

**LUCAS COUNTY SUBDIVISION ESCROW AGREEMENT
IN LIEU OF PERFORMANCE BOND**

Expiration Date: _____

TYPE: ☐ IMPROVEMENTS ☐ SIDEWALKS ☐ OTHER _____

KNOW

ALL MEN BY THESE PRESENTS, that the undersigned _____

(a) (an) _____ is held and firmly bound unto Lucas County
Commissioners, in the full and just sum of _____

good and lawful money of the United States of America, to the payment of which said sum
of money, well and truly to be made and done, the undersigned binds itself, its successors
and assigns, firmly to these presents.

The condition of this obligation it such that:

WHEREAS, undersigned will present to Lucas County Commissioners, a Plat of the
division of lands known as _____

as shown on said Plat; that the construction of said improvements shall be made in
accordance with the plans, specifications and estimates to be approved by the County
Engineer of Lucas County, Ohio, under his supervision and satisfaction; that all expense of
the construction of said improvements, of whatever kind and nature, shall be borne by the
undersigned so platting dedicating said land; that the undersigned shall indemnify and save
harmless Lucas County, Ohio, from any and all injury and damages which it may suffer or
be subjected to by reason of the construction of said improvements or by taking over and
acceptance of said improvements in the dedication of said Plat, until said improvements
have been completed and have been accepted by the County Engineer of Lucas County,
Ohio.

Said _____

are to be constructed and completed on or before the _____ day of _____, and accepted by the Lucas County Commissioners, if conforming to the requirements hereof promptly after such completion.

In order to secure to Lucas County Commissioners, the prompt performance of the terms, conditions and obligations herein above set forth, undersigned has deposited with the _____

of the Lucas County, Ohio, as Escrow Agent, the sum of _____

cash to be disbursed by said Escrow Agent in the following manner to wit:

- 1) To the undersigned, periodic payments of the contract cost of improvements after the Escrow Agent has received a certificate of approval from the Lucas County Commissioners that said improvements have been completed and are approved by the Lucas County Engineer.
- 2) To the undersigned, the balance, if any, in said escrow account when the Escrow Agent has been directed, in writing, to disburse said balance by the Lucas County Commissioners and that all improvements have been completed and approved by the Lucas County Engineer and all improvements have been accepted by Lucas County.
- 3) In the event undersigned fails to perform any or all of the conditions or obligations herein required of it to be performed and fails to comply fully with the provisions of Chapter 5525 of

the Ohio Revised Code, as determined by the County Engineer of Lucas County, Ohio, exclusively, then said Escrow Agent is authorized and directed to disburse any balance in said escrow account to Lucas County, Ohio, under the written demand of its County Engineer, and said Lucas County, Ohio, shall have the right, at its exclusive option, to complete the installation of said improvements for _____

all costs and expenses in connection herewith, including the fee of said Escrow Agent shall be paid by the undersigned.

NOW, THEREFORE, if the undersigned shall honesty and faithfully perform all the conditions herein required by it to be performed, then this obligation shall be null and void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF _____
as _____ has caused his signature to be fixed this _____ day of _____, 20____.

Developer: _____
By (Sign): _____
By (Print): _____
Address: _____
Phone: _____

Receipt and Consent of Escrow Agent

Received of the _____
the sum of _____

to be held and disbursed in accordance with the foregoing instructions.

Escrow Agent

ATTEST:

By: _____

By (Sign): _____

By (Print): _____

Address: _____

Phone: _____

The foregoing was duly approved by Lucas County, Ohio, as indicated below.

APPROVED AS TO FORM:

BOARD OF LUCAS COUNTY COMMISSIONERS

By: _____

Assistant Prosecutor

Date: _____

APPROVED AS TO AMOUNT:

Date: _____

By: _____

Lucas County Engineer

Date: _____