

FINAL PLAT NOTES & CERTIFICATION TEXT

05/01/20

Below is a list of required notes and text to be included on Final Plat documents, as applicable.

NOTES

1. **PURPOSE:** In the Notes section, list the purpose of the plat as the first note. For example, the purpose should state:

1. Purpose: The purpose of this plat is to record [*sidewalk easements for donation to the Town of Davidson*].

CERTIFICATIONS

1. INFRASTRUCTURE

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

I hereby certify that all streets, utilities, and other required improvements have been installed in an acceptable manner and according to Town Specifications and Standards or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Davidson has been received.

Date

Mecklenburg County, LUESA

2. RECORDING

a. Certificate of Approval for Recording.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Planning Ordinance for Davidson, North Carolina, and that this plat has been approved by the Town of Davidson for recording in the Office of the Register of Deeds of Mecklenburg County.

I further certify that the Board of Commissioners only accepts the dedication of the public parks shown thereon, if such parks are located within the corporate limits of Davidson, but assumes no responsibility to open or maintain the same until, in the opinion of the Board of Commissioners, it is in the public interest to do so.

Date

Planning Director, Town of Davidson

OR

b. Certificate of Approval for Recording.

The following certificate shall appear on all plats which do not meet the definition of subdivision as defined in this Ordinance, but which need approval from the Town for recording at the Mecklenburg County Register of Deeds Office. This Certificate is to be used in lieu of 2a. above.

I hereby certify that the subdivision plat shown hereon is exempt from the subdivision provisions of the Davidson Planning Ordinance, and is therefore exempt from its provisions.

The plat has been found to comply with the zoning regulations of the Davidson Planning Ordinance, and has been approved by the Town of Davidson for recording in the Office of the Register of Deeds of Mecklenburg County.

Date
Planning Director, Town of Davidson

3. PRIVATE WATER & WASTEWATER SUPPLY

The following Certificate shall be placed on the final plat only when the proposed subdivision is not to be connected to publicly-owned and operated water supply and sewage disposal systems.

Certification of Approval of Water Supply and Sewage Disposal Systems.

I hereby certify that the water supply and sewage systems installed or proposed for installation in XXXX Subdivision meet necessary public health requirements XXXX and are hereby approved.

Date
County Health Officer or Authorized Representative

4. WATERSHEDS, PUBLIC WATER & WASTEWATER SUPPLY

All plats approved in the Town of Davidson’s jurisdiction must have one of the following Watershed Certificates on the final plat:

a. Certificate of Approval for Recording – Watershed

This property is located within a Public Water Supply Watershed. Development restrictions may apply. I certify that the plat hereon complies with the Watershed Protection Ordinance and is approved by the Town of Davidson for recording at the Mecklenburg County Register of Deeds Office.

Date
Watershed Administrator, Town of Davidson

OR

b. Certificate of Approval for Recording – No Watershed OR Watershed Exemption

I certify that this plat is not within a designated Public Water Supply Watershed.

Date
Watershed Administrator, Town of Davidson

OR

I certify that this plat is within a designated Public Water Supply Watershed, and that the owner and developer have submitted plans and obtained permits for construction prior to the effective date of the

Ordinance, and are exempt from its provisions.

Date

Watershed Administrator, Town of Davidson

5. FLOOD

Flood Hazard Certification

*This is to certify that the subject property **is/is not** located in a special flood hazard area as shown on maps prepared by the Federal Emergency Management Agency, Federal Insurance & Management Administration, dated X/XX/XXXX (FIRM # XXXXXXXXXX).*

6. OPEN SPACE

Open Space Certification [i.e., Note]

Language is particular to each project. Stock text is generally as follows:

All open space areas shall be privately-maintained by the HOA and shall be publicly-accessible.

7. OWNERSHIP & DEDICATION

Certificate of Ownership and Dedication.

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Davidson, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all mature and specimen trees as defined by the Davidson Planning Ordinance in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the Town of Davidson and the Charlotte-Mecklenburg Utility Department.

Date

Owner(s)

8. SURVEY

Certificate of Survey and Accuracy.

*I, XXXX, certify that this **map/plat** was **(drawn by me)/(drawn under my supervision)** from **(an actual survey made by me)/(an actual survey under my supervision)**, deed description recorded in Book XXXX, Page XXXX, Book XXXX, Page XXXX, etc. (other); that the ratio of precision as calculated is 1: XXXX; that the boundaries not surveyed are shown as broken lines plotted from information found in Book XXXX, Page XXXX; that this **map/plat** was prepared in accordance with G.S. 47- 30 as amended. Witness my original signature, registration number, and seal this **XX** day of **XXXX**, A. D., **(year)**.*

Surveyor

License or Registration Number

Official Seal (Required)

9. REVIEW OFFICER

Review Officer Certification

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

Date

Review Officer

10. NC DOT CERTIFICATION

a. [...if **No** New Right-of-Way is being dedicated]

NCDOT Certification

Division of Highways Proposed Subdivision Road Construction Standards Certification

I hereby certify that the right-of-way dedication along the existing state maintained roadways shown on this plat is approved and accepted as public right-of-way by the North Carolina Department of Transportation, Division of Highways. Only North Carolina Department of Transportation approved structures are to be constructed on public right-of-way.

Date

District Engineer

OR

b. [...if New Right-of-Way is being dedicated]

NCDOT Certification

Division of Highways Proposed Subdivision Road Construction Standards Certification

I hereby certify that the streets on this plat designed as public are or will be in accordance with the minimum right of way and construction standards established by the Board of Transportation for acceptance on the state highway system. Only North Carolina Department of Transportation approved structures are to be constructed on public right-of-way.

Date

District Engineer