

Article 8

REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE FINAL PLAT

800 Required Statements

Some or all of the following statements, or similar appropriate statements, may be required to be affixed on the final plat mylar (post-development). The Planning Commission may require modifications to the statements. All signatures, except the signatures of the County Auditor, County Recorder, and the Planning Director, or designee, shall be obtained prior to approval of the final plat mylar (post-development). Do not include any text associated with the title blocks that are in parenthesis or italicized on the plat.

a. Deed Reference

Situated in section _____ township _____ range _____, in _____ Township, Belmont County, Ohio, containing ___ acres and being (part or) the same tract as conveyed to _____ and described in the deed recorded in Deed (Official Records) Book _____ Page _____, County, Ohio.

b. Owner's Consent and Dedication

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and do dedicate the streets, parks, or public grounds as shown herein to the public use forever.

Any "Public Utility Easements" as shown on this plat are for the placement of sidewalks and for the maintenance and repair of streets. This easement and all other easements shown on this plat, unless designated for a specific purpose, are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable television, or other utility lines or services, stormwater disposal and for the express privilege of cutting, trimming, or removing any and all trees or other obstructions within said easement; or immediately adjacent thereto, to the free use of said easements or adjacent streets; and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances or either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair ability to maintain the facilities; or (4) create a hazard.

The above public utility easements are for the benefit of all public utility service providers including, but not limited to:

(List all applicable public utility service providers in sentence form)
(Signature of owner and all lien holders)

Certificate of Notary Public

State of _____
County of _____

Be it remembered that on this day of _____, 20__ before me the undersigned, a Notary Public in and for said State, personally came _____ (and _____), who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written. (Signature) _____

(Print name here) _____

NOTARY PUBLIC

State of _____
My commission expires _____

c. Certificate of Surveyor

I hereby certify that this map is a true and complete survey made by me (under my supervision, on date) and that all monuments and lot corner pins are (or will be) set as shown.

(Signature) _____

(Print name and registration number here) _____

Registered Surveyor

d. Belmont County Planning Commission Approval

This plat was approved by the Belmont County Planning Commission on this _____ day of _____, 20__.

Executive Director

e. Belmont County Commissioners Approval

This plat is hereby approved pursuant to ORC 711.05 this _____ day of ____, 20__.
Resolution # _____.

Commissioner

Commissioner

Commissioner

ATTEST: _____
Clerk, Board of County Commissioners

f. Belmont County Engineer

I hereby approve this plat on this day of _____, 20__.

County Engineer

g. Belmont County Water and Sewer District (If applicable)

I hereby approve this plat on this day of _____, 20__.

County Sanitary Engineer

h. Belmont County General Health District (If applicable)

I hereby approve this plat on this day of _____, 20__.

County Health Commissioner

i. Belmont County Auditor's Transfer

Transferred on this__day of_____, 20

_____. By _____
Deputy County Auditor

j. Belmont County Recorder

File No. _____

Received on this__day of_____, 20__at_____.M.

Recorded on this__day of_____, 20__at_____.M.

Recorded in plat book No._____, Page_____.

Fee_____.

By _____
Deputy County Recorder

k. Certificate of Ownership

We,_____and_____do hereby certify that we are the owners of the property described in the above caption and that all legally due taxes have been paid, and that as such owners, we have caused the said above-described property to be surveyed and subdivided as shown.

_____Seal

_____Seal

County

State of Ohio, } SS

l. Drainage Statement

The County Engineer assumes no legal obligation to maintain or repair any open drainage ditches or channels designated as "drainage easements" on this plat unless within the public right-of-way. The easement area of each lot and all improvements within it shall be maintained continuously by the lot owner. Within the easements no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse per the County Engineer.

m. Acceptance of Dedications

Be it resolved by the Board of County Commissioners, that the dedications shown on this Plat are hereby approved and accepted this_____day of__20_____

-

n. Fire Prevention

If no public water supply is available for fire prevention, the subject final plat (post-development) shall have documentation indicating no fire prevention is available for the subdivision.

o. Other Conditions

Any approved conditions imposed by the Planning Department and/or Board of County Commissioners shall be included on the final plat (post development) per the Planning Director, or designee, discretion.