

Plat-KRS 100.283

The County Clerk shall record plats after approval by the planning commission.

The document requires:

- The plat must have the approval of the planning commission and the commission's certification signed and dated. (KRS 100.277)
- The plat requires the surveyor's certification, signed and dated and his seal. (KRS 322.400)
- The plat cannot exceed 24 inches x 36 inches in size (KRS 100.283).

The statutes do not give additional specific requirements for plats, however the fact that a survey or plat describes the land, it is presumed that the survey or plat must have:

- The owner's signature
- Source of title

Planning commissions can provide additional regulations governing recording requirements, such as:

- The size of the document may be smaller than the statute indicates.

PLATS – CONDOMINIUM (FLOOR PLANS)

Simultaneously with the recording of the Master Deed (Lease) there shall be filed in the office of the county clerk a set of floor plans of the building or buildings. KRS 381.835

Condo Plats (Floor Plans) require:

- The layout, location, unit numbers and dimensions of the units
- The name of the property or that it has no name
- Certification from a registered architect or professional engineer that the plans fully and accurately depict the layout, location, unit numbers and dimensions of the units as built.
- If the plans do not include a verified statement by such architect or engineer that such plans fully and accurately depict the layout, location, unit numbers and dimensions of the units as built, there shall be recorded prior to the first conveyance of any unit an amendment to the declaration to which shall be attached a verified statement of a registered architect or professional engineer so certifying as to the plans theretofore filed, or being filed simultaneously with such amendment.