

The City of
Alliance, Ohio, 44601
"The Carnation City"

504 East Main Street

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APPLICATION FOR APPROVAL OF SUBDIVISION OF PROPERTY
WITHOUT PLAT
(OHIO REVISED CODE SECTIONS 711.001 AND 711.131,
COPY ATTACHED)

DATE SUBMITTED _____

TYPE OF PROPERTY DIVISION (CHECK ONE)

___ EXEMPTION UNDER SECTION 711.001
O.R.C.

___ DIVISION UNDER SECTION 711.131
R.C.

CITY OF ALLIANCE

LOCATION _____
(LOT OR OUTLOT NUMBER)

SIZE OF PARCEL _____
ACREAGE

OWNER/GRANTOR: NAME _____

GRANTEE: NAME _____

APPLICANT: NAME _____

ADDRESS _____
Street

City Zip Code Telephone

Signature of Applicant or Agent

CITY OF ALLIANCE ZONING INSPECTOR'S APPROVAL (if applicable)

I hereby certify that this proposed division of property will conform to the
current zoning regulations of the City of Alliance.

Zoning Inspector

DATA REQUIRED WITH APPLICATION

1. *Surveyor's drawing and description of parcel with the signature, seal, and number of a registered professional surveyor.*
2. *Signed certification from the City of Alliance Zoning Inspector that the division will conform to applicable zoning regulations if approval is sought under Section 711.131 O.R.C. (Signature on this form or separate document).*
3. *The proposed deed of conveyance (a copy if not acceptable). NOTE: When approved, the conveyance will be stamped "Approved by the Alliance City Planning Commission no plat required in accordance with Section 711.001 or 711.131." If denied, applicant may appeal to the Alliance City Planning Commission (ACPC) for review at its next meeting, by filing such request at the ACPC office thirty days prior to the meeting.*
4. *Supporting documentation for exemption (under section 711.001 O.R.C.), if applicable.*
5. *Processing Fee: \$10.00 for all divisions under Section 711.131 O.R.C.*

NOTE: Original copy of application, survey, and copy of conveyance to be retained by the City of Alliance Engineering Dept. Copy to City of Alliance Planning Commission and Stark County Auditor's Office.

No plat required.

Approved by Alliance City Planning Commission

BY: _____

DATED _____

(To be completed by Stark County Map Personnel)

Required Data

Received by: _____

Date: _____

Approved by: _____

Date: _____

Disapproved by: _____

Date: _____

Remarks: _____

Notification: _____

Date: _____

Delivered to: _____

Date: _____

CHAPTER 711: PLATS

Section

711.00.1) 711.001 Definitions.

711.38 Record of proceedings

711.39 (Vacation of plat)

711.40 Exceptions.

(ORIGINAL PLATS)

- 711.01 Plat of proposed village or addition.
- 711.02 Contents of plat.
- 711.03 Cornerstones, markers, and pins.
- 711.04 Acknowledgment and recording.
- (711.04.1) 711.041 Lands outside a municipal Corporation; approval.
- 711.05 Approval or rejection; rules to govern plats.
- 711.06 Plat of subdivision; acknowledgment and record.
- 711.07 Fee shall vest in municipal corporation.
- 711.08 Map or plat by platting commission must be approved by city engineer or legislative authority.
- 711.09 Planning commission or legislative approval of plat; Petition for recording; village subdivision regulation; limitation on this section.
- (711.09.1) 711.091 Inspection of construction; acceptance by city, village or county.
- 711.10 Platting in unincorporated territory; county or regional planning commission to adopt rules and regulations; except municipal corporation extraterritorial authority.
- (711.10.1) 711.101 Municipal corporation may adopt general rules and regulations.
- (711.10.2) 711.102 Violations of rules and regulations.
- (711.10.3) 711.103 (tentative approval by planning commission; recording of plat)
- (711.10.4) 711.104 (entry of lots upon tax list.)
- 711.11 Fee simple title.
- 711.12 Forfeiture for wrongfully recording plats.
- (711.12.1) 711.121 (Evidence of legality of conveyance by metes and bounds by affidavit may be required by auditor or recorder.)
- 711.13 Transfer of land before recording, forfeiture.
- (711.13.1) 711.131 Approval by planning authority without plat.
- (711.13.2) 711.132 Rules and regulations effective, when.
- 711.14 Planting of cornerstone; forfeiture.
- 711.15 Disposal of lots; forfeiture.
- (711.15.1) 711.151 Exceptions.
- 711.16 Directors to lay out village where county seat located.

(VACATING PLATS)

- 711.17 Vacation of plat
- 711.18 Application for vacating or altering plat; notice
- 711.19 Vacation of plat by court action
- 711.20 Record; party defendant
- 711.21 Commons may be changed into streets
- 711.22 Clerk's fees
- 711.23 Application for vacation and assessment of damages
- 711.24 Changing of town lots

- 711.25 Vacation of lots not within a municipal corporation
 711.26 Auditor shall make changes and transfers
 711.27 Certificate of auditor; record by recorder

(REVISION OF PLATS)

- 711.28 Lots may be revised and renumbered
 711.29 Mode of renumbering
 711.30 New numbers shall be legal designation
 711.31 Payment of expenses
 711.32 Numbering of additions or subdivision after revision
 711.33 Compensation

(LOST OR DESTROYED RECORDS)

- 711.34 Application to supply lost or destroyed records
 711.35 Publication of notice
 711.36 Order by board to replat
 711.37 Record of plat and certificate
 711.38 Record of proceedings
 711.39 (Vacation of plat)
 711.40 Exceptions

(711.00) & 711.001 Definitions.

As used in sections 711.001 to 711.38, inclusive, of the Revised Code:

(A) "Plat" means a map of a tract or parcel of land.

(B) "Subdivision" means:

(1) The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or

(2) The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

HISTORY: 125 v H 629, Eff 10-19-53.

Cross-References to Related Sections

See RC & 711.15 which refers to this section.

Law Review

Subdivision control under the Ohio Revised Code.

(Editorial note.) 23 CinLRev 241.

CASE NOTES AND OAG

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