



Certification, Dedication, Recording and Assurance formats for Subdivision Plats

Certifications

- Certification of survey with seal, signature, printed name and registration number of Registered Land Surveyor shall appear on the cover sheet in the following form:
I hereby certify that this plat represents a survey made by me or under my supervision and that all boundary monuments indicated hereon actually exist, and their location, size and material are correctly shown.

Surveyor

R.L.S. Number

- If regulatory floodprone limits and/or erosion hazard setbacks are shown on the plat, the following certification statement shall be added to the cover sheet:
I hereby certify that the floodprone limits and/or erosion hazard setbacks shown on this plat were prepared by me or under my supervision.

Engineer

Registration Number

- An assured water supply is required for subdivisions in Pima County. A letter from a water company designated as having an assured water supply by Arizona Department of Water Resources will meet this requirement, providing that the letter states that the subdivision lies within the boundaries of their water supply area. If the subdivision is not within an assured water company area, a Certificate of Assured Water must be obtained from State Water Resources.

In accordance with ARS §45-576, one of the following statements shall be included on the plat:
A certificate of assured water supply has been received from the Director of Water Resources
or
This subdivision lies within an area designated as having an assured water supply.

Dedications

- All dedications shall contain the following statements:
I/We the undersigned, hereby warrant that I am/we are all and the only (party/parties) having any title interest in the land shown on the plat, and I/we, consent to the subdivision of said land in the manner shown hereon.

I/We the undersigned do hereby hold harmless Pima County and Pima County Flood Control District, their successors, assigns, employees, officers, and agents from any and all claims for damages related to the use of the property depicted on this plat now and in the future by reason of flooding, flowage, erosion, or damage caused by water, whether surface, flood or rainfall.

- If applicable, the dedication shall contain any or all of the following statements:
I/We hereby dedicate and convey to Pima County all rights-of-way as shown hereon, including all public streets, roads, parks, detention (detention/retention) basins, alleys, and drainage ways.

I/We hereby dedicate and convey to Pima County Flood Control District all natural channels as shown hereon for the purpose of maintenance and flood control.

I/We hereby grant to Pima County and all utility companies all public easements as shown hereon for the purpose of access for installation and maintenance of public sewers and utilities and other uses as designated by this plat.

- The following clauses, appropriately modified, shall be added for subdivisions with private streets and/or other common areas:

Common Areas (and private easements), as shown hereon are reserved for the private use and convenience of all owners of property within this subdivision and are granted as easements to Pima County and all utility companies for the installation and maintenance of aboveground and underground utilities and public sewers.

Title to the land of all Common Areas shall be vested in an association of individual lot owners as established by Covenants, Conditions and Restrictions recorded under sequence number _____, in the Office of the Pima County Recorder. This association shall accept the responsibility for control, maintenance, ad valorem taxes and liability for the common areas, to include private streets, private drainageways, private sewers and private easements, within the subdivision.

- The party or parties having vested title per the current title report shall sign the dedication block with the name of the signer being printed below the signature line. The signature shall be notarized in general conformance with the following format, modified as necessary:

State of Arizona) s.s.:
Pima County)

On this _____ day of _____, 20____, before me personally appeared _____, who acknowledged to be the trust official of _____ and being authorized so to do, executed the foregoing instrument for the purpose therein.

My commission expires: _____
Notary Public

- List names and addresses of beneficiaries (not Trust numbers). Recording

Recording

- The following recording block shall be included on the cover sheet:

RECORDING

State of Arizona) s.s.:
Pima County)

This instrument was filed for record at the request of _____ on this _____ day of _____, 20____, in Sequence No. _____, Pima County records

County Recorder

Date

Assurances

- The Plat shall contain one of the following Assurance Blocks:

Assurance in the form of a Third Party Trust Agreement, Trust No. _____ from _____ as recorded in Sequence No. _____ has been provided to guarantee improvements as required by the Pima County Zoning Code, Chapter 18.69 (Subdivision Standards) in this subdivision.

By: _____
Chairman, Board of Supervisors Date
Pima County, Arizona

ATTEST:

I, _____, Clerk of the Board of Supervisors, hereby certify that this plat was approved by the Board of Supervisors of Pima County, Arizona, on this the _____ day of _____, 20__.

Clerk, Board of Supervisors Date

or

Assurance in the form of a _____ from _____ in the amount of \$ _____ has been provided to guarantee improvements as required by the Pima County Zoning Code, Chapter 18.69 (Subdivision Standards) in this subdivision.

By: _____
Chairman, Board of Supervisors Date
Pima County, Arizona

ATTEST:

I, _____, Clerk of the Board of Supervisors, hereby certify that this plat was approved by the Board of Supervisors of Pima County, Arizona, on this the _____ day of _____, 20__.

Clerk, Board of Supervisors Date

or

No assurances are required for this subdivision. All necessary improvements are existing.

By: _____
Chairman, Board of Supervisors Date
Pima County, Arizona

ATTEST:

I, _____, Clerk of the Board of Supervisors, hereby certify that this plat was approved by the Board of Supervisors of Pima County, Arizona, on this the _____ day of _____, 20__.

Clerk, Board of Supervisors

Date