

Albany Subdivision Regulations
Final Plat Required Statements
Albany Subdivision Regulations § 154.607(E)

The following statements shall be affixed to the subdivision **Final Plat** after acceptance of the same by Albany Village Council. The Village may require modifications to the statements. All signatures, except the signatures of Albany Village Officials (Mayor and Administrator), Albany Planning Commission and Village Council, and the County Auditor, and Recorder, shall be obtained prior to approval by the Village of the subdivision Final Plat.

- (A) Deed Reference
 - (B) Certificate of Ownership
 - (C) Owner's Consent and Dedication
 - (D) Certificate of Notary Public
 - (E) Certificate of Surveyor
 - (F) Acceptance of Public Improvements for Maintenance
 - (G) County Engineer
 - (H) Albany Planning Commission Approval
 - (I) Albany Village Administrator and Mayor Approval
 - (J) Albany Village Council Approval
 - (K) County Auditor's Transfer
 - (L) County Recorder
-

(A) Deed Reference. *(to be completed prior to approval of final plat)*

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

(B) Certificate of Ownership. *(to be completed prior to approval of final plat)*

We, the undersigned, 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

Subdivision Plat Required Statements

Village of Albany, Ohio

(C) Owner's Consent and Dedication. *(to be completed prior to approval of final plat)*

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 open space as shown hereon to the public use forever, unless such areas are specifically marked "private" on the final plat. 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, storm water disposal and 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 in perpetuity. 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 of 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 undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations for the benefit of himself or herself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Property Owner Signature

Date

Property Owner Signature

Date

(D) Certificate of Notary Public. *(to be completed prior to approval of final plat)*

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, personal came who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed for the purpose therein expressed in testimony, whereof, I have set my hand and Notary Seal on the day and date above written.

NOTARY PUBLIC State of Ohio

Date My Commission Expires

(E) Certificate of Surveyor. *(to be completed prior to approval of final plat)*

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.

By _____
(Print name and registration number here)

Registered Surveyor Signature

Date

Subdivision Plat Required Statements

Village of Albany, Ohio

(F) Acceptance of Public Improvements for Maintenance.

Be it resolved by the Albany Village Council, that all subdivision required public improvements have been inspected, certified, and approved for permanent maintenance by the Village of Albany, Ohio (Albany Subdivision Regulations Section 154.304)

on this _____ day of _____, 20 ____

Village Administrator

Date

Albany Mayor

Date

(G) Declaration of Athens County Engineer. *(to be completed prior to approval of final plat)*

This plat is recommended for approval by the Albany Planning Commission

Mathematically approved on this _____ day of _____, 20 ____

Athens County Engineer

Date

(H) Albany Planning Commission Approval of Preliminary Plan.

Approval of the Preliminary Plan for this subdivision has been granted, after public hearing, by the

Albany Planning Commission on this _____ day of _____, 20 ____

Subdivision Name _____

Planning Commission Chair

Date

Commission Secretary

Date

Subdivision Plat Required Statements

Village of Albany, Ohio

(I) Declaration of Albany Mayor and Village Administrator.

The Village of Albany will only accept a dedicated public roadway after it has been built by the subdivider using Construction and Material Specifications which are provided by the Athens County Engineer Highway Department and effective at the time. Acceptance of a roadway by the Albany Village Council will take place only after the Village Administrator and Mayor has approved construction of the improvements. *Approval of this Final Plat in no way constitutes approval of construction of any site improvements.* The Village assumes no legal obligation to maintain or repair any 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 in perpetuity 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.

Attested to on this _____ day of _____, 20 ____

Village Administrator

Date

Albany Mayor

Date

(J) Declaration of Albany Village Council.

Acceptance of the dedication of the right-of-way does not constitute an obligation on the part of the Village of Albany to maintain and/or improve said right-of-way. Approval of this Final Plat for recording does not constitute an acceptance (Albany Subdivision Regulations Section 154.304) of any public street dedicated on such plat. (Section 711 O.R.C.)

We hereby approve this plat on this _____ day of _____, 20 ____

Council President Pro Tempore

Date

Albany Mayor

Date

Clerk of Council

Date

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(K) Athens County Auditor's Transfer.

Transferred on this _____ day of _____, 20 ____

Athens County Auditor Signature

Date

(L) Declaration of Athens County Recorder.

File No. _____

Received on this _____ day of _____, 20 ____ at _____ AM / PM

Recorded on this _____ day of _____, 20 ____ at _____ AM / PM

Recorded in plat book No. _____ Page _____ Fee _____

Athens County Recorder Signature

Date