

APPENDIX 2: CERTIFICATES

A-2-1 Required Certificates and Statements

Type of Certificate or Statement	Minor Plat	Major Plat
Certificate of Ownership	X	
Certificate of Ownership and Dedication		X
Certificate of Minor Plat Approval	X	
Certificate of Development Plan Approval		X
Certificate of Final Plat Approval	X	X
Certificate of Survey and Accuracy	X	X
Division of Highways District Engineer Certificate		X
Private Roads Disclosure Statement		X
Health Department Certificate	X	X
Utilities Certificate		X
Public Water Supply Watershed Protection Statement	X	X
Certificate of Purpose of Plat	X	X
Certificate of Exception	X	X
Acknowledgment of Recordation of Nonevaluated/Nonbuildable Lot(s)	X	X
Review Officer Certification	X	X
Existing Septic Disposal System Certification	X	X

A-2-2 Wording for Map Certificates and Statements

(A) Certificate of Ownership (For Use With 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 Edgecombe County, and that I (we) freely adopt this plan of subdivision.

Owner

Date

Owner

Date

(B) Certificate of Ownership and Dedication

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 Edgecombe County, that I (We) hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as roads, 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 Edgecombe County Board of Commissioners in the public interest.

Owner

Date

Owner

Date

(Notarized)

Date

(C) Certificate of Minor Plat Approval

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public roads or any change in existing public roads, that the subdivision shown is in all respects in compliance with the Edgecombe County Unified Development Ordinance, and that therefore this plat has been approved by the Edgecombe County Planning Director, subject to its being recorded in the Edgecombe County Registry within sixty days of the date below.

Planning Director

Date

(D) Certificate of Development Plan Approval

I hereby certify that the Edgecombe County Planning Board approved on the _____ day of _____, 20____ the development plan of subdivision as shown on this plan. Development plan approval is valid for a period of 12 months from the above date or as established under the vested rights procedures, if applicable.

Planning Director

Date

(E) Certificate of Final Major Plat Approval

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

Planning Director

Date

(F)

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

(G) 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.

District Engineer

Date

(H) Private Roads Disclosure Statement

The following statement and certification shall be placed on all subdivision plats which include private roads:

'The maintenance of roads designated on this plat as 'private' shall be the responsibility of property owners within this development having access to such roads. Private roads as shown hereon were not constructed to the minimum standards required to allow their inclusion, for maintenance purposes, on the North Carolina highway system. Neither Edgecombe County nor the North Carolina Department of Transportation will maintain a private road.'

No approval is required by the North Carolina Department of Transportation.

District Engineer

Date

(I) Certification of The Edgecombe County Health Department

Land has been preliminarily determined as generally or provisionally suitable for septic tanks. Final approval of individual lots is subject to the lot size, a soils evaluation, and proper drainage and filling requirements.

Edgecombe County Health Director or
Authorized Representative

Date

(J) Utilities Certificate

I hereby certify that the _____ improvements have been installed in an acceptable manner and in accordance with the requirements of the Edgecombe County Unified Development Ordinance.

Signature of Authorized Agent
of Utility Provider

Date

(K) Public Water Supply Watershed Protection Statement

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

'All or portions of the property contained in this subdivision are located within a Public Water Supply Watershed. Additional development restrictions regarding such matters as residential density, maximum impervious surface area, and stormwater control measures may apply to this property. 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 Edgecombe County Register of Deeds in Book _____ Page _____.'

(L) Certificate of Purpose of Plat

The final plat shall contain one of the following statements, signed and sealed by the plat preparer:

- a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- b. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- c. Any one of the following:
 - 1. This survey is of an existing parcel or parcels of land and does not create a new road or change an existing road;
 - 2. This survey is of an existing building or other structure, or natural feature, such as a water course;
 - 3. This survey is a control survey;
- d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision; or
- e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Signed: _____
Surveyor

SEAL

Date: _____

(M) Certificate of Exception

Plats deemed to be an exception to the provision of this Ordinance shall contain the following statement prior to the owner's recording of such plats:

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which was conveyed to me (us) by deed recorded in Book _____, Page _____, and that said property qualifies as an exception to the provisions of the Edgecombe County Unified Development Ordinance pursuant to subsection _____ of NCGS 153A-335.

Owner

Date

Owner

Date

Planning Director

Date

(N) Acknowledgment of Recordation of Nonevaluated/Nonbuildable Lot(s)

The following statement may be utilized in those situations in which heir property is subdivided or whenever a property owner wishes to record property that is not to be sold, transferred, conveyed or represented as a buildable property:

I (We) the undersigned property owners do hereby acknowledge that the plat entitled

_____ and dated _____ has _____ lot(s) that has (have) not been evaluated by the Edgecombe County Health Department and has (have) been determined to be NONBUILDABLE by the Edgecombe County Planning Department.

I (We) further understand that this plat can be recorded; however, no structure can be permitted without further review and **approval** of the Edgecombe County Health Department and the Edgecombe County Planning Department.

Signed by:

_____ Owner	_____ Date
_____ Witness	_____ Date
_____ Edgecombe County Planning Director or Authorized Representative	_____ Date

(O) Review Officer Certification

The following certificate shall be shown of all subdivision plats:

State of North Carolina

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

Review Officer

Date

(P) Certification of the Edgecombe County Health Department For Lots with Existing Septic Disposal Systems

The following certificate shall be shown on all subdivision plats that include lots with existing septic systems:

I hereby certify that lot(s) number(s) _____ shown on this plat was (were) inspected for sewage disposal (existing septic system) on _____ and, at the time of the on-site inspection, it appeared that no evidence of malfunction was shown.

County Sanitarian or Authorized Representative

Date

(Q) Certification of Soil Scientist Evaluation

The Edgecombe County Health Department has reviewed the plat and soils report for _____ subdivision and finds that the soils report has been prepared in accordance with the criteria established by the Edgecombe County Health Department and that the soils report indicates that the lots shown on the plat appear to be able to accommodate sewage disposal systems. Please note that the Edgecombe County Health Department has reviewed the soils report of _____ only and this does not represent or constitute the evaluation or approval for issuance of an improvement permit for any lot in the subdivision. Final site approval for issuance of improvement permits or authorization for wastewater system construction is based on regulations in force at the time of permitting and is dependent on satisfactory completion of individual site evaluations by the Edgecombe County Health Department following application for an improvement permit detailing a specific use and siting.

Edgecombe County Health Director or
Authorized Representative

Date