

DATE: _____
REVIEWED BY: _____
REVIEW FEE: _____
DATE REVIEW FEE PAID: _____

Final Plat, Major Subdivision

*** ALL SUBDIVISION SUBMITTALS, EXEMPT OR NON-EXEMPT, SHALL BE ACCOMPANIED BY A LEGIBLY COMPLETED LENOIR COUNTY SUBDIVISION APPLICATION. IF THE APPLICATION IS NOT LEGIBLE, THE PLAT WILL NOT BE REVIEWED UNTIL A NEW, LEGIBLE APPLICATION IS SUBMITTED!**

- The subdivider shall submit a completed application
- The subdivider shall submit the review fee
- The subdivider shall submit one original print (draw in ink on reproducible film at 18 x 24 inches)
- The subdivider shall submit three (3) additional copies of the final plat to the Planning Department
- The subdivider shall submit a final plat for all or part of the approved preliminary plat within 24 months of the preliminary approval date

DATE OF PRELIMINARY PLAT APPROVAL: _____

- The final plat shall conform substantially to the preliminary plat as it was approved
- The final plat shall be prepared by a professional land surveyor and/or engineer
- The final plat shall be drawn at a scale of not more than one hundred (100) feet to one (1) inch
- Final plats of a subdivision shall be approved by the Planning Department after the subdivider has complied with one (1) or a combination of the following requirements not exceeding 1.25 times the entire cost of improvements as provided herein:
 - All required improvements have been installed in accordance with the requirements of this ordinance, or
 - A bond or certified check from a bank or other qualified financial institution authorized to do business in North Carolina has been posted, which shall be payable to Lenoir County and shall be in an amount equal to 1.25 times the entire cost (MUST PRESENT THREE COPIES OF BIDS FOR PROOF), as estimated by the subdivider and approved by the Development Review Board, of installing all required improvements or

- An irrevocable letter of credit issued by a bank or other qualified financial institution authorized to do business in North Carolina in a form approved by the County Attorney. The irrevocable letter of credit shall be payable to Lenoir County and shall be in an amount equal to 1.25 times the entire cost (MUST PRESENT THREE COPIES OF BIDS FOR PROOF), as estimated by the subdivider and approved by the Development Review Board, of installing all required improvements
- The exact boundary lines of the tract to be subdivided fully dimensioned by bearings and distances
- The location of boundary lines of adjoining lands
- Adjacent subdivisions identified by official names
- Adjacent subdivisions identified by zoning designations
- The accurate location and descriptions of all monuments, markers, and control points
- Sufficient surveying data to determine readily and reproduce on the ground every straight or curved boundary line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings or deflection angles, radii, chords, central angles, and tangent distances for the center line of curved streets and curved property lines, to an appropriate accuracy and in conformance with good surveying practice
- The width of all proposed streets
- The names of all proposed streets
- The designations (public or private) of all proposed streets
- The minimum design standards for all private streets will be equivalent to the minimum standards and specifications of the North Carolina Department of Transportation (NCDOT) for subdivision roads. The roads will not be reviewed or approved by the North Carolina Department of Transportation (NCDOT), but will be required to obtain an approved driveway connection permit from NCDOT. It will be the responsibility of the subdivider to verify that the private roads are designed and built to the NCDOT Subdivision Roads Minimum Construction Standards as verified by a licensed Professional Engineer
- Prior to approving the final subdivision, the County will require:
 - A written certification, signed and sealed by a licensed Professional Engineer that the roads meet the NCDOT Subdivision Roads Minimum Construction Standards
- In the case of an improvements guarantee or other financial guarantee, a written certification, signed and sealed by a licensed Professional Engineer that the roads meet the NCDOT Subdivision Roads Minimum Construction Standards is required

before the guarantee is released. This will also involve submitting as-built road plans to the County

- A Homeowners' Association is required to own and maintain all private streets allowed under this ordinance
- The width of other rights-of-way or easements which shall be properly located
- The purpose of other rights-of-way or easements which shall be properly located
- The designation of other rights-of-way or easements which shall be properly located
- The location of areas to be used for purposes other than residential
- The purpose of areas to be used for purposes other than residential
- The dimensions of areas to be used for purposes other than residential
- The blocks numbered consecutively throughout the entire subdivision
- The lots numbered consecutively throughout each block
- The name of the subdivision
- The zoning designation of the subdivision
- The owner of the subdivision
- The surveyor and/or engineer preparing the final plat
- The date of the survey and plat preparation
- A north arrow
- A graphic scale
- Any other information considered by either the subdivider or the Planning Department to be pertinent to the review of the final plat

The following certificates, as applicable, shall appear on the final plat:

- Certificate of Ownership, Dedication, and Jurisdiction, signed:

MAJOR SUBDIVISIONS

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my own free consent and dedicate all streets, alleys, walks, parks, conservation space and other areas to public or private use as noted. 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 Lenoir County in the public interest. Further, I certify that the land as shown hereon is located within the subdivision jurisdiction of Lenoir County.

_____ Date

_____ Signature of Owner

Certificate of Accuracy and Mapping, signed:
Certificate of Accuracy and Mapping

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision, description recorded in Book _____, Page _____; that the error of closure as calculated by latitudes and departures is 1: _____; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____; that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this _____ day of A.D., 20__

Seal

Surveyor, registration number

Certificate of Proposed Subdivision Road Construction Standards signed by the District Engineer, NCDOT, Division of Highways when roads are to be dedicated for public use:

Certificate of Proposed Subdivision Road Construction Standards

Department of Transportation Division of Highways Proposed Subdivision Road Construction Standards Certification approved

District Engineer

Date

Certificate of Disclosure - Lenoir County Flood Plain Management signed by the owner(s) of the property if any portion of the property is located within the 100-year:

Certificate of Disclosure - Lenoir County Flood Plain Management

I hereby certify that prior to entering into any agreement or any conveyance with a prospective buyer, I shall prepare and sign, and the buyer of the subject real estate shall receive and sign, a statement which fully and accurately discloses that the subject real estate, or a portion of the subject real estate, is located within a flood hazard area and that the buyer must satisfy the requirements of the Lenoir County Flood Plain Management Regulations prior to the issuance of construction permits.

Date

Signature of Owner

- Certificate of Disclosure for Private Developments signed by the owner(s) of the property if the subdivision includes any privately owned right-of-ways or easements:

Certificate of Disclosure for Private Developments

I acknowledge that neither the State nor the County shall be responsible for maintenance of any streets, drainage, open space or other areas which are designated for private use. I acknowledge that prior to contracting with a prospective buyer, I shall give the buyer a written statement which discloses the existence and location of such private areas and specifies the maintenance responsibilities for same. When applicable, the statement shall disclose that the street(s) will not be constructed to minimum standards sufficient to allow their inclusion on the State highway system for maintenance.

Date Signature of Owner

- Certificate of Disclosure - Home Owner's Association, completed:
Certificate of Disclosure for Homeowner's Association Covenants, Conditions and Restrictions.

North Carolina Lenoir County

Home Owner's Association Covenants, Conditions and Restrictions filed for registration on the _____ day of _____ at _____ (a.m./p.m.) and duly recorded in Deed Book _____, at Page _____.

Register of Deeds

- Environmental Health Septic Tank Suitability Certificate, signed:
Environmental Health Septic Tank Suitability Certificate
The following statement shall be placed on all subdivision plats that include building lots that do not have public sewer service available to them:

Applications for Improvement Permits for septic tank wastewater systems for lots _____ in this subdivision were received by Lenoir County Environmental Health (LCHD) on _____ and prepared by _____. LCHD conducted soil evaluations and issued Improvement Permits pursuant to N.C. General Statutes 130A-336 and 15A NCAC 18A.1900 et seq. An Improvement Permit may be revoked in some circumstances. Issuance of an improvement permit for a lot does not guarantee issuance of a construction authorization and/or operations permit for the lot. Results of the evaluation are _____.

Environmental Health Officer

Date

Certificate of Review Officer, unsigned:
Certificate of Review Officer

North Carolina

Lenoir County

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

Review Officer

Certificate of Registration by the Register of Deeds, unsigned:
Certificate of Registration by Register of Deeds

North Carolina

Lenoir County

Filed for Registration on the _____ day of
_____ (a.m./p.m.) and duly recorded in Plat Cabinet _____
, Page _____.

Register of Deeds

Certificate for Major Subdivisions, unsigned:
MAJOR SUBDIVISION

I hereby certify that the Major Subdivision shown on this plat is in all respects in
compliance with the Subdivision Regulations of Lenoir County, and that
therefore this plat has been approved by the Lenoir County Development
Review Board, subject to its being recorded in the Lenoir County Registry
within ninety days of the date below.

DEVELOPMENT REVIEW BOARD OFFICER

DATE

Flood Statement, completed by a Professional Land Surveyor or
Engineer. If the subdivision is located Special Flood Hazard Area as
defined in this Ordinance, the exact delineation of the floodplain
boundary shall be present on the final plat:

Flood Statement

This property is located in zone _____, and is/is not within a Special Flood
Hazard Areas, As determined by NIFP Rate Map Dated
_____, _____: Community Panel Number
_____.

Certificate of Approval for Recording by the Watershed Administrator, if applicable, signed. If the subdivision is located in a Watershed as defined by this Ordinance, the exact delineation of the Watershed Boundary line shall be present on the final plat:

CERTIFICATE OF APPROVAL FOR RECORDING

(For proposals within a designated Watershed Boundary Area)

I certify that the plat shown hereon complies with the Watershed Protection Ordinance and is approved by the Watershed Review Board for recording in the Register of Deeds office.

Date

Watershed Administrator

After the affixing of all required signatures (except the Certificate of Review Officer and the Certificate of Registration by the Register of Deeds) the final plat shall be returned to the subdivider. The subdivider shall file the approved final plat with the Register of Deeds of Lenoir County for recording within ninety (90) days of the date of its approval by the County Planning Department or such approval shall be void unless an extension of time is granted by the County Planning Department Staff. The subdivider shall provide a copy of the recorded plat to the Planning Department within two **(2) working days of recordation**