

ARTICLE 6

CERTIFICATES USED ON FINAL AND CONVEYANCE PLATS

APPENDIX A

LAND SURVEYOR'S CERTIFICATE

The following certificate shall appear on all Final Plats and Conveyance Plats presented to the Campbell County Planning Commission for approval. The certificate shall be clearly legible, lettering shall not be less than 3/32 inch in height and shall be dated, signed, and stamped or sealed by a registered land surveyor as defined and regulated by KRS 322.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under by direct supervision by the method of random traverse with side shots. The unadjusted error of closure was _____. The survey shown hereon is a class _____ survey, and the distances and directions are based on the adjusted traverse. This plat of survey complies with all requirements of the << *insert appropriate legislative unit (i.e. Campbell County, City of Crestview, etc)*>> Zoning Regulations and Campbell County Subdivision Regulations, and that dedicated areas including public ways or streets are currently owned by the property owner.”

DATE

LAND SURVEYOR'S SIGNATURE

(SEAL)

APPENDIX B

DEDICATION CERTIFICATE

The following certificate shall appear on all final plats presented to the Planning Commission for approval. The certificate shall be clearly legible, lettering shall be not less than 3/32-inch in height and shall be dated, signed, and notarized before submission to the Planning Commission.

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 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 uses as noted. (I) (We) further certify that title to the property shown hereon was acquired by Deed recorded in Deed Book _____ Page _____ of the Campbell County Clerk's office.

Date

Owner(s)

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

- (1) For **an individual** acting in his own right:

State of _____

County of _____

The foregoing instrument was acknowledged before me this (date) by (name of person acknowledged).

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

- (2) For **a Corporation**:

State of _____

County of _____

The foregoing instrument was 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 of incorporation) corporation, 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 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 acknowledged before me this (date) by (name of 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 acknowledged before me this (date) by (name of and title of position).

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

APPENDIX C

FINAL PLAT APPROVAL CERTIFICATE

The following certificate shall appear on all final plats presented to the Planning Commission for approval. The certificate shall be clearly legible, lettering shall be not less than 3/32-inch in height and shall have space for the date and the signature of the Chairman of the Planning Commission.

CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION APPROVAL CERTIFICATE

“This plat has been found to be in compliance with the << *insert appropriate legislative unit (i.e. Campbell County, City of Crestview, etc)*>> Zoning Regulations and the Campbell County Subdivision Regulations and is being submitted for recording in the office of the Campbell County Court Clerk.”

Date

Chairman’s Signature

APPENDIX D

COUNTY CLERK'S STAMP

A 1.5 inch high by 3.5 inch wide blank space shall be reserved on all Final Plats for the pre-printed recording stamp affixed by the Campbell County Clerk's office at the time of recording.

A title stating "County Clerk's Stamp" shall be printed over the prescribed blank space.

APPENDIX E

CERTIFICATES FOR CONVEYANCE PLAT

**FOR BUILDABLE LOTS
LAND SURVEYOR'S CERTIFICATE**

I certify that I have examined the records of the Campbell County Court Clerk and find that this is the (first) (second) (third) (fourth) (fifth) conveyance made under the present ownership of the parent tract.

Signature of Surveyor

Date

**FOR NON-BUILDABLE LOTS
LAND SURVEYOR'S CERTIFICATE**

I certify that this plat of land in and of itself does not meet the current zoning regulations for use and is being transferred for non-building purposes.

Signature of Surveyor

Date

DEDICATION CERTIFICATE

"(I) (We) hereby do dedicate the right-of-way of _____ as shown hereon to public use, forever.

Date

Signature of Grantor(s)

*(To be used with the different notarization statements as specified in Appendix B of the Campbell County Subdivision Regulations.)

CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION APPROVAL CERTIFICATE

Approved for recording the transfer of property only by the Campbell County & Municipal Planning & Zoning Commission this _____ day of _____, 20_____.

Chairman's Signature

**APPENDIX F
PUBLIC IMPROVEMENTS**

I hereby certify that all public improvements (streets, storm sewer systems, sanitary sewers, and water lines) have been installed and inspected in accordance with the applicable specifications of the Campbell County Subdivision Regulations in the section or phase of this subdivision and are publicly accepted and maintained 45 days from the recording of this plat; or that a guarantee has been posted with the applicable accepting agency to assure completion of all improvements.

STREETS

Signature of City/County Official	Title	Date
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Amount of Guarantee	Expiration Date	Signature for Release	Date
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STORM SEWER SYSTEM

Signature of City/County Official	Title	Date
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Amount of Guarantee	Expiration Date	Signature for Release	Date
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SANITARY SEWER SYSTEM

Signature of City/County Official	Sewer Commission/District	Date
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Amount of Guarantee	Expiration Date	Signature for Release	Date
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WATER LINE SYSTEM

Signature of City/County Official	Water Commission/District	Date
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Amount of Guarantee	Expiration Date	Signature for Release	Date
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(Continued on following pages)

Standard Terms and Conditions of Dedicated Easements

SANITARY SEWER 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 set forth in a separate recorded document in the Campbell County Clerk's office. Terms and conditions of the document listed below are incorporated by reference.

Sanitary Sewers – Sanitation District No. 1 – Miscellaneous Book 275, Page 675

SURFACE DRAINAGE EASEMENT DEFINITION

"Surface Drainage Easement" shown on this plat are not accepted by the legislative body of jurisdiction. The legislative body is not obligated to maintain or repair any channels or installations in said easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owners of the lots. Within the easements, no structure, planting, fill material or other material 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.

CERTIFICATION AND DEDICATION OF SANITARY SEWER EASEMENTS

The undersigned owner ("Owner") certifies that (i) Owner is the owner of the entire fee simple estate in and to the real property depicted on this plat (the "Property"), free and unencumbered; (ii) the sanitary sewer easements shown and described on this plat are hereby dedicated to the use and benefit of Sanitation District No. 1 (the "District"), the respective rights, duties and obligations of Owner and the District to be set forth in that instrument entitled "Standard Terms and Conditions of Sanitary Easements", a copy of which appears of record in Miscellaneous Book 275, Page 675, in the Campbell County Clerk's office at Newport, Kentucky (the "Standard Conditions"), which Standard Conditions are incorporated herein by reference; and (iii) (a) the sanitary sewer lines and other appurtenances serving the Property have been installed in accordance with applicable regulations and specifications of Campbell County and the District, including the Standard Conditions, or (b) a bond or other security acceptable to the District has been posted with the District to insure completion of the sanitary sewer site improvements on or before _____. Ownership of, and warranties applicable to, the sanitary sewer lines and related facilities shall be set forth in the Standard Conditions.

Signature of Owner(s)

Date

UTILITY STATEMENT

For valuable consideration, we the undersigned do hereby permanently grant to Union Light, Heat & Power Company/Cinergy, Duke Energy, Owen Electric Cooperative, Inc. and/or the Cincinnati Bell Telephone Company, their successors and assigns, forever, nonexclusive easements as shown on the within plat and designated as "Utility Easement" for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the overhead or underground distribution of gas, electric, telephone, or telecommunications, or other utilities. Said utility companies shall have the right of ingress and egress and also the right to cut, trim and remove any trees, undergrowth or overhanging branches within said easement or adjacent thereto. No buildings or other structures may be built within said easement, 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 the ability to maintain the facilities; or (4) create a hazard. We acknowledge having full power to convey this easement and will defend the same against all claims.

Signature of Owner(s)

Date

WATER MAIN EASEMENTS

The Water Main Easement(s) as shown on this plat are subject to the DECLARATION OF MASTER WATER FACILITY EASEMENT AGREEMENT as set forth in (*select the appropriate location from one of the following:*)

Easement Book 129, Page 145 of the Campbell County Clerk's records at Alexandria, Kentucky.

Easement Book 304, Page 466 of the Campbell County Clerk's records at Newport, Kentucky.