



# **MORGAN COUNTY PLANNING COMMISSION**

77 Fairfax Street, Berkeley Springs, WV 25411

Telephone: (304) 304-867-3133

Web Page: <https://morgancountywv.gov/planning-commission/>

## **EXEMPT PLAT CHECKLIST**

**Project:** \_\_\_\_\_

**Developer:** \_\_\_\_\_ **Engineer:** \_\_\_\_\_

**Date Submitted:** \_\_\_\_\_ **Reviewed By:** \_\_\_\_\_

**Reviewed Date:** \_\_\_\_\_

**Please Check All Applicable:**

- |  |   |
|--|---|
| <input type="checkbox"/> Merger/Addition Plat  | <input type="checkbox"/> Boundary Line Adjustment |
| <input type="checkbox"/> Family Transfer       | <input type="checkbox"/> Plat of Easement         |
| <input type="checkbox"/> Testamentary Transfer | <input type="checkbox"/> Court Partition Transfer |

All minor plans shall include the following:

	Item	Surveyor/ Engineer		Planning
		Yes	N/A	
	Plat Title (ie Merger Plat, Family Transfer, Boundary Line Adjustment)	<input type="checkbox"/>	<input type="checkbox"/>	
	Owner name, tax district, map and parcel number, deed book and page	<input type="checkbox"/>	<input type="checkbox"/>	
	Name, address, license number, seal and signature of surveyor	<input type="checkbox"/>	<input type="checkbox"/>	
	Vicinity map showing project location and minimum of 1000' feet adjacent to the property	<input type="checkbox"/>	<input type="checkbox"/>	
	Map scale, plat date and north arrow with source and date	<input type="checkbox"/>	<input type="checkbox"/>	
	Boundary and proposed lot lines labeled with length of courses to hundredths of a foot and bearings to nearest second; curve data shall show radius, arc length, chord and chord bearing in a table or at the curve	<input type="checkbox"/>	<input type="checkbox"/>	
	Description of all property corners, referencing monument type and whether found or set	<input type="checkbox"/>	<input type="checkbox"/>	
	Lot number and areas of lots to nearest square foot (or acres to four decimal places) for each lot/parcel	<input type="checkbox"/>	<input type="checkbox"/>	
	Locations of proposed well and septic reserve areas (wells shall be 100' feet from septic reserve areas and 10' from property lines)	<input type="checkbox"/>	<input type="checkbox"/>	
	All street boundaries and existing right-of-ways with widths	<input type="checkbox"/>	<input type="checkbox"/>	
	All proposed right-of-ways shall be at least 40' in width from a recorded, existing right-of-way	<input type="checkbox"/>	<input type="checkbox"/>	
	Adjacent properties including current owner, tax map and parcel number, and deed book and page reference	<input type="checkbox"/>	<input type="checkbox"/>	
	A statement on the plan as to whether or not the lot/parcel lies within the 100-year floodplain including the FEMA FIRM Map Panel number, date, and base flood elevation, if known. Floodplain may be shown by graphical methods and shall be properly cited.	<input type="checkbox"/>	<input type="checkbox"/>	

	Item	Surveyor/ Engineer		Planning
		Yes	N/A	
	Minor Plats creating building lots shall provide the following, as applicable: 1. WV Department of Highways Entrance Permit 2. Morgan County Health Department (wells and septic) 3. Morgan County Public Service District (water and sewer)	<input type="checkbox"/>	<input type="checkbox"/>	
	Plats creating common access easements must include the following statement: <i>“Lot owners benefiting from the access afforded by the private right-of-way created with this plat are responsible for the maintenance of said private right-of-way.”</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	Family Transfer Plats shall include the following note: "The intent of the owner is to transfer the land only to a member of the immediate family. A lot which is created via Family Transfer exemption may not be re-conveyed to a non-family member for a period of four (4) years from the date of recording of the plat of record. Any further subdivision activity will need to comply with all applicable Morgan County regulations.	<input type="checkbox"/>	<input type="checkbox"/>	
	Family Transfer Plats shall also include a draft deed with the above and below statements included in the deed.	<input type="checkbox"/>	<input type="checkbox"/>	
	Family Transfer Plats shall include the following note if without water and sewer approval: “This lot does not have any approved water and sewer permit and there is no guarantee that water and sewer permits will be approved”	<input type="checkbox"/>	<input type="checkbox"/>	
	Merger Plats shall include following note: <i>"The property heron described shall be merged into one property with the adjoining ___ acre parcel which is recorded in Deed Book ____, Page ____, for the exclusive purpose of increasing the area of said parcel.</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>Needs Floodplain Review- * If Applicable</b>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	

**Project Notes:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

—

*\*\* The Morgan County Subdivision Ordinance (2018) is the official governing regulation for all subdivision and land development in Morgan County, WV. The above checklist is not meant to be an all-inclusive list of items to be included on plan submissions but is merely a guide to assist in plan preparation and review. All plans must be in compliance with all provisions of the Morgan County Subdivision Ordinance (2018) prior to approval.*