



Final Plat Checklist

The below should be included on your final plat submittal

- Title
- Vicinity Map
- Township, county, and state
- Date of survey
- Date of revisions to plat
- North Arrow and Declaration
- Scale (no smaller than 1"=100')
- Name and address of owner
- Name, address, registration number, and seal of surveyor
- Tract boundaries shown by a heavy line including all bearings and distances
- All monuments, markers, and control points shown
- Location, purpose, and dimensions of areas outside of lots
- Lots numbered consecutively
- Adjoining property owner information
- Zoning district and applicable overlay districts
- Building setbacks
- Total Acreage
- Acreage in lots
- Acreage in right-of-way
- Sidewalks
- Purpose of Plat
- Utility easements & right-of-way
- Open space calculations
- Watershed notes
- Certificates (See Next Page)

FINAL PLAT AND MAJOR SUBDIVISIONS

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Troutman and that I hereby adopt this plan of subdivision with my free consent and establish minimum lot size and building setback lines as noted.

Owner (Print) Date

Owner (Signature)

Certificate of Survey and Accuracy

STATE OF NORTH CAROLINA

IREDELL COUNTY

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 Adopted January 10, 2019 The Troutman, NC UDO 317 precision as calculated is 1: _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this ___ day of _____, AD, ____.

Seal or Stamp

Surveyor

Registration Number

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Town of Troutman, North Carolina Unified Development Ordinance and that this plat has been approved for recordation in the Iredell County Register of Deeds Office.

Subdivision Administrator Date

Watershed Certificate (choose from one of the following)

1. This Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management.

Subdivision Administrator Date

2. Lots (fill in the appropriate lot numbers) of this Subdivision, to the best of my knowledge, lies within a Water Supply Watershed as designated by the North Carolina Division of Environmental Management. Impervious area restrictions apply. Lots (fill in appropriate lot numbers) of this subdivision do not lie within a Water Supply Watershed.

Subdivision Administrator Date

3. All lots within this Subdivision, to the best of my knowledge, lies within a Water Supply Watershed as designated by the North Carolina Division of Environmental Management. Impervious area restrictions apply.

Subdivision Administrator Date

Review Officer Certificate

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

Review Officer Date

Proximity to Farmland Preservation District

1. This property, or portions thereof, is not located within ½ mile of a designated Farmland Preservation District.

2. This property, or portions thereof, is located within ½ mile of a designated Farmland Preservation District. This program has been developed to inform all purchasers of real property that certain agricultural activities, including, but no limited to pesticide spraying, manure spreading, machinery and truck operations, livestock operations, sawing, and similar activities may take place in these districts at any time during the day or night.

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

Improvements

I hereby certify that all streets, public utilities and other required improvements have been installed in an acceptable manner and according to N.C. Department of Transportation and/or the Town of Troutman specifications and standards or as otherwise provided for in this Ordinance, or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Troutman has been received, and that the required filing fee for this plat, has been paid.

Town Engineer Date

Certificate of Private Street Design and Construction (where appropriate)

I hereby certify that the proposed private streets were constructed in conformance with the preliminary construction plans and profiles prepared in accordance with the Town of Troutman Unified Development Ordinance.

(Surveyor) (Engineer) Date

All private streets shown on the forgoing plat shall not be maintained by the Town of Troutman. The maintenance of all private streets in the subdivision shall be the responsibility of the developer and it shall further be his responsibility to improve such private streets as necessary in order to meet the standards as certified by the design and construction engineer. After transfer of ownership of the street to the Home Owners' Association it shall be their responsibility for maintenance. The transfer of ownership of any subdivision streets from the developer to the Home Owners' Association can only occur when fifty (50) percent of the units have been issued an occupancy permit by the Iredell County Inspections Department.

Owner (Print) Date

Owner (Signature)