ORDINANCE NUMBER 36-A

Major Partitioning and Street Dedication Regulations
Lincoln County, Oregon

An Ordinance Regulating the Major Partitioning of Land and the Dedication of Streets to the Public. Establishes Standards and Procedures, comprising twenty six (26) pages to be entered in the Lincoln County Commissioner's Journal.

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Adopted March 29 1995

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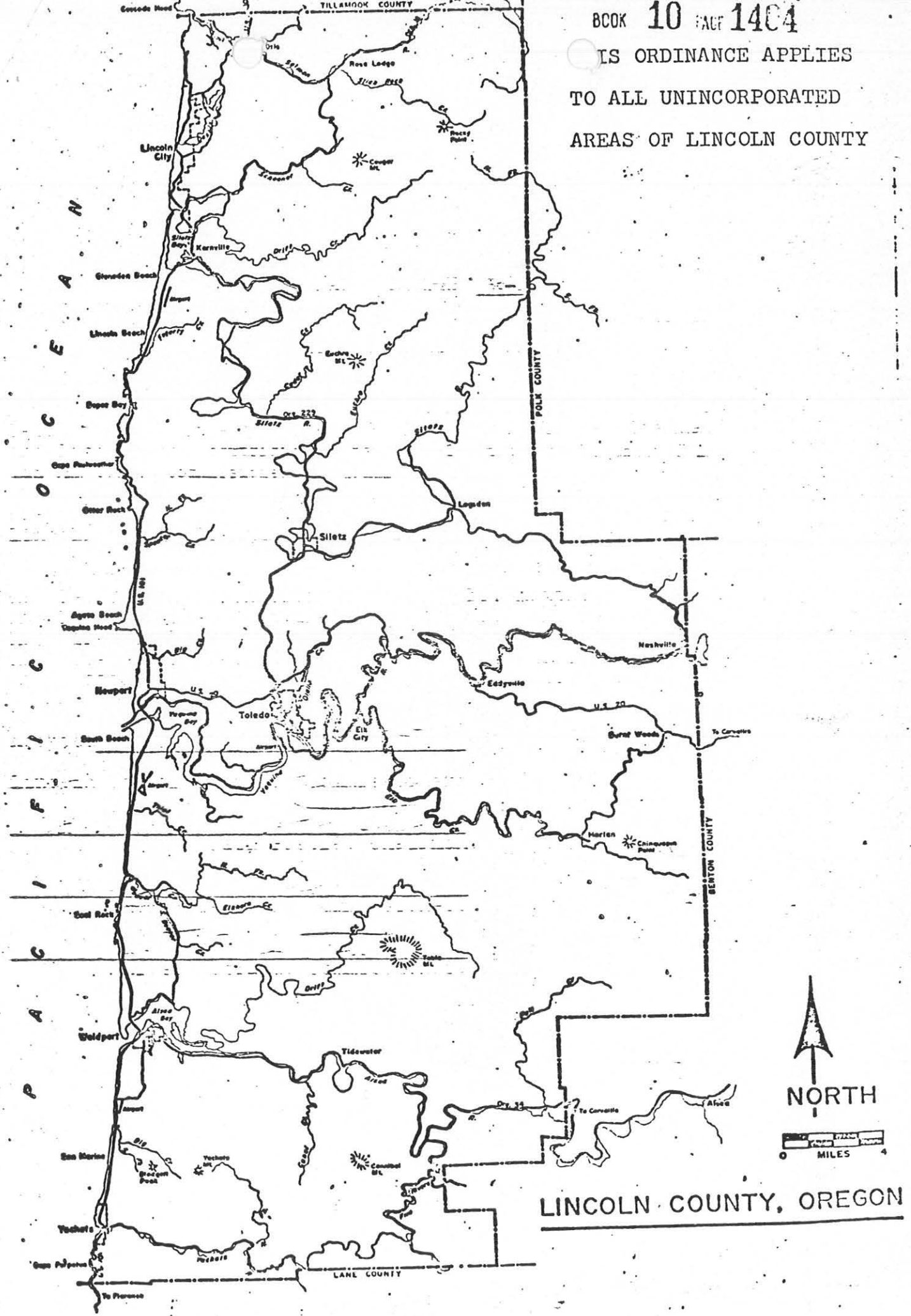
BOOK 10 PAGE 1404

IS ORDINANCE APPLIES

TO ALL UNINCORPORATED

AREAS OF LINCOLN COUNTY



LINCOLN COUNTY, OREGON

Major Partition and Street Dedication Ordinance

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Major Partition and Street Dedication Ordinance

Lincoln County, Oregon

Section I. Purpose

As authorized by law, including O.R.S. Chapter 92 and Chapter 215, the following regulations and standards relating to the Major partitioning of land and the dedication to the public of a street or road for the purpose of partitioning an area or tract of land, apply to all land within the unincorporated area of the County. The Lincoln County Planning Department, Lincoln County Planning Commission or any other designated planning body are hereby authorized to administer the regulations as contained herein.

These regulations are hereby declared to be necessary for the protection of the health, safety and welfare of the County's citizens and are designed to promote coordinated and appropriate development of land and carry out the County's Comprehensive Plan. These regulations also have the following objectives:

1. To allow for the proper location of utilities.
2. To specify the width, location and improvement of streets.
3. To provide for adequate area for sewage disposal.
4. To provide for adequate water supplies.
5. To provide for drainage facilities.
6. To reduce danger from geologic hazards, floods, fire and pollution.

Section II.

Approval of Major Partitions

A. No map of a Major partition of land in Lincoln County shall be recorded or have any validity unless and until it has the approval of the Lincoln County Planning Director or the Lincoln County Planning Commission or is appealed and subsequently approved by the Board of County Commissioners or by higher court action.

B. A person may offer or negotiate to sell any parcel in a Major partition prior to the approval of the tentative plan for such partition, but no person may dispose of, transfer, sell or agree to sell any parcel in a Major partition prior to such approval.

Section III. Definitions

For the purpose of this ordinance, certain words and terms used herein are defined as follows:

Boundary Line	The line defining the perimeter of a parcel, area or tract of land.
A. Front Line	The boundary line separating the parcel from the street, other than an alley. In the case of a corner parcel, the shortest boundary line along a street, other than an alley; or; in the case of a parcel which does not front directly upon a public stree that line toward which most houses in the immediate area face.

B. Rear Line	A boundary line which is opposite and most distant from the front line. In the case of an irregular, triangular, or other shaped parcel, a line a minimum of ten (10) feet in length, within the parcel parallel to and at a maximum distance from the front line.
C. Side Line	Any boundary line not a front or rear line.
Comprehensive Plan	Documents which (1) interrelates functional and natural systems and activities related to the use of land and water and (2) is adopted, reviewed and refined by the County to serve as a guide to growth and improvement within the County.
Easement	A right of useage of real.property granted for a specific purpose by an owner to specific persons, firms, corporations, or the public.
Parcel Width	The average horizontal distance between the side lines, ordinarily measured parallel to the front line.
Map	A final diagram, drawing or other writing concerning a Major partition.
Owner	An individual, association, partnership or corporation having legal or equitable title to land to be partitioned.

Performance Agreement	A performance bond executed by a surety company duly licensed to do business in the State of Oregon in an amount specified by the County to cover the full cost of the work to be done, and conditional upon the faithful performance thereof in accordance with the provisions in this ordinance. A performance agreement may also consist of any other type of surety acceptable by the Board of County Commissioners.
Parcel	A unit of land that is created by partitioning land.
Partition (Major Partition)	An area or a tract of land divided into two or three parcels within a calendar year involving the creation of a road or street.
Partition Land	To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. "Partition land" does not include the following:

a. division of land resulting from lien foreclosures;

b. division of land resulting from the creation of cemetery lots;

c. division of land made pursuant to a court order including testate or intestate succession; and

d. any adjustment of a line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment has an approved building site and is not reduced below the minimum lot size established by any applicable zoning ordinance or by the County Health Department.

e. the division of one parcel or lot so as to add land to adjacent parcels or lots.

Reserve Strip — A strip of land usually one (1) foot in width, across the end of a street or alley which shall be under the ownership of the County to insure street extensions where needed.

Right-of-Way — A strip of land within which is located a passageway, as conveyed for a specific purpose.

Road (or Street)	A public or private way created to provide vehicular access to one or more lots, parcels, areas, or tracts of land, excluding a private way that is created to provide access to such land in conjunction with its use for forestry, mining, or agricultural purposes.
A. Arterial or Major Highway	A street designed to carry traffic from one community to another, to carry traffic to and from major traffic generators and to carry through traffic.
B. Collector or Secondary Street	A street designed to carry traffic between minor streets and the arterial system, to function as primary traffic carriers within a neighborhood, to carry traffic to local traffic generators, and in commercial and industrial areas, provide access to commercial and industrial properties.
C. Minor Streets	A street designed to provide access to abutting residential property with only incidental service to through traffic.
D. Cul-de-Sac or Dead End Street	A minor street with only one outlet which provides a vehicular turn-around.
Tentative Plan	A preliminary diagram, drawing, or other writing showing the general design of

the proposed partition together with such additional information regarding the proposed division as may be required.

Section IV. General Requirements and Minimum Standards of Design and Development.

The following are the minimum requirements and standards to which major partitions must conform before approval.

Conformity to the Comprehensive Plan - All partitions shall conform with all adopted portions of the Comprehensive Plan, Zoning Ordinance and all other adopted plans.

Relation to Adjoining Street System - A major partition shall provide for the continuation of the major and secondary streets existing in the adjoining subdivisions or partitions and for their proper projection when the adjoining property is not subdivided.

Access - The partitioning of land shall provide each parcel, by means of a public or private road or street, satisfactory vehicular access to an existing street.

Private Streets -

1. Private streets shall provide access only to abutting lots. No street providing access to other streets or to areas not abutting such streets shall be approved as a private street.

2. The establishment of a private street shall not be allowed if it will deny the public access to public areas such as beaches or parks.

3. At such time as a tentative plan is proposed which includes private streets, all adjacent property owners shall be

notified of such proposal and the time and place of the Planning Commission hearing.

4. No private road shall be approved unless the Planning Commission is satisfied that such street is not presently needed nor will ever be extended through to adjacent property, or to be utilized for public road purposes in the normal growth of the area.

5. Modification of private street requirements and/or standards shall be approved only (1) for street creation and/or land partitioning recorded in the Office of the County Assessor at the time these standards and requirements are adopted by the Planning Commission; or (2) for street creation in areas where because of topographical or geological conditions full compliance or strict adherance to the standards and requirements would prevent reasonable access to the area; or (3) for access created to not more than two lots.

6. Yard setbacks shall be determined from the road right-of-way or access easement line in instances where private roads are considered.

Standards for Private Streets

1. No private street or access way shall be approved of over 400' in length except that looped private streets may be approved 800' in length.

2. Private road rights-of-way may be approved of less than 50' in width except that the right-of-way width shall not be less than 10% of the road length and in no instance shall the road right-of-way be less than 30' except that a private road to two lots may be 20' in width. In all instances where the road access is less than 50' in width a 10' utility easement on each side of the road right-

of-way or easement shall be provided.

3. Improvements on private roads shall be the same as those for public roads providing access to similar developments.

Street Widths -

1. The right-of-way and surface widths of public streets shall conform to the widths as specified in Appendix I of this ordinance.

2. If topography or other physical conditions make a street of the minimum required width impractical, the County Planning Commission may modify this street regulation requirement provided the public and future owner's interests are adequately protected.

Street Design and Improvements -

The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of this ordinance.

Street improvements, street grades and centerline radii on curves shall meet the minimum requirements as specified in Appendix I of this ordinance.

Street Intersections -

Streets shall intersect one another at an angle as near to a right angle as is practical considering the topography of the area and previous adjacent layout.

Intersections shall be designed so that no danger to the traveling public is created as a result of staggered intersections; and in no case shall intersections be offset less than 100 feet.

Cul-de-sacs & Turn-a-rounds -

In general, dead end (cul-de-sac) streets in urban partitions (average lot size under one (1) acre) shall not exceed four hundred (400) feet in length and shall terminate in a turn-a-round with a minimum property line radius of forty five (45) feet or other

type of turn-a-round approved by the Planning Commission. Turn-a-rounds approved by the Planning Commission shall be provided on all dead end streets.

Easements -

(1) Where alleys are not provided, easements of not less than six (6) feet in width shall be provided on each side of the rear line or side line for necessary utility lines, wires, conduits, storm and sanitary sewers, gas and water. Easements of the same or greater widths may be required along boundary lines or across lots or parcels where necessary for the extension of utility lines, waterways, and walkways, and to provide necessary drainage ways or channels.

(2) A private easement established without full compliance with these regulations may be approved by the County Planning Commission provided it is the only reasonable method by which the rear portion of an unusually deep lot or parcel may be provided vehicular access.

Public Access Ways -

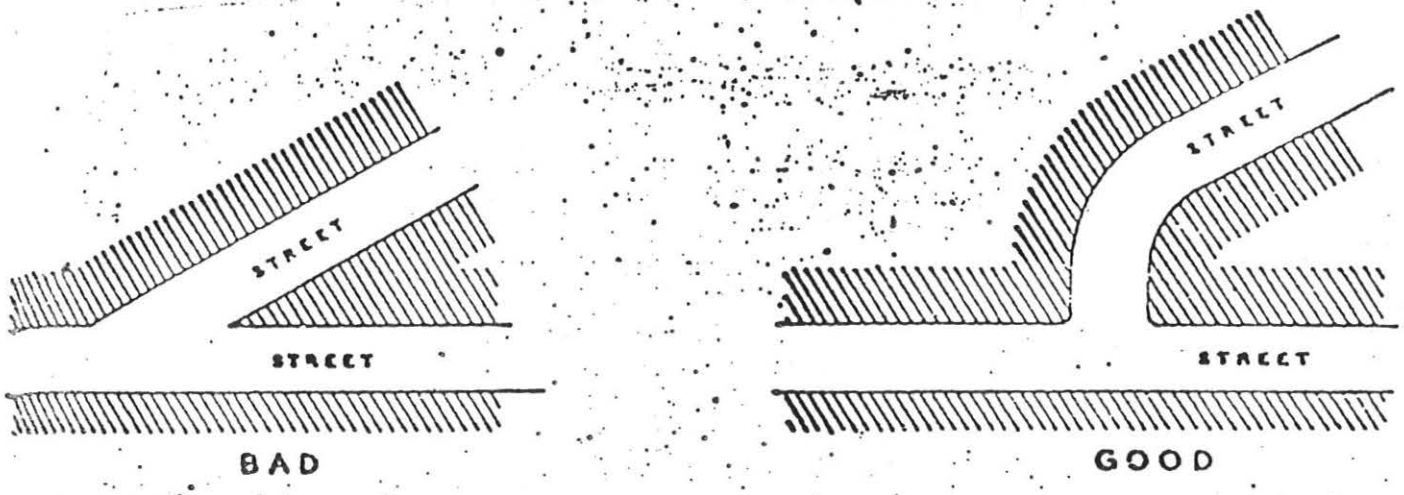
When necessary for public convenience and safety, the Planning Commission may require the land divider to dedicate to the public access ways 10 to 20 feet in width to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans or to provide access to schools, parks, beaches or other public areas, of such design and location as reasonably required to facilitate public use.

Parcels

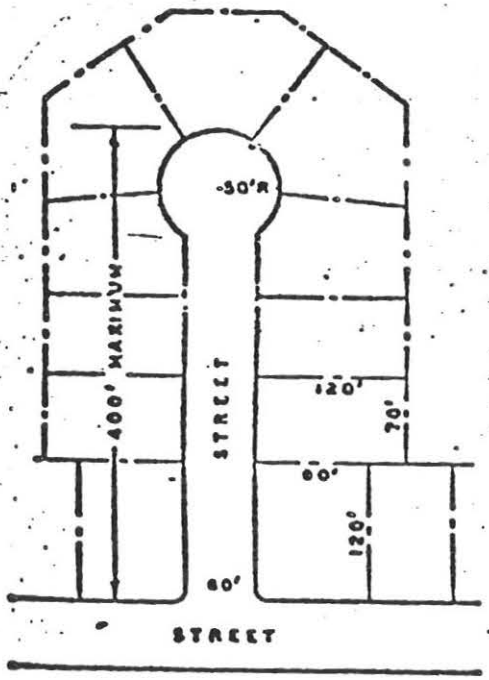
(1) Every parcel shall abut on a street and the frontage of each shall not be less than twenty-five (25) feet.

(2) Each side line shall be as close to perpendicular to the adjacent street line or radial to a curved street line as possible.

(3) Parcels with double frontage shall not be permitted unless, in



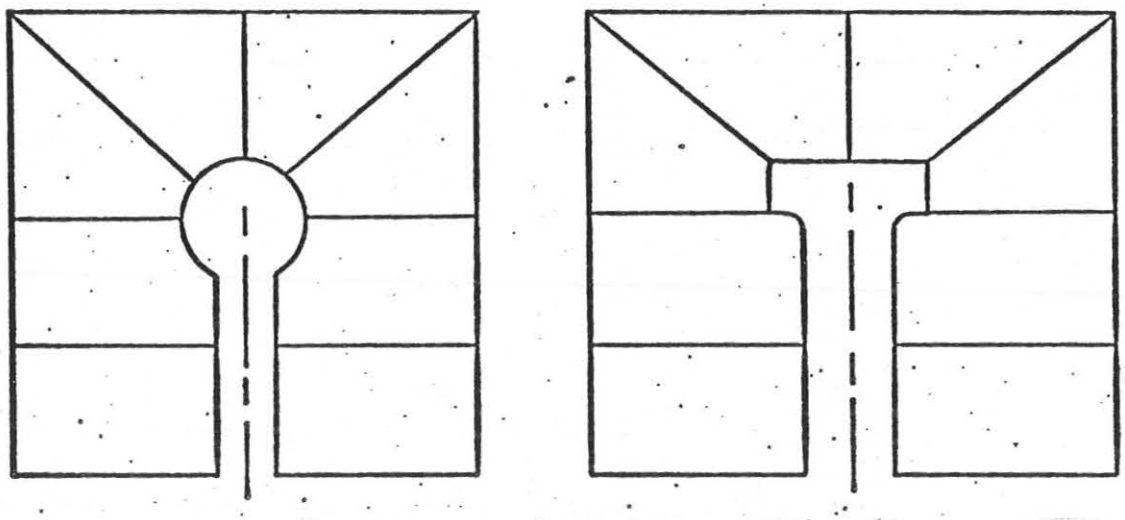
INTERSECTIONS



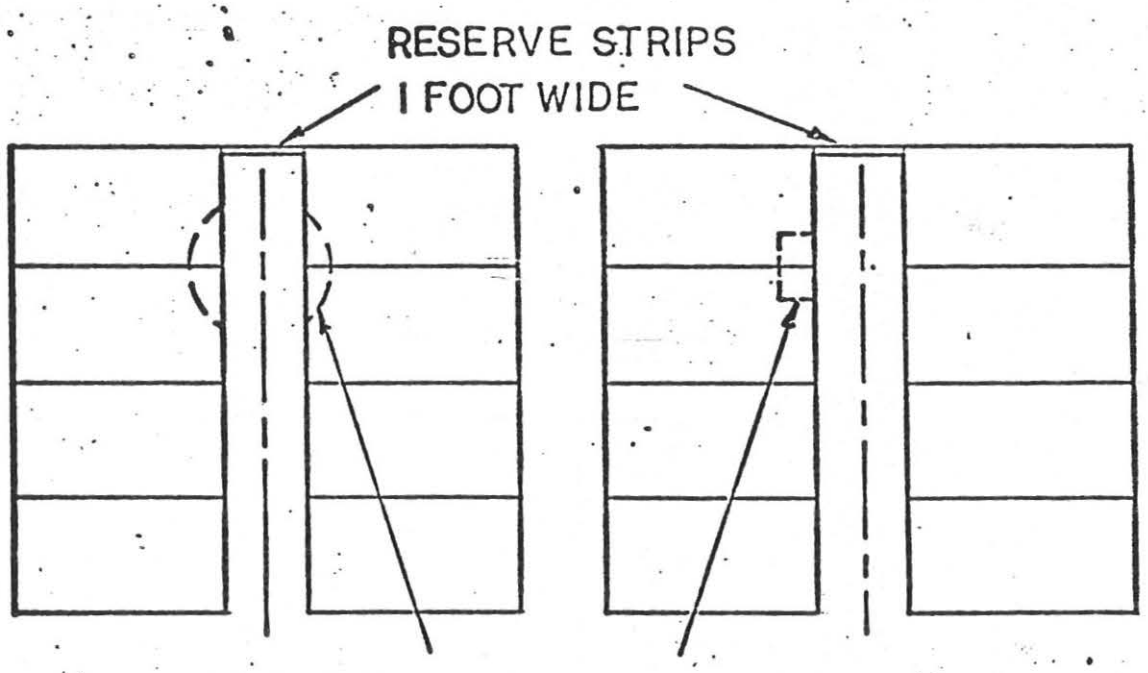
CUL-DE-SAC

TURN AROUNDS

STREETS WHICH ARE NOT INTENDED TO GO THROUGH TO THE NEXT PROPERTY



STREETS WHICH ARE INTENDED, IN THE FUTURE, TO BE EXTENDED INTO THE NEXT PROPERTY



TEMPORARY TURNAROUND EASEMENTS; TO BE VACATED UPON EXTENSION OF ___ STREET

the opinion of the County Planning Commission, an odd shaped tract or existing topography makes such parcel unavoidable.

(4) Parcel sizes and dimensions shall conform to the standards of the zoning classification in which the subdivision or partition is located or as determined by the County Health Department. In no case shall a parcel have an average width less than 60 feet or an average depth less than 80 feet.

(5) Parcels under 25,000 square feet in area must not exceed a depth to width ratio of $2\frac{1}{2}$ to 1. Parcels over 25,000 square feet in area must not exceed a depth to width ratio $3\frac{1}{2}$ to 1.

Water -

No map of a partition shall be approved unless the county has received and accepted:

(1) A certification by the owner or superintendent of a publicly or privately owned domestic water supply system, that water will be available to the boundary line of each and every parcel depicted in the proposed partition; or

(2) A performance agreement, bond, contract or other assurance that a domestic water supply system will be installed to the boundary line of each and every parcel depicted in the proposed partition; or

(3) Where a community or public water supply system is not available, a statement that water service will not be provided to any parcel depicted in the proposed partition. In residential partition the proposed source of domestic water (off or on-site, spring, well, etc.) to be developed by the buyer shall be included in the statement. A copy of such statement, signed by the subdivider and endorsed by the Planning Director, shall be recorded in the office of the County Clerk.

Sewer -

No map of a partition shall be approved unless the county has received and accepted:

(1) A certification by the owner or superintendent of a publicly or privately owned sewage disposal system that sewerage service will be available to the boundary line of each and every parcel depicted in the proposed partition; or (2) A performance agreement, bond, contract or other assurance that a sewage disposal system will be installed by or on behalf of the partitioner to the boundary line of each and every parcel depicted in the proposed partition; or (3) Where no sewerage service is available, the Department of Environmental Quality or County Health Department shall approve the proposed method of sewage disposal adequate to support the proposed use of the land for the partition. A statement that no sewerage service is available and that the proposed method of sewage disposal has been approved will be provided to the purchaser of each parcel in the proposed partition. A copy of any such statement, signed by the partitioner and endorsed by the Planning Director shall be recorded in the office of the County Clerk. Excepting the case of a partition when no sewage disposal is required by the purchaser, a statement to the effect that the parcel is not approved for sewage disposal must be endorsed by the purchaser and filed with the Planning Department.

Performance Agreement -

If all improvements required by the Planning Commission and this Ordinance are not completed according to specifications as required herein prior to the time the map is duly submitted for consideration and approval, the Planning Commission may accept in lieu of said

completion of improvements a performance agreement or bond executed by the partitioner and his surety company with the County Court conditioned upon faithful performance and completion of all such improvements within a period of time stated in such performance agreement and approved by the Planning Commission.

Section V. Procedure for Dividing Land

A. Preliminary Discussion.

Prior to preparing a tentative plan of a partition for submission the owner should discuss the proposed division with the staff of the Planning Department. The partitioner and the staff should discuss the implication of the zoning, availability of water, method of sewage disposal, street construction requirements, topography of the site and all other factors affecting the division of the property.

B. Major Partition

1. Tentative Plan Application

a. When a tract or area of land is to be partitioned, the tentative plan of the proposed major partition shall be filed in the office of the Lincoln County Planning Department together with an application for consideration. A sufficient number of copies of the tentative plan, as determined by the Planning Department, shall also be submitted, in order that the tentative plan may be distributed to other departments and agencies.

b. The tentative plan when submitted shall include the

following:

(1) The name, address, and phone number of the land owner, partitioner and engineer or surveyor.

(2) The tax lot number and the Section, Township and Range in which the property is located.

(3) The date, north point and scale of the drawing.

(4) A vicinity sketch showing the location of the partition in relation to a city or other known landmark in the County.

(5) The approximate location and dimensions of all proposed boundary lines.

(6) Approximate area of the property being partitioned and each proposed parcel.

(7) Name, location, and width of all existing and proposed roads, rights-of-way, and easements.

(8) Existing zoning of the property.

(9) Existing and proposed uses of the property.

(10) Approximate location and use of all existing structures to remain on the site. Indicate those to be removed.

(11) Source of domestic water (state whether by individual wells, off site source, a community water system or the name of the water district serving the plat or any other source).

(12) Method of sewage disposal.

(13) Any limitations to development; i.e. topography, areas subject to flooding, geologic hazards, drainage channels on property, etc.

2. Review of Tentative Plan by other Departments.

Within 5 days after the partition application is submitted according to the provisions of this ordinance, the Planning Department shall distribute copies thereof to appropriate agencies and departments for review, comments, and recommendations. If the Planning Department receives no written response or time extension response or time extension request within 20 days, it shall be considered the agency(s) and department(s) involved approve of the tentative plan as submitted.

3. Approval of Tentative Plan.

Within 10 days after receiving all comments and recommendations from appropriate agencies or departments or within 45 days after receiving the application as provided for in this ordinance, whichever date shall occur first, the Planning Director shall approve, conditionally approve, disapprove for cause, refer to the Planning Commission for a decision or, when further information is required, postpone a decision on the tentative plan. The applicant shall be notified of the decision and the basis upon which the decision was made. Unless appealed, the decision shall become effective on the 31st day after rendered on major partitions. The approval or conditional approval is valid for one year from the effective date of approval. After

one year the tentative plan may be resubmitted to be considered in light of changed conditions that may exist.

4. Submitting the Map.

a. Within one year after the approval of the tentative plan becomes effective, a map of the partition may be submitted to the Planning Director for approval. The map shall be a survey of the division or a photograghic copy thereof. Maps shall be in substantial conformity to the approved tentative plan and conditions of approval.

b. In addition to the information as required on the tentative plan the following information shall be provided:

(1) Accurate legal descriptions of all parcels & roads.

(2) The deed dedicating to the public all common improvements, including but not limited to streets and roads, the donation of which was made a condition of approval of the tentative plan for the partition.

(3) A copy of all protective deed restrictions proposed.

(4) The certification, performance agreement or statement regarding the availability of water and sewerage services as provided in Section IV of this ordinance.

(5) Such information as the Lincoln County Planning Department deems necessary for conformance with

conditions of tentative plan approval.

(6) The location of the approved site for the septic system if applicable.

5. Street dedication - Any streets in a major partition shall be dedicated following the requirements and procedures for the dedication of streets as set forth in Section VI of this ordinance prior to map approval.

6. Map Approval - Within 10 days of the receipt of a partition map as provided for in this ordinance, the Planning Director shall approve, disapprove for cause, refer to the Planning Commission for a decision or, when further information is required, postpone a decision on the map. The applicant shall be notified in writing of the decision. In no case shall a decision be postponed longer than 45 days. Unless appealed, the decision shall become effective on the 31st day after rendered on a major partition. When the approval becomes effective, the County Planning Director shall endorse his approval on the map. The map shall then be recorded in the office of the County Clerk, with a copy of the certified map submitted to the Planning Department. Approval of the submitted map shall be considered as final when properly endorsed and recorded.

Section VI. Dedication of public streets -

Any person wishing to create a public road or street shall make written application to the Board of County Commissioners. The application shall consist of a letter addressed to the Board requesting acceptance of the dedication; a

deed with the exact description of the proposed dedication signed by all owners of the property being dedicated; and a map showing the proposed road and the property intended to be served by the road. The Board of County Commissioners shall refer the application to the following:

1. The County Engineer, who shall check the proposal for grade and conformance to acceptable road standards;
2. The County Surveyor, who shall check the description for accuracy;
3. The County Assessor's Office, which shall insure that the taxes are paid on the property being dedicated and;
4. The County Planning Commission which shall insure that the road is not in conflict with the County Comprehensive Plan nor any adjacent approved tentative plans, plats or maps.

These reports shall be forwarded to the Board of County Commissioners. If the Board approves the dedication at least two members of the Board shall sign the deed as approved. The deed may then be recorded. A public road will not be maintained by the County unless that road is accepted by the County for maintenance.

Section VII. Modifications

If the Planning Commission finds that a hardship to a partitioner may result from strict compliance with these regulations, it may modify these regulations provided that (1) the purposes of this ordinance will be fulfilled without a strict application of these regulations, (2) the interests of the public will be best served

by the modification, and (3) the modification will not be substantially injurious to the best use and value of the property in the surrounding area.

In granting modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.

Section VIII Interpretations of Regulations

It shall be the duty of the Planning Commission to interpret the provisions of this ordinance in such a way as to carry out its intent and purposes.

Section IX Appeal

The provisions and procedures for appeal of decisions, interpretations and requirements arising from this Ordinance are as follows:

A. Appeal Periods

1. Any appeal of a Planning Department decision on a major partition must be made to the Board of County Commissioners within thirty (30) days of such decision.
2. Any appeal of a Planning Commission decision on a partition, interpretation or requirement, must be made to the Board of County Commissioners within thirty (30) days of such decision.
3. Any appeal of an interpretation or requirement made by the Planning Department in the administration of this Ordinance must be made to the Planning Commission within thirty (30) days of such interpretation or requirement.

B. Appeal Procedure

1. The appeal shall be in writing upon the forms provided and shall be filed in the office of the Planning Department. The appeal must set forth specifically the decision or condition being appealed.

2. Upon receipt of the notice of appeal, the Planning Department or Board of County Commissioners shall set the matter for hearing and give notice of the date, time and place thereof to the appellant, to the Planning Department, and to all other persons who had an interest in the matter with which the appeal is concerned. No other notice need be given; however, the Board or Commission in its discretion may give whatever additional notice it deems necessary.

3. While hearing the appeal, the Board of County Commissioners or Planning Commission shall consider the record and such additional evidence as may be offered and may affirm, reverse or modify, in whole or in part, the order requirement, decision, determination, interpretation, or ruling appealed. The Board of County Commissioners or Planning Commission shall transmit a copy of their decision to the appellant and to the County Planning Department.

Section X. Severability Clause -

The provisions of this ordinance are severable if any provision or part thereof shall be held invalid or unconstitutional or inapplicable to any persons or circumstance; such invalidity, unconstitutionality or inapplicability shall not affect nor impair

the remaining provisions of this ordinance.

Section XI Penalty and Enforcement -

Violation of any provision of this ordinance is punishable upon conviction under the provisions of O.R.S. Chapter 92 and O.R.S. Chapter 215.

Section XII Amendments -

The following procedures shall be followed to amend this ordinance:

1. The Planning Commission shall hold a public hearing on the proposed amendment after publishing notice of the hearing once a week for two successive weeks prior to the hearing in a newspaper of general circulation published in the County. The notice shall contain the time, place and purpose of the hearing and a description of the land to be subject to the amendment.
2. Prior to the expiration of 60 days after the date of such hearing, the Planning Commission may transmit its recommendation regarding the proposed ordinance or regulation to the Board of County Commissioners. If the Planning Commission recommendation has not been received by the Board of County Commissioners prior to the expiration of such 60 day period, the Board may consider the amendment without recommendation of the Planning Commission thereon.
3. Prior to the adoption of such amendment, the Board of County Commissioners shall hold a hearing thereon after giving notice of the hearing in the same manner provided in subsection (1) of this section.
4. A copy of any amendment adopted by the Board of County

Commissioners under this section, together with a map of the area subject to the amendment, shall be filed with the County Clerk. Such amendment shall not be effective until so filed. If the amendment is applicable throughout all of the area over which the county has jurisdiction under O.R.S. 92.042, only an outline map of such area shall be filed with the recording officer of the county.

Section XIII Repealing Ordinance

All previously adopted partition regulations, ordinances, or resolutions of Lincoln County which are in conflict with this ordinance are hereby repealed and replaced with this ordinance upon adoption by the Board of County Commissioners. Specifically repealed is the Subdivision Ordinance which was adopted on February 20, 1963 and recorded in Book 36, 434 through 470, the amendment which was adopted July 22, 1964 and recorded in Book 39 pages 19 and 20, and Ordinance Number 9 which was adopted on April 14, 1970 and recorded in Book 3, pages 1516, 1517 and 1518.

APPENDIX I

STREET WIDTH & IMPROVEMENTS

TYPE OF STREET	RIGHT OF WAY WIDTH	SURFACE WIDTH+
Arterials	80'-120' ++	40'-52' ++
Collector Streets and all Business Streets other than Arterials	60'-80' ++	36'-48' ++
Local Streets in Single Family Density Areas		
(1) Streets which in the judgment of Planning Commission will never be more than 2400' in length and which will have a relatively even division of traffic to two or more exits.	50'	28'
(2) Other such streets	60'	36'
Cul-de-Sacs	50'	28'
Circular Ends of Cul-de-Sacs	90' +++	70' +++
All Streets not specifically provided for above	60'	40'

\+ Measured from face to face of curbs or shoulders.
++ The Planning Commission may require a width within the limits shown based upon adjacent physical conditions, safety of the public and the traffic needs of the community.
+++ Measured by diameter of circule constituting circular end.

Improvements

Improvements shall have the following minimum standards unless increased at the request of the County Engineer:

(1) All streets shall have a minimum of four inches of 3/4"x0" crushed rock over a compacted subgrade.

(2) All bridges shall have a thirty year minimum life expectancy and shall be constructed to load limit standards approved by the County Engineer.

APPENDIX II

PROCEDURE FOR INSURING COMPLETION OF ROADS AND/OR UTILITIES

1. The Developer's engineer will prepare cost estimates on completion of roads and/or utilities. Road cost estimates shall be based upon road standards as designated in Lincoln County partition regulations. Sewer and water estimates shall be based upon designs approved by the State Board of Health. All cost estimates shall be stamped or sealed by the engineer who prepared them.

2. All estimates shall be submitted to the Lincoln County Planning Director. Copies of water and/or sewage service estimates will then be delivered to the Lincoln County Sanitarian's office for approval, remarks or suggested changes and returned to the Planning Office. Water and/or sewer cost estimates for systems in water districts or sewer districts shall be sent to the utilities district office as well as to the office of the County Sanitarian for review, approval, and/or suggestions, which will be submitted to the Planning Department. The road cost estimates shall be delivered by the County Planning Director to the office of the County Engineer for review, approval and/or suggestions which will be submitted to the Planning Department.

3. The Lincoln County Planning Director shall notify the developer as to the amount of bond or other performance agreement required and as to any changes necessary for bond acceptance.

4. The developer shall submit the bond or performance agreement written in favor of Lincoln County to the Office of the Board of Commissioners and three copies thereof to the Planning Department.

5. Maps for which bonds or performance agreements have been submitted to insure completion of roads or utility improvements shall so state on the face of the plat and shall provide space for the signatures of the County Engineer and/or the County Sanitarian, depending on the purpose of the bond or agreement.

6. Map approval must be signed and dated by the County Engineer and/or the County Sanitarian before it is presented to the County Commissioners. The signature by each department will signify that all requirements of the respective department have been met.