

ARTICLE 9

CERTIFICATES USED ON FINAL PLATS AND CONVEYANCE PLATS

SECTION 9.1 FINAL PLATS CERTIFICATES

The following certificates shall appear on all Final Plats presented to the Planning Commission for approval. The certificate shall be clearly legible; lettering shall not be less than 3/32 inch in height.

A. LAND SURVEYOR'S CERTIFICATE:

"LAND SURVEYOR'S CERTIFICATE"

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision, by (random traverse, with side shots; GPS). The unadjusted error of closure was (error of closure; relative positional accuracy). The survey shown here on is an Urban Survey, and the distances and directions are based on the (adjusted traverse; unadjusted traverse; State Plane Coordinates, state datum). This plat complies with all requirements of (County or City) Zoning Regulations; the Grant County Subdivision Regulations and Commonwealth of Kentucky Standards of Practice 201 KAR 18:150. Areas to be dedicated including public ways or streets are currently owned by the property owner.

DATE

LAND SURVEYOR'S SIGNATURE

(SEAL)

B. DEDICATION CERTIFICATE:

"DEDICATION CERTIFICATE"

"(I) (We) hereby certify that (I am) (We are) the owner(s) of the property shown and described hereon and that (I) (We) hereby adopt this plat of subdivision with (my) (our) free consent, establish the minimum building restriction lines and dedicate all streets, alleys, walks, parks and open spaces to public or private use as noted. (I) (We) further certify that title to the property shown hereon was acquired by Deed dated _____ and recorded in Deed Book _____ Page _____, as recorded in the Grant County Clerk's office.

DATE

Owner(s) Signature

One of the following Notary Public's Certificates shall be included as part of this Dedication Certificate. Note that different Notary Public's Certificates are required for different ownership.

1. For individuals acting in his own right:

State of _____

County of _____

The foregoing instrument was subscribed, sworn to and acknowledged before me this (date) by (name of person(s) acknowledging).

(Signature of person taking acknowledgement)

(Title or rank)

(Serial Number, if any)

2. For a corporation:

State of _____

County of _____

The foregoing instrument was subscribed, sworn to and acknowledged before me this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging) a (state or place on incorporation), on behalf of the corporation.

(Signature of person taking acknowledgement)

(Title or rank)

(Serial Number, if any)

3. For a partnership:

State of _____

County of _____

The foregoing instrument was subscribed, sworn to and acknowledged before me this (date) by (name of acknowledging partner or agent), partner (or agent) on behalf of (name of partnership) a partnership.

(Signature of person taking acknowledgement)

(Title or rank)

(Serial Number, if any)

4. For an individual acting as principal by an attorney in fact:

State of _____

County of _____

The foregoing instrument was subscribed, sworn to and acknowledged before me this (date) by (name attorney in fact) as attorney in fact on behalf of (name of principal).

(Signature of person taking acknowledgement)
(Title or rank)
(Serial Number, if any)

5. By any public officer, trustee or personal representative:

State of _____

County of _____

The foregoing instrument was subscribed, sworn to and acknowledged before me this (date) by (name and title of position).

(Signature of person taking acknowledgement)
(Title or rank)
(Serial Number, if any)

C. PLANNING COMMISSION APPROVAL CERTIFICATE:

“PLANNING COMMISSION APPROVAL CERTIFICATE”

“This has been found to be in compliance with the (city or county) Zoning Regulations and the Grant County Subdivision Regulations and is being submitted for recording in the office of the Grant County Clerk”.

Date

Chairman’s Signature

D. GRANT COUNTY COURT CLERK’S CERTIFICATE:

“GRANT COUNTY COURT CLERK’S CERTIFICATE”

“I, (Name of County Clerk), Grant County Court Clerk, certify that this plat was presented to me in Grant County on the ____ day of _____, 20__ at _____ and made a part of the records of this office.

(Name of County Clerk)
Grant County Court Clerk

E. BUILDING SETBACK REQUIREMENT:

“Building setbacks will be determined by current applicable zoning regulations.”

F. RECORDING TIME REQUIREMENT:

“This plat shall be void if not filed with the Grant County Court Clerk for recording purposes within one (1) year of the Planning Commission approval.”

G. STANDARD TERMS and CONDITIONS of DEDICATED EASEMENTS:

“DEDICATED EASEMENTS”

“The utility easements shown and described on this plat are dedicated to the use and benefit of the named utility. The respective rights, duties and obligations of the individual lot owner and the respective utility are setforth in a separate recorded document in the Grant County Court Clerk’s office. Terms and conditions of the documents listed below are incorporated by reference”.

(List each recorded document with name of the utility and the Book & Page number)

H. SURFACE DRAINAGE EASEMENT STATEMENT:

“SURFACE DRAINAGE EASEMENTS”

“Surface drainage easements shown on this plat are not accepted by the legislative body of jurisdiction. The legislative body is not obligated to maintain or repair any channel or installations in said easements. The easement area of each lot and all improvements within the easement shall be maintained continuously by the owner of the lot. Within the easement, no structures, plantings, fill material or other materials shall be placed or permitted to remain which may obstruct, retard or change the direction of flow of water through the drainage channel in the easement”.

I. LOTS WITH INDIVIDUAL SEPTIC TANK DISPOPSAL SYSTEMS:

“Plat approval for building development and/or alteration of existing systems on each lot is contingent upon the issuance of a sewage construction permit and inspection by the Northern Kentucky Health Department.”

SECTION 9.2 CERTIFICATES FOR CONVEYANCE PLATS

The following certificates shall appear on all Conveyance Plats:

A. LAND SURVEYOR'S CERTIFICATE:

“LAND SURVEYOR'S CERTIFICATE”

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision, by (random traverse, with side shots; GPS). The unadjusted error of closure was (error of closure; relative positional accuracy). The survey shown here on is an Urban Survey, and the distances and directions are based on the (adjusted traverse; unadjusted traverse; State Plane Coordinates, state datum). This plat complies with all requirements of (County or City) Zoning Regulations; the Grant County Subdivision Regulations and Commonwealth of Kentucky Standards of Practice 201 KAR 18:150. Areas to be dedicated including public ways or streets are currently owned by the property owner.

Corner monuments were set (date).

DATE

LAND SURVEYOR'S SIGNATURE

(SEAL)

B. FOR CONFORMING PARCELS:

“I certify that I have examined the records of the Grant County Court Clerk and find that this is the (first), (second, (third), (fourth) or (fifth) conveyance under the current ownership of the parent tract”.

Date

Land Surveyor's Signature

C. FOR NON-CONFORMING PARCELS:

“I certify that this plat of land in and of itself does not meet the current zoning regulations and it is to be transferred to an adjoining property owner.”

Date

Land Surveyor's Signature

D. DEDICATION CERTIFICATE:

“(I) (We) hereby dedicate the right-of-way of (Name of Road or Street) as shown hereon to public use, forever”.

Date

Signature of Grantor(s)

(This certificate must be notarized using one of the notarization certificates as specified in Section 9.1- B of this Section.)

E. GRANT COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE:

“Approved by the Grant County Planning Commission, this ____ day of _____, 20__, for recording the transfer of property only.

Chairman's Signature

F. RECORDING TIME REQUIREMENT:

“This plat shall be void if not filed with the Grant County Court Clerk for recording purposes within two (2) year of the Planning Commission approval.”