

CERTIFICATION STATEMENTS FOR USE ON RECORD
SUBDIVISION PLATS

CERTIFICATION OF OWNERSHIP AND DEDICATION

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 plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use, as noted.

Owner(s)

Date

CERTIFICATION OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Frankfort/Franklin County Planning Commission, and that the monuments have been placed as shown hereon to the specifications of the City Engineer.

Registered Engineer or Surveyor

Registration #

Date

CERTIFICATION OF THE APPROVAL OF SANITARY SEWER SYSTEM

The Frankfort Sewer Department has reviewed the sewer service plans submitted with this document. To the best of our knowledge and belief, the sewer service plans conform to the requirements of the Frankfort Sewer Department. The owner shall remain responsible for full compliance with Federal, State, and local laws and regulations applicable to construction of sewer facilities.

Director, Frankfort Sewer Department

Date

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify that streets, utilities, and other improvements have been installed in an acceptable manner and according the City specifications in the subdivision entitled:

_____ **or**, that a security bond in the amount of \$_____ has been posted with the City Legislative body to assure completion of all required improvements in case of default.

City Engineer

Date

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Frankfort-Franklin County Subdivision Regulations and with the City of Frankfort Zoning Regulations, with the exception of such variances, if any, as are noted in the minutes of the Frankfort/Franklin County Planning Commission, and that this subdivision plat has been approved for recording in the office of the County Clerk.

Director, City of Frankfort Planning and Building Codes Department or Designee

Date

Chairman, Frankfort/Franklin County Planning Commission

Date

Notice of the Property Owner’s obligation with the following language:

“Property Owner’s Obligation

Certain improvements in this subdivision are required by the Subdivision Regulations as specified by an approved construction plan on file in the office of the Engineering Official. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements. For violation of this provision, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation that may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.”

Notice of Bond Requirement with the following language; and

“Notice of Performance Guarantee Requirement

After construction approval and release of the subdivider’s bond, the owner of any lot may be required to post a performance guarantee as a condition of obtaining a building permit.”

Notice of the builder’s obligation with the following language:

“Builders Obligation

The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approval Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement or right-of-way.”

“The zoning district information depicted on this Record Plat was accurate as of the date of approval and execution by the Planning Commission. However, such information is subject to change and should be verified with the appropriate authority.”