

ARTICLE IX

RECORDING OF FINAL PLAN

901. RECORDING OF FINAL PLAN.

901.A. Deadline.

1. The Applicant is responsible to ensure that the Final Plan as approved by the Planning Commission is recorded in the Office of the Recorder of Deeds of the County within 90 days of such final approval.
 - a. If the Final Plan approval included official conditions that must be met prior to recording, then the plan shall be recorded within 90 days following the compliance with such conditions, up to a maximum total of 1 year following the final plan approval.
2. In any case, specific extensions of these time periods may be granted in writing by the Planning Commission.
3. The Applicant shall mail or deliver a receipt of the recording to the City Engineer.
4. No plan shall be recorded unless it bears the signatures of the Chairperson of the Planning Commission and the City Engineer, at a minimum.

901.B. At its option, the City may voluntarily agree in advance to record a Final Plan, in which case the applicant shall compensate the City for such costs.

901.C. The Final Plan shall not be recorded unless the Plan is signed by the City Engineer. The City Engineer shall not sign such Plan unless the applicant proves that they have met all required conditions that the City Engineer determines would impact the recorded Final Plan.

902. RECORD PLAN. The applicant shall provide to the City 1 mylar and 1 paper clear and legible copies of the Record Plan, in addition to providing whatever type of copies are required by the County. The City copies shall be made after recording, and shall be exact copies of those portions of the approved Final Plan that the City requires to be recorded. Such Record Plan, at a minimum, shall include all of the following:

- A. street right-of-ways,
- B. any common open spaces or dedicated parkland,
- C. easements, and any covenants that the City required to be placed on the Final Plan,
- D. lot lines and lot dimensions,
- E. water lines, sanitary and storm sewer lines and stormwater drainage facilities,
- F. the required signatures of City officials and the County Planning Commission staff and
- G. notations stating whether the streets, any common open space and other proposed improvements are to be offered or not offered for dedication to the City.

903. EFFECT OF RECORDING. Every street, park, or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, open space, or improvement until such time it may be offered and officially accepted for dedication to the City, or is duly condemned.

904. POST-CONSTRUCTION PLANS.

904.A. After completion of construction of each defined phase of a subdivision or land development, the developer shall provide a mylar and a paper copy of all of the subdivision and land development plans showing the improvements as actually constructed. The developer shall provide a signed and dated notarized statement stating that the post-construction plans are accurate, which shall be based upon on-site supervision by the developer and/or his/her employee, engineer and/or contractor(s). If the developer is unsure whether any aspects of the construction occurred as shown on the Post-Construction Plans, such aspects should be stated.

- 1. Applicants are strongly encouraged to continue to have the preparer of the plans involved throughout the construction process, including periodic inspections of the construction, and to have the plans preparer note any changes he/she is aware of.**