

APPENDIX C

SUBDIVISION PLAT CERTIFICATES AND STATEMENTS

Type of Certificate or Statement	Level 1 Minor Plat or Family Subdivision Plat	Level 2 Minor Plat or Major Plat
Certificate of Ownership	✘	
Certificate of Ownership and Dedication		✘
Certificate of Level 1 Minor Subdivision Plat Approval	✘	
Certificate of Preliminary Major Subdivision Plat or Level 2 Minor Subdivision Plat Approval		✘
Certificate of Final Major Subdivision Plat Approval or Level 2 Minor Subdivision Plat Approval		✘
Certificate of Survey and Accuracy	✘	✘
NCDOT Division of Highways District Engineer Certificate		✘
Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements		✘
Private Roads Disclosure Statement		✘
Utilities Certificate		✘
Certificate of Purpose of Plat	✘	✘
Certificate of Exemption	✘	✘
Review Officer Certification	✘	✘
Certificate Regarding Erosion and Sedimentation Control Plan		✘
Certificate of Warranty		✘
Public Water Supply Watershed Protection Statement	✘	✘
Public Street Maintenance Disclosure Statement		✘
Certificate of Soil Suitability		✘
Voluntary Agricultural District Proximity Statement	✘	✘
Affidavit of Family Subdivision	✘	
Deed of Gift	✘	
Private Road Maintenance Agreement, if applicable	✘	

Certificate of Ownership *(For Use With Level 1 Minor Plats Only)*

I (We) hereby certify that I am (we are) the owner(s) of the property described hereon, which property is within the subdivision regulation jurisdiction of Moore County, North Carolina, and that I (we) freely adopt this plan of subdivision.

_____	_____
Owner	Date
_____	_____
Owner	Date

Certificate of Ownership and Dedication *(For Use With Major Plats and Level 2 Minor Plats Only)*

I (We) hereby certify that I am (we are) the owner(s) of the property described hereon, which property is located within the subdivision regulation jurisdiction of Moore County, North Carolina, that I (We) hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I (we) will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of County Commissioners of Moore County in the public interest.

_____	_____
Owner	Date
_____	_____
Owner	Date
_____	_____
(Notarized)	Date

Certificate of Level 1 Minor Subdivision Plat Approval

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets or change in existing utilities, that the subdivision shown is in all respects in compliance with the Subdivision Regulations of Moore County, North Carolina, and that therefore this plat has been approved by the Subdivision Administrator, subject to its being recorded in the Moore County Registry within sixty days of the date below.

Subdivision Administrator

Date

Certificate of Preliminary Major Subdivision Plat Approval or Level 2 Minor Subdivision Plat Approval

I hereby certify that the Subdivision Review Board of Moore County, North Carolina approved on the _____ day of _____, 20__ the preliminary plan of subdivision as shown on this plat. Preliminary approval is valid for a period of 12 months from the above date or as established under the vested rights procedures, if applicable.

Subdivision Administrator

Date

Certificate of Final Major Subdivision Plat Approval or Level 2 Minor Subdivision Plat Approval

I hereby certify that the subdivision depicted hereon has been granted final approval pursuant to the Subdivision Regulations of Moore County, North Carolina subject to its being recorded in the Office of Register of Deeds within 60 days of the date below. I further certify that streets, utilities and other improvements have been installed in an acceptable manner and according to specifications of Moore County in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of \$_____ has been posted with Moore County to assure completion of required improvements.

Subdivision Administrator

Date

Certificate of Survey and Accuracy

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, page _____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision as calculated is 1:_____; that this plat was prepared in accordance with NCGS 47-30 as amended. Witness my original signature, registration number and seal this ____ day of _____, A.D., 20____.

Seal or Stamp of Surveyor

Surveyor

Registration Number

NCDOT Division of Highways District Engineer Certificate

I hereby certify that the streets as depicted hereon are/are not consistent with the requirements of the North Carolina Department of Transportation, Division of Highways.

District Engineer

Date

Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements

A. To be used when all improvements have been installed prior to final plat approval

I hereby certify that I have inspected and find that all streets, utilities, and other required improvements as shown on the preliminary and final plats of the _____ Subdivision have been installed in an acceptable manner and according to County and State specification and standards.

Date

Licensed Professional

Seal

Registration Number

B. To be used when some, but not all, improvements have been installed prior to final plat approval

I hereby certify that I have inspected and find that the following streets, utilities, and other required improvements as shown on the preliminary and final plats of the _____ Subdivision have been installed in an acceptable manner and according to County and State specification and standards.

(List all inspected and approved improvements)

Date

Licensed Professional

Seal

Registration Number

Private Streets Disclosure Statement

The following statement shall be placed on all subdivision plats that include private streets:

‘The maintenance of streets designated on this plat as ‘private’ shall be the responsibility of property owners within this development having access to such roads. Private streets as shown hereon will not be included, for maintenance purposes, in the North Carolina highway system. Neither Moore County nor the North Carolina Department of Transportation will maintain a private street.’

Utilities Certificate

I hereby certify that the _____ improvements have been installed in an acceptable manner and in accordance with the requirements of the Subdivision Regulations of Moore County, North Carolina or that a performance bond or other sufficient surety has been provided to assure completion of the required improvements.

Signature of Authorized Agent
of Utility Provider

Date

Review Officer Certification

The following certificate shall be shown of all subdivision plats:

State of North Carolina

I, _____, Review Officer of Moore County, North Carolina, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

Certificate Regarding Erosion and Sedimentation Control Plan

Where a subdivision of property does not require an Erosion and Sedimentation Control Plan as determined by licensed professional, the plat shall show the following certificate with signature

I hereby certify that the subdivision of property shown and described hereon does not require an approved Erosion and Sedimentation Control Plan.

Date

Licensed Professional

Certificate of Warranty

(To be modified if signed by an officer of a corporation)

I hereby certify that I know of no defects from any cause and will fully warrant all improvements which have been installed to be free from defects in material and workmanship for a period of one (1) year from this date. Any improvements yet to be installed I shall fully warrant in this same manner for a period of one (1) year from the date of the release of guarantees. In the event that defects are discovered in any such improvements during the warranty period, I shall replace and/or repair the defective improvements at my own expense.

Date

Subdivider

Attest: _____
Subdivision Administrator

County Clerk

Public Water Supply Watershed Protection Certificate

The following certificate shall be placed on all subdivision plats which include property located within a watershed protection overlay district:

I certify that the plat shown hereon complies with the Moore County Watershed Ordinance and is approved by myself, as agent for the Watershed Review Board for recording in the Moore County Register of Deeds Office.

Subdivision Administrator

Date

NOTICE: This property is in Located within a Public Water Supply Watershed – Development Restrictions May Apply.

Include the following when applicable

Any engineered stormwater controls shown on this plat are to be operated and maintained by the property owners and/or a property owners' association pursuant to the Operation and Maintenance Agreement filed with the Office of the County Register of Deeds in Book ____ Page ____.'

Public Street Maintenance Disclosure Statement

The following statement shall be placed on all subdivision plats that include newly constructed streets intended to be maintained by the NCDOT:

'The maintenance of public street(s) shown on this plat is (are) intended to be the responsibility of the North Carolina Department of Transportation, provided that all requirements for acceptance are met. Until such time as the NCDOT accepts the street(s), I (We) will provide for necessary maintenance of the streets.'

Owner(s)

Licensed Soil Scientist Certificate

The following statement shall be placed on all subdivision plats that include lots where access to public water and sewer are not available.

I hereby certify that the lot(s) on this plat have been evaluated under the current provisions of Title 15A NCAC 18A.1900 et seq., and have found to have adequate space for an on-site individual private water source and on-site subsurface sewage treatment and disposal system. NOTE: Due to variations in siting specific uses and potential for changes in regulation or soil conditions, issuance of a Well Permit or Improvement Permit by Moore County Environmental Health is not guaranteed.

Date

Licensed Soil Scientist

License No.

Voluntary Agricultural Proximity Statement

The following statement shall be placed on all subdivision plats that include lots that are within one aerial mile of a Voluntary Agricultural District.

These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance laws.

