



The City of Siloam Springs requires that you verify that you have a clear title for your property. This is because if the City accepts a dedication of land, i.e. for a utility easement, access easements, or other easement in which the City will have access, we may be unable to provide utilities or other infrastructure if you lack full rights to make such a dedication.

In order to help you facilitate this verification process, the City offers two methods for you to choose from to make this verification. These are:

1. An Attorney's Certificate (pp 2-3)
2. A Title Company's Certificate (pp. 4-5)

In addition, if there is a mortgage, lien or similar encumbrance upon the land, you will need to include a completed Lender's Certificate. (pp. 6) for each person or entity claiming an interest in the subject property.

Instructions:

1. Please use the black text only. Copy this text to the Plat Map to be filed with the County. Alternatively, you may copy it to the letter head of the entity making the verification. For example, if you are using a Title Company, that Title Company needs to include this on their professional letterhead.
2. The red text is specific instructions depending on the conditions of your property.
3. The signed certificate **MUST BE FILED** with your survey plat at the time of filing the survey plat. If using the separate document method, prepare at least 5 copies (all must be originals). After you have filed the document, please return two to the City along with your filed surveys.



**(Attorney Certificate in cases of land dedication)**

**Attorney's Certificate**

I, \_\_\_\_\_, being an attorney licensed to practice law in the State of Arkansas, certify that I have examined title to the land dedication as indicated on this plat or, if certifying by separate instrument, described as

\_\_\_\_\_ made to the City of Siloam Springs, Arkansas, and that the party executing the dedication is the owner thereof in fee simple, and the dedicated land is free and clear of liens and encumbrances.

\_\_\_\_\_  
Attorney at Law

\_\_\_\_\_  
Date



**(Attorney Certificate in the case of no land dedication)**

**Attorney's Certificate**

I, \_\_\_\_\_, being an attorney licensed to practice law in the State of Arkansas, certify that I have examined title to the land as indicated on this plat or, if certifying by separate instrument, described as \_\_\_\_\_

\_\_\_\_\_ within the City of Siloam Springs, Arkansas, and that the party executing the plat is the owner thereof in fee simple.

\_\_\_\_\_  
Attorney at Law

\_\_\_\_\_  
Date



**(Title Company certificate for land dedication. The City require a title insurance policy).**

### Title Company's Certificate

I, \_\_\_\_\_, a \_\_\_\_\_ **representing** **Title**  
**Company Name** \_\_\_\_\_ certify that I have examined title to the land dedication as indicated on  
this \_\_\_\_\_ plat or, if certifying by separate instrument, described as

\_\_\_\_\_  
made to the City of Siloam Springs, Arkansas, and that the parties executing the dedication  
are the owners thereof in fee simple, and the dedicated land is free and clear of all liens and  
encumbrances.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.



**(Title Company's Certificate in the case of NO land dedication)**

I, \_\_\_\_\_, representing Title Company Name certify that I have examined title to the land as indicated on this plat or, if certifying by separate instrument, described as \_\_\_\_\_

\_\_\_\_\_ within the City of Siloam Springs, Arkansas, and that the parties executing the plat are the owners thereof in fee simple.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

