

CHAPTER 3500
ZONING ORDINANCE

Plats

Passed 11/21/2000

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SECTION 3501: General Requirements.

1. A plat shall be considered submitted for approval by filing same in the office of the Planning Commission, and written acknowledgement of such filing shall be furnished.
2. The plat must substantially conform to an approved preliminary drawing previously submitted, or must provide adequate data to permit proper review of any proposal that has not been approved in a preliminary drawing.
3. Prior to approval of a plat, the Planning Commission shall obtain certification from the proper County Departments that the required improvements have been made in conformance with these regulations.
4. The Secretary of the Planning Commission, provided the plat is in accordance with the within rules and regulations, shall endorse his written approval on said plat, or forthwith advise the developer of the rules not complied with by the plat.
5. The Planning Commission, by endorsement on the plat, shall approve or disapprove the plat within **thirty (30)** days after official filing of the plat; otherwise it is deemed approved.
6. Upon approval by the Planning Commission, and necessary County agencies, the Plat may be recorded with the County Recorder of Lucas County, Ohio within **six (6)** months. If not recorded within this time, the approval of the Planning Commission shall be null and void.
7. Before any building permits can be issued for lots in the plat, the plat must be recorded in the Office of the County Recorder, Lucas County, Ohio.
8. The tracing of the plat after recording shall be filed and retained in the Office of the Lucas County Engineer.
9. The plat shall be a reproduction tracing 20" by 30" in size.
10. All information on the plat, including the signatures, shall be in black opaque ink or other medium that is readily reproduced by printing and photostatic processes.

(Ord. 27-2000)

SECTION 3502: Contents.

The plat shall contain the following:

Identification:

1. The name of the subdivision.

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2. Location by township, section, town and range, and other legal description as necessary.
3. Names of owners, and signature and seal of registered surveyor.

Owner Certification:

I, (we), the undersigned, owners of the property hereon described, do hereby adopt the subdivision as shown on this plat, establish setback lines as shown, and dedicate to public use the streets and rights-of-way as shown, except buffer lots, which are dedicated on condition that the abutting right-of-way dedication is extended or widened beyond said buffer lots. I, (we), do hereby establish easements as shown hereon and designated as "Utility Easements," for the purpose of permitting the construction, installation, relocation and maintenance of public or quasi-public utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance or safe operation of utility lines or drainage facilities. I, (we), will improve this subdivision with the following installations (statement of the specific sewer, water, pavement and other improvements to be installed).

WITNESS:

OWNERS:

Notary:

State of Ohio)

County of Lucas) ss:

On this _____ day of _____, 20____, before me personally appeared

_____ and acknowledged the signing of this plat to be his (their)

free act and deed for the purposes herein mentioned. Witness my hand and seal the day and year above written.

Holland Village Planning Commission:

We hereby certify that this plat is approved by the Holland Village Planning Commission in accordance with the Subdivision Rules and Regulations for Lucas County, Ohio. Signed this _____ day of _____, 20____.

Chairman

Secretary

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Holland Village Council, Lucas County, Ohio:

We hereby approve and accept this plat this _____ day of _____, 20__.

Mayor

Clerk-Treasurer

Office of the Lucas County Tax Map Department:

Ownership of the property comprising this plat is correctly shown.

Lucas County Tax Map Department

Office of the Lucas County Auditor:

This plat has been submitted for the purpose of appraisalment this _____ day of _____, 20__.

Lucas County Auditor

Office of the Lucas County Recorder:

Received for record this _____ day of _____, 20__, at _____ M.

Recorded in Volume _____ pages _____ Book of Plats.

Lucas County Recorder

County Engineer of Lucas County, Ohio:

I find that the streets shown in this plat have been constructed in accordance with the specifications shown hereon and are in good repair and said streets are hereby accepted for public use pursuant to Ohio Revised Code, Section 711.091.

Holland Village Engineer*

NOTE: Need not be signed prior to recording of plat unless ready for acceptance for public use. (Ord. 27-2000)