_  
Date

20. All signatures for the owner's certification and dedication shall be notarized by the Notary Public of the State of Missouri with the necessary notary affidavit below.

**PRELIMINARY PLAT APPLICATION**

**LEGAL OWNER(s):**

Name: \_\_\_\_\_

**City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631**

---

Street Address Owner(s): \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
Name of Engineer/Surveyor: \_\_\_\_\_  
Address, phone: \_\_\_\_\_

**PROPERTY INFORMATION**

Name of Subdivision: \_\_\_\_\_  
Location of Subdivision: \_\_\_\_\_  
Number of Lots: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Proposed Use of Property: \_\_\_\_\_

**REQUIRED ENCLOSURES**

- 1. CD containing legal description (Microsoft word)
- 2. One electronic copy of the preliminary plat attached to the state plane coordinate system
- 3. Five (5) copies of the plat.

To the best of my knowledge and belief, data in this application and all attachments thereto are true correct.

**Owner(s) Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Received By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**CHECKLIST OF ITEMS TO BE INCLUDED ON  
PRELIMINARY PLAT**

The following information is required on all Preliminary Plats submitted for approval. The required information, may be combined for presentation on one (1) or more drawings or maps. In the interests of clarity, speed and efficiency in the review process, the Planning and Development Department may require that the information be presented on separate or

**City of Clever**  
**Planning & Zoning Department**  
**P.O. Box 52**  
**Clever, MO 65631**

---

additional drawings or maps. In all cases the Preliminary Plat submission should include the following and shall be designed in the conformity with the Design Standards contained in

\_\_\_\_\_ *Name and code.* The proposed name of the subdivision, which shall not duplicate or closely resemble the name of another, previously recorded subdivision in the City of Clever.

\_\_\_\_\_ *Owners of record.* The names and addresses of the owner(s) of record, developer(s), engineer, or surveyor responsible for the subdivision design.

\_\_\_\_\_ *Vicinity Map.* A vicinity map at a scale of four hundred (400) feet or more to the inch shall be drawn on the preliminary plat. The map shall indicate:

\_\_\_\_\_ Section, Township Range

\_\_\_\_\_ Adjacent City Limits, other corporation or ad hoc district lines, such as school or sewer districts, etc.

\_\_\_\_\_ The nearest existing highways or thoroughfares, streets, and alleys in neighboring subdivisions or property.

\_\_\_\_\_ *Abutting owners.* The name of adjacent subdivisions, and the names of record owners of adjacent parcels of unplatted land.

\_\_\_\_\_ *Boundary lines.* The boundary lines, accurate in scale, of the tract to be divided.

\_\_\_\_\_ *Streets-other features.* The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, and other important features such as existing permanent buildings; large trees and watercourses; railroad lines; corporation and township lines, utility lines, etc.

\_\_\_\_\_ *Existing utilities.* Existing sewer, gas, telephone, water mains, culverts and other underground structures within the tract and immediately adjacent thereto with pipe sizes and grades indicated.

2

\_\_\_\_\_ *Topography.* Topography, contours at vertical intervals shall be based on USGS datum or City monuments and shall be shown as follows:

\_\_\_\_\_ Average slope less than six percent (6%) – two (2) foot interval contour map

\_\_\_\_\_ Average slope over six percent (6%) – five (5) foot interval contour map

\_\_\_\_\_ *Proposed design-street, drainage, etc.* The layout, names and widths of proposed streets, alleys and easements; the location and approximate sizes of catch basins, culverts, and

**City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631**

---

other drainage structures; the location of proposed sewer lines, water lines, fire hydrants and other related infrastructure planned to serve the development.

\_\_\_\_\_ *Proposed layout and Legal Description.* The legal description of the entire site to be subdivided, including acreage in tract, boundary lines, location and dimensions of newly created tracts, parcels or lots that are part of the subdivision shall be shown on plat. The dimensions and location of all arcs, radii, internal angles, points of curvature and tangent boundaries and other pertinent survey information necessary to an accurate description and location. Survey data shall meet the standards promulgated by the State of Missouri, “ Missouri Minimum Standards for Property Boundary Surveys,” Division of Geology and Land Survey, Missouri Department of Natural Resources. All survey datum shall be vertically and horizontally tied to the City of Clever Geographical Reference Stations (GRS);

\_\_\_\_\_ *Lot information.* The plat shall indicate the area, lot size, proposed setbacks and exact location and distance of all structures and other physical improvements in relation to proposed lot lines.

\_\_\_\_\_ *Zoning.* Zoning boundary lines and proposed use of property.

\_\_\_\_\_ *North point, etc.* Title, scale, north arrow, date of preparation and date of successive revision.

\_\_\_\_\_ *Floodplains, etc.* The extent and location of floodplains, floodways, or other waterways of record; elevations of which, shall be based on applicable Flood Insurance Studies, Flood Insurance Rate Maps, Flood Boundary and Floodway Maps.

\_\_\_\_\_ *Location of Model Home.* The location of proposed model home or spec. house

\_\_\_\_\_ *Commercial and Industrial Subdivisions.* Preliminary Plats for industrial or commercial subdivisions shall delineate who will be responsible for addressing open space, landscaping and buffer yard requirements.

**CHECKLIST OF ITEMS TO BE INCLUDED ON FINAL PLAT**

Prior to approval of the Final Plat, the Planning and Zoning Department shall review the Final Plat for conformance to the Preliminary Plat and to determine that the plat shows or established the following information, which shall be in substantial conformity to the Preliminary Plat.

\_\_\_\_\_ *Name and code.* The name of the subdivision, phase or addition as provided on the Preliminary Plat.

**City of Clever**  
**Planning & Zoning Department**  
**P.O. Box 52**  
**Clever, MO 65631**

---

\_\_\_\_\_ *Date of Preliminary Plat approval.* The date and name in which the Preliminary Plat was approved as shall be indicated on the Final Plat. In addition, any ordinance, resolution or other bill passed by the Board of Alderman or Planning and Zoning Commission that relates to the subdivision or particular phase, shall be included on the plat.

\_\_\_\_\_ *Owners of Record.* The names and addresses of the owner(s) of record, developer(s), engineer, or surveyor responsible for the subdivision design.

\_\_\_\_\_ *Vicinity map.* A vicinity map at a scale of four hundred (400) feet or more to the inch shall be drawn on or shall accompany the preliminary plat. The map shall indicate:

\_\_\_\_\_ Section, Township, Range.

\_\_\_\_\_ Adjacent City limits, other corporations or ad hoc district lines, such as school or sewer districts, etc.

\_\_\_\_\_ The nearest existing highways or thoroughfares, streets and alleys in neighboring subdivisions or unplatted property.

\_\_\_\_\_ *Abutting owners.* The name of adjacent subdivisions and the names of record owners of adjacent parcels of unplatted land.

\_\_\_\_\_ *Boundary Lines.* The boundary lines, accurate in scale, of the tract to be subdivided.

\_\_\_\_\_ *Streets-other features.* The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, and other important features such as watercourses; railroad lines; corporation and township lines, utility lines, etc.

\_\_\_\_\_ *Proposed design-street, drainage, etc.* The layout, names and widths of streets, alleys and easements serving storm water, sewer, water or other utilities within the property being subdivided.

\_\_\_\_\_ *Proposed layout and legal description.* The legal description of the entire site to be subdivided, including approximate acreage in tract, boundary lines, location and dimensions of newly created tracts, parcels or lots that are part of the subdivision shall be shown on the plat. The dimensions and location of all arcs, radii, internal angles, points of curvature and tangent boundaries and other pertinent survey information necessary to an accurate description and location. Survey data shall meet the standards promulgated by the State of Missouri, "Missouri Minimum Standards for Property Boundary Surveys", Division of Geology and Land Survey, Missouri Department of Natural Resources. All survey datum shall be vertically and horizontally tied to the Missouri Geographical Reference Stations (GRS);

**City of Clever**  
**Planning & Zoning Department**  
**P.O. Box 52**  
**Clever, MO 65631**

---

- \_\_\_\_\_ *Curvature and radius.* When a street is on a circular curve, the main chord of the centerline shall be drawn as a dotted line in its proper place; and either in it or in an adjoining table, the bearing and length shall be noted; the radius of the circle of which the curve is a part; the central angle subtended; the bearing of the radius at the point of curve; and the chord length and deflection angles used in staking out the survey. The lot lines on the street sides may be shown in the same manner or by bearings and distances. When the curve of two hundred (200) feet radius or less is used, it is sufficient to show the length and bearing of the main chords, the radius at one (1) end of the curve, and the central subtended.
- \_\_\_\_\_ *Lot Information.* The plat shall indicate the area, proposed setbacks and the exact location and distance of all structures and other physical improvements in relation to proposed lot lines.
- \_\_\_\_\_ *Zoning.* Zoning boundary lines and proposed use of property.
- \_\_\_\_\_ *North point, etc.* Title, scale, north arrow, date of preparation and date of each successive revision.
- \_\_\_\_\_ *Floodplains, etc.* The extent and location of floodplains, floodways, or other waterways of record; elevations of which, shall be based on applicable Flood Insurance Studies, Flood Insurance Rate Maps, Flood Boundary and Floodway Maps.
- \_\_\_\_\_ *Location of model home.* The location of the model home or spec. house, if applicable, as it occupies a platted lot in the subdivision.

- \_\_\_\_\_ *Commercial and industrial subdivisions.* Final Plats for industrial or commercial subdivisions shall determine who will be responsible for addressing open space, landscaping and buffer yard requirements.
- \_\_\_\_\_ *Notes and related information.* Notes pertaining to particular items such as:
- \_\_\_\_\_ Access limitations;
  - \_\_\_\_\_ Total area;
  - \_\_\_\_\_ Total number of lots;
  - \_\_\_\_\_ Smallest / largest lot;
  - \_\_\_\_\_ Date Preliminary Plat approved;
  - \_\_\_\_\_ Replat information;

**City of Clever  
Planning & Zoning Department  
P.O. Box 52  
Clever, MO 65631**

---

- \_\_\_\_\_ Current zoning;
- \_\_\_\_\_ Source of title;
- \_\_\_\_\_ Setbacks;
- \_\_\_\_\_ Recording information for covenants and restrictions.