

## FINAL PLAT REQUIREMENTS

**Title:** \_\_\_\_\_

**File #:** \_\_\_\_\_

**Surveyor Name:** \_\_\_\_\_

**Zoning District:** \_\_\_\_\_

**Property Description:** \_\_\_\_\_

**Watershed:** \_\_\_\_\_

**Num. of Lots:** \_\_\_\_\_ **Acreage:** \_\_\_\_\_

### **SURVEYS AS ATTACHMENTS** (must check for clarification)

\_\_\_\_ Original signature and seal on survey

### **REQUIRED MATTERS FOR MAPS AND PLATS** (must check for certification)

\_\_\_\_ Map or plat acceptable as to size (Circle One: 18"x24"; 21"x30"; 24" x36")

\_\_\_\_ Adequate margins (1 1/2" on left; 1/2" on all others)

\_\_\_\_ Map or plat in reproducible form

\_\_\_\_ Title block

\_\_\_\_ Property designation/title description

\_\_\_\_ Name of owner

\_\_\_\_ Location (township, county, state)

\_\_\_\_ Date

\_\_\_\_ Scale or ratio (graphic & written)

\_\_\_\_ Name or address of surveyor

\_\_\_\_ Origin of information (deed and plat reference) (*Supposed to be in surveyors certificate*)

\_\_\_\_ Existence of control corners (see G.S. 39-32.3)

\_\_\_\_ Subdivision certificate (needed and present)

\_\_\_\_ Surveyor's certificate

\_\_\_\_ Under whose supervision the plat was made

\_\_\_\_ Ratio of precision

\_\_\_\_ Statutory classification of plat (G.S. 47-30(f)(11))

\_\_\_\_ G.S.47-30(f)(11)(a) subdivision in county w/ordinance

\_\_\_\_ G.S.47-30(f)(11)(c)(1) existing parcel, no new street

\_\_\_\_ G.S.47-30(f)(11)(c)(2)existing building, natural features

\_\_\_\_ G.S.47-30(f)(11)(c)(3) control survey

\_\_\_\_ G.S.47-30(f)(11)(d) exception

\_\_\_\_ All pages signed and sealed

\_\_\_\_ Special Subdivision certificate (if necessary)

\_\_\_\_ Vicinity map

\_\_\_\_ North arrow location and reference (true, magnetic, deed, NC grid)

\_\_\_\_ Course and distance notations of every property line and presence of curve data where applicable

\_\_\_\_ Names and/or references of adjacent owners/properties

\_\_\_\_ Certificate of approval from NC Div. of Highways for public roads (see G.S. 136-102.6(d) if necessary)

\_\_\_\_ Rights of way, watercourses, utilities, driveway easements, roadways (public& private), marked/noted

\_\_\_\_ Driveway easement certificate signed by surveyor (if necessary)

\_\_\_\_ Note conveying maintenance responsibility of proposed easement(s) (if necessary)

\_\_\_\_ Note allowing clear access for emergency vehicles within proposed easement(s) (if necessary)

**APPROVED**

\_\_\_\_\_  
**REVIEW OFFICER**

\_\_\_\_\_  
**DATE**

**FINAL PLAT REQUIREMENTS**  
(in addition to all Plat Requirements)

**GENERAL INFORMATION**

- \_\_\_\_\_ Number of roads \_\_\_\_\_
- \_\_\_\_\_ Number of lots \_\_\_\_\_
- \_\_\_\_\_ Lot size, exclusive of right-of-way
- \_\_\_\_\_ Accurate locations and descriptions of all monument markers and control points
- \_\_\_\_\_ Blocks numbered consecutively through the entire subdivision
- \_\_\_\_\_ Lots numbered consecutively throughout each block
- \_\_\_\_\_ Parcels proposed for general or limited public use (i.e. parks, playgrounds and building sites) with a statement of the purpose of each (if applicable)
- \_\_\_\_\_ Building setback lines annotated (graphic & written)
- \_\_\_\_\_ Stream setback lines annotated (graphic & written)
- \_\_\_\_\_ Roads
  - \_\_\_\_\_ Names
  - \_\_\_\_\_ Right-of-way lines
  - \_\_\_\_\_ Type (public/private)
- \_\_\_\_\_ Location and dimension of all rights-of-way, easements, riding trails, natural buffers, pedestrian/bicycle paths, cemeteries, and areas to be dedicated to public use with the purpose of each stated (if applicable)
- \_\_\_\_\_ Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary/street/lot/right-of-way/easement line including dimensions, bearing/deflection angles, radii, central angles, and tangent curved property lines that are not the boundary of curved streets
- \_\_\_\_\_ Farmland Preservation District note (if applicable see §170-55)
- \_\_\_\_\_ Zoning District (noted)
- \_\_\_\_\_ Percent of property with a slope of 60% or greater (if necessary)
- \_\_\_\_\_ Shown Location(s) of 60% or greater slopes (if necessary)

**REQUIRED CERTIFICATES (must check for certification)**

- \_\_\_\_\_ Subdivision Administrator Certificate
- \_\_\_\_\_ Plat Review Officer Certificate
- \_\_\_\_\_ Certificate of compliance to construction standards of public roads by NCDOT Engineer (if applicable)
- \_\_\_\_\_ Certificate from officials of other jurisdictions (if applicable as the subdivision includes property that falls in multiple jurisdictions).

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**Special Subdivision Certificate of Understanding (must be shown on face of plat, if necessary):**

I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision-regulation jurisdiction of Henderson County as shown and described hereon, and that I (we) hereby adopt this plan of subdivision. I (we) understand that expansion of this subdivision may result in the upgrading of road infrastructure, utilities and additional right-of-way dedication and other applicable requirements as required by the Subdivision Regulations (Article III) of the Land Development Code (Chapter 200A of the Henderson County Code). All proposed roads in this subdivision will meet the minimum requirements outlined in §200A-79 (Special Subdivisions) A(3) for private roads and §200A-81 (Major Subdivisions) C(1) for public roads.

\_\_\_\_\_ Date

\_\_\_\_\_ Owner(s)