
Appendices

Appendix 1: Final Plat Certificates

The certificates herein shall appear on final plats, if applicable.

A. Certificate of Ownership, Dedication and Jurisdiction

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 (our) own free consent and dedicate all streets, alleys, walks, parks, conservation space and other areas to public or private use as noted. All roads and drainage easements are dedicated for public utility purposes. Further, I (we) certify the land as shown hereon is located within the subdivision jurisdiction of New Hanover County.

Date

Signature of Owner(s)

Date

Subordination Consent of Mortgagee

B. Certificate of Proposed Subdivision Road Construction Standards

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

District Engineer

Date

C. Certificate of Registration by Register of Deeds

North Carolina

New Hanover County

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

Register of Deeds

D. Certificate of Accuracy and Mapping

I, _____, certify that this plat was drawn under by supervision from (an actual survey made under my supervision) deed description in Book _____, Page _____, Book _____, Page _____, etc. (Other; 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____.

Surveyor

SEAL

E. Review Officer's Certificate

State of North Carolina

County of New Hanover

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

Review Officer _____

Date _____

F. Certificate of Disclosure - North Carolina Coastal Area Management Act

I (we) hereby certify that prior to entering any agreement or any conveyance with a prospective buyer, I (we) 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 buyer may have responsibility to obtain a development permit (minor or major) and the agency to which an application must be filed in order to obtain and permit prior to any undertaking or activity subject to the requirements of the North Carolina Coastal Area Management Act.

Date

Signature of Owner(s)

G. Certificate of Disclosure - New Hanover County Flood Plain Management

I (we) hereby certify that prior to entering any agreement or any conveyance with a prospective buyer, I (we) 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 New Hanover County Flood Plain Management Regulations prior to the issuance of construction permits.

Date

Signature of Owner(s)

H. Certificate of Disclosure for Private Developments

I (we) acknowledge that neither the State nor the County shall be responsible for maintenance of any streets, parks, drainage, open space or other areas which are designated for private use. I (we) 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(s)

I. Certificate of Registration/Disclosure for Homeowner's Association Covenants, Conditions and Restrictions by Register of Deeds

North Carolina

New Hanover County

Homeowner'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

J. Certificate Disclaiming Water/Sewer Suitability

Notwithstanding New Hanover County approval of this plat, lots shown on said plat may not receive Health Department approval for on site sewage disposal systems, nor for individual water supply systems, nor does such approval guarantee the availability of water or sewer services from The Cape Fear Public Utility Authority.

K. Certificate of Disclosure for New Hanover County Sewer Costs

I (we) hereby certify that prior to entering any agreement or any conveyance with a prospective buyer, I (we) 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 buyer will be assessed by The Cape Fear Public Utility Authority for the full cost of providing sewer service to the subdivision at the time that District sewer becomes available, in accordance with New Hanover County Code.

Date

Signature of Owner

L. Certificate of Disclosure: PRIVATE ROADS (1/10)

I (we) the developers of _____ subdivision located in the unincorporated area of New Hanover County understand that the roads in said subdivision are designated private. I understand that ownership and maintenance of the roads will be the responsibility of the developer until such time that the developer designates the responsibility to the property owners' association. Responsibilities must be accepted by the homeowners association as specified in the homeowner covenants for said subdivision. The private roads in said subdivision are to be constructed in accordance with Section 52-4 of the New Hanover County Subdivision Ordinance and all applicable County Codes which includes the design, installation, inspection, and approval by a licensed Professional Engineer (PE) recognized in the State of North Carolina prior to final plat approval for all or a portion of the subdivision. If all or a portion of the road infrastructure system within the subdivision is bonded through a surety, performance bond, or cash escrow, no bond shall be released until all road construction improvements are complete and certified by the Professional Engineer.

It shall be disclosed to the prospective buyer of a lot or lots within the subdivision that road maintenance shall run through the property owners association in perpetuity after acceptance from the developer until such time that the roads are re-platted as publicly designated roads and taken over for maintenance through the North Carolina Department of Transportation (NCDOT) or appropriate governing authority.

Developer's Name _____

Date _____

M. Private Roads Certification (1/10)

I (we) hereby certify that all private roads as depicted on subdivision plat _____ have been designed, installed, inspected, and approved in accordance with Section 52-4 of the New Hanover County Subdivision Ordinance and all applicable New Hanover County Codes prior to final plat approval for all or a portion of the subdivision.

By certifying the construction of these roads as private, there are no guarantees or assurances of acceptance of said roads by the North Carolina Department of Transportation.

Certified Professional Engineer _____

Date

Seal _____

N. County Engineer Certificate

With this recordation, New Hanover County accepts the dedication for stormwater and easements.

County Engineer

Date

