

**Article 11**

**REQUIRED STATEMENTS AND SIGNATURES TO BE AFFIXED ON THE PLAT**

**1100 Required Statements**

Some or all of the following statements, or similar appropriate statements, may be required to be affixed on the subdivision plat. The planning commission may require modifications to the statements. All signatures, except the signatures of the county auditor, county recorder, and the planning commission shall be obtained prior to approval of the subdivision plat by the planning commission.

**A. Deed Reference**

Situated in (Military Survey \_\_\_\_\_) \_\_\_\_\_ Township, \_\_\_\_\_ County, Ohio, containing \_\_\_\_\_ acres and being (part or) all of the land 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 hereon 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, all lien holders and two witnesses for each signature required)

**C. Certificate of Notary Public**

State of Ohio, S.S.

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 Ohio  
My commission expires \_\_\_\_\_

**D. Certificate of Surveyor**

A survey of this subdivision plat of land owned by (owner's name) was made by me, on (date). This is a correct representation of the land surveyed and platted and the lots have been staked and reference monuments have been set of found to exist as shown.

(The signature, registration number, and seal of the surveyor shall be placed beneath this paragraph).

(Signature) \_\_\_\_\_

Print name and registration number here) \_\_\_\_\_

\_\_\_\_\_  
Registered Surveyor

**E. Planning Commission Approval**

This plat was approved by the \_\_\_\_\_ Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Executive Director

**F. Zoning Inspector Approval**

COUNTY ( \_\_\_\_\_ TOWNSHIP) ZONING INSPECTOR

I hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

County ( \_\_\_\_\_ Township)  
Zoning Inspector

**G. County Engineer Approval**

I hereby approve on this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. (If streets and/or roads are included in the subdivision and have been constructed according to Brown County specifications, prior to the submission of the plat for approval, the following statement shall be added to the Engineer's Approval: "The streets and/or roads, as shown on this plat, have been constructed according to the Brown County specifications" and are hereby approved).

**H. Drainage Approval:**

A pre-development/post development drainage study has been submitted and appropriate drainage facilities are incorporated in the project. The County Engineer assumes no legal obligation to maintain or repair any drainage structures or open drainage ditches or channels designated as "drainage easements" on this plat. 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.

\_\_\_\_\_  
Brown County Engineer

\_\_\_\_\_  
Date

**I. Erosion and Sediment Control Approval:**

An erosion and sediment control plan has been submitted in accordance with the Soil and Water Conservation District requirements and appropriate control measures are incorporated in the project.

\_\_\_\_\_ SWCD

\_\_\_\_\_ Date

**J. Board of Health Approval:**

A review of the subject property has been conducted by the Health Department. The lots, as shown on this plat, are adequate for on-site sewage treatment and have been approved by the Board of Health.

\_\_\_\_\_ Brown County Sanitarian

\_\_\_\_\_ Date

**J. Commissioners Approval:**

We, the undersigned Commissioners of Brown County, Ohio do hereby approve this plat of (name of subdivision) and do authorize the Recorder of Brown County, Ohio, to file the plat for record. (If streets and/or roads in the subdivision have not been constructed according to the Brown County specification, the following statement shall be added to the Commissioners Approval: "We specifically reserve our acceptance of all streets and/or roads in said subdivision as public streets and/or roads until such time they have been approved by the County Engineer".

(If the streets and/or roads have been constructed according to the Brown County specifications prior to the submission of the plat for approval, the following statement shall be added to the Commissioners Approval:

"We the Commissioners of Brown County, Ohio hereby accept the streets and/or roads, as shown on this plat, as public streets and/or roads and hereby add the same to the road system of (name) Township.

(I no streets and/or roads are incorporated in the subdivision, then the two preceding paragraphs above are entirely eliminated)

Attest: \_\_\_\_\_  
Clerk, Board of County Commissioners

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

**K. County Auditor's Transfer**

Transferred on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_ Deputy  
\_\_\_\_\_ County Auditor

**L. County Recorder**

File No. \_\_\_\_\_

Received on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ .M.

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ .M.

Recorder in plat book No. \_\_\_\_\_, Page \_\_\_\_\_.

Fee \_\_\_\_\_.

By \_\_\_\_\_ Deputy  
\_\_\_\_\_ County Recorder