

EXEMPT SUBDIVISION PLAT CERTIFICATION BLOCKS AND NOTES

Include all the following certifications that are applicable to your project.

Review Officer Certification

State of North Carolina

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

Review Officer

Date

Certificate of Exemption

I hereby certify that the division of property shown and described hereon is exempt from the Town of Pittsboro Unified Development Ordinance by definition and/or ordinance.

Subdivision Administrator

Date

Exemption NCGS 160D-802 Compliance Statement

Approval of this exempt subdivision plat constitutes compliance with North Carolina General Statute 160D-802 only. Further development of the parcels shown subsequent to the date of this plat shall be subject to all applicable Federal, State, and local laws, statutes, ordinances, and/or codes.

Recording of Non-Building Lots

Lots are not approved for building development and do not meet the requirements of the subdivision regulations but are approved for recording purposes only.

NOTE: If public water or sewer is required, a building permit will not be issued until such time as utility capacity can be allocated.

MINOR SUBDIVISION PLAT CERTIFICATION BLOCKS AND NOTES

Include all the following certifications that are applicable to your project.

Review Officer Certification

State of North Carolina

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

Review Officer

Date

Septic Suitability Certification Statement

I hereby certify that each new subdivision lot has received a Septic Suitability Certificate from the Chatham County Department of Environmental Health or a licensed soil scientist.

Subdivision Administrator

Date

Certification of Ownership

I hereby certify that I own the property shown and described hereon, which is located within the subdivision jurisdiction of the Town of Pittsboro, North Carolina, and that I hereby freely adopt this plan of subdivision.

Property Owner

Date

Certification of Minor Subdivision Plat Approval

I hereby certify that the subdivision shown hereon complies with the minor subdivision regulations in the Unified Development for the Town of Pittsboro, North Carolina, provided that this plat is recorded within sixty (60) days of the date of my signature below.

Subdivision Administrator

Date

NOTE: If public water or sewer connection is required, a zoning compliance permit will not be issued until such time as capacity can be allocated.

MAJOR SUBDIVISION PLAT CERTIFICATION BLOCKS AND NOTES

Include all the following certifications that are applicable to your project.

Review Officer Certification

State of North Carolina

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

Review Officer

Date

Certificate of Ownership and Dedication (For Use with Major Plats Only)

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision regulation jurisdiction of the Town of Pittsboro, North Carolina.

Owner

Date

Owner

Date

(Notarized)

Date

Certificate of Final Major Subdivision Plat Approval

I hereby certify that the subdivision depicted hereon has been granted final approval pursuant to the Subdivision Regulations of the Town of Pittsboro, 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 the Town of Pittsboro in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of \$ _____ has been posted with the Town of Pittsboro to assure completion of required improvements.

Subdivision Administrator

Date

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

NCDOT Street Maintenance Disclosure Statement

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

Date

Owner

Date

CONTINUED - MAJOR SUBDIVISION PLAT CERTIFICATION BLOCKS AND NOTES

Include all the following certifications that are applicable to your project.

Private Streets Disclosure Statement

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 the Town of Pittsboro nor the North Carolina Department of Transportation will maintain a private street.

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

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 the Town of Pittsboro, Chatham County, and State specification and standards.

Licensed Engineer

Date

Seal

Registration Number

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

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 Town of Pittsboro, Chatham County, and State specification and standards.

(List all inspected and approved improvements)

Licensed Engineer

Date

Registration No. and Seal

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 the Town of Pittsboro, 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

Licensed Soil Scientist Certificate

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 Chatham County Department of Environmental Health is not guaranteed.

Licensed Soil Scientist

Date

License No.

CONTINUED - MAJOR SUBDIVISION PLAT CERTIFICATION BLOCKS AND NOTES

Include all the following certifications that are applicable to your project.

Public Water Supply Watershed Protection Certificate

I certify that the plat shown hereon complies with the Town of Pittsboro Jordan Lake Watershed and WS-IV-PA standards and is approved by myself, as agent for the Town of Pittsboro for recording in the Chatham County Register of Deeds Office.

Signature of Town Engineer

Date

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 _____.

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 1 year from this date. Any improvements yet to be installed I shall fully warrant in this same manner for a period of 1 year from the date of the release of guarantees. If defects are discovered in any such improvements during the warranty period, I shall replace and/or repair the defective improvements at my own expense.

Subdivider

Date

Attest: _____
Subdivision Administrator

Town Clerk