

Plat Review Officer Workshops 2022



North Carolina Secretary of State
Elaine F. Marshall, Secretary
Land Records Management
Program

Instructor: Richard A Elkins, GISP



www.sosnc.gov

Greetings!



From the

**NC Department
of the Secretary of State**



Elaine F. Marshall, NC Secretary of State

Review Officer (GS 47-30.2)

The Role of the plat Review Officer is set out in GS 47-30.2, which has 3 sections:

- a) Appointment & Qualifications
- b) Duties and Form of Map Certification
- c) Exceptions to the statute
(Which maps DON'T require Review Officer)

Review Officer (GS 47-30.2)

§ The Role of the plat Review Officer was established in 1997.

(a) The board of commissioners of each county shall, by resolution, designate by name one or more persons experienced in mapping or land records management as a Review Officer to review each map and plat required to be submitted for review before the map or plat is presented to the register of deeds for recording. Each person designated a Review Officer shall, if reasonably feasible, be certified as a property mapper pursuant to G.S. 147-54.4. A resolution designating a Review Officer shall be recorded in the county registry and indexed on the grantor index in the name of the Review Officer.

Review Officer (GS 47-30.2)

§ County Commissioners adopt by resolution, recorded at the ROD, indexed by the Review Officer(s) name(s).

§ “Experienced in mapping or land records management”

No employment requirement: can be a county employee, but frequently municipal staff are appointed.

§ Certified Property Mapper “if reasonably feasible”

Frequently ignored – Was intended to be someone in the Tax Office, but frequently handled by planning as a “one-stop shop” solution in many counties

Certified Property Mapper

(GS 147-54.4)

Certification as a Property Mapper requires one to actually be employed by local government in Tax Mapping or Tax Land Records

Planners are not eligible for this certification

Requires 2 Week-Long Courses:

- Mapping School (useful cross-training for others)
- Tax Listing/Assessing (less useful outside of Tax)

Neither class includes any Plat Review Training

Though not required by statute (at this time) training in Plat Review is **HIGHLY** recommended before anyone is appointed as a Review Officer, as well as periodic reviews afterwards.

Can ROD Staff be Review Officers?

§ Nothing in the statute prevents this

Could be a back-up in smaller counties with few staff. Whether or not it would be appropriate is up to the ROD & County Commissioners.

§ There is no employment requirement

Could be anyone... and if a Review Officer leaves their job, they're still a Review Officer until removed (or they die)

New resolution can remove old Review Officers or "supersede" a previous resolution

Review Officer Resolutions

AMENDED RESOLUTION DESIGNATING A MAP REVIEW OFFICER PURSUANT TO G.S. 47-30.2

May 7, 2007

WHEREAS, Section 30.2 entitled "Review Officer" of Chapter 47 entitled "Probate and Registration" of the General Statutes of North Carolina adopted by the General Assembly of North Carolina requires the Board of Commissioners of each County, by Resolution, to designate by name one or more persons experienced in mapping or land records management as a Review Officer to review each map and plat required to be submitted for review before the map or plat is presented to the Register of Deeds for recording; and

WHEREAS, by amended resolution adopted June 6, 2005 by the Board of County Commissioners of Edgecombe County Richard A. Elkins was redesignated as Review Officer, Ola L. Pittman, Cynthia R. Coker, Nancy T. Baldwin, and Dennis Allen Poyner were redesignated as Alternate Review Officers, and Edward A. Lilley and Angel B. Quincy were newly designated as Alternate Review Officers pursuant to G.S. §47-30.2 of the General Statutes of North Carolina; and

WHEREAS, the said Nancy T. Baldwin and Dennis Allen Poyner are no longer employees of Edgecombe County and the Board of County Commissioners of Edgecombe County desires to redesignate Richard A. Elkins as Review Officer and redesignate Cynthia R. Coker, Edward A. Lilley, Angel B. Quincy and Ola L. Pittman as Alternate Review Officers, and to designate an additional Alternate Review Officer in the place and stead of Dennis Allen Poyner and Nancy T. Baldwin;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Edgecombe County pursuant to G.S. §47-30.2 of the General Statutes of North Carolina that Richard A. Elkins be and he is hereby redesignated as Review Officer to review each map and plat required to be submitted for review before the map or plat is presented to the Register of Deeds for Recording; and Ola L. Pittman, Edward A. Lilley, Cynthia R. Coker, and Angel B. Quincy be and are hereby redesignated as Alternate Review Officers and Meta P. Wood be and is hereby newly designated as an Alternate Review Officer to act as Review Officer in the absence or unavailability of the said Richard A. Elkins; and

BE IT FURTHER RESOLVED that this Resolution redesignating Richard A. Elkins as a Review Officer and redesignating Ola L. Pittman, Edward A. Lilley, Cynthia R. Coker, and Angel B. Quincy as Alternate Review Officers and designating Meta P. Wood as an Alternate Review Officer to act in the absence or unavailability of said Richard A. Elkins be recorded in the Edgecombe County Public Registry and indexed on the Grantor Index in the name of the Review Officer.

The previous resolution, now amended, was originally recorded in Book 1200 Page 721 Edgecombe County Public Registry and subsequent amendments are recorded in Book 1226 Page 494, Book 1274 Page 809, Book 1327 Page 987, Book 1382 Page 743, and Book 1434 Page 1014 Edgecombe County Public Registry and are further amended by this resolution.

ADOPTED this 7th day of May 2007.


Charlie R. Harrell, Chairman
Edgecombe County Board of Commissioners

Review Officer Resolutions

ier-pitt county Planning

PITT COUNTY BOARD OF COMMISSIONERS RESOLUTION APPOINTING ADDITIONAL REVIEW OFFICERS

WHEREAS, NCGS 47-30, as amended, requires the Pitt County Board of County Commissioners to appoint, by resolution, review officers to ensure statutory requirements for recording are met prior to recording of maps & plats with the Register of Deeds Office;

WHEREAS, review officers were originally appointed by the Pitt County Board of County Commissioners on September 8, 1997;

WHEREAS, County departments and municipalities may request changes to review officers that are appointed;

WHEREAS, the Pitt County Board of County Commissioners met on December 7, 2015, to consider amendment of review officer appointments;

WHEREAS, this resolution supersedes the previous resolution recorded in Deed Book 3260, Page 463-464;

NOW THEREFORE, BE IT RESOLVED that the Pitt County Board of County Commissioners appoints the following persons as review officers and will cause this resolution to be recorded with the Pitt County Register of Deeds, as required by NCGS 47-30.

Pitt County Planning Department

C. Bryan Jones, Planner II
Chris Lawson, Planning Technician
Eric T. Gooby, Planner III
Jonas Hill, Planner III
Samuel E. Johnson, Planner III
James F. Rhodes, Planning Director
Mark Nottingham, Planner I

Pitt County Tax Administration

Catherine A. Booker, Tax Administrator
Russell D. Hill, Real Property Manager
Angela Q. Glynn, GIS Technician

Review Officer (GS 47-30.2)

§ The job of the plat Review Officer is to review plats to assure they comply with state statutes.

(b) The Review Officer shall review expeditiously each map or plat required to be submitted to the Officer before the map or plat is presented to the register of deeds for recording. The Review Officer shall certify the map or plat if it complies with all statutory requirements for recording.

Review Officer (GS 47-30.2)

What does “expeditiously” mean here?

(b) The Review Officer shall review **expeditiously** each map or plat required to be submitted to the Officer before the map or plat is presented to the register of deeds for recording. The Review Officer shall certify the map or plat if it complies with all statutory requirements for recording.

It doesn't mean you have to drop everything and immediately review a map, but you also shouldn't just put it at the bottom of a pile of other work.

Review Officer (GS 47-30.2)

(b...) Except as provided in subsection (c) of this section, the register of deeds shall not accept for recording any map or plat required to be submitted to the Review Officer unless the map or plat has the certification of the Review Officer affixed to it. A certification shall be in **substantially** the following form:

State of North Carolina

County of _____

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

Review Officer

Date

Review Officer (GS 47-30.2)

(c) A map or plat must be presented to the Review Officer unless one or more of the following conditions are applicable:

- (1) The certificate required by G.S. 47-30(f)(11) shows that the map or plat is a survey within the meaning of G.S. 47-30(f)(11)b. or c.
- (2) The map or plat is exempt from the requirements of G.S. 47-30 pursuant to G.S. 47-30(j) or (l).
- (3) The map is an attachment that is being recorded pursuant to G.S. 47-30(n).

Maps NOT Requiring Review Officer

§ Maps that aren't regulated subdivisions

- 47-30(f)(11)b: Area that doesn't regulate subdivisions
- 47-30(f)(11)c: Special Categories including existing conditions and Public Utility Easements
- (we'll cover these in more detail later)

§ Jurisdictional Boundary Maps – 47-30(j)

- County/State Boundaries
- Municipal Boundaries
 - Annexations, ETJs, other special districts

§ Highway Plans 47-30(l)

Maps NOT Requiring Review Officer

(continued)

§ Certified Copies of Maps attached to another document – 47-30(m)(2)

- These aren't mentioned in the statutory exceptions, but as they aren't original, they cannot be reviewed, but being that they are recordable by statute, they have to be an implied exception.

Maps NOT Requiring Review Officer

(continued)

§ Maps/sketches attached to another document that don't meet requirements of (m) – 47-30(n)

- Maps with "the stamp"

It is conspicuously labelled, "THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS."

Maps NOT Requiring Review Officer

(continued)

§ Condo Plats & Plans – 47C-2-109

- Condominium Plats are not governed by GS 47-30, they have their own separate requirements (we'll discuss in more detail later)

§ Only maps subject to GS 47-30 are reviewed by the Review Officer

GS 47-30 Requirements

Surveyor Certification

There are 2 types of primary Surveyor Certifications you might find on a map:

§ Certification to "Board Rules"

- Only recorded if it's one of our exceptions:
 - Jurisdictional Boundaries
 - Highway Plans
 - Condominium Plats

§ Certification to GS 47-30

- Still subject to "Board Rules" but also specific requirements of GS 47-30 for recording.

Board Rules Certification

NCAC 21-56.1604(d)(12)

(NC Administrative Code)

Any map not certified for recording under G.S. 47-30, and all reports of survey, shall contain this certificate signed by the Professional Land Surveyor in substantially the form shown on the next slide:

*These maps should not be signed by a Review Officer.
Most are not intended for recordation.*

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book____, page____ or other reference source_____); that the boundaries not surveyed are indicated as drawn from information in Book____, page____ or other reference source _____; that the ratio of precision or positional accuracy is _____; and that this map meets The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

This ____ day of _____, 2____.

Seal

Professional Land Surveyor

When is a Surveyor required to follow Board Rules?

Always!

Even on Plats that aren't governed by GS 47-30

Maps that are not intended to be recorded are not governed by GS 47-30.

The presence of the **Original Personal Signature and Seal** shall constitute a certification that the map conforms to the standards of practice for land surveying in North Carolina as defined in the Board Rules.

GS 47-30(d) Certification

Maps must be certified by the Surveyor for compliance with GS 47-30

Requirements for the Certificate:

- i. The source and information for the Survey
- ii. Ratio of Precision or Positional Accuracy
- iii. Surveyor's Signature and Seal

The Statute also provides a general form for the certification.

There is NO requirement for exact wording!

Surveyor's Certificate shall be Substantially

Name of Surveyor

Record Information

Boundaries not surveyed

Ratio of Precision or positional accuracy

Date of signing

Signature

License Number



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 precision or positional accuracy as calculated is _____; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this _____ day of _____, A.D., _____.



Professional Land Surveyor & License Number

GS 47-30(d) Certification

- § Certificate includes source deed and/or plat reference(s) -- may reference a table on plat if there are too many for the Certification.
- § Lines not surveyed must be clearly indicated, and a statement included revealing the source of information.
- § Signature and Seal of the Professional Land Surveyor under whose supervision the survey plat was made.
 - Ø Seal may be a rubber stamp or computer-generated image.
 - Ø Signature must be original, not a stamp, and not computer-generated unless it is an Electronic Document being filed under GS 47-30(o) Electronic Recording

Surveyor's Certificate

What do I need to review?

Review Officer verifies

Form of Certificate

Surveyor's Name

Date

Surveyor's signature

Seal

Not to be scrutinized

Deed Information

Plat Information

Ratio of Precision /

Positional Accuracy

Boundary Data for
lines not surveyed

GS 47-30(d) Certification

A surveyor's certification on a plat that is to be recorded in the Register of Deeds office is to certify compliance to NCGS § 47-30 as amended.

Board Rules for surveyors require an alternate certification to be used on plats that are usually not to be recorded.

§ Review Officers / Registers of Deeds –

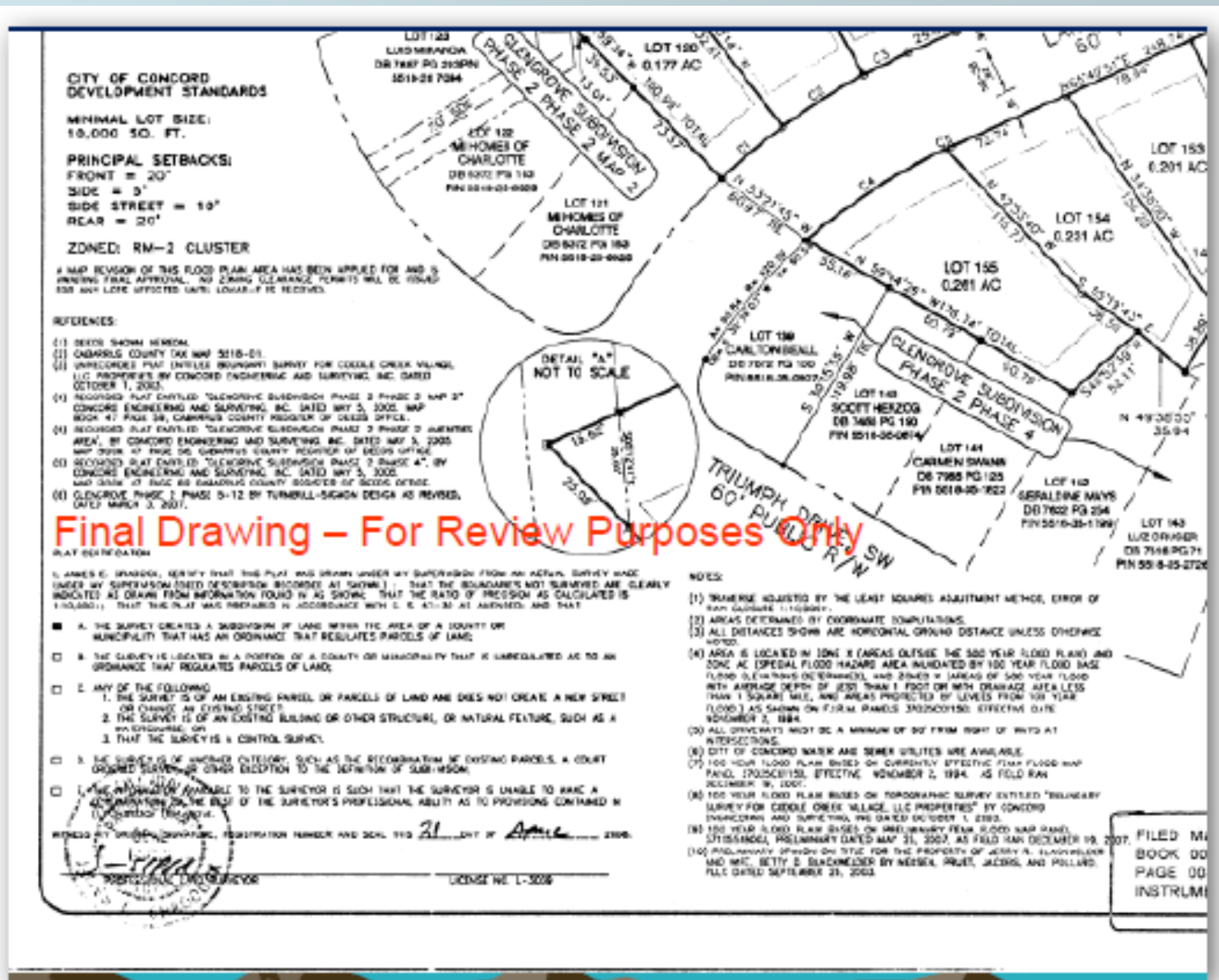
Be careful to check plats for the property certification.

- i.e. – plats that have:
 - “Preliminary Plat”
 - “Not for Recordation”
 - “For Review Only”



Should not be
recorded!

Properly Acknowledged Plats



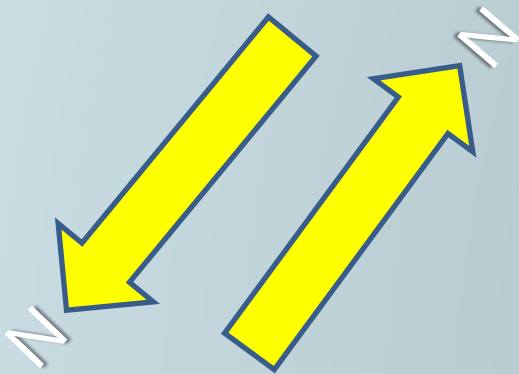
Properly Acknowledged Plats

The North Carolina Court of Appeals stated,

“... By marking the map ‘Preliminary,’ the appellant essentially negated the effect of his certification.

NC Court of Appeals, NO. COA 12-1350, 7 May 2013

A “Preliminary” statement on a plat is a contrary statement to the document being final and negates the acknowledgement.



(It's like having two north arrows pointing in opposite directions.)

Properly Acknowledged Plats

A plat presented to the Review Officer without being properly acknowledged should not be signed by the Review Officer.

Any plat that is not required to be reviewed by the Review Officer and does not have the proper acknowledgement should be rejected at the Register of Deeds office and not recorded.

GS 47-30(d) Certification

Nothing in this requirement shall prevent the recording of a map that was prepared in accordance with previous version of GS 47-30 as amended, properly signed, and notarized under the statutes applicable at the time of the signing of the map so prepared.

Older maps are subject to the rules in place when the map was created.

ncsurveyors.com/resources

The screenshot shows the website for the North Carolina Society of Surveyors. The page has a green header with the society's logo and navigation links: HOME, CALENDAR, EDUCATION, RESOURCES, AFFILIATES, ABOUT US, and CONTACT US. Below the header is a search bar and a 'Login' button. The main content area is divided into two columns. The left column lists various resources under the 'Education' heading: Find a Surveyor, Job Postings, NCSS MAPS Database, Railroad Resources, CPS Program, and Chapter Resources. The right column features a 'Resources' section with a paragraph about staying informed during legislative sessions. Below this is 'The Friday Feature' section, which mentions weekly emails and a link to join. Further down is the 'Business Support' section with a bulleted list of documents: Sample Surveying Contract, Occupational Employment Wages for Surveyors, Occupational Employment Wages for Surveying & Mapping Technicians, and Protecting Your Biggest Investment Brochure. The final section is 'Legislative Support', which includes a list of legislative bodies and bills. The items 'GS 47-30 Revisious from 1960-2017' and 'GS 47-30 provided by NCBES (without the changes for a clean version of the Bill changes compiled with the original code part of 47-30)' are circled in red.

North Carolina Society of Surveyors

HOME CALENDAR EDUCATION RESOURCES AFFILIATES ABOUT US CONTACT US

Login Create Profile

Education

- Find a Surveyor
- Job Postings
- NCSS MAPS Database
- Railroad Resources
- CPS Program
- Chapter Resources

Resources

Here you will find resources to help you stay informed on what is going on during legislative sessions, a quick link to other professional-related sites, and much more. If there are other resources that you'd like to see here, please contact us and we will consider adding them.

The Friday Feature

Below you will find the latest Friday Feature emails. These emails are sent directly to member's inboxes every Friday morning. If you would like to take advantage of this and other member benefits, [click here](#) to join.

Business Support

- Sample Surveying Contract
- Occupational Employment Wages for Surveyors
- Occupational Employment Wages for Surveying & Mapping Technicians
- Protecting Your Biggest Investment Brochure (Copies available for purchase by calling 919.466.9848)

Legislative Support

- NC General Assembly
- Find Your NC Representatives
- US House of Representatives
- US Senate
- GS 47-30 Revisious from 1960-2017
- GS 47-30 provided by NCBES (without the changes for a clean version of the Bill changes compiled with the original code part of 47-30)

Signature and Seal

- § The seal may be computer generated or an ink stamp.
- § Signature must be “original”
 - Handwritten (ink)
 - Electronic Signature (for electronic document)
 - **Not** a stamp.
- § The registrant is still required to apply an original signature and date. (NCBELS December 11, 1995)

Multi-sheet maps

NC G.S. 47-30(d) Certificate; Form.

. . . Where a plat consists of more than one sheet, only one sheet must contain the certification and all sheets must be signed and sealed.

The Review Officer only needs to sign off on one sheet, preferably the sheet with the 47-30(f)(11) statement.

GS 47-30(d) Certification Multi-Page Maps

- § Just like a deed, a map document may have more than one page.
- § Only one page of the document is required to have the certification.
- § All other sheets must be signed and sealed by the surveyor.
- § Multiple-sheet plats shall be identified as a map set (example: "Sheet 2 of 3")

GS 47-30(f)(11) Categories

(These tell us whether a map should go to the Review Officer or not)

G.S. § 47-30(f)(11) Surveyors certification as to survey category.

§ The Surveyor shall certify on the face of the plat to **one** of the required categories.

Note: the Board of Examiners for Engineers and Surveyors has ruled that a certification that only includes a Statute reference and not the certification wording is not valid.

NC GS 47-30(f)(11) Statement

This requirement applies both to:

- Full-size stand-alone plats AND
- Original Maps attached to other documents under GS 47-30(m)(1)

Both types are required to have a GS 47-30(f)(11) statement.

This statement tells us “is this a subdivision?” and “is it regulated?”

What is a “Subdivision”?

Subdivision Regulation.

§ 160D-802. Applicability.

(a) For the purpose of this Article, subdivision regulations shall be applicable to all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development, whether immediate or future, and shall include all divisions of land involving the dedication of a new street or a change in existing streets...

Basically, a “subdivision” is any time you divide up land differently than it is currently.

But there are also situations that are “subdivisions” but they are specifically not regulated as such.

GS 47-30(f)(11) Categories

Notwithstanding any other provision contained in this section, it is the duty of the surveyor, by a certificate on the face of the plat, to certify to one of the following:

- a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b) That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c) Any one of the following:
 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- d) That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- e) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

GS 47-30(f)(11)a – Regulated Subdivisions

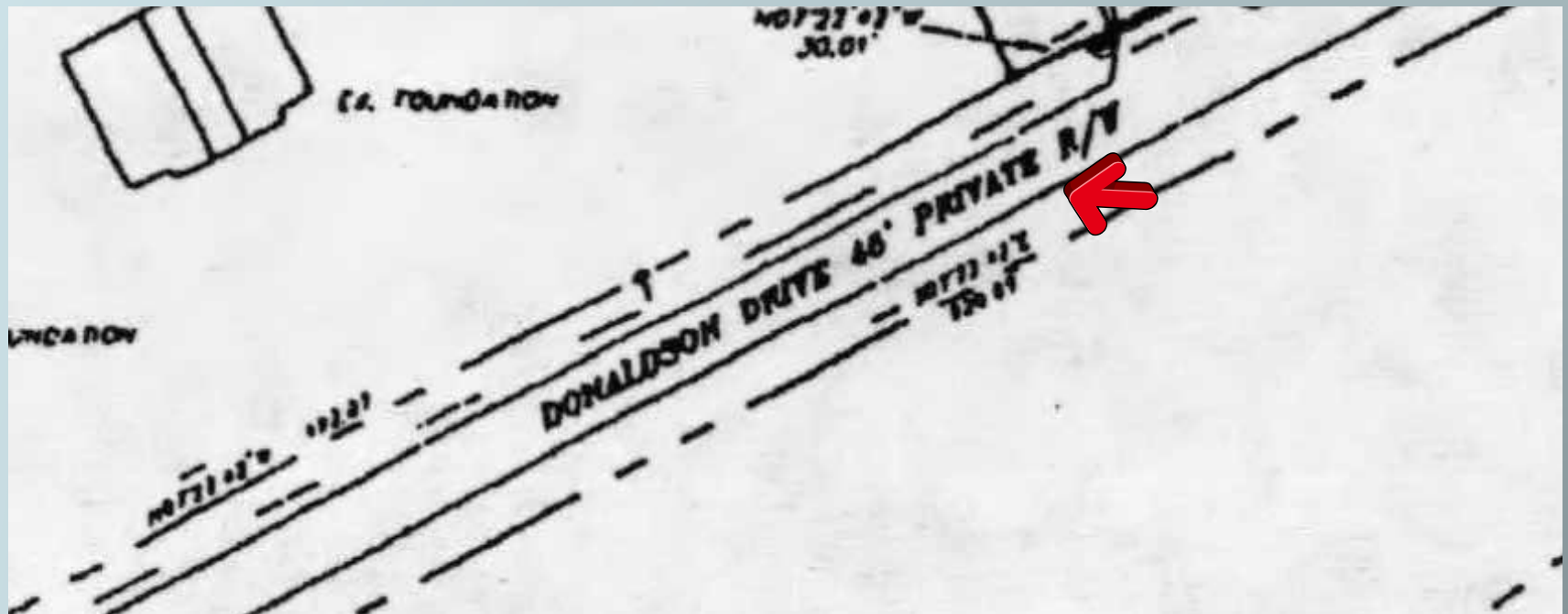
- a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

In most cases, this is probably the most common type of survey recorded.

- § It is a subdivision of land
- § It is in a jurisdiction that regulates subdivisions
- § It must be approved by Planning (or whatever office enforces those regulations).
- § It must then be reviewed by a Review Officer

GS 136-102.6(d) New/Changed Streets

The Review Officer shall not certify a map or plat subject to this section unless the new streets or changes in existing streets are designated either public or private...



GS 136-102.6(d) (continued)

...The plat or map required by this section shall not be recorded by the Register of Deeds without a certification pursuant to GS 47-30.2 and, if determined to be necessary by the Review Officer, a certificate of approval by the Division of Highways of the plans for the public street as being in accordance with the minimum standards of the Board of Transportation for acceptance of the subdivision street on the state highway system for maintenance.

Public Streets Require DOT Sign Off

If a GS 47-30(f)(11)(a) certificate is certified and a public street is created or changed outside of the municipal corporate limits or are shown on the comprehensive Department of Transportation plan for future development, DOT must execute the certificate of approval before the plat can be recorded.

GS 47-30(f)(11)b – Unregulated Areas

- b) That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

There are very few areas that do not have subdivision regulations. It is probably a good idea to ask your Planning Department if there are any of these in your county.

- § If there are, these are only accepted if they're in that unregulated area.
- § If there aren't any unregulated areas, then you should not accept any maps with this certification.
- § These maps DO NOT go to the Review Officer, they are reviewed by the ROD.

GS 47-30(f)(11)b – Unregulated Areas

b) That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

“We don’t have countywide Zoning.”

Important distinction!

- § Subdivision Regulations and Zoning are 2 different regulatory powers, don’t confuse them.
- § You can have Zoning without Subdivision Regulation
- § You can have Subdivision Regulation without Zoning
- § Zoning regulates what can be done with land (use)
- § Subdivision regulations determine minimum sizes, road frontages, etc.
- § When both are in place, they may work in tandem.

There are a couple of exceptions where a you can have a map in an area without Subdivision Regulations, but it DOES need a Review Officer, and a "b" certification may not be appropriate.

Water Supply Watershed Protection Ordinance

GS 143-214.5 establishes the framework for a Local Ordinance that has the power to establish development control within a county. In the absence of a Subdivision Ordinance, a division of land within a Water Supply Watershed Protection Area may require the Surveyor Certification: **GS 47-30(f)(11) a: Survey Creates a Subdivision in an area that is regulated.**

New Street in Unregulated Area

If b. is certified and a new public right-of-way is created or a public right-of-way is changed or if the street outside of the municipal corporate limits is shown on the comprehensive DOT plan for future development, DOT approval is required.

If DOT approval is required a Review Officer Certificate is also required per GS 136-102.6.

GS 47-30(f)(11)c -- Special Categories

(c) Any one of the following:

1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.

These categories are NOT reviewed by the Review Officer.

GS 47-30(f)(11)c1 Existing Parcel

(c) Any one of the following:

1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. *For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.*

Probably the most common 47-30(f)(11)c maps are this category, a survey of parcels or easements that already exist, relocating the corners and showing improvements.

More often than not, these will actually be small maps attached to a deed or other instrument, as opposed to a full-size plat.

There are no changes being proposed, and nothing being subdivided, so there is nothing here for planners to approve.

If this is a survey of an existing parcel, but new easements are being proposed, then this category should not be used.

GS 47-30(f)(11)c1 Existing Parcel

c 1. ... For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

This language was added in 2017, because while the concept of a parcel is repeatedly called upon in this and other statutes, the term was not previously defined in statute as to what legally constituted a parcel.

GS 47-30(f)(11)c2 or c3 -- Rare

(c) Any one of the following:

2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.

47-30(f)(11)c2 and c3 maps are rather uncommon.

c2, similar to c1, only shows what is actually in existence on the ground, whether an improvement or some natural feature.

c3 is a "Control Survey" which provides supporting information for other surveys, but doesn't survey boundaries themselves.

Examples of "Control Surveys" would be showing the location of Geodetic Monuments, which other surveys can use as control (generally not recorded).

One example of where a Control Survey WAS recorded was the NC Railroad Company did a survey of the centerline of its Right-of-Way. This could be used to aid in locating the corridor boundaries which are defined as offsets to that centerline.

GS 47-30(f)(11)c4 – Public Utility Easements

(c) Any one of the following:

4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.

47-30(f)(11)c4 is a relatively new category, only having been added in 2017. Placing this new category under (f)(11)c exempted these maps from Planning and Review Officer review (previously they would've fallen under category "a". To avoid the hassle of sign-offs, these were frequently recorded as copies with "the stamp".

These maps are generally cover individual parcels, showing the proposed easement area on that parcel and attached to an easement deed from that owner, but can be a larger map showing multiple affected parcels.

You are not expected to police whether or not the client falls under the definition of GS 62-3 (there are many entities which you might consider "Public Utilities" but aren't actually included... the definition is complex and was originally drafted dealing with rate regulation.) This is the surveyor's responsibility.

GS 47-30(f)(11)d -- Exceptions

- d) That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

There are a whole group of special situations that meet the standard definition of a “subdivision” but are specifically exempt from regulation as one.

Unlike our “exempt” maps in b and c, these maps do go to planning to review and ensure that they meet the requirements for one of those exemptions. They are then reviewed by the Review Officer.

"Subdivision" Exceptions

§ 160D-802. Applicability.

(a) ...but the following shall not be included within this definition nor be subject to the regulations authorized by this Article:

- 1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the local government as shown in its subdivision regulations.
- 2) The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved.
- 3) The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.
- 4) The division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the local government, as shown in its subdivision regulations.
- 5) The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

You don't need to know these, this is for informational purposes.

GS 47-30(f)(11)e -- Undetermined

- e) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

(f)(11)e maps are **extremely rare**.

Generally they will involve either a complex situation where the requirement to certify to ONE category isn't possible, such as a property that falls into different jurisdictions, one of which is regulated and the other is not, or

A situation where a regulatory boundary is uncertain.

These maps always go through the strictest reviews to determine what regulations are applicable, and must be approved by both planning and the Review Officer.

GS § 47-30(f)(11)

If the plat contains the certificate of a surveyor as stated in sub-subdivisions b. or c. of this subdivision, nothing shall prevent the recordation of the plat if all other provisions have been met. However, if the plat contains the certificate of a surveyor as stated in sub-subdivisions a., d., or e. of this subdivision, then the plat shall have, in addition to said surveyor's certificate, a certification of approval, or no approval required, as may be required by local ordinance from the appropriate government authority and the county review officer as provided in G.S. 47-30.2 before the plat is presented for recordation. The signing and sealing of the certification as required in subsection (d) of this section shall satisfy the certification requirement contained in this subsection.

This is the remainder of 47-30(f)(11)... now let's break this down, because it is important.

GS § 47-30.2(c)(1)

A map or plat must be presented to the review officer unless one or more of the following conditions are applicable:

The certificate required by GS 47-30(f)(11) shows that the map or plat is a survey within the meaning of GS 47-30(f)(11)b.* or c.**

These maps are only reviewed by the ROD.

GS § 47-30(f)(11)b or c

* GS 47-30(f)(11)(b) That the survey is located in a portion of the county or municipality that is unregulated as to an ordinance that regulates parcels of land.

** GS 47-30(f)(11)(c) Any of the following:

1. That the survey is of an existing parcel or an existing easement and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a water course.
3. That the survey is a control survey.
4. That the survey is a proposed easement for a public utility as defined in G.S. 62-3

GS § 47-30(f)(11)

- § If the plat contains the certificate of a surveyor as stated in sub-subdivisions “b” or “c” of this subdivision, **nothing shall prevent the recording of the plat if all other provisions have been met.**
- § But; if the plat has a certificate by the surveyor of “a”, “d”, or “e,” the plat must also have the certification of approval or no approval needed, as may be required by local ordinance and the county review officer approval as provided in GS 47-30.2 before being presented for recordation.

G.S. § 47-30(f)(11) a, d, or e

Any map that is required to be signed by the Review Officer must also have Planning/Regulatory Signoff.

§ Local Jurisdiction must sign off that all local ordinances have been met OR

§ No approval required.

It's not the job of the Review Officer to determine whether or not a map qualifies as an exemption to the local subdivision ordinances. **That is the job of the Planner!**

Certification that this Plat meets the requirements of GS 47-30 Section "F-11-1"

This does not meet the certification requirements


(and it isn't even a valid reference!)

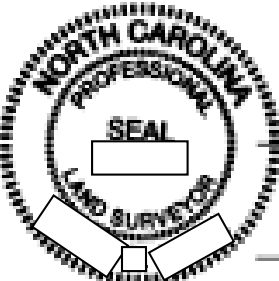
12-16-09
DATE

[Signature]
SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, [Signature], DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 347, PAGE 213 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 347, PAGE 213; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1-000 ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-1. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 16 DAY OF Dec, A.D. 2009





[Signature]
SURVEYOR

[Signature]
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE

Joni A. Swartzfeld REVIEW OFFICER OF JOHN
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CE
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR

1-21-2010
DATE

[Signature]
REVIEW OFFICER

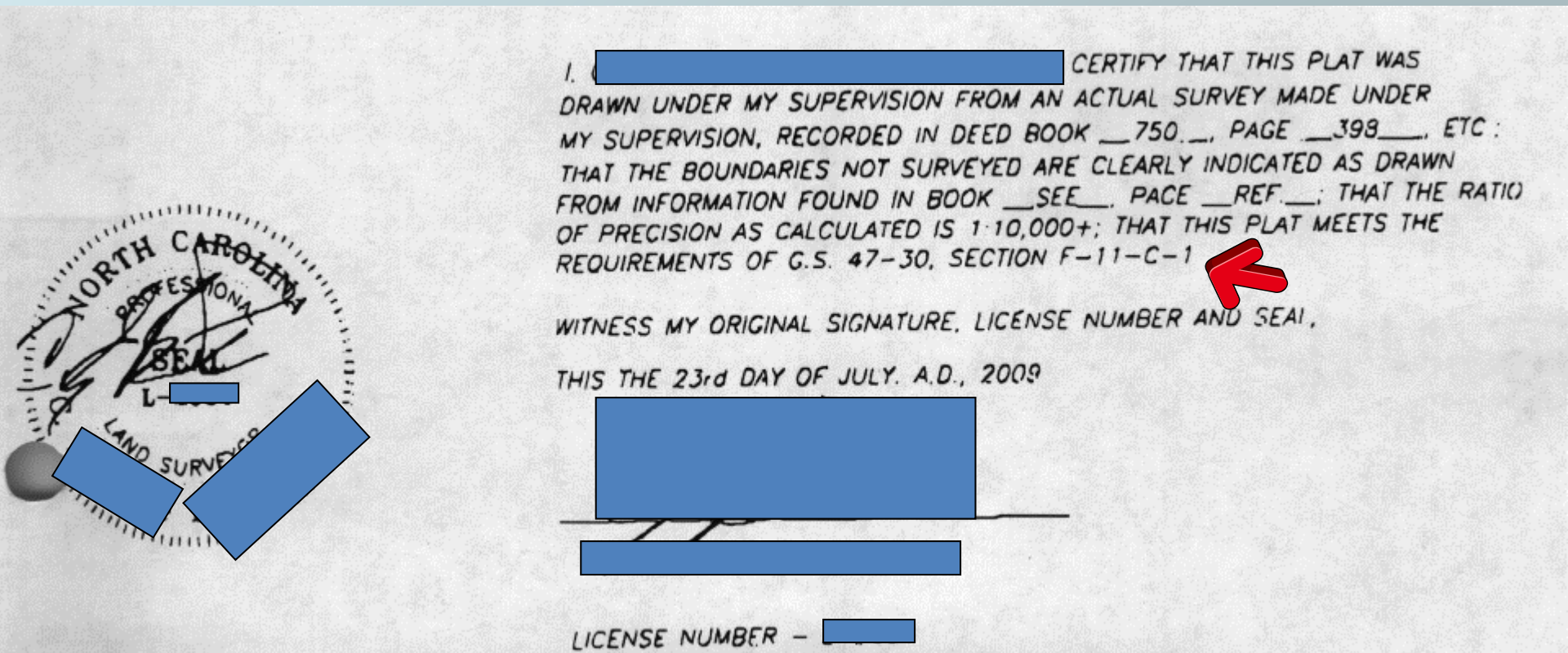
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION & RECORDING THIS 21 DAY OF January 2010 AT 3:40:46 PM

CRAIG OLIVE BY [Signature]
REGISTER OF DEEDS DEPUTY REG. OF DEED

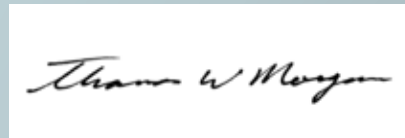
RECORDED IN PB 74 PG 4

NC GS 47-30 (f)(11) by Statute reference is not proper, even if the number is valid.



Standalone Certification

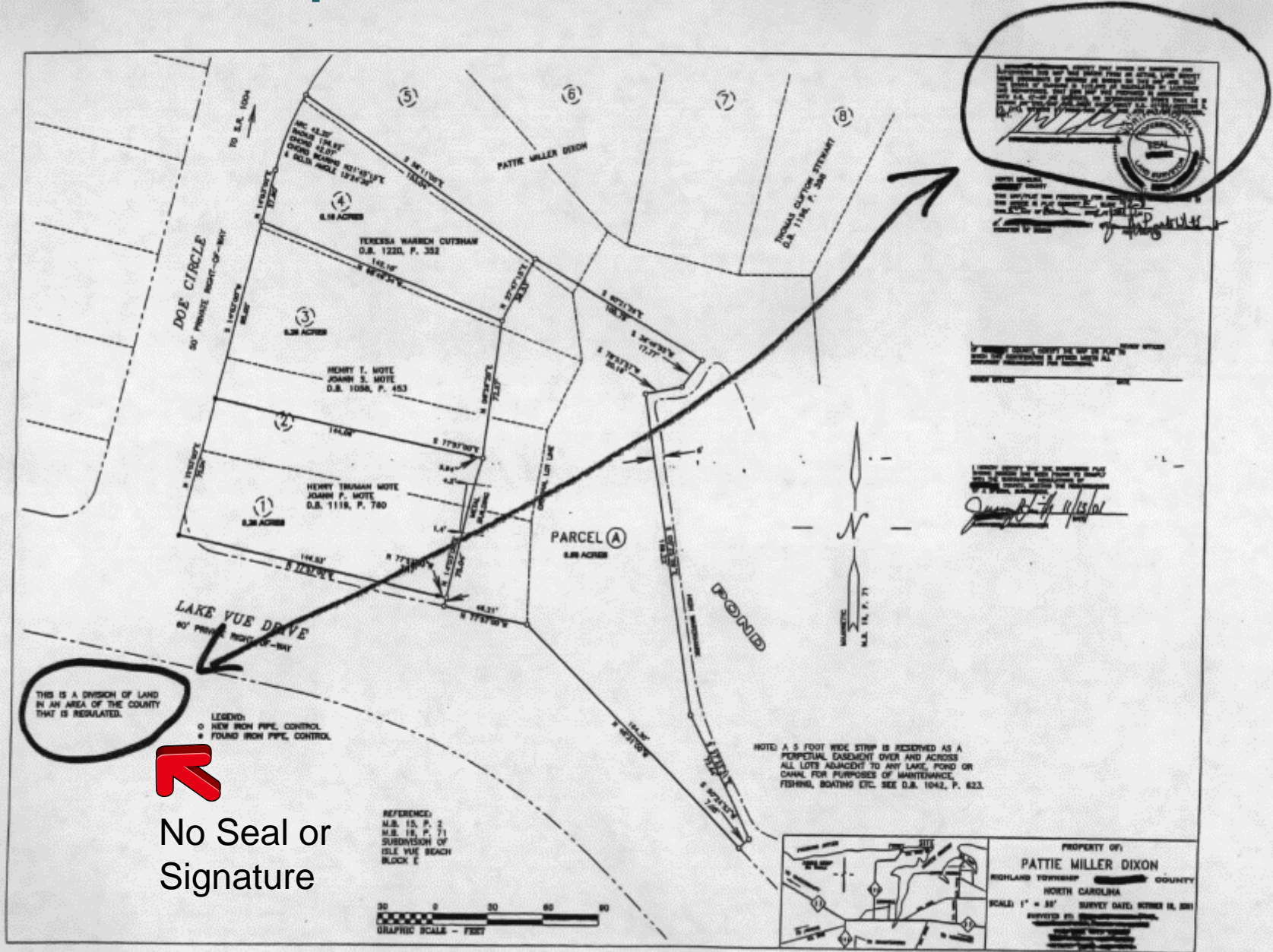
Certification that the Survey creates a subdivision of land within regulated area of a county or municipality that has an ordinance that regulates parcels of land.

A white rectangular box containing a handwritten signature in black ink. The signature appears to read "Thomas W. Morgan".

Note: There is an Attorney General ruling that says this certification must be independently signed if separate.

Board Rules interpretations imply a requirement for certifications to also be Sealed.

Example- Standalone Certification




No Seal or Signature

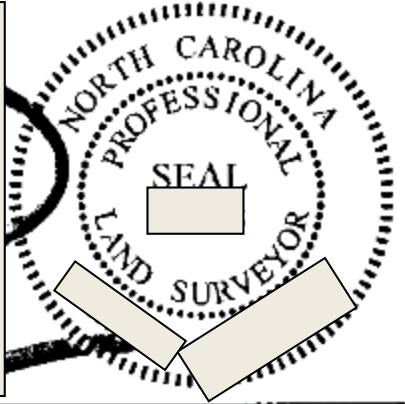
An (f)(11) certification may be combined with the surveyor's certification

The Attorney General ruling stated that the (F)(11) certification could be included in the Surveyor's certification and if done, only one signature would be required.

I, , CERTIFY TO THE FOLLOWING:

 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS (ARE) LISTED HEREON UNDER "REFERENCES"; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED IN A BROKEN LINETYPE, AND ARE DRAWN FROM INFORMATION SOURCES LISTED UNDER "REFERENCES"; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESSED BY MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15th DAY OF OCTOBER, 2009.



PROFESSIONAL LAND SURVEYOR LIC.

The certification can include all the categories; Only one can be certified.

- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any one of the following:
 - 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 - 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 - 3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 - 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

What about this one?

North Carolina, Richmond County

I [redacted], Certify That this plat was drawn under my direct supervision from an actual survey made under my direct supervision from deed descriptions recorded as follows:

D.B. 907, PG. 423 / PIN: 759001292830

That the boundaries not surveyed are clearly indicated as dashed lines as drawn from information of record as shown hereon. That the Ratio of Precision as calculated is 1/ 10,000+. That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Stamp or Seal.



[redacted]

Professional Land Surveyor # L [redacted]

10/26/21
Date

SURVEY STATUS "X" if applicable

X

- c. Any of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 3. That the survey is a control survey.

I [redacted] certify that this map was drawn under my supervision from an actual GPS survey made under my supervision; that this GPS survey was preformed to Order "C" FGCC specification and that I used RTK GPS field procedures and coordinates were obtained by Least Squares adjustment. That this survey was performed on March-April, 2020 using Trimble R10 RTK System w/2 Recievers and all coordinates shown heron are based on SPC (NC Zone 3200), Referenced from: NCGS Stations Shown hereon.

I don't like it, but I think it technically meets the statutory requirement.

ck
747
253

What do we do with this?

This is to certify that this survey creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land.



MINOR SUBDIVISION
FOR: T&T INVESTMENTS
NOVEMBER 13, 2006

14.899 ACRES

AREA BY DOUBLE MERIDIAN DISTANCE
 LINCOLN TOWNSHIP
 LINCOLN COUNTY NORTH CAROLINA
 SEE DEED BK. 1070 PAGE 829
 WATERSHED CLASS WS-IVP
 ZONING CLASS. P2
 PHY. 3634-21-8580 & 3634-21-7072
 FLOOD PANEL# 370146-0039 (12/01/81)

OWNER: T&T INVESTMENTS OF LINCOLN, LLC
 112 COLONIAL VILLAGE DR.
 LINCOLN, NC 28092
 (704) 735-7580

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY M.U.D.

THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.

THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREDY, WHICH IS LOCATED IN THE PLANNING JURISDICTION OF THE CITY OF LINCOLN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACKS AS NOTED

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREDY HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF LINCOLN, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY CITY OF LINCOLN ON NOVEMBER 13, 2006 FOR RECORDATION IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE

ADMINISTRATOR _____ DATE 11.21.06
 CITY OF LINCOLN, NC

CERTIFICATE OF REVIEW

THIS IS TO CERTIFY THAT THIS SURVEY DOES NOT CREATE A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, THIS 11/21/06 DAY OF NOV, 20 06.

STATE OF NORTH CAROLINA
 COUNTY OF LINCOLN

I, _____ REVIEW OFFICER OF LINCOLN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 11/21/06 REVIEW OFFICER _____

THIS IS TO CERTIFY THAT NO PART OF THIS INSTRUMENT IS LOCATED IN A FLOOD AREA AS DEPICTED IN FIRM PANEL# 370146-0102 E

DATE 11/21/06

THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, THIS 11/21/06 DAY OF NOV, 20 06.

NOT OR FORMERLY:
 SOUTHERN BELL TELEPHONE
 PHY 3634-21-0478
 DEED BK. 758 PG. 326

www.sosnc.gov



This is to certify that this survey does not create a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land.

Reviewing the Plat

Once we've determined that the plat is properly certified to 47-30(d) – Surveyor's Certification and 47-30(f)(11) – Category we know whether the map needs to be reviewed by the Review Officer or in the ROD office.

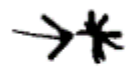
If the map is exempt from Review Officer, we need to carefully review it to ensure that it meets all the requirements.

Maps signed by a Review Officer may still be quickly reviewed to make sure something wasn't missed, and rejected if there is a blatant issue why the map shouldn't have been signed. You are not required to do so, but if time allows, it may prevent problem maps from being recorded.

Plot Cabinet B Slide 6-8

NOTES:

01. Water service by Pamlico County.
02. Sewer service by Bay River Metro Sewerage District.
02. This survey creates a subdivision of land in Pamlico County which has an ordinance regulating parcels of land.
03. Total area in subdivision = 823,004 SF (18.9 Ac.).
04. Total number of lots = 2
05. Drainage & Utility Easements
 - (a.) 10' along road right of ways.
 - (b.) 10' centered along each side property line.
 - (c.) 10' along each rear property line.
06. Minimum Building Lines
 - (a.) 30' front - unless otherwise noted.
 - (b.) 10' side
 - (c.) 15' rear
07. Iron rebar set at all corners unless otherwise noted.
08. This property is not located in a Flood Hazard Area per FIRM Map 3720656000K, dated June 19,2020.



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND ACCEPTANCE

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the County of Pamlico and that I hereby accept this plan as subdivision pursuant to Article 8, Section 306 of the Pamlico County Subdivision Ordinance with our five corner and neighbor address building setback lines as noted.

DATE: _____ PAMLICO COUNTY
 By: _____
 County Manager

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE PAMLICO COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAN FOR THE CATION SUBDIVISION.

DATE: _____ CATION PLANNING BOARD

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE PAMLICO COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAN FOR THE CATION SUBDIVISION.

DATE: _____ CHAIRMAN, PAMLICO COUNTY BOARD OF COMMISSIONERS

CERTIFICATE OF COASTAL AREA MANAGEMENT OFFICE

This subdivision conforms to the standards of the North Carolina Coastal Area Management Act of 1974 and is not located within or area of aquaculture occurrence.

DATE: _____
 SIGNATURE: _____
 LOCAL AREA OFFICER

Owner:

DOUGLAS L. CATION &
 CATION DEVELOPMENT, LLC
 985 HORT MEADOW ROAD
 NEW BERRY, NC 28550

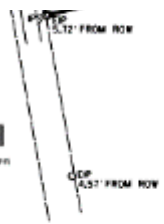
WARRANTY DECLARATION

APPROVAL OF THIS SUBDIVISION DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NON-EXISTENCE OF INTERESTS WITHIN THE SUBDIVISION. THE ENCROACHMENT BY WILLFUL VIOLATIONS UNDER SECTION 404 OF THE CLEAN WATER ACT AND SECTION 10 OF THE RIVERS AND WATERS ACT IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. ADDITIONAL MATTERS SHOULD BE ADDRESSED TO THAT AGENCY.

- NOTES:**
01. Water service by Pamlico County.
 02. Sewer service by Bay River Metro Sewerage District.
 02. This survey creates a subdivision of land in Pamlico County which has an ordinance regulating parcels of land.
 03. Total area in subdivision = 823,004 SF (18.9 Ac.).
 04. Total number of lots = 2
 05. Drainage & Utility Easements
 - (a.) 10' along road right of ways.
 - (b.) 10' centered along each side property line.
 - (c.) 10' along each rear property line.
 06. Minimum Building Lines
 - (a.) 30' front - unless otherwise noted.
 - (b.) 10' side
 - (c.) 15' rear
 07. Iron rebar set at all corners unless otherwise noted.
 08. This property is not located in a Flood Hazard Area per FIRM Map 3720656000K, dated June 19, 2020.

LEGEND

- EXISTING ROAD
- EXISTING IN AL.
- EXISTING COH. W/MENT
- ACCESS EASEMENT
- OVERHEAD UTILITIES
- POWER POLE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE/VEHICULAR
- CANTONMENT SIGN
- MINIMUM BUILDING LINE



I, Douglas L. Cation, Surveyor, certify that this map was drawn by me from an actual survey made under my supervision and description according to Great Book and Page 304 of Survey Reference Source P.C. 1006, 31-125, 31-126. The boundaries are shown and measured as shown from a reference to the State of North Carolina. I HEREBY CERTIFY THAT THE WORK IS CORRECT AND ACCORDING TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. I HAVE 16,000 HRS FOR THIS CERTIFICATION.

[Signature]
 DOUGLAS L. CATION



STATE OF NORTH CAROLINA
 COUNTY OF PAMLICO

Filed for Registration on 12/08 ENU (check)
 This 24 day of February 2022
 Noted by B 6-8

LINDA H. LEWIS
[Signature]
 Notary at Deeds, Pamlico County

NORTH CAROLINA
 PAMLICO COUNTY

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

DATE: _____ REC'D OFFICER

REVISIONS

NO.	DATE	DESCRIPTION

**LAND DIVISION
 FOR CATION DEVELOPMENT, LLC**

643 NC 306 HWY N
 TRANSFER NO. 3 - PAMLICO COUNTY, N.C.

W&M
 Vaughan & McNeil

New Berry, NC
 28553-3119

800-293-2796
 252-295-3555
 252-620-0271
 252-620-0271
 252-620-0271
 252-620-0271
 252-620-0271

www.vanvaughan.com

CREATED BY: S. A. Boyles
 CHECKED BY: M. Schuler
 JOB NO: 032110-00
 SCALE: 1" = 100'
 DATE: October 2021
 FILE NAME: Plotation
 DRAWING TITLE:

DRAWING NO:
 OF

Plat Review Exception Items

GS 47-30 directs requirements for what must be on a plat, but 47-30(g) excepts certain specific items from Review Officer Review.

§ Determination of “archival” materials 47-30(b)

§ “Method of Computation” 47-30(e)

§ Various map items 47-30(f)(1-10)

Review Officers/ROD Staff can point out missing items, but not use that as a reason to reject the map.

GS 47-30(f)(1-10) Map Items Required, but not subject to the Review Officer's review

1. North Arrow
2. Azimuth or Course and Distance
3. Horizontal or Grid Distance
4. Boundary Curve Information
5. All Boundary Data in Subdivisions
6. Monumented or Natural Corners
7. Name of adjacent landowners or other legal reference where applicable.
8. Right-of-ways, water courses, utilities, etc. adjoining or crossing property
9. Coordinates and/or Grid Tie
10. Vicinity Map & Legend

GS 47-30(a) Size Requirements

Counties (ROD option) may specify:

(1) Only 18 inches x 24 inches

(2) A combination of:

- 18 inches x 24 inches and
- 21 inches x 30 inches

(3) A combination of:

- 18 inches x 24 inches and
- 24 inches x 36 inches

(4) A combination of all three

GS 47-30(a) Size Requirements

An Easier Way to Look at it:

- All counties must accept 18 inches x 24 inches
 - For more than half of counties, this is the only size they accept
- There are two optional sizes which may be accepted at the discretion of the Register of Deeds:
 - 21 inches x 30 inches
 - 24 inches x 36 inches
 - More than a quarter of counties will accept all 3 sizes

Size Requirements by County

Master list of Plat / Map size requirements are posted at:

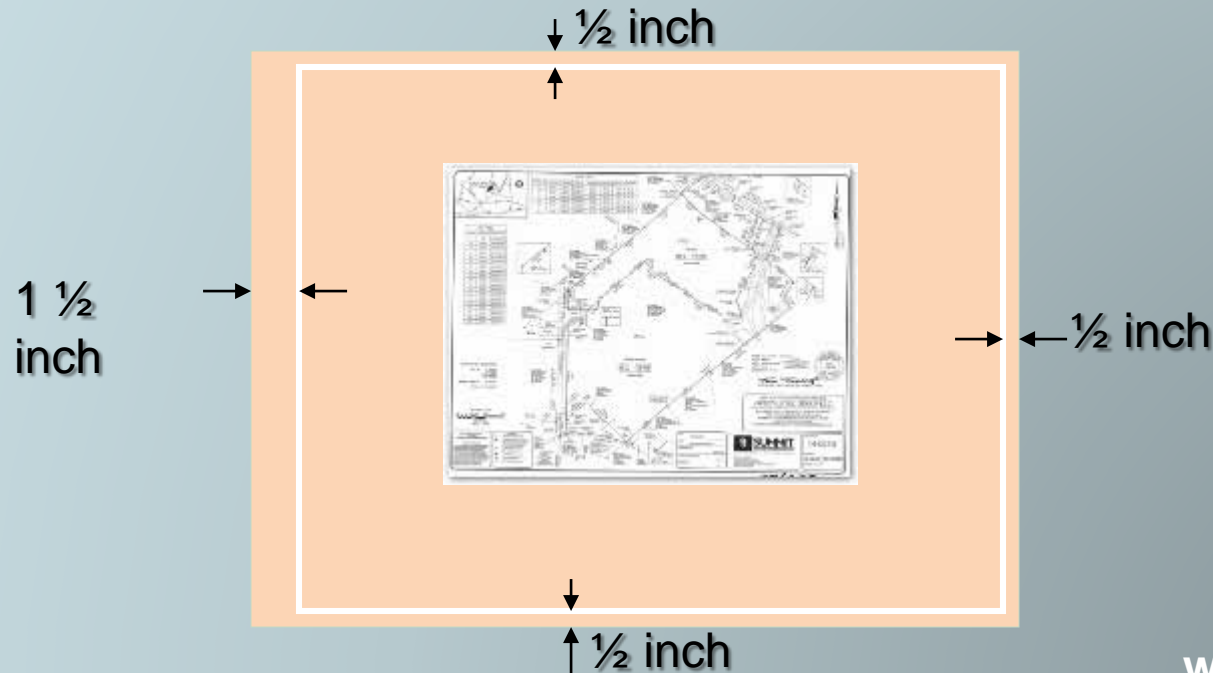
- § NC Secretary of State on the Land Records Management Division page website – www.sosnc.gov under “County Map and Plat Size Requirements”
- § Also on the NC Association of Registers of Deeds website at: www.ncard.us/recording-standards

G.S. § 47-30(a) Margin Requirements

§ Minimum Margins

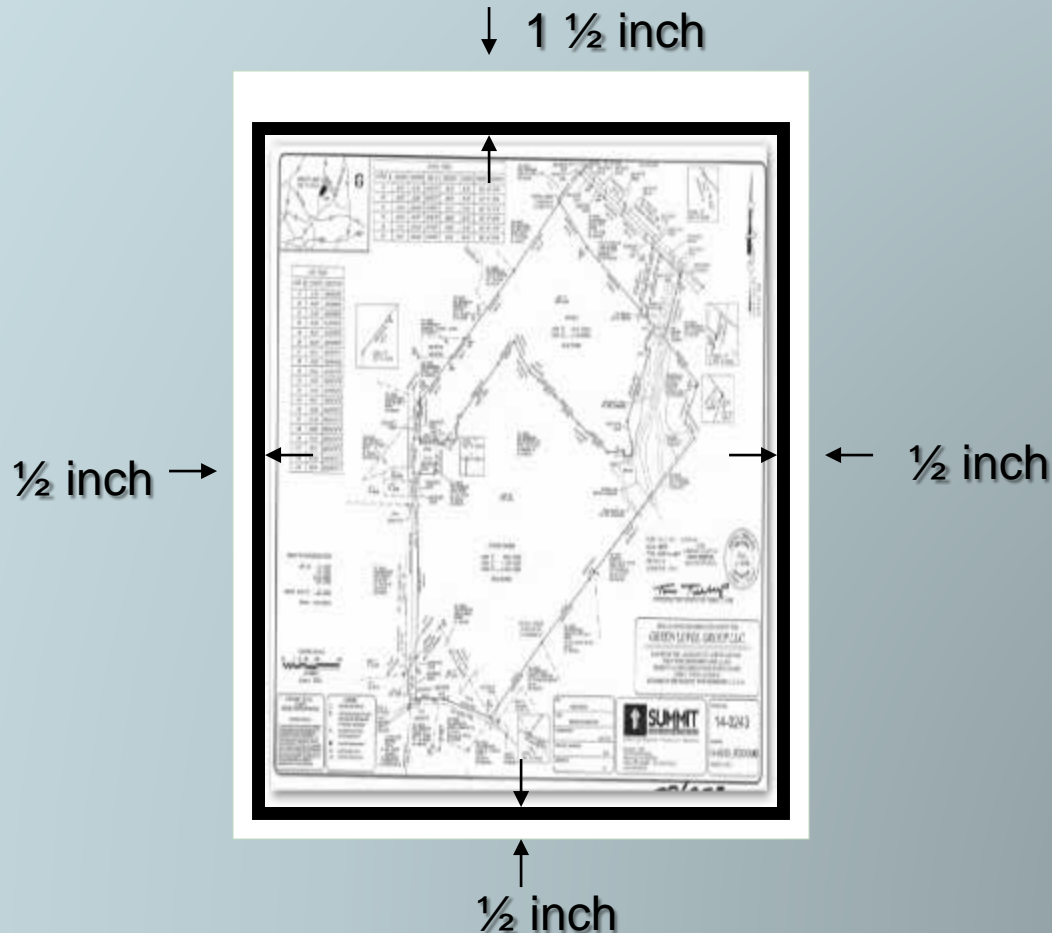
One and one-half inch border on the left side

One-half inch borders on the other three sides



2017 Clarification

For plats drawn in a portrait format, a one and one-half inch border on the top side.



GS § 47-30(b) Plat to be Reproducible

Each Plat presented for recording shall be a reproducible plat:

Original ink on polyester film (Mylar)

Or

A reproduced drawing, transparent and archival**

** Archival is the responsibility of the Surveyor not the Review Officer (see GS 47-30(g)(1)).

Archival?

A plat with original ink on polyester film (Mylar) is not required to be archival

§ Only if:

The plat presented for recordation is a reproduction of an original, does it have to be transparent and archival (as defined by the American National Standards Institute).

The Review Officer is not required to review or certify the archival status of a plat.

Note – Sepia paper or Mylar sepia are not acceptable

GS § 47-30(b) Plat to be Reproducible (continued)

The plat must be such that the public may obtain legible copies

The map must be constructed so that normal reproduction methods used in that office can produce a legible copy

- Character size
- Colored ink
 - May be checked for legibility

Colors are often not reproducible

You should only accept maps with color if it reproduces legibly as black or gray.



GS § 47-30(b) Plat to be Reproducible (continued)

§ Colored inks and small letters on a plat may be refused if it is felt that they cannot be satisfactorily reproduced by the Register of Deeds existing copy / printing system.

§ The Register of Deeds **can refuse to record** a map for legibility and size even if the Review Officer has “signed off” on the plat.

Remember: Maps that are illegible are worthless!

GS § 47-30(b) Plat to be Reproducible

(continued)

A direct or photographic copy of each plat shall be placed in a plat book or file for that purpose and properly indexed for use.

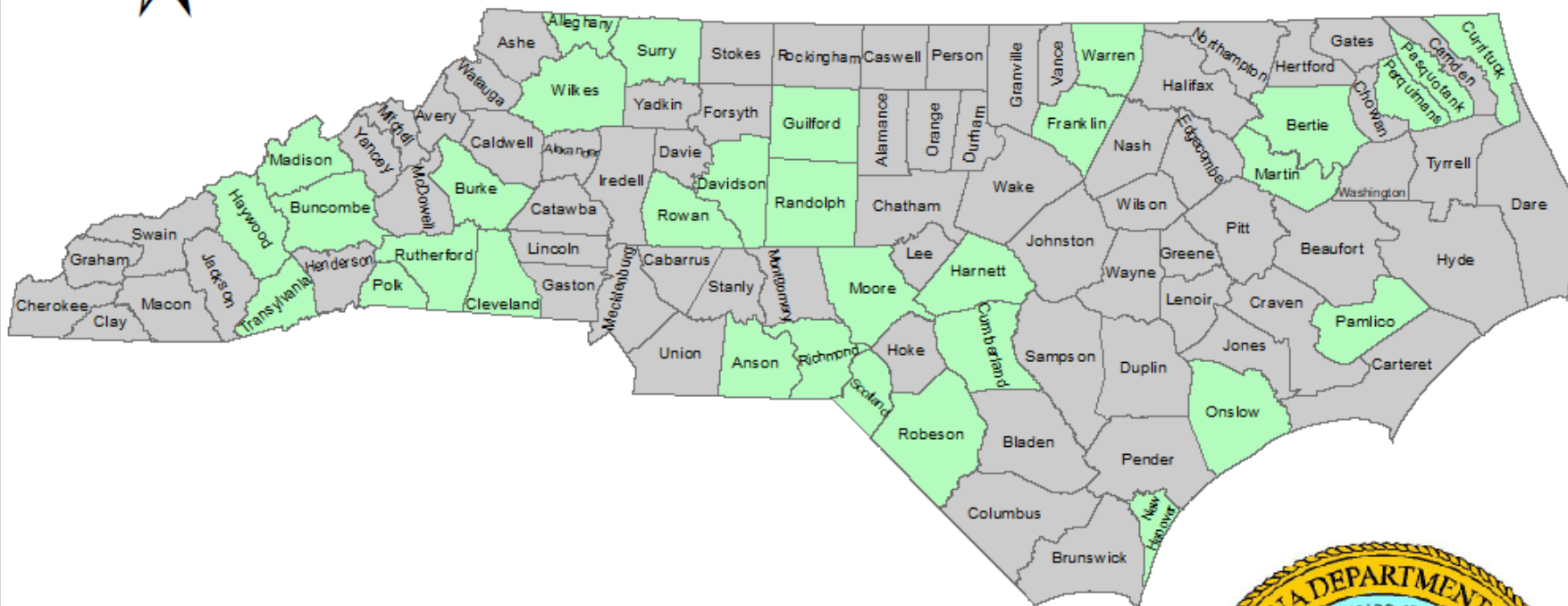
In those counties in which the register has made a security copy from which legible copies can be made, the original plat may be submitted in the form of black line on white paper instead of transparent and archival and may be returned to the person indicated on the plat.

This is at the option of the Register.



Counties Accepting Paper Plats

April 2022



Legend

Hard-Copy Medium

PaperOK

Grey Mylar only (68)

Green Paper Accepted (32)

Map prepared by:
Richard Elkins, GISP
Land Records Manager
NC Secretary of State
Land Records Management Program

Data Source: ncard.us April 2022



GS § 47-30(c) Information contained in Title of Plat

1. The property designation
2. The name of owner, provided the owner shall be shown for indexing purposes only and is not to be construed as title certification.
3. The location to include county and State and the township or city, if applicable.
4. The date or dates the survey was made.

Register of Deeds indexing standards

§ 8.03 Plat

-a. The owner(s) of the property shown on the plat shall be indexed as the grantor(s) of the plat. **

-b. The plat title, show in the property designation portion of the plat, shall also be indexed as a grantor of the plat

** NOTE: Older plats may be indexed or listed in a “Map Book” separate from the Grantor Index.

GS § 47-30(c) Information contained in Title of Plat

5. The scale or scale ratio in words or figures and bar graph.
6. The name and address of the surveyor preparing the plat including the firm name and firm license number if applicable.
7. The dates and descriptions of revisions made after original signing.

The information required pursuant to this subsection shall be listed prominently on the plat. Information listed in the notes contained on the plat does not satisfy the requirements of this subsection

GS § 47-30(c) Information contained in **Title of Plat**

§ Scale or Scale Ratio:

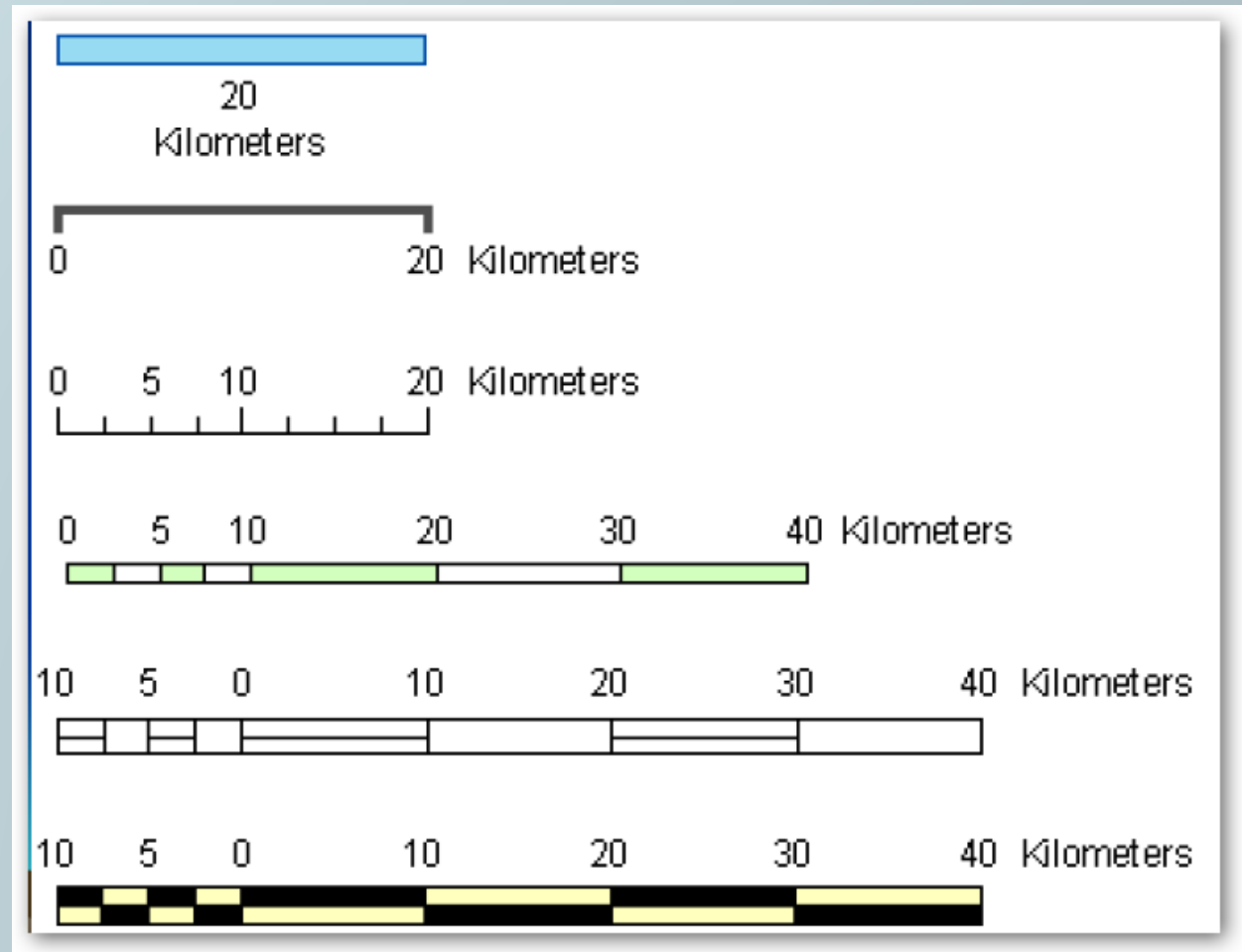
In Words or figures

- - one inch = four hundred feet
- - 1" = 400'
- - 1:4800

§ And

GS § 47-30(c) Information contained in **Title of Plat**

Bar Graph



GS § 47-30(c) Information contained in Title of Plat

- § Name and Address of the Surveyor or
- § Name and Address of the Surveying Firm
- preparing the plat

- § Surveyors, remember there are additional requirements in the Board Rules.
- § See NCAC, Title 21 – Occupational Licensing Boards and Commissions > Chapter 56 – Engineers and Surveyors
- § <http://www.ncbels.org/rulesandlaws.html>

Is the title information complete?

Legend:

- 0- Overhead Utilities
- 1- Fence
- Fnd - Found
- N/F - New or Formerly
- NWP - Non-surveyed Point
- LC - Center Line
- EP - Edge of Pavement
- TP - Telephone Pedestal
- CF - Combined Factor
- (m) - Max. or Min.
- CG - Control Point
- SL - Stake Line
- WM - Water Meter
- WV - Water Valve
- BM - Bench Mark
- TBM - Temporary Bench Mark
- WCP - Wet Soil Cap
- CTV - Cable Television Pedestal
- ETB - Electric Transformer Box
- LD - Spraying System Clean Out

GRAPHIC SCALE - FEET

Back - 9 Page - 931

*Division of
Roy Lee Thompson
and wife
Camilla H. Thompson
Property*

Tax Lot 2142
Tax Block 14
Tax Map 580400
Record Book 475 @ Page 345
Reference: Lot 2
Division of the:
Roy Lee Thompson and wife
Camilla H. Thompson Property
Plat Book 9 @ Page 63
Lot 1: 4.986 Acres +/- by Computer
(Inclusive of area within S.R. 1159 R/W)
Lot 2: 6.079 Acres +/- by Computer

3-15-06 *Roy Lee Thompson*
Date Name
3-15-06 *Camilla H. Thompson*
Date Name

Owner

OWNERS:
Roy Lee Thompson
Camilla H. Thompson
2204 Silverlake Road
Yadkinville, N.C. 27055
(336) 463-5361

SCALE
1" = 100'

TOWNSHIP **COUNTY** **STATE**
Deep Creek Yadkin North Carolina

DATE
03-05-200

Stone Land Surveying Company
George Robert Stone, PLS L-3162
113 Drum Lane Phone (336) 958-4733
Mocksville, N.C. 27028

JOB NO. 3705
MAP NO. 3706

Information contained in Title of Plat

Title of a Plat may be free form as in the previous slide or may be contained in a block format as this one.

Plat of Survey of Solid Waste Disposal Site for L. WADDELL CLEMMONS and JUDY CLEMMONS TRACT TWO	
MADE FROM DEED BOOK 488 PAGE 374 AND FROM MAP CABINET M PAGE 267 AND FROM EXISTING PHYSICAL EVIDENCE.	
BRUNSWICK SURVEYING, INC	
Thomas W. Morgan Registered Land Surveyor North Carolina and South Carolina 1027 Sabbath Home Rd., SW Supply, North Carolina 28462 (910)842-9392	
DRAWN BY: M.R.	©1998, BRUNSWICK SURVEYING, INC.
SCALE: 1" = 50'	DATE: 1-5-98
TOWNSHIP: LOCKWOOD FOLLY	FIELD BOOK: 374-22
COUNTY: BRUNSWICK	FILE: 97267
STATE: NORTH CAROLINA	JOB NO.: 97-267

GS § 47-30.2 Review Officer.

The Review Officer statute went into effect
October 1, 1997

§ Plats signed and sealed prior to 10-1-1997 may be certified by the Review Officer if the person presenting the plat can prove the plat was prepared in accordance with the GS § 47-30 in effect at the time of signing. (GS § 47-30(d))

**Surveyor: Bring a copy of the old Statute.

Review Officer Certification

§ Once the Review Officer is satisfied that the plat has met all Statutory requirements required, said Review Officer executes the Certification Statement.

State of North Carolina

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

_____ Review Officer

Date _____

GS 47-30(g) Recording of Plat

§ A Plat if:

Certified Pursuant to 47-30.2 and Presented for recording

§ Shall be:

Recorded in the plat book or plat file and when so recorded shall be duly indexed.

GS 47-30(g) Recording of Plat

§ This section sets out certain parts of GS 47-30 to which a Review Officer does not certify.

47-30(b) determination of archival material

47-30(e) Method of Computation

47-30(f) items 1-10

§ These are still required of the Surveyor but are not reviewed.

GS 47-30(g) Recording of Plat

Reference in any instrument hereafter executed to the record of any plat herein authorized shall have the same effect as if the description of the lands as indicated on the record of the plat were set out in the instrument.

What did that say?

§ A deed reference to a recorded plat shall have the same legal effect as a if it were a written description in that deed.

§ This is important!

§ This gives statutory authority for plats to be used as a substitute for a description.

§ No such authority exists for a Tax Parcel Identification Number (PIN).

GS 47-30(h), Deceased Surveyor Plat

Nothing in this section shall be deemed to prevent the filing of any Plat prepared by a Professional Land Surveyor but not recorded before his death. Plats may be recorded if:

1. The plat is presented to the Review Officer and
2. The presenter proves that the plat was prepared by the deceased surveyor.
3. For preservation these plats may be filed without signature, notary acknowledgement or probate, in a special plat file

GS 47-30(h), Deceased Surveyor Plat

If a Review Officer approves a plat under G.S. 47-30(h), the Review Officer approval statement could include a clause meaning:

State of North Carolina

County of _____

I, _____, Review Officer of _____
County, certify that the Map or Plat to which this
certification is affixed is approved for recordation
under G.S 47-30(h) Deceased Surveyor.

Date

Review Officer

GS 47-30(h), Deceased Surveyor Plat

When a Register of Deeds records a survey plat approved under G.S 47-30(h) Deceased Surveyor, it should be so noted in the index description.

Maps Attached to other Instruments



Maps no larger than 8.5x14 may be attached to other instruments.

§ 47-30(m)(1) Maps with original signature and seal

§ 47-30(m)(2) Certified Copies

§ 47-30(n) Any other map or sketch

North Carolina Secretary of State
Land Records Management
www.sosnc.gov

www.sosnc.gov

Maps Attached to other Instruments



§ 47-30(m)(1) Original signature and seal

These maps are treated just like large plats, with the exception of size (must be no larger than 8.5x14 inches) and material (should be on paper).

There should be a GS 47-30(f)(11) Statement.

If the certification is for a, d, or e, Planning and Review Officer Certifications are Required.

North Carolina Secretary of State
Land Records Management
www.sosnc.gov

www.sosnc.gov

Maps Attached to other Instruments



§ 47-30(m)(2) Certified Copies

“A copy of a previously recorded map that is certified by the custodian of the public record to be a true and accurate copy of the map.”

- This could be from another county’s Register of Deeds or from some other Governmental Agency.

These do not require Review Officer Certification

North Carolina Secretary of State
Land Records Management
www.sosnc.gov

www.sosnc.gov

Maps Attached to other Instruments



§ 47-30(n) Any other map or sketch

It is conspicuously labelled, (*wording must be exact*)

"THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS."

No Review Officer Required

North Carolina Secretary of State
Land Records Management
www.sosnc.gov

www.sosnc.gov

47-30(o) E-Recording Requirements

(o) The requirements of this section regarding plat size, reproducible form, and evidence of required certifications shall be met with respect to a plat that is an "electronic document," as that term is defined in G.S. 47-16.2(3), if all of the following conditions have been met:

- (1) The register of deeds has authorized the submitter to electronically register the electronic document.
- (2) The plat is submitted by a United States federal or a state governmental unit or instrumentality or a trusted submitter. For purposes of this subsection, "a trusted submitter" means a person or entity that has entered into a memorandum of understanding regarding electronic recording with the register of deeds in the county in which the electronic document is to be submitted.

47-30(o) E-Recording Requirements

(Continued)

(3) Evidence of required certifications appear on the digitized image of the document as it will appear on the public record.

(4) With respect to a plat submitted by a trusted submitter, the digitized image of the document as it will appear on the public record contains the submitter's name in the following completed statement on the first page of the document image:

"Submitted electronically by _____ (submitter's name) in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the _____ (insert county name) County Register of Deeds."

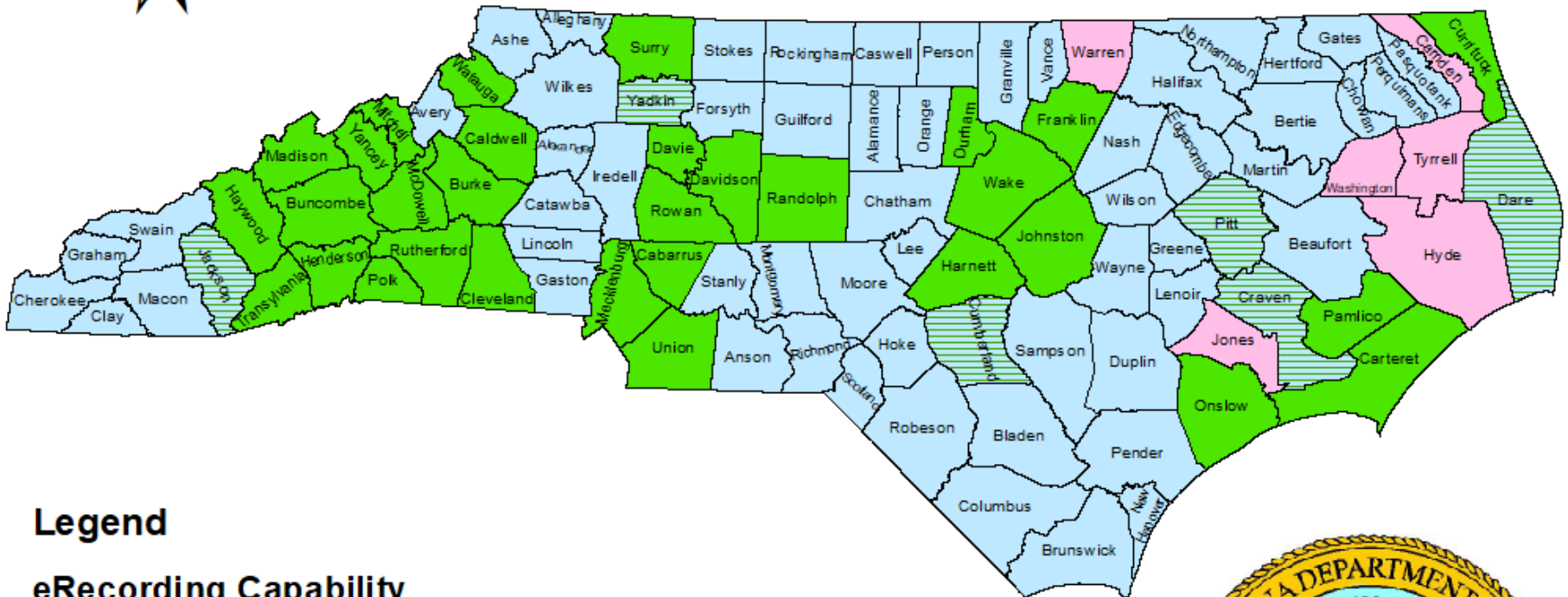
(5) Except as otherwise provided in this subsection, the digitized image of the plat conforms to all other applicable laws and rules that prescribe recordation.

*Note: the statement above will be added during the e-Recording phase, which occurs after the Review Officer, and is **not an item** Review Officers will check.*



North Carolina E-Recording Counties

July 12, 2022



Legend

eRecording Capability

E_Record

Light Blue Yes (94)

Pink Not Yet (6)

Yes AND eRecording Maps

Green Yes (31)

Hatched Ready (6)

Map prepared by:
Richard Elkins, GISP
Land Records Manager
NC Secretary of State

Land Records Management Program



Digital Plat Recording Process Consists of Three Phases

Step 1:

(Preliminary)

Use Email (or FTP if available) to submit draft map and make any necessary revisions.

Step 2:

(Digital Signatures)

Use Approved Digital Signature Service to obtain necessary signatures on the map.

Step 3:

(e-Recording)

Use ROD-Approved e-Recording Service to submit signed map to the Register of Deeds.

Who signs the map?

Maps submitted digitally must have all the same signatures as a hard-copy map. We are just getting those signatures digitally instead of physically.

During the Preliminary Review, the local jurisdiction should provide email addresses for the governmental signers of the plat.

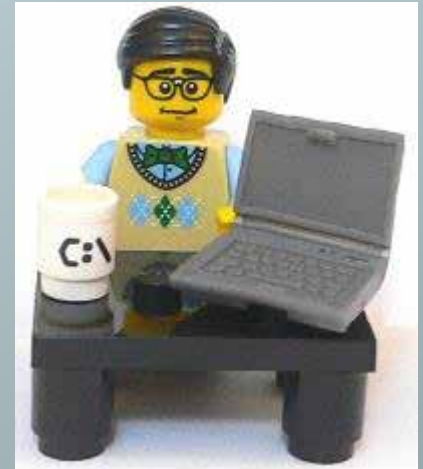
Depending on the situation these may include:

DOT

Environmental Health

Planning

Review Officer



Preliminary Approval: (Step 1)

1. The surveyor creates a PDF of their map with the note: "Final Drawing - For Review Purposes Only".

(the surveyor must add any required certificates to the plat - the reviewer will not have the option of adding a certificate).

2. The surveyor will email (or FTP) this PDF to the individuals that are required to review the plat (Planner, Review Officer, DOT, etc.) asking them to review and comment.



Preliminary Approval: (Step 1)

3. The reviewer will perform the review and make any comments regarding revisions that are necessary.

4. The Surveyor will make revisions, repeating the process until preliminary approval is achieved.

During this phase, arrangements for any impact or review fees will need to be paid, and Planning Board approvals (if needed) will take place.



The surveyor adds signers
emails in the order they
must sign.
Review Officer is always
LAST!

*Please enter or select up to 20 signers excluding yourself

Enter or select signer email address here

Signer 1: dstuttle@ncbels.org	Signer	CC Only	▲
Signer 2: ostallworth@sosnc.gov	Signer	CC Only	▼
Signer 3: tmorgan@sosnc.gov	Signer	CC Only	

Total Signers: 3

CC'd Only: - please select email from above, and then click CC. Max 3.

The Surveyor determines who signs what and where

You cannot sign where you are not authorized to sign.

S3: ostallworth@sosnc.gov (Signer) ☰ Action Menu

Drag and drop elements below onto the document. Right-click on a field to edit its properties.

1 Signature 2 Date 3 Name 4 Form Field Initials Company Title Checkbox [Element Help](#) Clear Fields

LINE	BEARING	DISTANCE
L1	N67°46'06"E	33.91'
L2	N83°27'36"W	21.07'
L3	S14°12'57"W	30.00'
L4	S14°12'57"W	10.00'

LENGTH	TANGENT	RADIUS	DELTA	BEARING	CHORD
46.70'	25.21'	50.00'	53°31'10"	N79°45'59"W	45.03'
42.64'	22.71'	50.00'	48°51'50"	S49°02'31"W	41.36'
9.07'	4.55'	50.00'	10°23'38"	S19°24'47"W	9.06'

THOMAS W. MORGAN, P.L.S.
REGISTRATION NUMBER L-2518
SEAL OR STAMP

REVIEW OFFICER'S CERTIFICATE

STATE OF **(S3) Form Field**

COUNTY OF **(S3) Form Field**

(S3) Name **(S3) Form Field**

Signature: **(S3) Form Field**

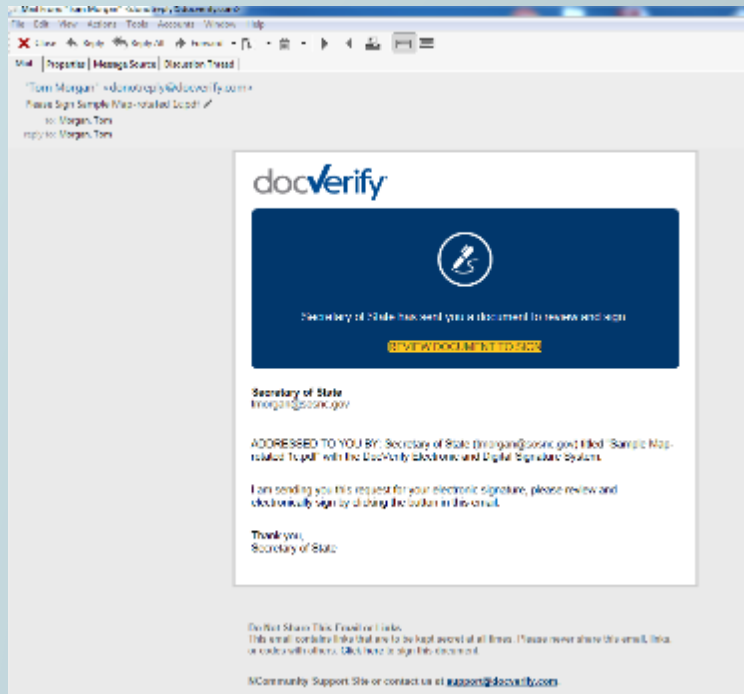
(S3) Name **(S3) Form Field**

(S3) Date

DATE

LEGEND:

You will receive an email taking you to the portal to affix your digital signature(s).



If set up correctly, you will not be asked to sign as a Review Officer until all other signatures have been completed.

While an option is available to sign by any touch-screen capable device, no special hardware or software is required for signers.

It can be done on a PC, tablet, or even smartphone. It only requires email access and a web browser.



Digital Signatures have no requirement to resemble your handwritten signature.

What constitutes a digital signature is your name, combined with other collected information, such as IP and MAC addresses of the device used when digitally signing the map.

You must agree if you are going to sign, then select 'I agree' Continue

Notice the pop up menu at the bottom of the page.

If you allow DocVerify to track your location (IP address, etc), that location will be imbedded in the document's metadata

My Account **docverify** Online Help Sign Out

ADD NEW ▾ CONTRACT MGMT ▾ DOCUMENT MGMT ▾ CONTACTS ▾ VERICHECK NOTARY PORTAL ▾

Please Review and Sign The Documents
Requested by: Thomas W Morgan

Please read the [Electronic Signature and Records Disclosure](#).
 I agree to use electronic signatures and records. **'I Agree' Continue** **More Actions**

Message from Thomas W Morgan:

I am sending you this request for your electronic signature, please review and electronically sign by clicking the button above.

By entering your signature, initials, and clicking to sign, you are agreeing and accepting the [Terms of Use](#), and you also consent to electronic signatures in this request.

You will not be able to download this document again after you Sign it. It will be viewable to you again once all parties have Signed the document. If applicable, your voice recording with VeriVoice will also be recorded and attached to the document.

docverify.com wants to track your physical location. **Allow once** **Options for this site** ▾ ×

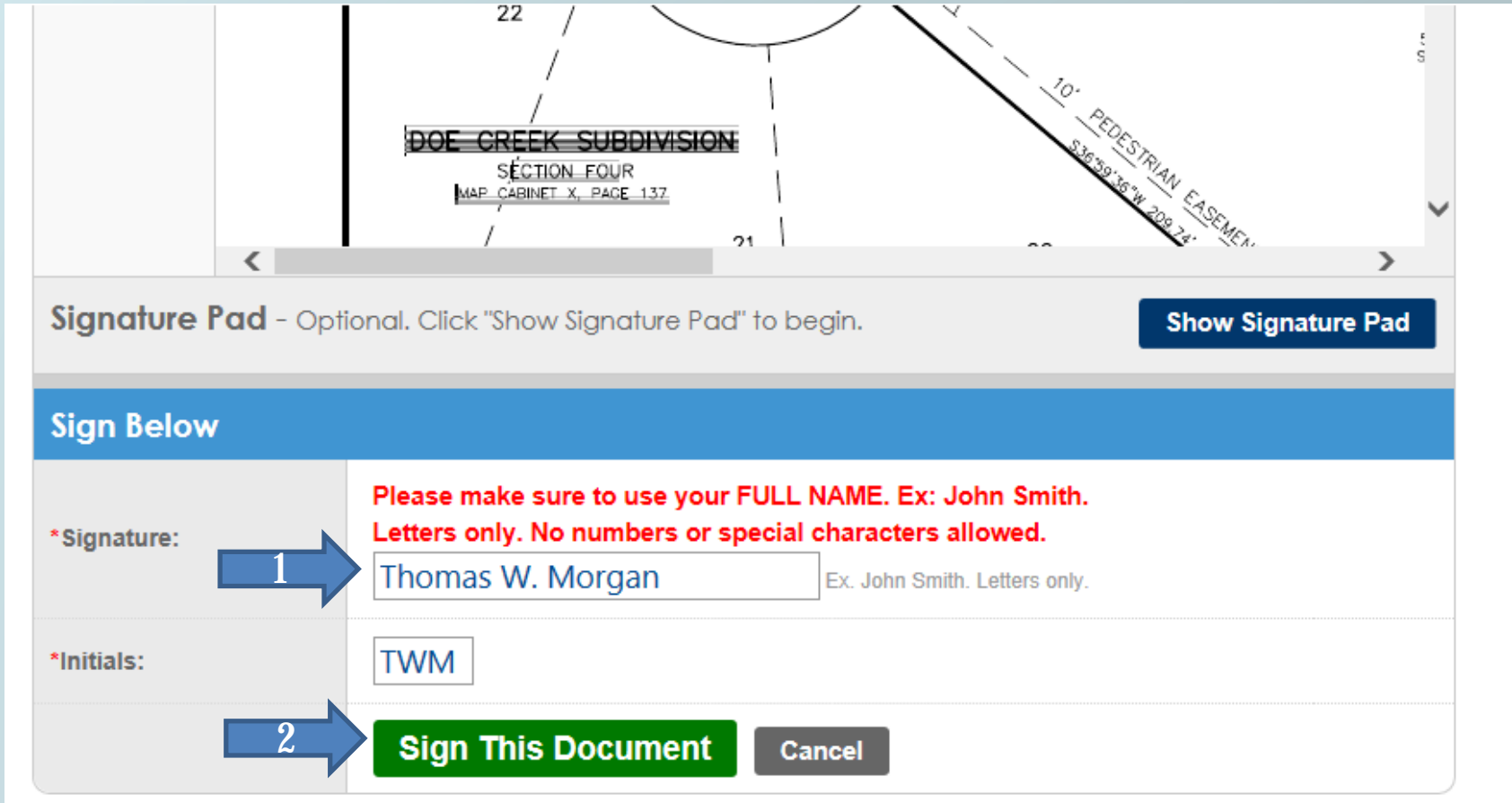
Access to sign the map is via a secure web portal. There are no tools to alter the map, only to sign.

The screenshot displays the docVerify web portal interface. At the top, there is a navigation bar with 'My Account', 'docVerify', 'Online Help', and 'Sign Out'. Below this is a secondary navigation bar with 'ADD NEW', 'CONTRACT MGMT', 'DOCUMENT MGMT', 'CONTACTS', 'VERICHECK', and 'NOTARY PORTAL'. The main content area is titled 'Sign' and shows a document titled 'Sample Map-rotated 1c.pdf'. A sidebar on the left contains a document icon. The main map area displays a survey map with various tracts and easements. A red box in the upper right of the map area contains the text 'Required - START HERE' and a link to '1 Signatures'. The map includes labels for 'DOE CREEK SUBDIVISION SECTION FOUR (MAP CACKET 6, PAGE 133)', '30' DRAINAGE EASEMENT', '10' UTILITY & PEDESTRIAN EASEMENT', 'JOHN STANTON BROWN MAP BOOK 10, PAGE 48 DEED BOOK 2086, PAGE 204 TRACT 1', '17A 14,147 SQ. FT.', and '18A 20,847 SQ. FT.'. A yellow highlight is visible on a small orange box on the map.

There two sets of Scroll Bars: Browser and Map.
You will need to use both sets to navigate.

The screenshot displays the DocuSign interface. At the top, there is a dark blue navigation bar with 'My Account', 'docuSign', 'Online Help', and 'Sign Out' buttons. Below this is a light blue bar with menu items: 'ADD NEW', 'CONTRACT MGMT', 'DOCUMENT MGMT', 'CONTACTS', 'VERICHECK', and 'NOTARY PORTAL'. The main content area has a blue header with the word 'Sign'. Below the header, the document title 'Sample Map-rotated 1c.pdf' and an 'Action Menu' button are visible. The document content is a map of 'DOE CREEK SUBDIVISION SECTION FOUR' with various lots (13, 14, 17A, 18A) and easements. A red box on the map says 'Required - START HERE' and '1 Signatures'. A 'Sign' button is located on the map. Two blue arrows, labeled '1' and '2', point to the vertical scroll bars on the right side of the map area. The 'snc.gov' logo is in the bottom right corner.

Use the outer Scroll Bars to get to the signature area and fill it out.



The screenshot shows a document viewer interface. At the top, a map is displayed with a scroll bar below it. The map contains the text "DOE CREEK SUBDIVISION", "SECTION FOUR", and "MAP CABINET X, PAGE 137". A "10' PEDESTRIAN EASEMENT" is also visible. Below the map, there is a "Signature Pad" section. The text "Signature Pad - Optional. Click 'Show Signature Pad' to begin." is displayed, along with a "Show Signature Pad" button. Below this, a blue header reads "Sign Below". The signature pad contains the following fields and buttons:

- *Signature: Ex. John Smith. Letters only.
- *Initials:
-

Two blue arrows with numbers 1 and 2 point to the signature input field and the "Sign This Document" button, respectively.

Note the “Show Signature Pad” option if you do have a touch-screen.

Next, Use the inner Scroll Bars to review the document and to navigate to your signing area

If there are “form fields” in the document you should populate them before signing.

The Date field will auto-populate with that day’s date when you click to sign.

Click to sign.

The screenshot shows a PDF document viewer interface. At the top left, the file name "p-rotated 1c.pdf" is visible. On the top right, there is a dark grey button with a white hamburger menu icon and the text "Action Menu". The main content area displays a survey plat form. At the top of the form is a "VICINITY MAP" labeled "NOT TO SCALE". Below the map, the text reads "NORTH CAROLINA BRUNSWICK COUNTY". The main body of the form contains a certification statement: "I, THOMAS W. MORGAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN SEE PLAT, THAT THE ERROR OF CLOSURE AS CALCULATED BY COMPUTER IS 1/ NA, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES, PLOTTED FROM INFORMATION REFERENCED, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY OF 03/30/2016, A.D., 20". The date "03/30/2016" is highlighted in yellow. Below the date, there is a signature field containing the name "Thomas W. Morgan" in a yellow box with a green checkmark to its right. A blue arrow points from the text "Click to sign." to this signature field. At the bottom of the form, the text "REVIEW OFFICER'S CERTIFICATE" is visible. On the right side of the viewer, there is a vertical scroll bar with a green box labeled "Start Over" overlaid on it.

You are done. The Surveyor will be notified the map is complete.

The screenshot displays the docVerify web application interface. At the top, there is a navigation bar with 'My Account', 'docVerify', 'Online Help', and 'Sign Out'. Below this is a secondary navigation bar with 'ADD NEW', 'CONTRACT MGMT', 'DOCUMENT MGMT', 'CONTACTS', 'VERICHECK', and 'NOTARY PORTAL'. A green success message states: 'You have successfully Signed the document. You will be notified by email, and it will appear in your "Signed or Notarized" tab when every party involved has Signed the document.' The 'Contract Management' section features a 'Get Help' button and four gauge charts: 'Credits Used Last Month' (0), 'Credits Used in March' (3), 'Created in March' (3), and 'Completed in March' (0). The 'Dashboard' section includes an 'Export Signed to Excel' button and three tabs: 'Out to be Signed', 'Waiting to be Signed' (selected), and 'Signed or Notarized'. A large message box states: 'You have no documents waiting to be Signed'. A footer note reads: 'E-signature documents automatically expire 45 days if not completed.'

The Surveyor can log in at any time to see the status of the map, who has signed, and can follow-up on issues delaying the process.

Once all signers have completed the process, the Surveyor will receive an email notifying them and can retrieve the final signed document.

Condominium Plats/Plans

Condominium Plats & Plans have their own statute, GS 47C-2-109, which governs those maps.

How are Condominiums Created?



- Condominiums are created by their Declarations.
- Declarations must reference a plat or plan.
- NCGS 47C-2-109 requires a “plat or plan”.
- NCGS 47C-2-105 (a)(5) requires the declaration to reference the plat or plan.
- The plat or plan needs to be recorded first, and that recording information inserted into the Declaration.

§ 47C-2-109 Plats and plans.



(a) The declarant shall file with the register of deeds in each county where the condominium is located the condominium's plat or plan prepared in accordance with this section. The plat or plan shall be considered a part of the declaration but shall be recorded separately, and the declaration shall refer by number to the file where such plat or plan is recorded.

(previous requirement for Architect/Engineer to certify the entire plat/plan was removed. SL 2020-52)

§ 47C-2-109 Plats and plans.

Architect/Engineer Role



(b) Each plat or plan or combination thereof must show all of the following:

(6) The verified statement of an architect licensed under the provisions of Chapter 83A of the General Statutes or an engineer registered under the provisions of Chapter 89C of the General Statutes certifying that such plats or plans fully and accurately depict (i) the locations and dimensions of the horizontally limiting boundaries of each unit, to the extent those boundaries lie within or coincide with the boundaries of the building in which the unit is located, (ii) the location of any vertically limiting boundaries, with reference to established datum, and (iii) an identifying number for each unit.

§ 47C-2-109 Plats and plans. Surveyor's Role



(b) Each plat or plan or combination thereof must show all of the following:

(6a) The certification of a Professional Land Surveyor... that the plat conforms to the requirements of subdivisions (1), (2), (3), (4), (5), (7), (8), and (9) of this subsection. The location and dimensions referred to in these subdivisions shall be expressed in the plat in azimuths or courses and distances. Distances shall be in feet or meters and decimals thereof. Tie lines to an external boundary which is itself located and dimensioned are required for buildings containing or comprising any units that are not coincident with said external boundary. Each vertically limiting unit boundary (commonly known as elevation) shall be expressed in feet or meters and decimals as the distance above the referenced datum. **The certification required by this subsection shall also state that the plat meets the requirements of NCAC Title 21, Chapter 56 (Board Rules).**

§ 47C-2-109 Plats and plans.



(b) Each plat or plan or combination thereof must show all of the following:

- 1) The name and a survey or general schematic map of the entire condominium.
- 2) The location and dimensions of all real estate not subject to development rights or subject only to the development right to withdraw and the location and dimensions of all existing improvements within that real estate.
- 3) The location and dimensions of any real estate subject to development rights, labeled to identify the rights applicable to each parcel.
- 4) The extent of any encroachments by or upon any portion of the condominium.
- 5) The location and dimensions of all easements having specific location and dimensions and serving or burdening any portion of the condominium.

§ 47C-2-109 Plats and plans.



- (b) Each plat or plan or combination thereof must show:
- 7) The locations and dimensions of limited common elements; however, parking spaces and the limited common elements described in subsections 47C-2-102(2) and (4) need not be shown, except for decks, stoops, porches, balconies, and patios.
 - 8) A legally sufficient description of any real estate in which the unit owners will own only an estate for years, labeled as "leasehold real estate".
 - 9) The distance between noncontiguous parcels of real estate comprising the condominium.
 - 10) Any unit in which the declarant has reserved the right to create additional units or common elements.

§ 47C-2-109 Plats and plans.



- c) A plat may also show the intended location and dimensions of any contemplated improvement to be constructed anywhere within the condominium. Any contemplated improvement shown must be labeled either "MUST BE BUILT" or "NEED NOT BE BUILT".
- d) Upon exercising any development right, the declarant shall record either new plats and plans necessary to conform to the requirements of subsections (a), (b), and (c) or new certifications of plats and plans previously recorded if those plats and plans otherwise conform to the requirements of those subsections.

§ 47C-2-109(e) Plats and plans. (Size and Material)



Old Language:

- e) In order to be recorded, plats or plans filed shall:
- 1) Be reproducible plats or plans on cloth, linen, film, or other permanent material and be submitted in that form; and
 - 2) Have an outside marginal size of not more than 21 inches by 30 inches nor less than eight and one-half inches by 11 inches, including one and one-half inches for binding on the left margin and a one-half inch border on each of the other sides. Where size of the buildings or suitable scale to assure legibility require, plats or plans may be placed on two or more sheets with appropriate match lines.

New Language:

- (e) In order to be recorded, plats or plans prepared under subsection (b) of this section shall comply with G.S. 47-30(a) and with either G.S. 47-30(b) or G.S. 47-30(o).

§ 47C-2-109 Plats and plans.



- f) The fee for recording each plat or plan sheet submitted shall be as prescribed by G.S. 161-10(a)(3).
- g) The provisions of this Article and of condominium instruments recorded pursuant thereto shall be liberally construed in favor of the valid establishment of a condominium with respect to the submitted property."



- LEGEND (UNLESS OTHERWISE NOTED)**
- BVP - BACKFLOW PREVENTER
 - BGC - BACK OF CURB
 - CB - CATCH BASIN
 - CLW - COLLUM
 - CO - CLEANOUT
 - CSX - CHASED "X" FOUND
 - D.B. - DEED BOOK
 - EW - ELECTRIC WETER
 - EDP - EDGE OF PAVEMENT
 - FI - FIRE HYDRANT
 - IPF - IRON PIPE FOUND
 - IS - IRON PIPE SET
 - RF - REBAR FOUND
 - RD - ROCK DRAWN
 - R/W - RIGHT OF WAY
 - TR - ELECTRIC TRANSFORMER
 - WV - WATER VALVE
- ADJACENT: _____
- BOUNDARY: _____
- LEASE AREA: _____

- GENERAL NOTES**
- THE CONDOMINIUM UNITS IN BUILDING 3 ARE SUBJECT TO SPECIAL DECLARANT RIGHTS AS DESCRIBED IN THE DECLARATION.
 - THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, EIGHT-OF-NINE, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD, AS LISTED, OR IMPLIED.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - BASES OF BEARING AND S(2001)
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - CONCRETE SIDEWALK, HWAC AND SEWER SERVICES WERE NOT INSTALLED AT THE TIME OF THE SURVEY.

OWNER INFORMATION

THE BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF NORTH CAROLINA STATE UNIVERSITY
 POST OFFICE BOX 7057
 RALEIGH, NC
 D.B. 10522, PG. 857

SURVEY CERTIFICATE

I, MICHAEL E. DICKERSON, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

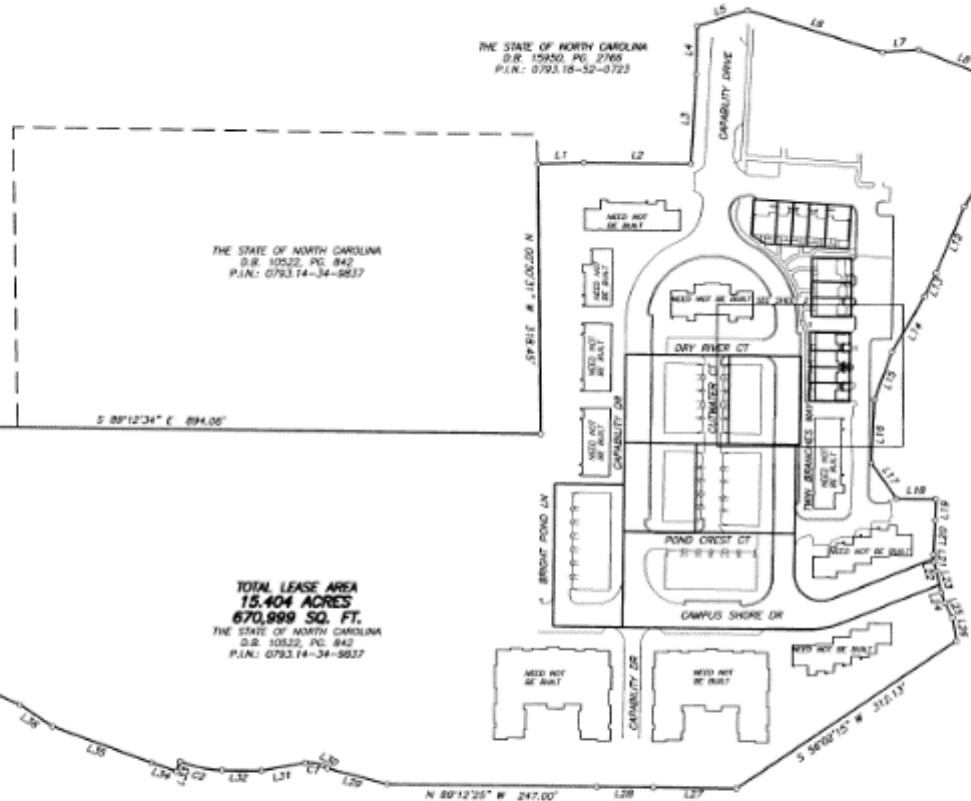
Michael E. Dickerson 1-30-2017
 MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR L-3638



CERTIFICATE OF ACCURACY

I, MICHAEL E. DICKERSON, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISORY DEED DESCRIPTION RECORDED IN DEED BOOK 10522, PAGE 842, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK OF MAPS _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:88,000±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL, THIS 14TH DAY OF MARCH, A.D., 2017.

Michael E. Dickerson 1-30-2017
 MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR L-3638



THE STATE OF NORTH CAROLINA
 D.B. 10522, PG. 842
 P.L.N. 0793.18-34-8837

**TOTAL LEASE AREA
 15.404 ACRES
 670,989 SQ. FT.**

THE STATE OF NORTH CAROLINA
 D.B. 10522, PG. 842
 P.L.N. 0793.18-34-8837

THE STATE OF NORTH CAROLINA
 D.B. 10522, PG. 2766
 P.L.N. 0793.18-52-0723

LINE	BEARING	DISTANCE
L1	N 89°12'34\"	894.06'
L2	S 89°12'34\"	894.06'
L3	S 89°12'34\"	894.06'
L4	S 89°12'34\"	894.06'
L5	S 89°12'34\"	894.06'
L6	S 89°12'34\"	894.06'
L7	S 89°12'34\"	894.06'
L8	S 89°12'34\"	894.06'
L9	S 89°12'34\"	894.06'
L10	S 89°12'34\"	894.06'
L11	S 89°12'34\"	894.06'
L12	S 89°12'34\"	894.06'
L13	S 89°12'34\"	894.06'
L14	S 89°12'34\"	894.06'
L15	S 89°12'34\"	894.06'
L16	S 89°12'34\"	894.06'
L17	S 89°12'34\"	894.06'
L18	S 89°12'34\"	894.06'
L19	S 89°12'34\"	894.06'
L20	S 89°12'34\"	894.06'
L21	S 89°12'34\"	894.06'
L22	S 89°12'34\"	894.06'
L23	S 89°12'34\"	894.06'
L24	S 89°12'34\"	894.06'
L25	S 89°12'34\"	894.06'
L26	S 89°12'34\"	894.06'
L27	S 89°12'34\"	894.06'
L28	S 89°12'34\"	894.06'
L29	S 89°12'34\"	894.06'
L30	S 89°12'34\"	894.06'
L31	S 89°12'34\"	894.06'
L32	S 89°12'34\"	894.06'
L33	S 89°12'34\"	894.06'
L34	S 89°12'34\"	894.06'
L35	S 89°12'34\"	894.06'
L36	S 89°12'34\"	894.06'
L37	S 89°12'34\"	894.06'
L38	S 89°12'34\"	894.06'
L39	S 89°12'34\"	894.06'
L40	S 89°12'34\"	894.06'
L41	S 89°12'34\"	894.06'
L42	S 89°12'34\"	894.06'

THE STATE OF NORTH CAROLINA
 D.B. 10522, PG. 2766
 P.L.N. 0793.18-52-0723

NAKE COUNTY, NC 02
 LAURA H RIDDICK
 REGISTERED OF DEEDS
 PRESENTED & RECORDED ON
 03/17/2017 13:03:16

BOOK:CH2017 PAGE:08864



REVISIONS	DATE	BY
	03-14-2017	

**CONDOMINIUM MAP OF
 NORTH SHORE, A CONDOMINIUM**

1221 TWIN BRANCHES WAY
 SHEET 3 OF 2

TOWNSHIP: SWIFT CREEK	COUNTY: WAKE	STATE: NORTH CAROLINA
PROJECT NO: 00330685.00		
P.L.N. 0793-34-44-1304		

WithersRavenel
 Engineers | Planners | Surveyors

115 MacKinnon Drive | Cary, NC 27511 | 919-489-3340 | (former) P-C-0832 | www.withersravenel.com

SITE DATA

TOTAL AREA 1.372 Ac.
 NUMBER OF UNITS CREATED 16
 AREA IN COMMON AREA 59,753 Sq. Ft.
 AREA IN PARKS, RECREATION AREAS
 AND THE LIKE 0

GENERAL NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- UNIT LINES AT EXTERIOR BUILDING WALLS RUN WITH THE OUTSIDE OF THE BUILDING WALL.
- UNIT LINES ON THE INTERIOR BUILDING WALLS AND CEILINGS RUN WITH THE FINISHED SCHEDULED FLOOR.
- UNIT OWNERSHIP OF UPPER UNITS IS TO EXTEND TO FINISHED CEILING LEVEL OR CATHEDRAL.
- BUILDING STEPS AND STAIRS ARE LIMITED COMMON AREA AND ARE TO BE MAINTAINED BY EACH INDIVIDUAL BUILDING OWNERSHIP.
- AREA NOT SHOWN AS UNITS IS COMMON AREA.
- ALL POINTS NOT OTHERWISE LABELED SHALL BE NPS (NO POINT SET).
- THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THE DESIGNATED WIDTH.
- GREENVILLE UTILITIES COMMISSION GAS/UTILITY EASEMENT IS 10' IN WIDTH CENTERED OVER GAS LINES AS INSTALLED.
- GREENVILLE UTILITIES COMMISSION RESPONSIBILITY FOR MAINTENANCE OF THE SEWER ENDS AT THE CLEANOUT. GREENVILLE UTILITIES COMMISSION RESPONSIBILITY FOR THE WATER ENDS AT THE WATER METER. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE WATER FROM THE METER TO THE BUILDING AND THE SEWER FROM THE CLEANOUT LOCATED AT THE RIGHT OF WAY TO THE BUILDING. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: FIRM 370488000A DATED: JANUARY 2, 2004
- MAINTENANCE OF COMMON AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR IMPROVEMENTS (MURRES, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAE, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPROVED SURFACES SHALL CONDUCT WITHIN ANY DESIGNATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.
- BUILDINGS 1904 & 1908 ARE BUILDING TYPE "1".
- ENTRIES TO THE SECOND FLOOR UNITS ARE LOCATED ON THE FIRST FLOOR PLANS.

BRYAN C. FAGANUS, BEING DULY SWORN AND DEPOSED AND SAID THAT HE IS A LICENSED PROFESSIONAL ENGINEER, REGISTERED AS REQUIRED UNDER NORTH CAROLINA LAWS THAT HE CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS DRAWING ACCURATELY DEPICTS THE LAYOUT, LOCATION, CEILING AND FLOOR ELEVATIONS, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT OF BUILDINGS 1904 & 1908 OF COVENTON SQUARE CONDOMINIUMS AS FILED WITH AND APPROVED BY THE CITY OF GREENVILLE, NC AND FURTHER CERTIFIES THAT THIS DRAWING CONTAINS ALL OF THE INFORMATION REQUIRED BY NC22 47C-2-100.

THIS THE 14th DAY OF OCTOBER, 2008

Bryan C. Faganus
 BRYAN C. FAGANUS, P.E. 31974

PITT COUNTY, NORTH CAROLINA

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT BRYAN C. FAGANUS, A PROFESSIONAL ENGINEER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 14th DAY OF October 2008

Kelly Louise Phillips
 KELLY LOUISE PHILLIPS
 MY COMMISSION EXPIRES 6/24/2010



FINAL PLAT SHEET 1 OF 4

**COVENTON SQUARE
 CONDOMINIUMS**

BUILDINGS 1904 & 1908

GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: LEWIS LAND DEVELOPMENT, LLC
 ADDRESS: P.O. BOX 30930
 GREENVILLE, NC 27833
 PHONE: (252) 321-1101

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:

DEED BOOK 2430	PAGE 342-342
DEED BOOK	PAGE
DEED BOOK 89	PAGE 121
MAP BOOK	PAGE

OWNERS STATEMENT

THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF:

Shirley L. Smith

SWORN AND SUBSCRIBED TO BEFORE ME THIS 14th DAY OF OCTOBER, 2008

Kelly Louise Phillips
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 8-9-09

APPROVAL

THIS FINAL PLAT NO. 06-65, WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 8, CHAPTER 3 OF THE GREENVILLE CITY CODE THE DAY OF:

2008

Allyson Altman
 SIGNED: Allyson Altman
 CITY PLANNER

DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALIGNMENT TO BE FREE ACT AND DEED, AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PARKS, PLAZAS, GROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.

SIGNED: *Shirley L. Smith*
 ATTEST: *Allyson Altman*

REVIEW OFFICER

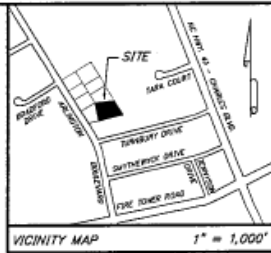
STATE OF NORTH CAROLINA COUNTY OF PITT

I, *Allyson Altman*, REVIEW OFFICER OF PITT COUNTY, DO HEREBY CERTIFY THAT THE MAP OR PLAT, THIS CERTIFICATION, IF APPLICABLE, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

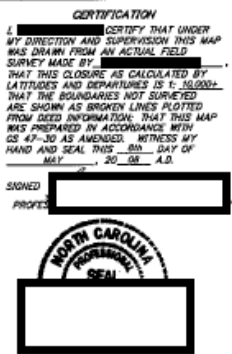
REVIEW OFFICER: *Allyson Altman*
 DATE: 10/23/08

FINISHED FLOOR AND FINISHED CEILING ELEVATIONS

BUILDING # 1904			BUILDING # 1908		
UNIT 101 - FFE = 72.82 FCE = 80.69 FVCE = 81.83	UNIT 201 - FFE = 83.55 FCE = 92.45 FVCE = 96.55	UNIT 101 - FFE = 72.82 FCE = 80.69 FVCE = 81.83	UNIT 201 - FFE = 83.55 FCE = 92.45 FVCE = 96.55	UNIT 102 - FFE = 72.82 FCE = 80.69 FVCE = 81.83	UNIT 202 - FFE = 83.55 FCE = 92.45 FVCE = 96.55
UNIT 103 - FFE = 72.82 FCE = 80.69 FVCE = 81.83	UNIT 203 - FFE = 83.55 FCE = 92.45 FVCE = 96.55	UNIT 103 - FFE = 72.82 FCE = 80.69 FVCE = 81.83	UNIT 203 - FFE = 83.55 FCE = 92.45 FVCE = 96.55	UNIT 104 - FFE = 72.82 FCE = 80.69 FVCE = 81.83	UNIT 204 - FFE = 83.55 FCE = 92.45 FVCE = 96.55



- LEGEND**
- EP - EXISTING IRON PIPE
 - RP - IRON PIPE SET
 - RS - RIGHT OF WAY
 - RS - BACK OF CURB TO BACK OF CURB
 - FF - FINISHED FLOOR ELEVATION
 - FCE - FINISHED CEILING ELEVATION
 - FVCE - FINISHED VALUED CEILING ELEVATION
 - CP - CONDO BOOK
 - ~ - NOT TO SCALE



Deed: 10/23/2008 11:04:33 AM
 Recorded: 10/23/2008 at 03:04:10 PM
 \$70.00 Page 1 of 4
 Pitt County, NC
 July 3, 2007 Secretary of Deeds
 BK3 Pg 118-121

CERTIFICATION

I, _____, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY _____.

THAT THIS DRAWING AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 20th DAY OF OCTOBER, 2008.

SIGNED: _____
 PROFFER: _____



 The State of North Carolina

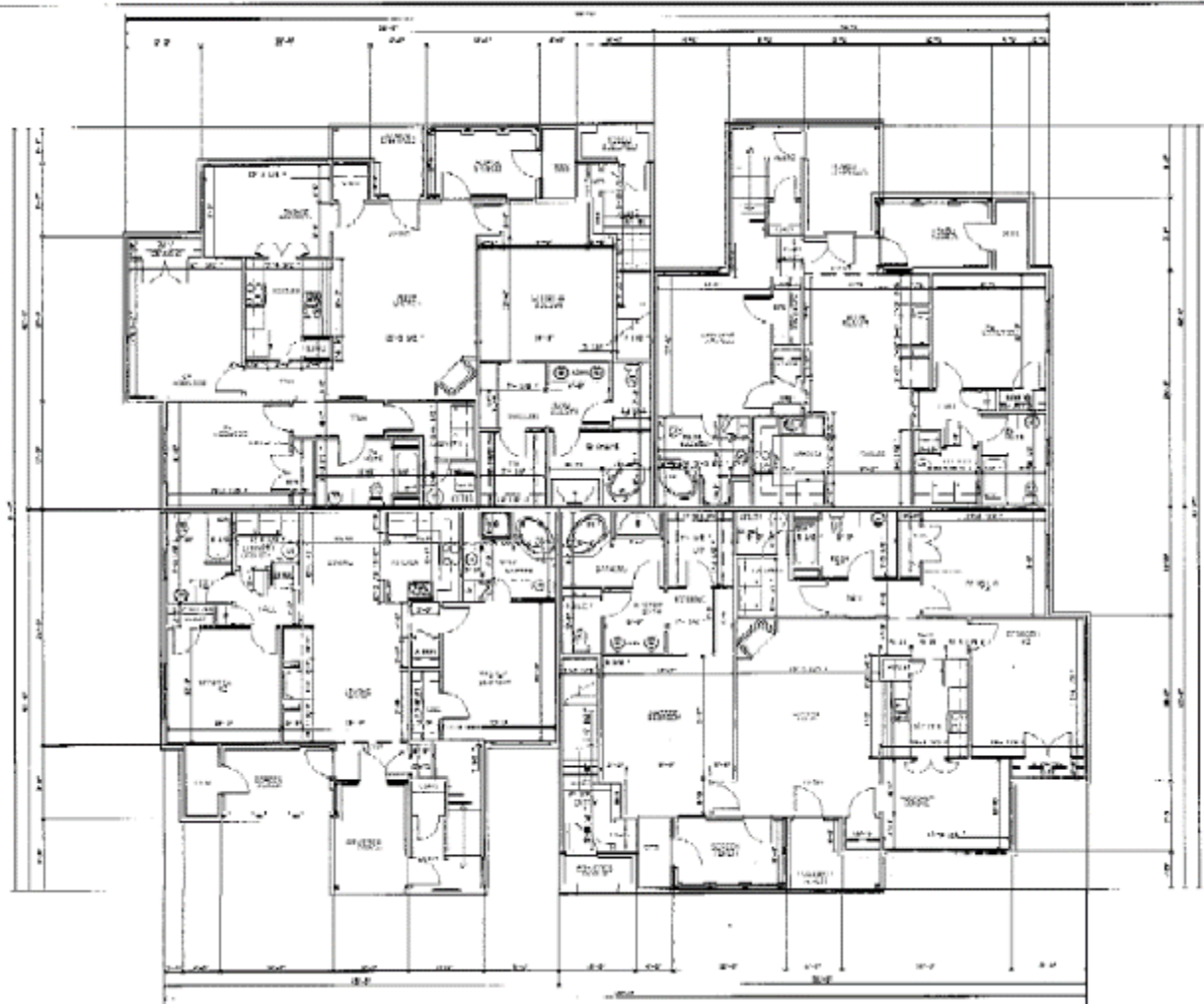
 Department of Public Safety

 Division of Motor Vehicles

 License Plate Information

 License No. 118-121

 a-3



FIRST FLOOR PLAN - BUILDING TYPE "C"
 NOT TO SCALE

NOTE:
 THE CURBS FOR THE SECOND FLOOR UNITS
 ARE LOCATED ON THE FIRST FLOOR.

SINGLE FLOOR PLAN
 1:1000

**COVENGTON SQUARE
 CONDOMINIUMS**
 BUILDINGS 1504 & 1507
 WELLSVILLE, WELLSVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: LEWIS LAND DEVELOPMENT, LLC
 112 GUN CLUB ROAD
 GREENVILLE, NC 27623
 PHONE: (252) 331-1101



I, JAMES C. TAYLOR, ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND THAT I HAVE REVIEWED THE ABOVE DRAWINGS AND THAT THEY COMPLY WITH ALL THE REQUIREMENTS OF THE NORTH CAROLINA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING AND SURVEYING. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY IN CONNECTION WITH THESE DRAWINGS.

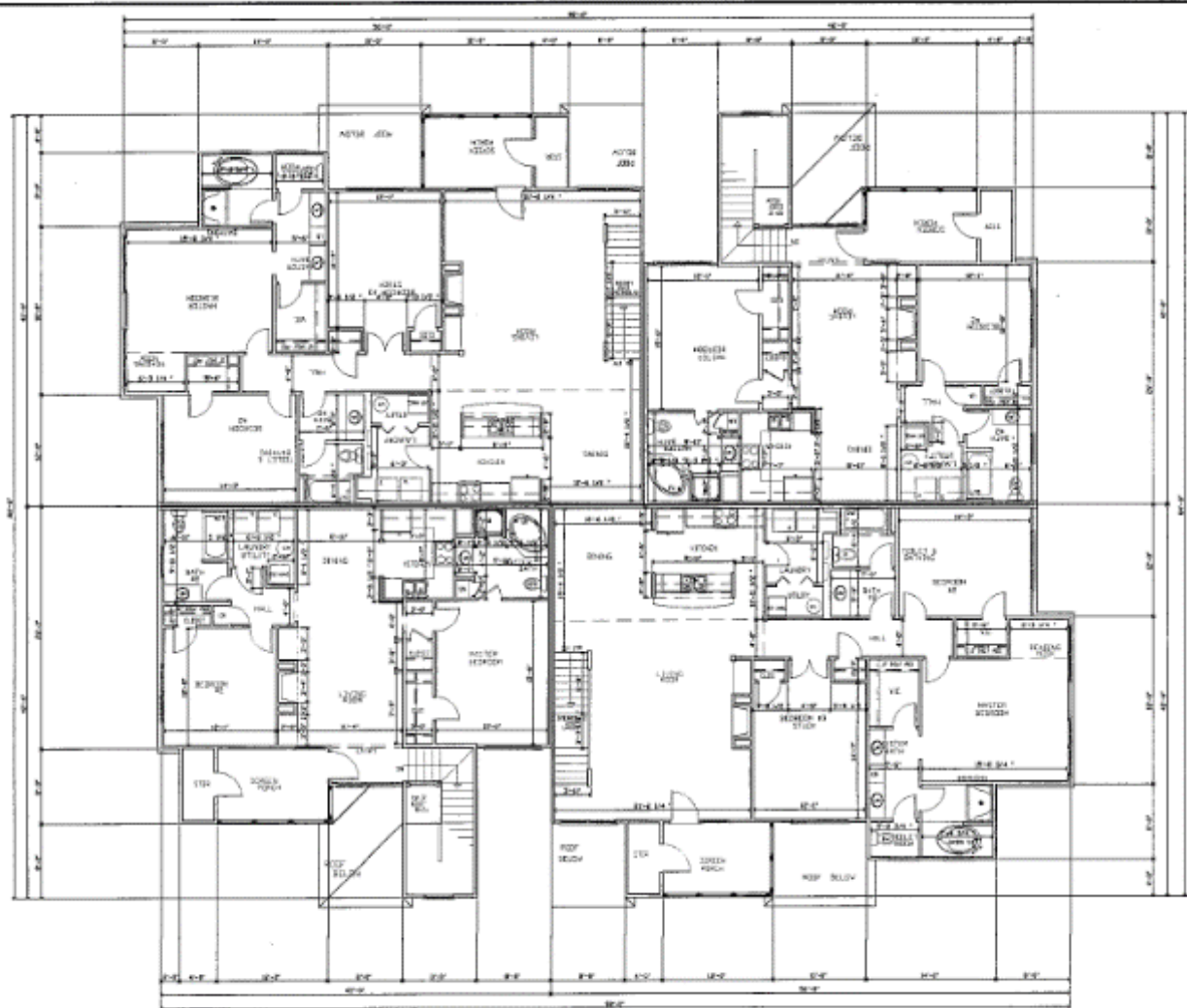
JAMES C. TAYLOR
 ENGINEER



I, JAMES C. TAYLOR, ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND THAT I HAVE REVIEWED THE ABOVE DRAWINGS AND THAT THEY COMPLY WITH ALL THE REQUIREMENTS OF THE NORTH CAROLINA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING AND SURVEYING. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY IN CONNECTION WITH THESE DRAWINGS.

JAMES C. TAYLOR
 ENGINEER

Doc. 271 DISSEMINATION TARIFF CAP
 Repealed: 20/25/2008 or thereafter on
 the Act: 274-22 Page 3 of 4
 Pitt County, NC
 Act 274 Repealed or Rescinded
 3-3 118-121



TOTAL PLAT

SHEET 3 OF 4

**COVENGTON SQUARE
 CONDOMINIUMS**

BUILDINGS 1904 & 1908

GREENVILLE, WYRTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: LEWIS LAND DEVELOPMENT, LLC
 ADDRESS: P.O. BOX 30930
 GREENVILLE, NC 27833
 PHONE: (252) 321-1101

**SECOND FLOOR PLAN - BUILDING TYPE "C"
 NOT TO SCALE**

NOTE:
 THE ENTRY FOR THE SECOND FLOOR UNITS
 ARE LOCATED ON THE FIRST FLOOR.



BRYAN C. FAGUNDES, BEING DULY SWORN AND DEPOSED AND
 SAID THAT HE IS A LICENSED PROFESSIONAL ENGINEER,
 RESIDING AS REQUIRED UNDER NORTH CAROLINA LAW,
 THAT HE CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE
 AND BELIEF, THIS DRAWING ACCURATELY DEPICTS THE
 ARCHITECTURAL, MECHANICAL AND ELECTRICAL
 UNIT NUMBERS AND COMPONENTS OF THE UNITS AT EACH
 OF BUILDINGS 1904 & 1908 OF COVENGTON SQUARE
 CONDOMINIUMS AS FILED WITH AND APPROVED BY THE CITY
 OF GREENVILLE, NC AND HE FURTHER CERTIFIES THAT THIS
 DRAWING CONTAINS ALL OF THE INFORMATION REQUIRED BY
 NCSS 47C-2-104

MAY 14 2010 DAY OF OCTOBER 2008
Bryan C. Fagundes
 BRYAN C. FAGUNDES, P.E. 3510



PITT COUNTY, NORTH CAROLINA
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE APPROVED,
 CERTIFY THAT BRYAN C. FAGUNDES, A PROFESSIONAL ENGINEER,
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED
 THE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL STAMP ON SEAL
 THIS 14th DAY OF OCTOBER 2008
Kelly Louise Phillips
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6/29/2010

Book 3 Page: 118 Sheet 3

Doc ID: 0010102004 Type: CAD
 File Name: 02-10-2008 09:00:10.plt
 Fee Amt: \$70.00 Page 4 of 4
 PLAN COUNTY, NC
 July 2, 2011 Registrar of Deeds
 3 118-121



BUILDING "C" FRONT ELEVATION - NOT TO SCALE



BUILDING "C" SIDE ELEVATION - NOT TO SCALE

FINAL PLAN

SHEET 4 OF 4

**COVENGTON SQUARE
 CONDOMINIUMS**

BUILDINGS 1804 & 1808

GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: LEWIS LAND DEVELOPMENT, LLC
 ADDRESS: P.O. BOX 30930
 GREENVILLE, NC 27833
 PHONE: (252) 321-1101



BRIAN C. PHARES, BEING DULY SWORN AND DEPOSED AND SAYS THAT HE IS A LICENSED PROFESSIONAL ENGINEER, REGISTERED AS REQUIRED UNDER NORTH CAROLINA LAWS THAT HE CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS DRAWING ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS AND FLOOR ELEVATIONS, UNIT NUMBERS AND CONDITIONS OF THE UNITS AS BUILT OF BUILDINGS 1804 & 1808 OF COVENGTON SQUARE CONDOMINIUMS AS FILED HEREIN AND APPROVED BY THE CITY OF GREENVILLE, NC AND HE FURTHER CERTIFIES THAT THIS DRAWING CONTAINS ALL OF THE INFORMATION REQUIRED BY NCDC 410-2-1108.

DATE: 10/20/08
 BY: *[Signature]*
 BRIAN C. PHARES, P.E. 51870



PITT COUNTY, NORTH CAROLINA
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT BRIAN C. PHARES, A PROFESSIONAL ENGINEER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL OF SAID COUNTY, THIS 14th DAY OF October, 2008.

[Signature]
 KELLY LOUISE PHILLIPS
 NOTARY PUBLIC
 BY COMMISSION EXPIRES 10/21/2010

Book: 3 Page: 118 Set: 4

While we have some time left, let's go back and talk some more about Recombinations...

GS 160D-802 "Subdivision" exemptions (Recombinations)

(1) The combination or recombination of portions of previously subdivided and recorded lots if the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as shown in its subdivision regulations.

(We mentioned this when we were talking about exceptions in 47-30(f)(11)d...)

Does a Plat of Recombination establish a valid Real Property interest?

Is an owner bound by the new plat configuration when recorded as a Plat of Recombination which is exempt from the definition of subdivision?



Rights and Interests in Real Property

- § Rights and ownership are related but are different.
- § A person owning property has the right to timber, water, minerals, and possession as long as those rights have not been described, indentified and conveyed.
- § An owner may convey all of the rights, yet remain the owner with the right to pay taxes.

Robillard, Walter G. and Wilson, Donald A. Brown's Boundary Control and Legal Principles, fifth edition , Hoboken: John Wiley & Sons ,2003. 13-14

What is Real Property?

Real Property refers to the interest, benefits, and rights inherent in ownership of real estate.

- Six basics (Bundle of Rights) associated with ownership of property:
 - 1. Right to use,
 - 2. Right to sell,
 - 3. Right to lease or rent,
 - 4. Right to enter or leave,
 - 5. Right to give away,
 - 6. Right to refuse to do any of these.
- Real Estate is the land, buildings, structures, improvements, and permanent fixtures on the land.

Rights and Interests in Real Property

(surveyors role)

- § The original surveyor creates the boundary between individual rights.
- § The surveyor does not create or grant said rights.
- § Once these rights are created and the original owner relies on these boundaries, no one, other than those who are beneficiaries can change those boundaries.

Robillard, Walter G. and Wilson, Donald A. Brown's Boundary Control and Legal Principles, fifth edition, Hoboken: John Wiley & Sons, 2003. 13-14

GS 22-2: (paraphrased) “Statute of Frauds”

§ In North Carolina, all Documents (contract, deed, memorandum, note, etc.) to convey title, convey any right or define conditions on Real Property must be in writing and signed by the owner/owners.

GS 39-6.4: (paraphrased)

§ Under normal conditions, rights and interests in land can only be transferred or modified by the entity holding title to said land or by some other person lawfully authorized by them.

47-14(d): (paraphrased)

An instrument does not effect the interest of anyone not executing the document with a valid acknowledgement (signed & notarized).

Let's recap.

- § An Instrument effecting real property must be in writing.
- § The holder in equitable title:
 - Can transfer all or part of the property,
 - Can transfer some rights, (§ 39-6.4)
 - Can restrict or modify use. (§ 22-2)
- § Only the rights of those executing the document with proper notarization are affected. (§47-14(d))

Why Recombine Lots?

There are many reasons to Combine tracts of land.

1. Reduce taxes,
 2. Add a sliver of land to present ownership,
 3. Build across the adjoining line of 2 tracts of land in the same ownership,
 4. Reconfigure previously platted lot into a more desirable shape,
- And lot more.

When using the Recombination Exemption:

1. All area within the existing parcels must be included within the new parcels.
2. The number of parcels cannot be increased.
3. The resultant parcels must meet the minimum requirements of the subdivision ordinance. i.e. area, frontage, depth, width, and setbacks.

Note: if nonconforming parcels are ever created the governing body may refuse to issue any development permits on said parcels.

Remember!

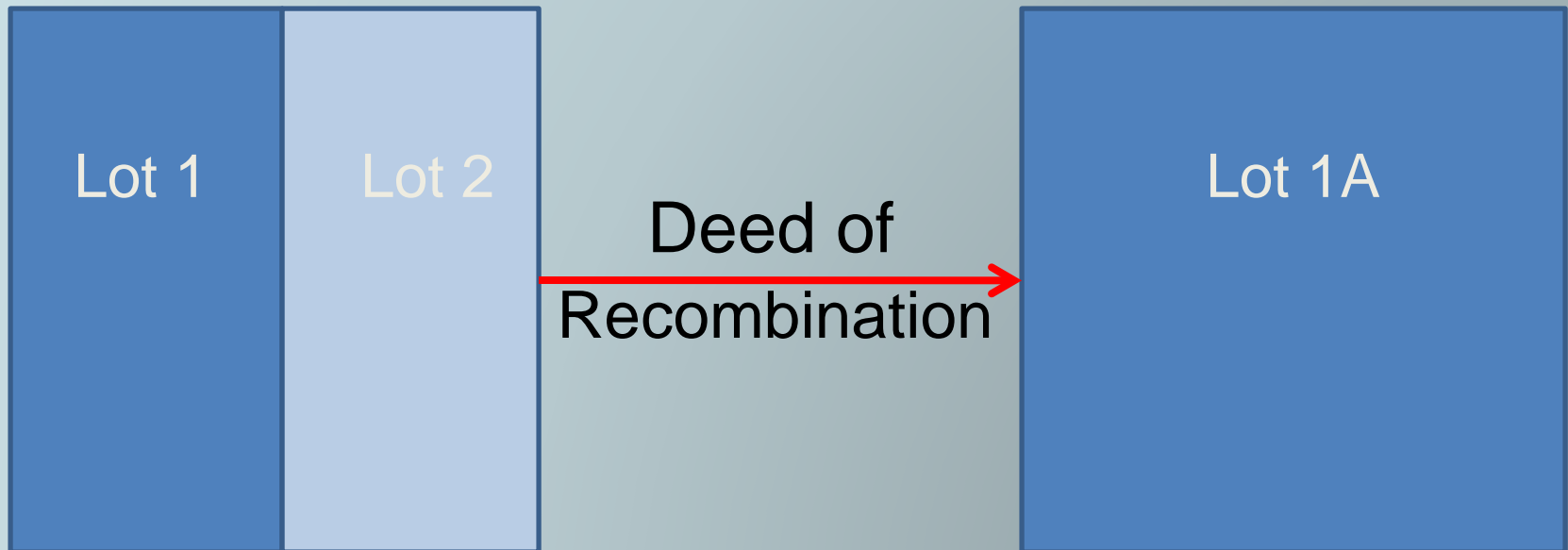
- § Only parcels in the same ownership may be combined or recombined.
- § A person cannot combine something that they do not own.
- § If the parcels are in different ownership title must be joined somehow.

Documents of Recombination

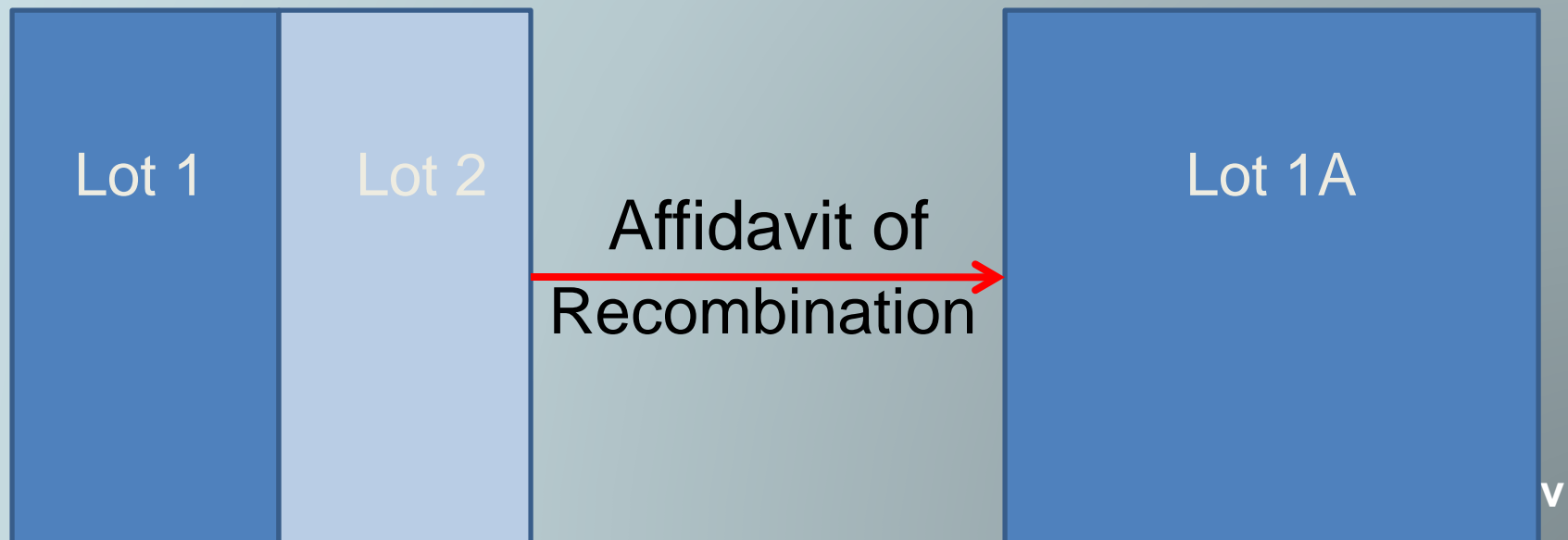
The document types used in the illustrations are a suggestion. There may be other methods that are just as suitable.

Two or more parcels in single ownership may be combined into a single parcel and transferred to a new owner.

The transfer of title requires a deed. A recombination clause should be included.



For two or more parcels in single ownership combined into a single parcel, an affidavit of recombination may be substituted for a deed of recombination.



What does an affidavit look like? It must be recorded.



Doc ID: 010296060002 Type: CRP
Recorded: 05/11/2010 at 12:13:38 PM
Fee Amt: \$17.00 Page 1 of 2
Pitt County, NC
Deborah T Barrington REG OF DEEDS
BK **2743** PG **268-269**

File: Horne + Horne

-----[SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA]-----

STATE OF NORTH CAROLINA
COUNTY OF PITT

AFFIDAVIT

The undersigned Owner, Lisa W. Rouse, unmarried, hereby certifies and declares as follows:

1. I am the owner of that certain real property known as 1367 Lone Ranch Lane (aka 4519 Hwy 222) Fountain, NC 27829 said real property being more particularly described as the two tracts shown on that deed recorded in Deed Book 2254, Page 143 of the Pitt County Registry.
2. The two tracts are currently described as Pitt County Tax Parcel numbers 48119 and 18483.

What does an affidavit look like?

It must express intent.

3. It is the desire of the Affiant that the Pitt County Tax Assessor's Office combine the two tracts and two tax parcels into one parcel number.
4. The Affiant intends to use, in regard to any future conveyances of the property previously described as two tracts, the following combined description:

Lying and being in Falkland Township, Pitt County, North Carolina and beginning at an existing magnetic nail at the intersection of NC Hwy 222 and the centerline of NCSR 1252; thence S 88° 46' 41" E 2158.72 feet to an existing railroad spike in the centerline of NC Hwy 222, a corner; thence S 12° 26' 40" W 319.02 feet to existing iron pipe; thence S 18° 43' 43" W 94.32 feet to an existing iron pipe, the TRUE POINT OF BEGINNING; thence S 18° 51' 16" W 77.85 feet to an existing iron pipe, a corner; thence S 81° 22' 40" E 236.48 feet to an existing iron pipe, a corner; thence S 23° 58' 29" W 293.24 feet to an existing iron pipe, thence N 79° 28' 40" E 180.18 feet to an existing iron pipe; thence S 66° 52' 12" E 39.98 feet to an axle, a corner; thence S 24° 48' 46" W 729.19 feet to an existing iron pipe, a corner; thence N 66° 57' 55" W 325.36 feet to no point set; thence N 61° 50' 46" W 14.04 feet to an existing iron pipe; thence N 72° 39' 20" W 128.41 feet to an existing iron pipe, a corner; thence N 17° 22' 14" E 941.33 feet to an existing iron pipe, a corner; thence S 72° 35' 43" E 163.40 feet to the POINT of BEGINNING as shown on map dated April 17, 2002 by Bjerkeset Land Surveying, entitled "Survey for Iris Powers" and recorded in Map Book 57, page 105, Pitt County Registry.

What does an affidavit look like?

5. In consideration of the Pitt County Tax Assessor combining the two parcel numbers into one, the Owner, their heirs and assigns, hereby agrees to not split the property again into the two descriptions as set out Deed Book 2254, Page 143 of the Pitt County Registry, nor to use the map recorded in Map Book 57, Page 105 as recorded in the Pitt County Registry to divide the property as now described as one tract in Paragraph 4.
6. It is the intent of the Owner that the property described in Paragraph 4 will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in the above County in which the Real Property is located.

Owner covenants that this Affidavit may be relied upon by lenders, purchasers, attorneys certifying title to said property, Title Insurance companies insuring title to said Real Property and others dealing with said Owner, her heirs and assigns, to treat this property as one tract as described in Paragraph 4, unless and until a new division of the property may be created as required by the subdivision laws of Pitt County.

IN WITNESS WHEREOF, the undersigned have set their hand(s) and seal(s), this the 11th day of May, 2010.

Book: 2743 Page: 268 Seq: 1

Must be signed and notarized,
just like a deed.

Page 2 of 2

Lisa W. Rouse (SEAL)
LISA W. ROUSE

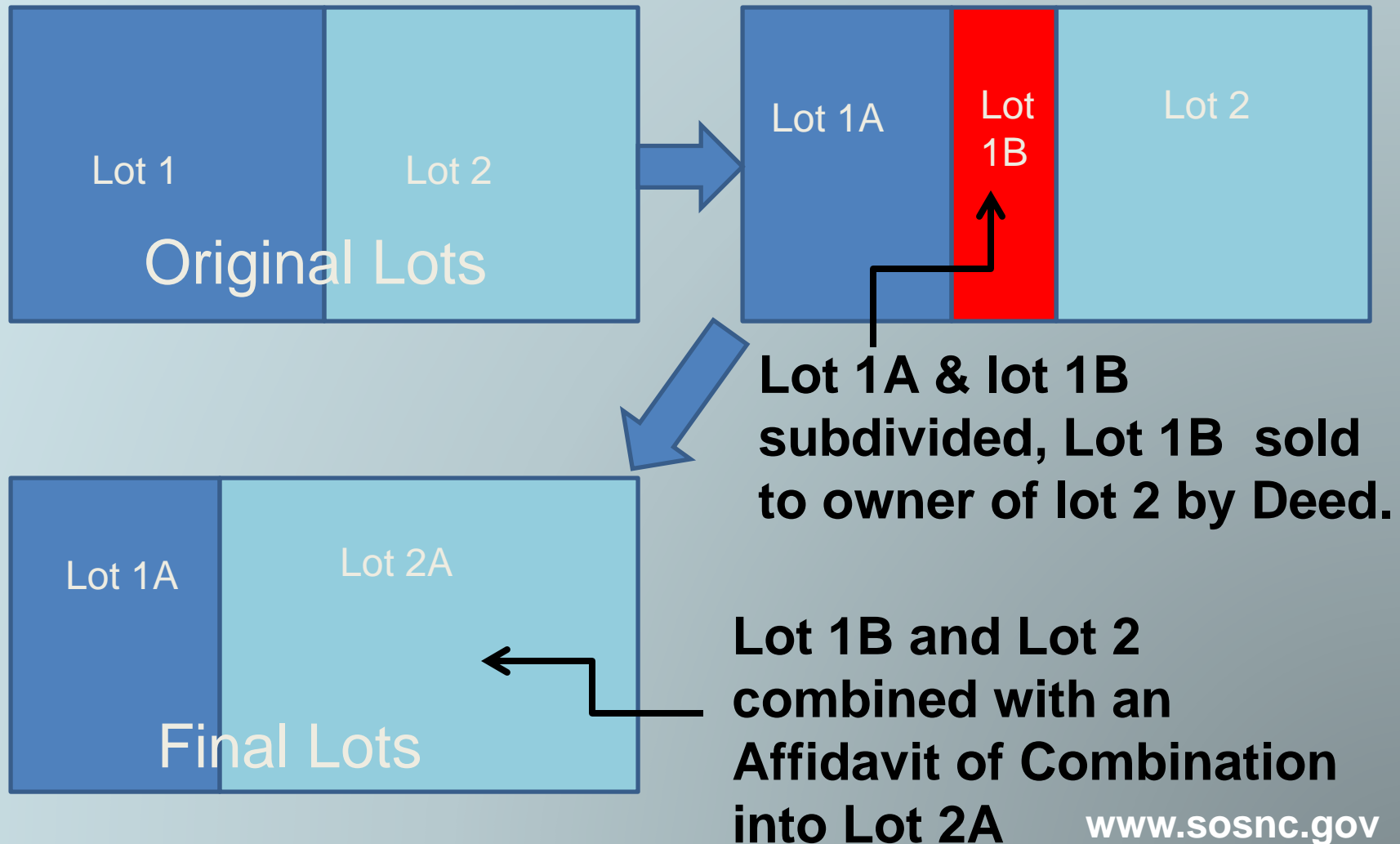
STATE OF NORTH CAROLINA
COUNTY OF PITT

Sworn and subscribed by LISA W. ROUSE before me, a Notary Public, this the 11th day May, 2010. Further, I, a notary public of the above county and state, hereby certify that LISA W. ROUSE, personally came before me this day and acknowledged the due execution of this Declaration.

STEPHEN F. HORNE, II
NOTARY PUBLIC-PITT COUNTY, NC
MY COMMISSION EXPIRES:

[Signature]
Notary Public
Printed/Typed Name: Stephen F. Horne II
My Commission Expires: 7-4-14

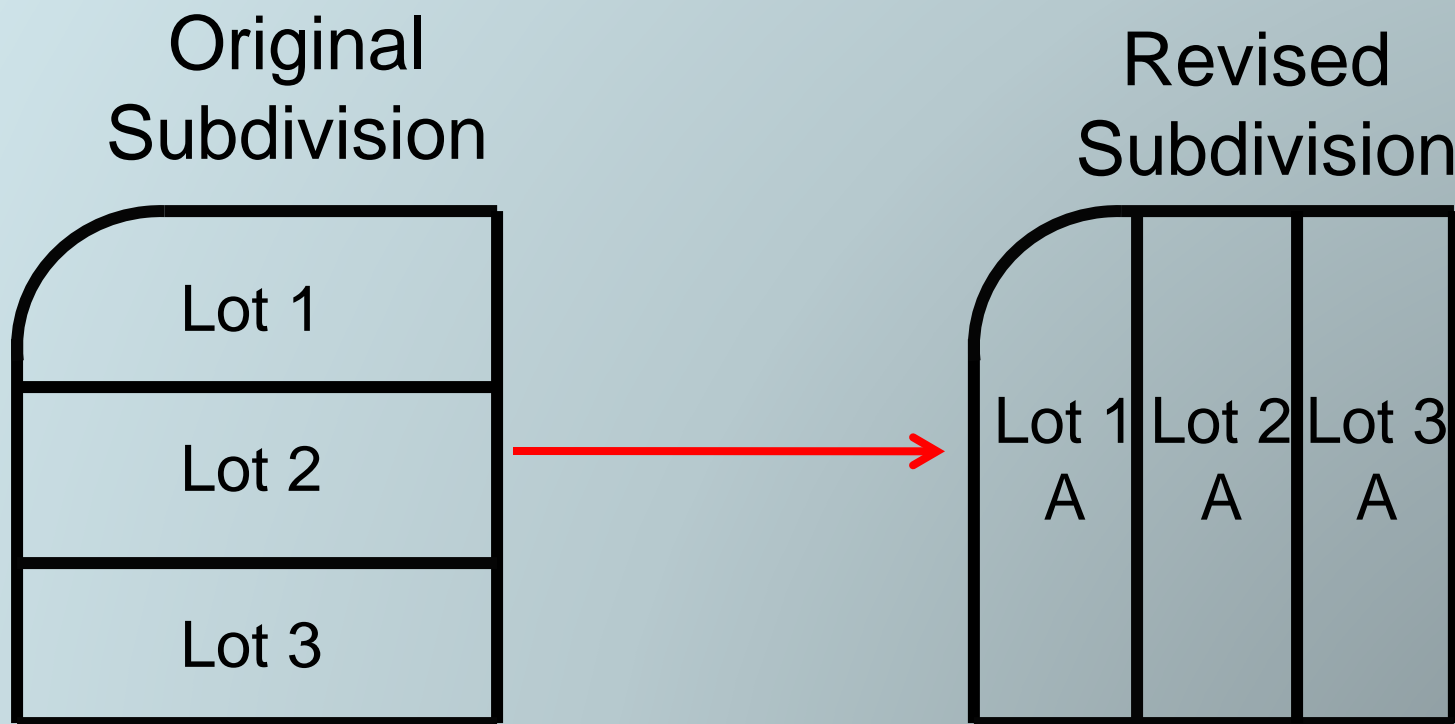
Owner of Lot 2 buys part of Lot 1 and combines it into lot 2A



Why wasn't Lot 1B combined into Lot 2A within the deed from the owner of Lot 1?

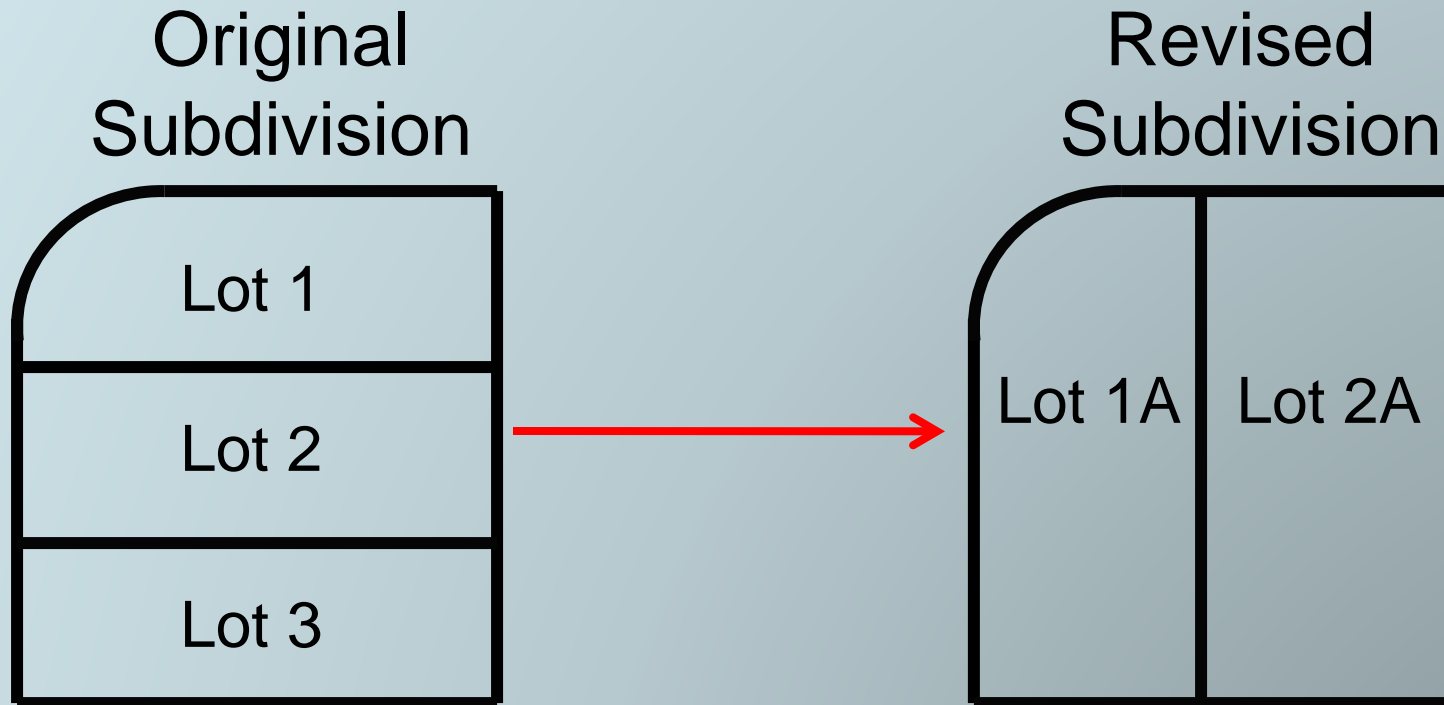
§ A deed from the owner of Lot 1 cannot change what he does not own, therefore the deed from the owner of Lot 1 cannot combine Lot 1B and Lot 2 into Lot 2A.

A reconfiguration of lots- no reduction in number – revised lot meet minimum subdivision requirements.



Note: This revision was done under the recombination exemption and could be undone under the same exemption, until one of the new lots is sold.

A reconfigure of lots- a reduction in number of lots



Note: This revision was done under the recombination exemption and has no effect on title, until an affidavit of recombination is filed or one of the new lots is sold by deed.

Boundary Line Agreement

- § Some jurisdictions will process a Boundary Line Agreement plat as an Exemption under the recombination exclusion to Subdivision review.

- § While this may be an acceptable use of the exemption, it does not legally transfer title to any property covered by prior deeds or instruments of ownership. An attorney should have a Boundary Line Agreement executed and appropriate Quitclaim Deeds recorded. The surveyor must reference a legal document to show the agreed upon boundary line or must show the line as a proposed agreed line.

Remember

47-14(d): (paraphrased)

An instrument only affects the interest of those executing the document with a valid acknowledgement, (it is signed and notarized).

Owner of Record (requirements)

Owner of Record document must be:

- In writing,
- State the intent of the document
- Have an adequate description of property
- Owner/owners must properly sign and be witnessed by a notary, an acknowledgement of the intent, and
- Recorded in the appropriate Register of Deeds

College athletes
question how
to respond to
political protests



FOUNDED 1894
VOLUME 131, NO. 289

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The News & Observer

NEWSOBSERVER.COM

New education plan remains focused on testing

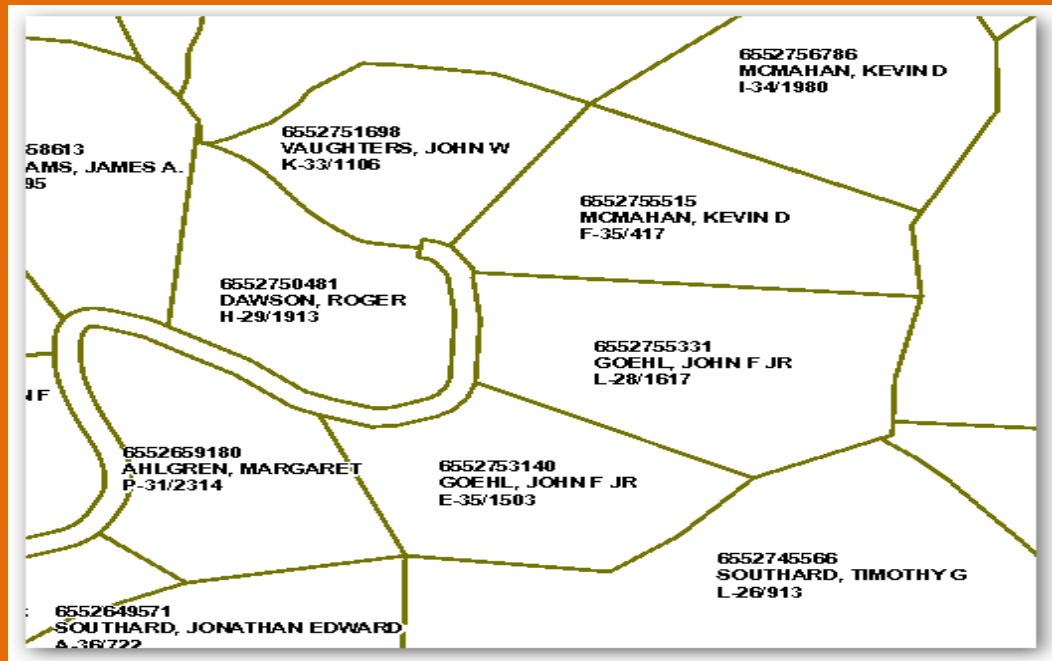
BY T. KEONG HUI
thui@newsobserver.com

RALEIGH

Despite pledges to try to cut back on high-stakes standardized testing, North Carolina schools will continue to largely be evaluated based on how well their students perform on state exams.

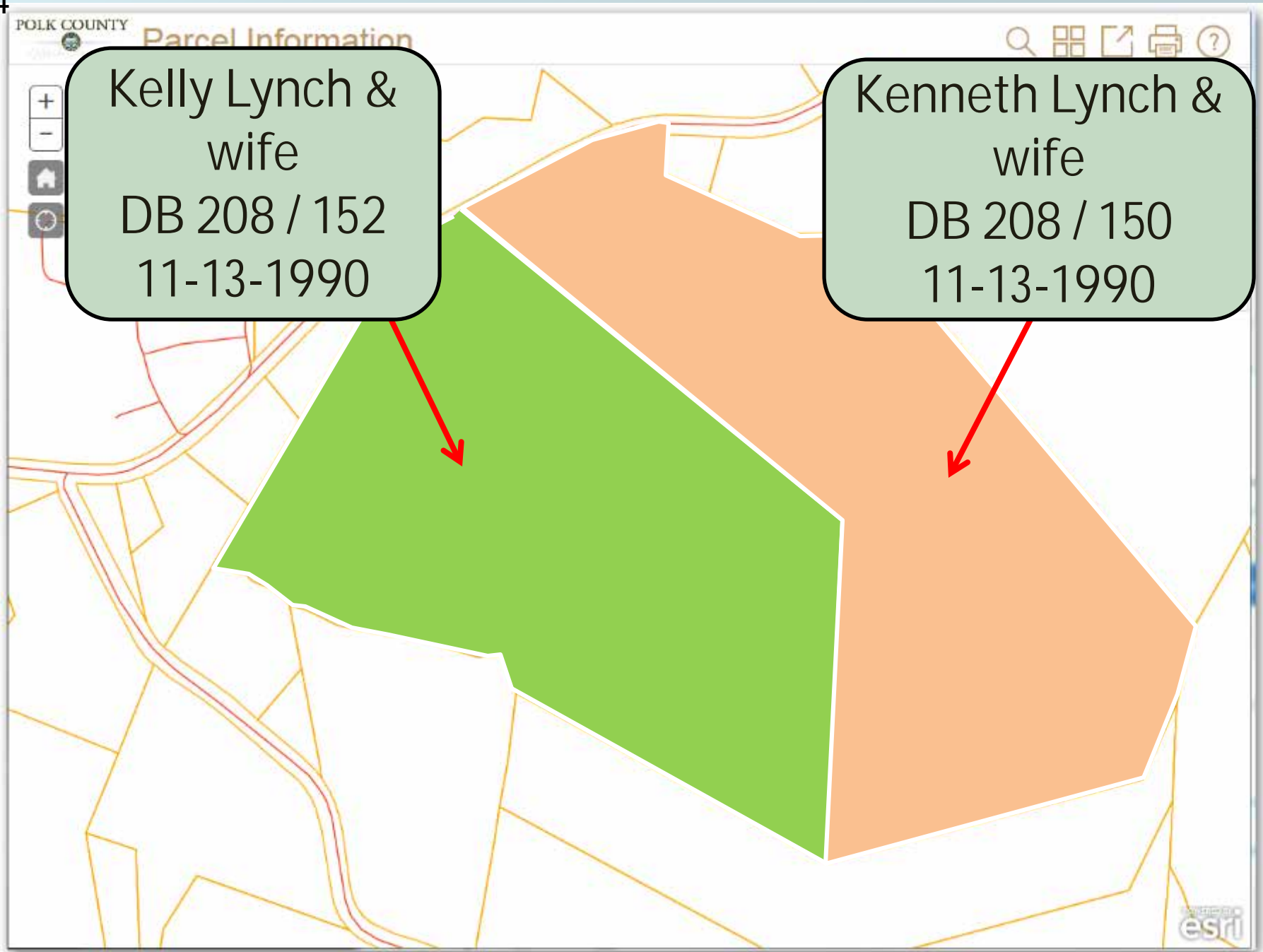
State education leaders have talked for nearly two years about taking advantage of the flexibility in the new federal Every Student Succeeds Act (ESSA) to reduce the focus placed on using tests to hold schools accountable for how they educate their students. Critics of the new plan that the State Board of Education will vote on Thursday say it wastes the opportunity North Carolina had to reduce the emphasis on testing.

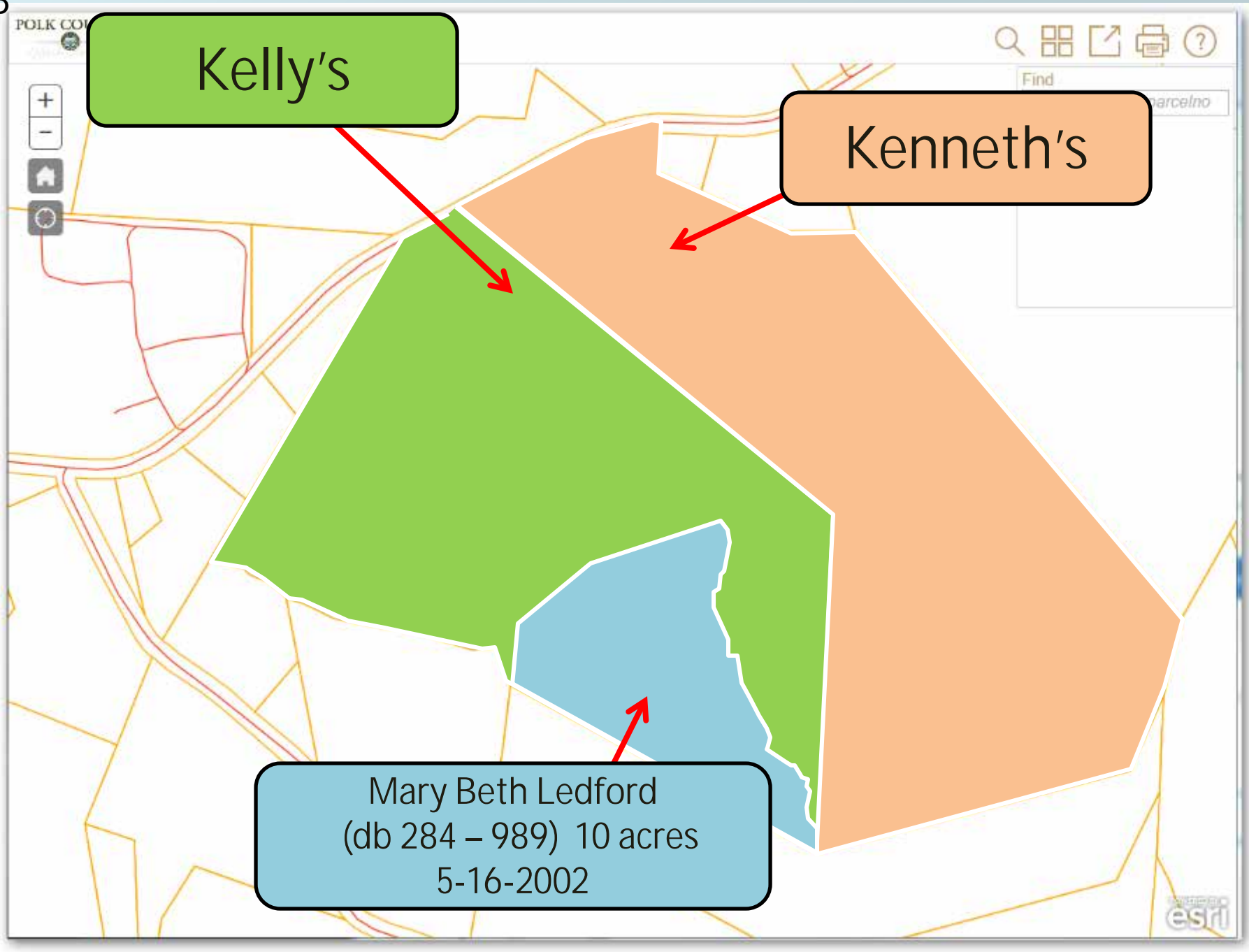
Real-life Parcels on Display



Kelly Lynch &
wife
DB 208 / 152
11-13-1990

Kenneth Lynch &
wife
DB 208 / 150
11-13-1990

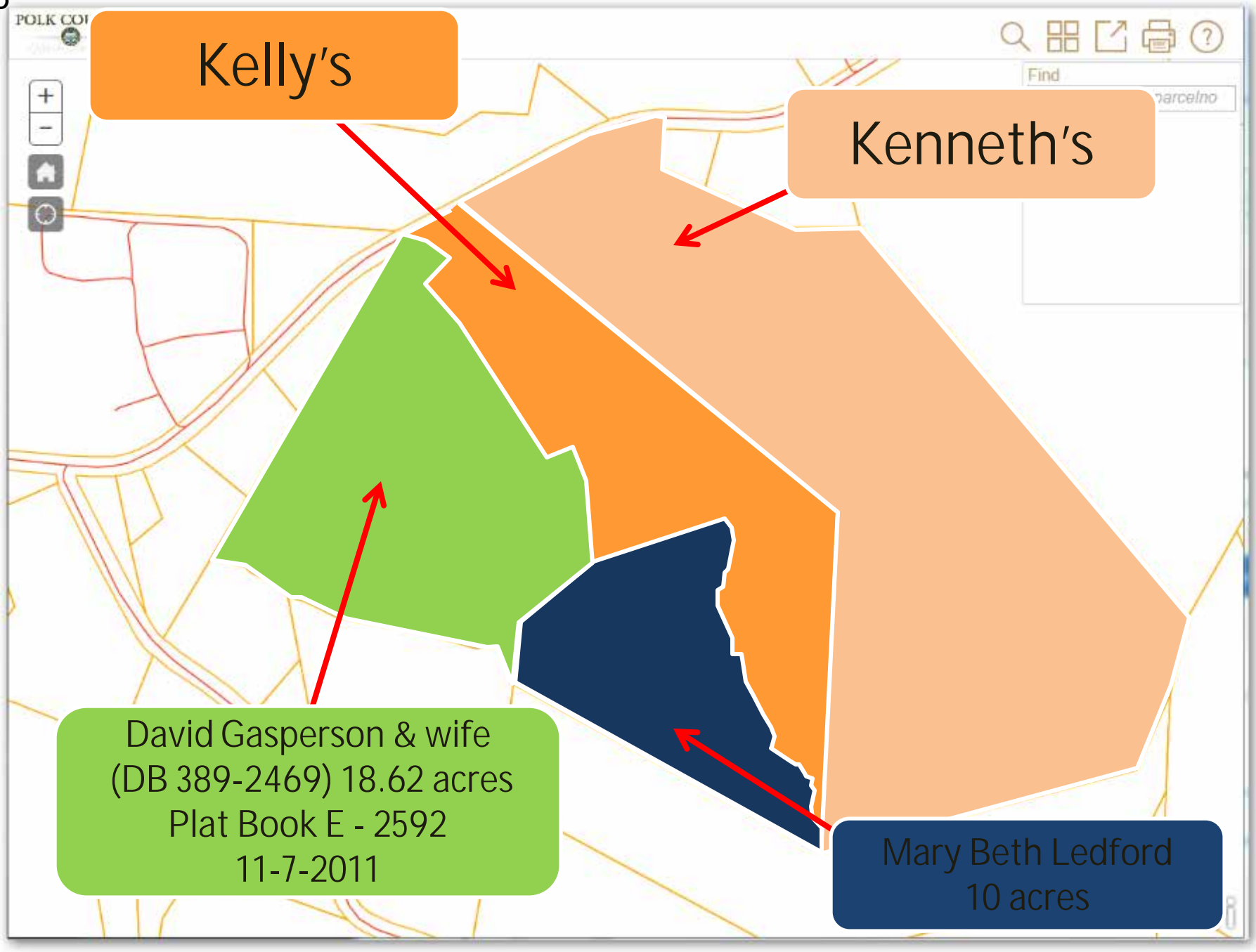




Kelly's

Kenneth's

Mary Beth Ledford
(db 284 - 989) 10 acres
5-16-2002



Kelly's

Kenneth's

David Gasperson & wife
(DB 389-2469) 18.62 acres
Plat Book E - 2592
11-7-2011

Mary Beth Ledford
10 acres



**SURVEY FOR
DAVID E. GASPERSON**
COOPER GAP TWP., POLK CO., NO. CAR.
LEGAL REFERENCE: DB. 231-1966

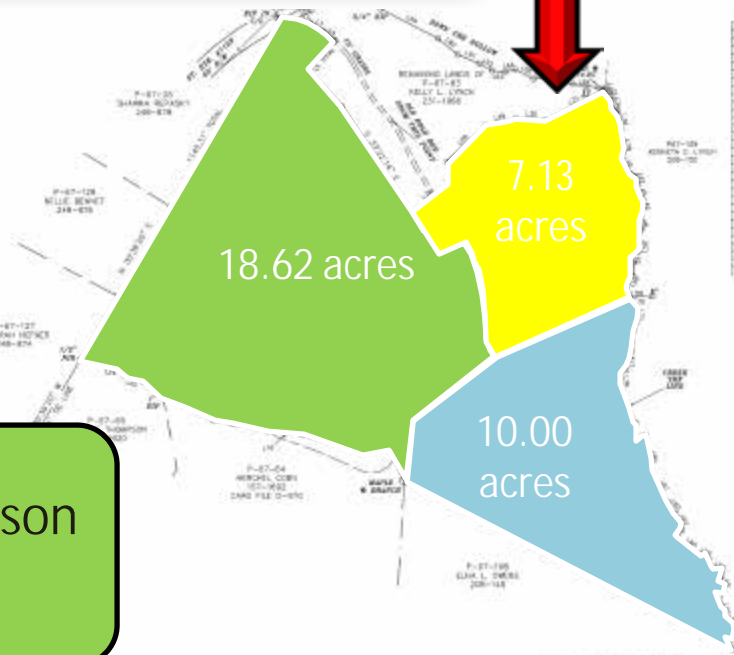
SEPTEMBER 26, 2014

PERSON
CC. NO. CAR
L. 231-1966
2014
ATES
E. ST.
1782
90



Doc ID: 004598380001 Type: CRP
Recorded: 04/05/2016 at 12:44:39 PM
Fee Amt: \$21.00 Page 1 of 1
Polk, NC
Sheila Whitmire Register of Deeds
BK **F** PG **645**

TRACT	ACRES
1	18.62
2	7.13
3	10.00



1	18.62
2	7.13
3	10.00

1	18.62
2	7.13
3	10.00

**David Gasperson
& wife**

Mary Beth Ledford

NOTE: L&P DED. D-E. T&C IS A ROADWAY LINE AGREEMENT BETWEEN KELLY L. LYNCH AND KENNETH S. LYNCH.

KELLY L. LYNCH
KENNETH S. LYNCH

LEGEND:
— NEW IRON ROD
--- EXISTING IRON PIPE
--- EXISTING IRON PIPE
--- ELECTRICAL POLE

NOTE: THIS PROPERTY IS NOT LIENS BY A SPECIAL FLOOD HAZARD AS DETERMINED BY THE FEDERAL EMERGENCY PLAN MAP OF HURRY CAROLINA.

STATE OF NORTH CAROLINA
POLK COUNTY
SHEILA WHITMIRE
REGISTER OF DEEDS

SCALE: 1" = 100'
100 200 300

NOTARY OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF POLK
DATE: 04/05/2016
SHEILA WHITMIRE



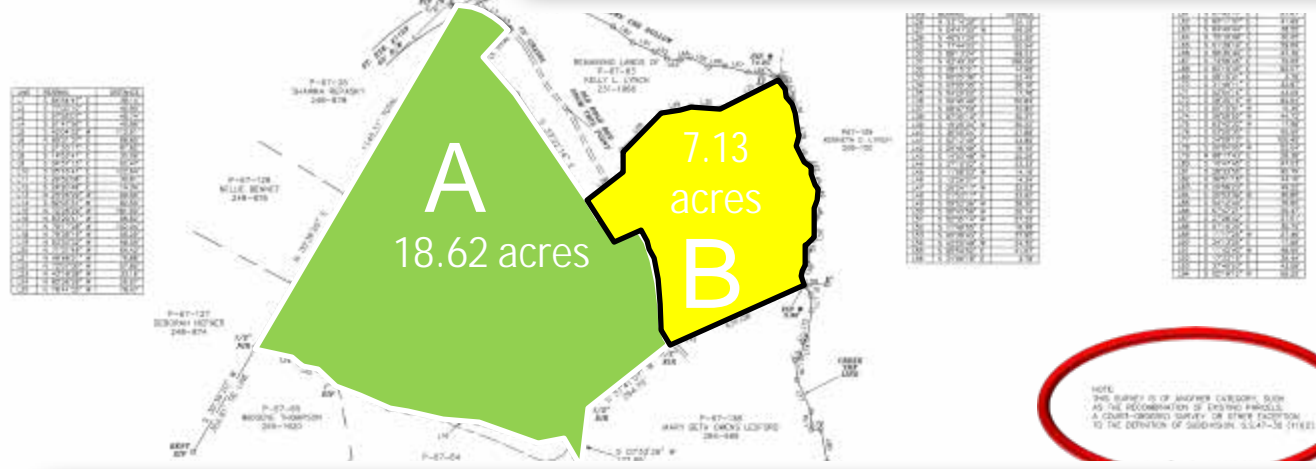
TAX PARCEL:
PORTION OF
P-67-62

12628A

Plat recorded in April 2016

NOTE:
 PARCEL B, A PORTION OF P67-63 IS
 TO BE RECOMBINED WITH PARCEL A,
 P67-164 CURRENTLY OWNED BY
 DAVID E. AND CAROLYN K. GASPERSON.

NOTE:
 PARCEL B, A PORTION OF P67-63 IS
 TO BE RECOMBINED WITH PARCEL A,
 P67-164 CURRENTLY OWNED BY
 DAVID E. AND CAROLYN K. GASPERSON.



NOTE:
 THIS SURVEY IS OF ANOTHER CATEGORY, SUCH
 AS THE RECOMBINATION OF EXISTING PARCELS,
 A COURT-ORDERED SURVEY, OR OTHER EXCEPTION
 TO THE DEFINITION OF SUBDIVISION. G.S.47-30 (11)(D).



(f)

NOTE:
 THIS PARCEL IS SUBJECT TO ALL EASEMENTS
 AND RESTRICTIONS OF RECORD.
 NO TITLE SEARCH PERFORMED BY WALKER ASSOCIATES.

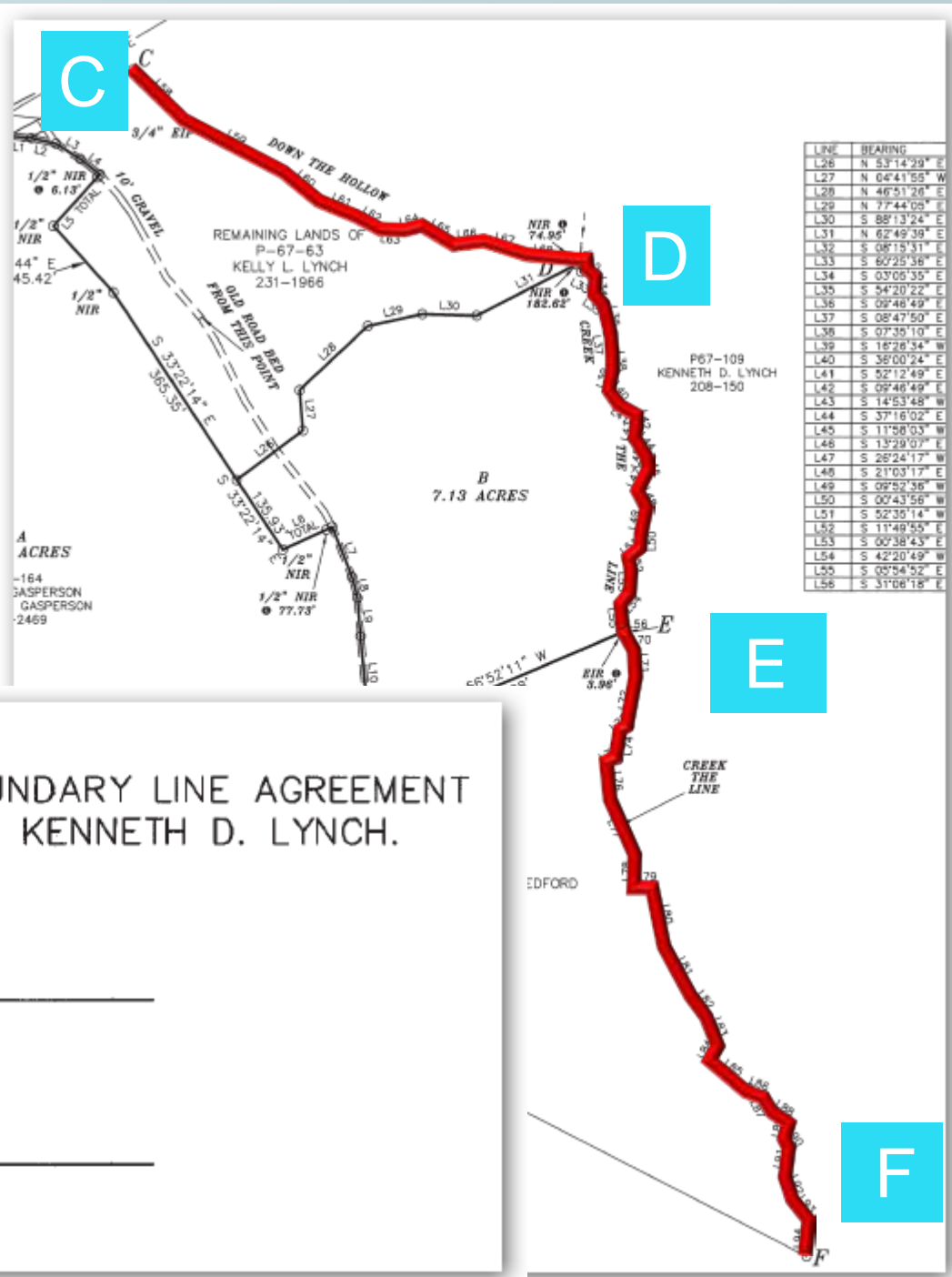
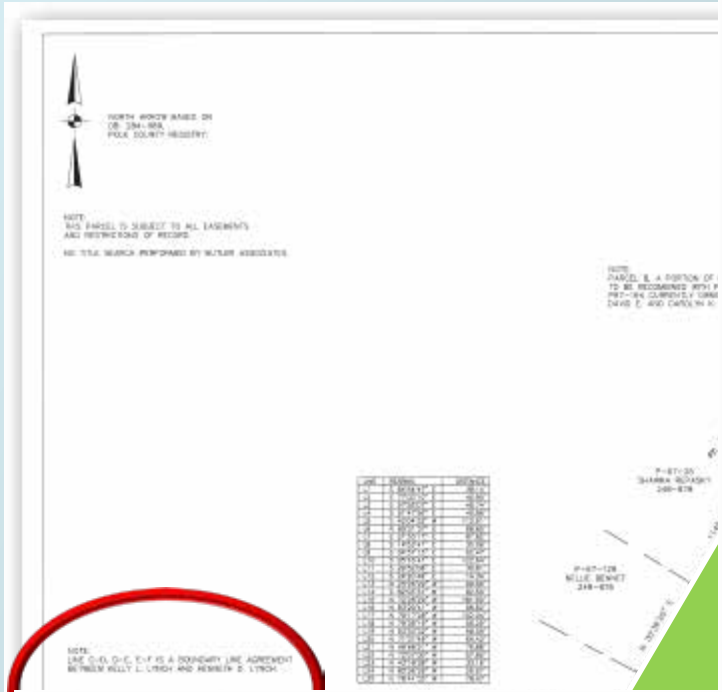
NOTE:
 L&P 2410, D-C, T-17 IS A BOUNDARY LINE AGREEMENT
 BETWEEN KELLY L. LYNCH AND EDWARD G. LYNCH.

LEGEND:
 SW - NEW IRON ROD
 CP - EXISTING IRON PIPE
 EP - EXISTING IRON PIPE
 @ - ELECTRICAL POLE

NOTE:
 THIS PROPERTY IS NOT
 USABLE AS A SECOND FLOOR
 RANCH AS DETERMINED BY THE
 FEDERAL SURVEYING PARTY MAP
 OF NORTH CAROLINA.

NC FIRM LICENSE NO. T-8439
 NAME OF PROFESSIONAL SURVEYOR: T. H. BOON
 03-08-12

NOTE:
 THIS SURVEY IS OF ANOTHER CATEGORY, SUCH
 AS THE RECOMBINATION OF EXISTING PARCELS,
 A COURT-ORDERED SURVEY, OR OTHER EXCEPTION
 TO THE DEFINITION OF SUBDIVISION. G.S.47-30 (11)(D).



NOTE:
 LINE C-D, D-E, E-F IS A BOUNDARY LINE AGREEMENT
 BETWEEN KELLY L. LYNCH AND KENNETH D. LYNCH.

KELLY L. LYNCH

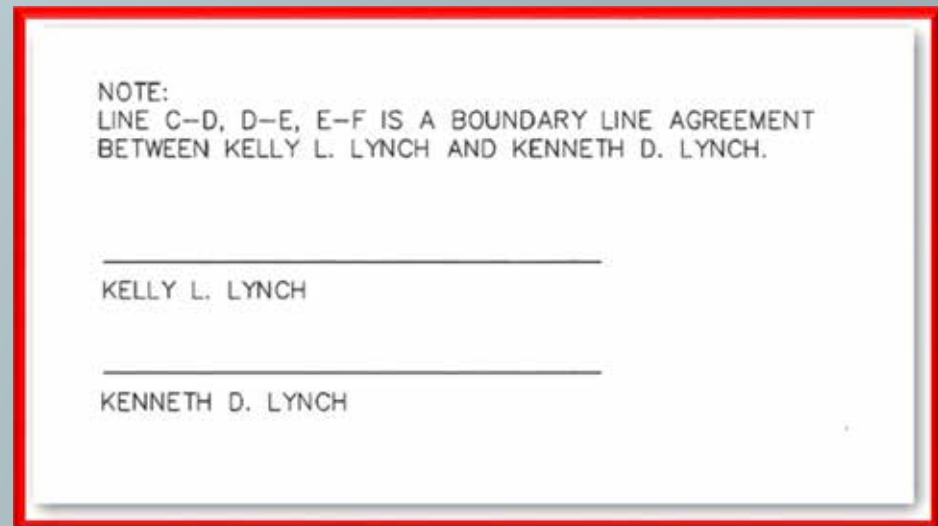
KENNETH D. LYNCH

Does a plat convey title?

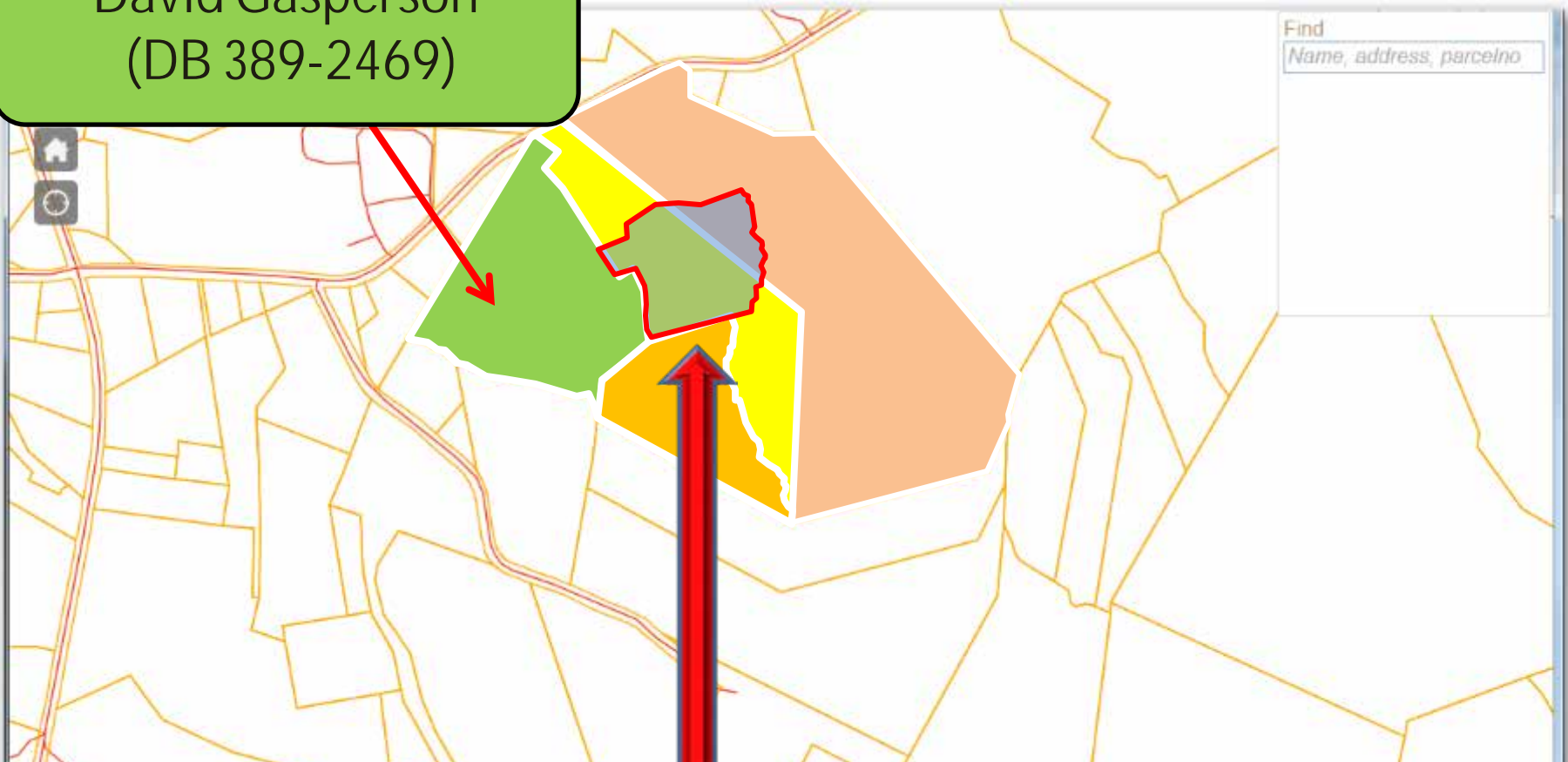
If Kelly and Kenneth had signed the plat, even if their signatures had been notarized, the plat still would not have changed the boundary between the two parcels.

And what about their wives?

Plats, on their own, do not convey title.



David Gasperson
(DB 389-2469)



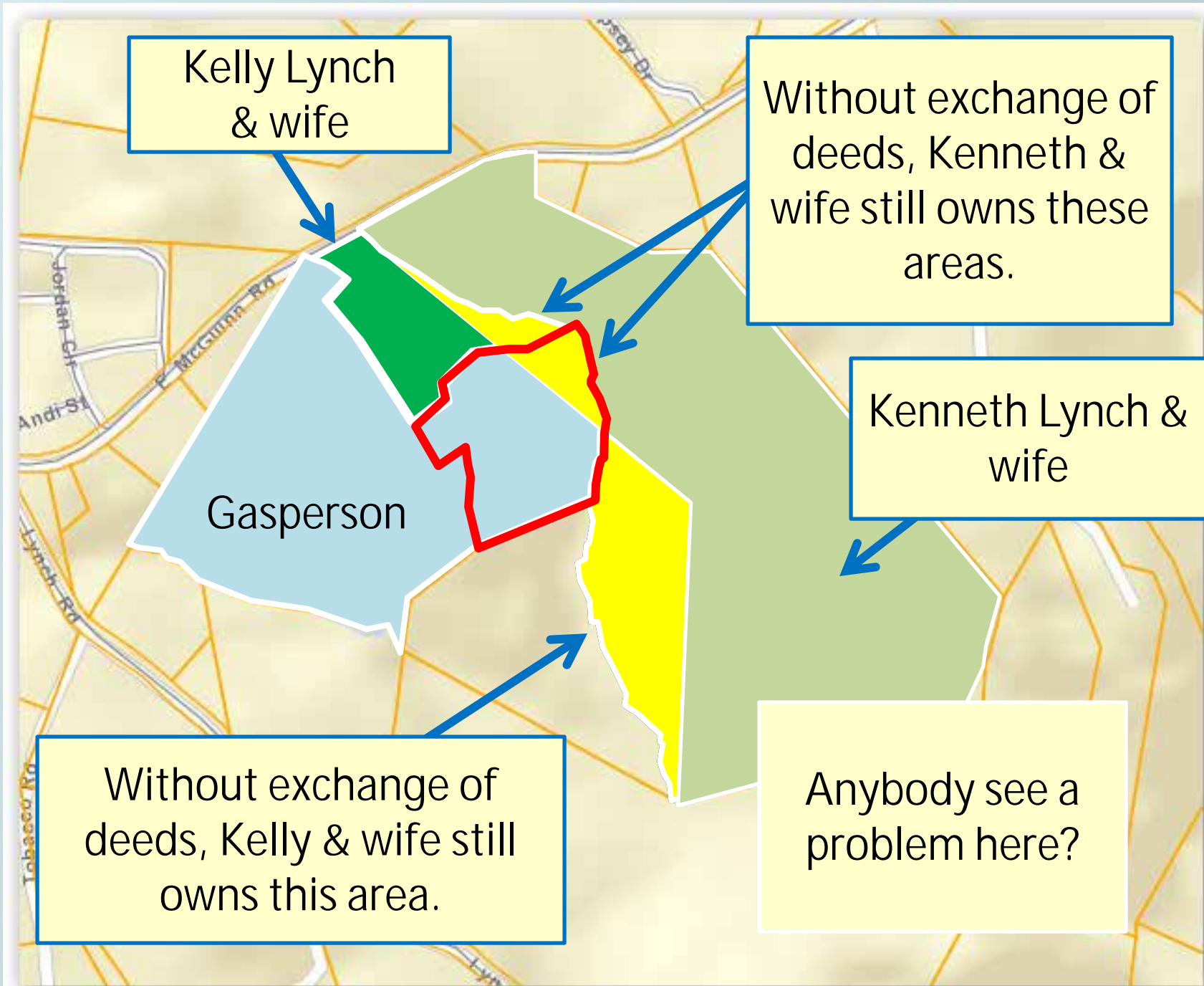
April 2016, Kelly Lynch and his wife deeded 7.13 acres to David Gasperson and his wife in DB 418-1392 based on the plat F-645

A map showing a large parcel of land outlined in dark blue. A red line follows the eastern and southern boundaries of this parcel. Two callout boxes with blue borders and green backgrounds point to specific locations on the map. The left callout points to the western boundary, and the right callout points to the eastern boundary. The map background is light tan with yellow lines representing roads and property boundaries. The word 'Jordan' is visible in the upper left corner of the map area.

Gasperson
(DB 389-2469)

Gasperson
(DB 418-1392)

David Gasperson and wife recorded
an affidavit of recombination
in DB 418-1400.



College athletes
question how
to respond to
political protests



FOUNDED 1894
VOLUME 131, NO. 289

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The News & Observer

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New education plan remains focused on testing

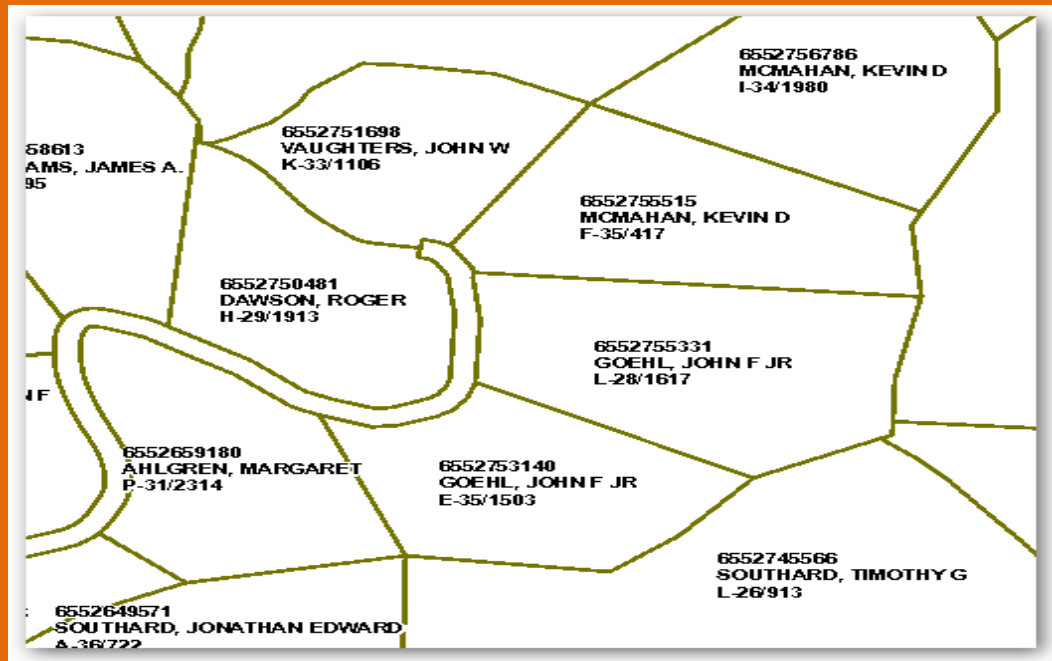
BY T. KEONG HUI
thui@newsobserver.com

RALEIGH

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More Real-life Parcels on Display



Deed: 804 / 716

Recorded 7-15-1992

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of July, 1992, by and between

GRANTOR

WILLIAM D. TURNER and wife,
MARSHA R. TURNER

GRANTEE

MICHAEL L. GROOMS and
KATHY D. RIGGIN as joint tenants
with the right of survivorship and
NOT as tenants in common

P.O. Box 446
Whittier, NC 28789

Tax Assessor's Office

Date 7/15/92 jma

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and

24 E. 42-74 (517-768),
of Ray Franklin (517-768),
-S. 44-00-24 E. 125.00 feet to an iron stake replacing an existing stake;
-S. 39-20-30 E. 105.36 feet to an iron stake; thence,
-S. 15-56-16 E. 83.26 feet to an existing iron stake; thence with the line of
-S. 17-00-00 E. 55.15 feet to an existing iron stake; thence with the line of
Lovedahl.

..... (SEAL)

..... (SEAL)
Notary (Corporate Seal)

USE BLACK INK OR

..... (SEAL)
..... (SEAL)
..... (SEAL)
of the date and time and in the Book and Page shown on the
OF DEEDS FOR..... COUNTY
Instant Register of Deeds.

Deed: 804 / 716

Recorded 7-15-1992

JACKSON

County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron stake in the line of Melvin Lovedahl (472-320), said point being located N. 81-36-15 E. 26.58 feet from the point of intersection of the existing driveway with State Road (SR) #1528; thence running with the right of way for SR #1528,

-N. 67-30-00 W. 66.44 feet to a point; thence running with the line of Robert Clegg (614-633),

-N. 09-17-00 E. 339.63 feet to an iron stake; thence,

-N. 53-30-00 W. 128.32 feet to an iron stake; thence with the line of August Ide (458-12),

-N. 51-11-00 E. 154.43 feet to an iron stake, said point being located S. 44-00-24 E. 42.74 feet from a black oak stump (marked); thence running with the line of Ray Franklin (517-768),

-S. 44-00-24 E. 125.00 feet to an iron stake replacing an existing stake; thence,

-S. 39-20-30 E. 105.36 feet to an iron stake replacing an existing stake; thence,

-S. 15-56-16 E. 83.26 feet to an iron stake; thence,

-S. 17-00-00 E. 55.15 feet to an existing iron stake; thence with the line of Lovedahl,

-S. 41-31-00 W. 306.57 feet to the point of BEGINNING, contains more or less, as shown on a plat prepared for Michael Groc Barkers Creek Township, Jackson County, North Carolina, bearing revised 7-7-92, as mapped and platted by Turlington Land & Surveying Company, Inc. **COMPREHENDING** the same lands recorded in Book 617, page 100 of the Public Registry.

of 1.94 acres
Cathy Riggins,
e of 11-22-85,

7612-93-2918

Property of Michael Grooms &
Kathy Riggin, JTROS

1.94 acres

DB: 804 / 716

7612-83-6551

7612-93-9200

7612-93-9200

7612-93-1412

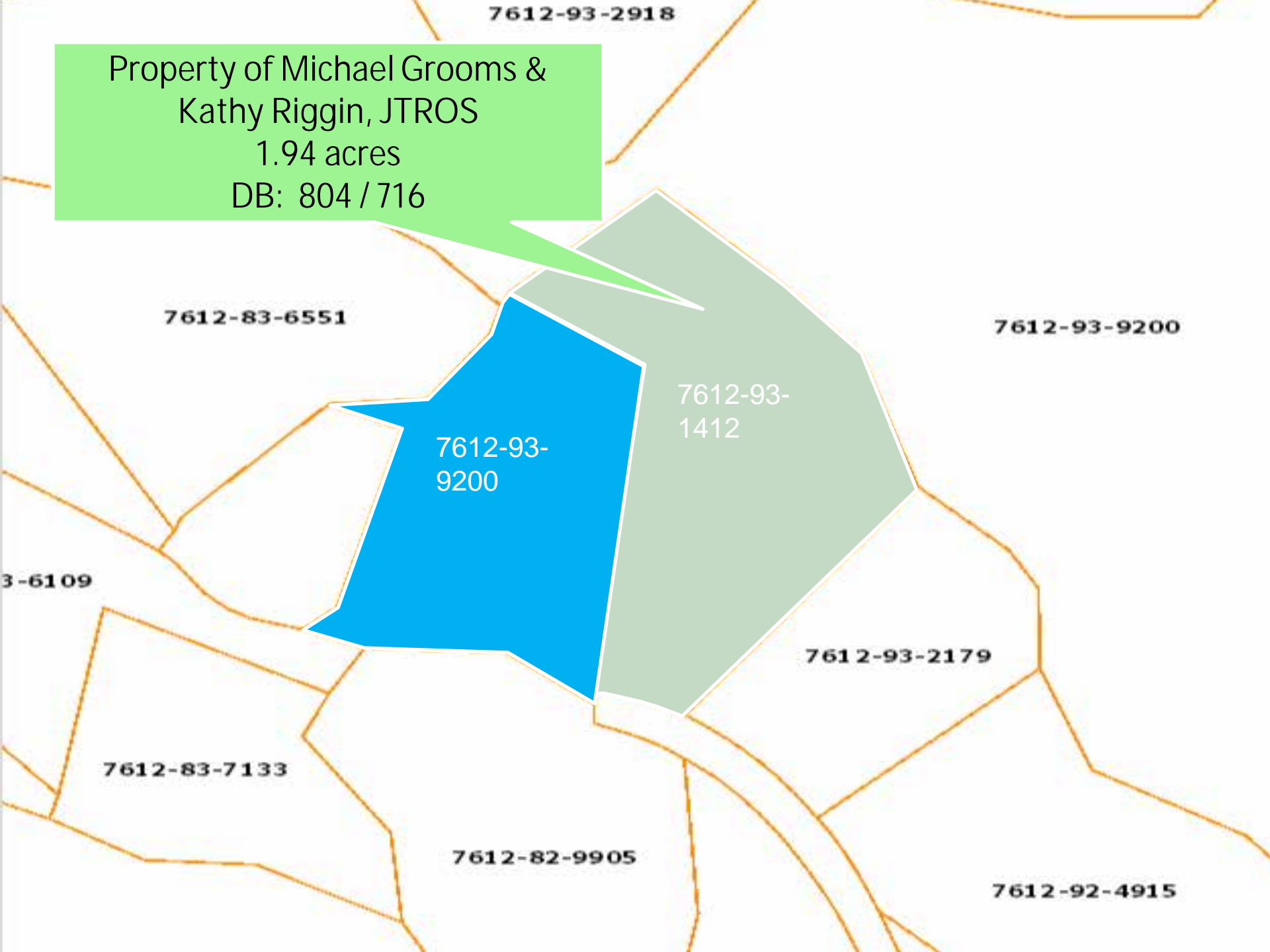
3-6109

7612-93-2179

7612-83-7133

7612-82-9905

7612-92-4915



Deed: 1010 / 689

Recorded 8-5-1998

WITHOUT TITLE EXAMINATION

NORTH CAROLINA GENERAL WARRANTY DEED

... August 1992 ... ROBERT
L. CLEGG, joined in this conveyance by his wife, ELOIS J. ...
MICHAEL GROOMS and wife, KATHY RIGGIN GROOMS of ...
Whittier, North Carolina, 28780, Grantees. (The designation Grant ...
herein shall include said parties, their heirs, successors and as

BEGINNING ...
existing 10" gravel road, now or formerly ...
and Kathy Riggins, leaving the margin ...
the point of Beginning, leaving the margin ...
the line of Grooms and Riggins, ...
-N. 08-38-48 E. 297.56 feet to a 5/8" iron pipe set; thence ...
of Grooms and Riggins and running the following divergence lines, ...
-S. 27-16-29 W. 49.69 feet to a 5/8" iron pipe set, thence ...
-S. 02-59-55 W. 161.26 feet to the point of BEGINNING, Jackson County, ...
0.04 of an acre, more or less, as shown on a plat entitled "Division ...
Survey - Robert L. Clegg, Barkees Creek Township, Jackson County, ...
North Carolina", by Roy J. Tucker & Associates, P.A., dated 8-6-97, ...
revised 1-5-98, Drawing No. 082897.

BEING AND COMPREHENDING a portion of the lands described in ...
and conveyed by deed which is recorded in the office of the Register of ...
Deeds for Jackson County, North Carolina, in Book 614 at page 633, so ...
which reference is hereby had, and this conveyance is made ...
TOGETHER WITH all appurtenances thereto including and ...
SUBJECT TO all exceptions, reservations, easements, restrictions, etc., ...
appertaining thereto, which appear of public record, incorporated herein ...
by reference.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and ...
appurtenances thereto belonging to the Grantees in fee simple, subject to the exceptions ...
herein enumerated.

AND, subject to the exceptions herein enumerated, the Grantors covenant with the ...
Grantees, that Grantors are seized of the premises in fee simple, have the right to convey ...
the same in fee simple, that the property is free and clear of all encumbrances, and that ...
Grantors will warrant and defend the title against the lawful claims of all persons ...
whomsoever.

THE REGISTER'S OFFICE
AUG 5 1998

NORTH CAROLINA
JACKSON COUNTY
NOTARY PUBLIC
ROBERT L. CLEGG
This instrument was presented for registration and recorded in this ...
at page ...
1998, at 10:23 o'clock A.M.

What's happened between 1992 and 1998?

Deed: 1010 / 689
Recorded 8-5-1998

and sold, and by these presents do bargain, sell, and convey unto the Grantees, in fee simple, all that certain lot or parcel of land situated in Barkers Creek Township, Jackson County, State of North Carolina, and being more particularly described as follows:

BEGINNING at a No. 5 existing rebar in the northern margin of an existing 10' gravel road, also being a corner common to Michael Grooms and Kathy Riffin, now or former (DR 804/716), and runs thence from the point of Beginning, leaving the margin of the road and running with the line of Grooms and Riffin,

to 08 28 12 E 207.56 feet to a 5/8" iron pipe set; thence leaving the line

-S. 02-59-55 W. 161.1

0.04 of an acre, mo

Survey - Robert L.

ing the following severance lines,

5/8" iron pipe set; thence,

to the point of BEGINNING, consisting of as shown on a plat entitled "Division of Barkers Creek Township, Jackson County, North Carolina" by Baker & Associates, P.A., dated 8-6-97,

revised 1-5-98, Drawing No. 082897.

7612-93-2918

Property of Michael Grooms &
Kathy Riggin, JTROS
1.94 acres
DB: 804 / 716

7612-83-6551

7612-93-9200

7612-93-9200

7612-93-1412

3-6109

7612-93-2179

Michael Grooms etux.
Kathy Riggin Grooms
0.04 acre
Db: 1010 / 689

12-82-9905

The 0.04 – acre tract was for the well to provide water for the house.

At some point, the county merged the two into a single parcel.

What happens when either spouse dies?

What happens if they divorce?

Is there a difference between:
Tenancy by the Entirety?
&
Joint Tenancy with Right of Survivorship

Deed of Trust: 1993 / 603

Recorded 6-11-2013

Exhibit "A" Legal Description

The land referred to herein below is situated in the county of JACKSON, State of NC and is described as follows:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BAKERS CREEK, JACKSON COUNTY, STATE OF NORTH CAROLINA,
AS MORE FULLY DESCRIBED IN DEED BOOK 804, PAGE 716, ID# 7612931412, BEING KNOWN AND DESIGNATED
AS METES AND BOUNDS PROPERTY.

MORE COMMONLY KNOWN AS 436 FRED SUTTON RD, WHITTIER, NC 28389

Tax/Parcel ID: 7612931412

This is the
original deed for
1.94 acres.

7612-93-2918

The county still had the single tax parcel.

7612-83-6551

7612-93-9200

7612-93-9200

7612-93-1412

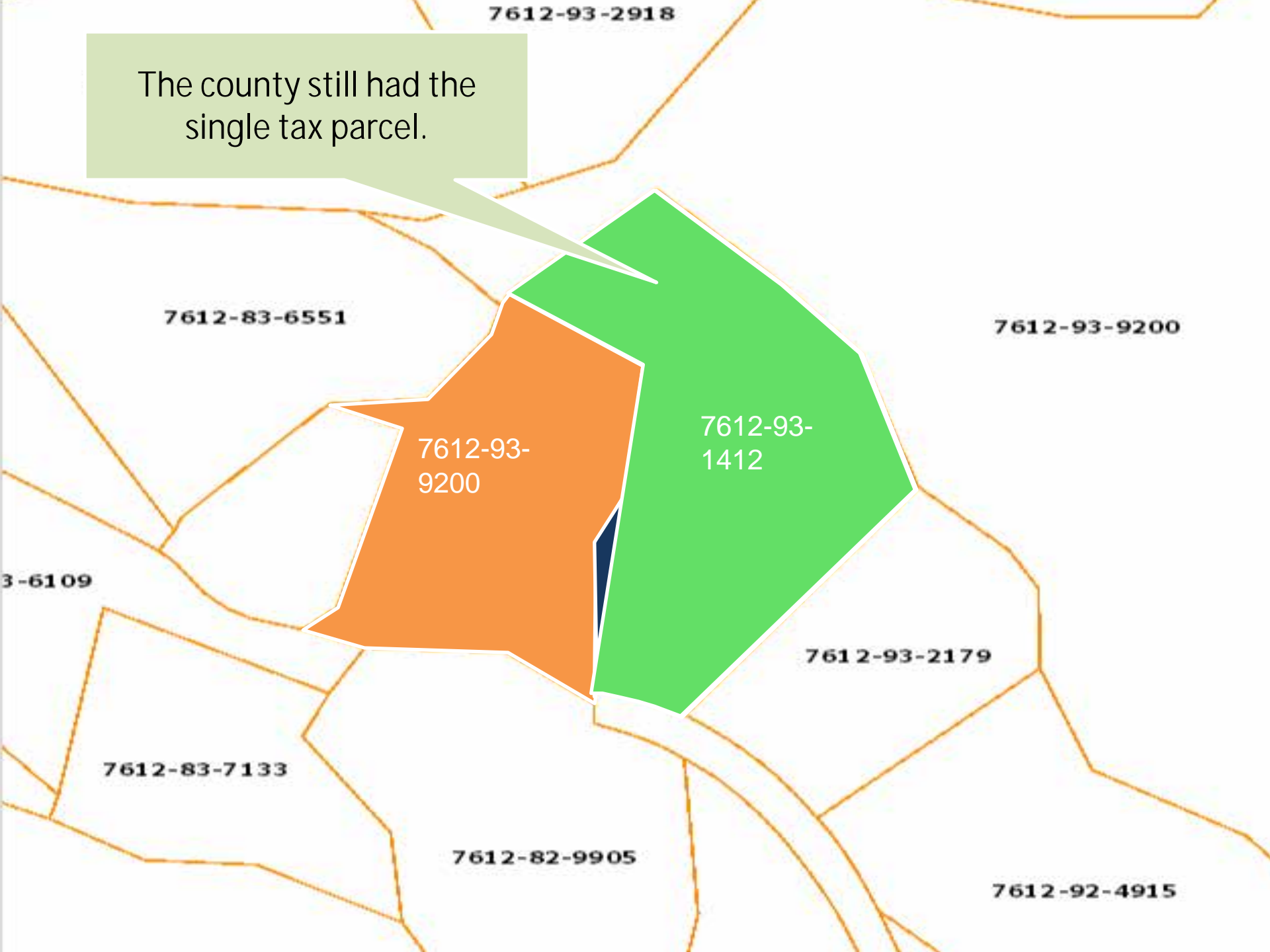
3-6109

7612-93-2179

7612-83-7133

7612-82-9905

7612-92-4915



Trustee's Deed: 2194 / 886

Recorded 6-7-2017

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Kevin Pritchard, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain, sell, grant and convey unto Kevin Pritchard, all that certain lot or parcel of land, lying and being in the City of Whittier, Jackson County, State of North Carolina, and more particularly described as follows:

Beginning at an existing iron stake in the line of Melvin Lovedahl (472-320), said point being located N. 81-36-15 E. 26.58 feet from the point of intersection of the existing driveway with State Road (SR) #1528; thence running with the right of way for SR #1528,
-N. 67-30-00 W. 66.44 feet to a point; thence running with the line of Robert Clegg (614-633),
-N. 09-17-00 E. 339.63 feet to an iron stake; thence,
-N. 53-30-00 W. 128.32 feet to an iron stake; thence with the line of August Ide (458-12),
-N. 51-11-00 E. 154.43 feet to an iron stake, said point being located S. 44-00-24 E. 42.74 feet from a black oak stump (marked); thence running the line of Ray Franklin (517-768),
-S. 44-00-24 E. 125.00 feet to an iron stake replacing an existing stake; thence,
-S. 39-20-30 E. 105.36 feet to an iron stake replacing an existing stake; thence,
-S. 15-56-16 E. 83.26 feet to an iron stake; thence,
-S. 17-00-00 E. 55.15 feet to an existing iron stake; thence with
-S. 41-31-00 W. 306.57 feet to the point of beginning, consist plat prepared for Michael Grooms and Cathy Riggin, Bakers Carolina, bearing date of 11-22-85, revised 7-7-92, as mapped being and comprehending the same lands recorded in book 61

Together with a right of way for a roadway 16' in width extending

LINE OF LOVEDAHL,
1.94 acres, more or less
k Township, Jackson C

The county still had the single tax parcel,

12-93-2918

7612-83-6551

7612-93-9200

7612-93-9200

7612-93-1412

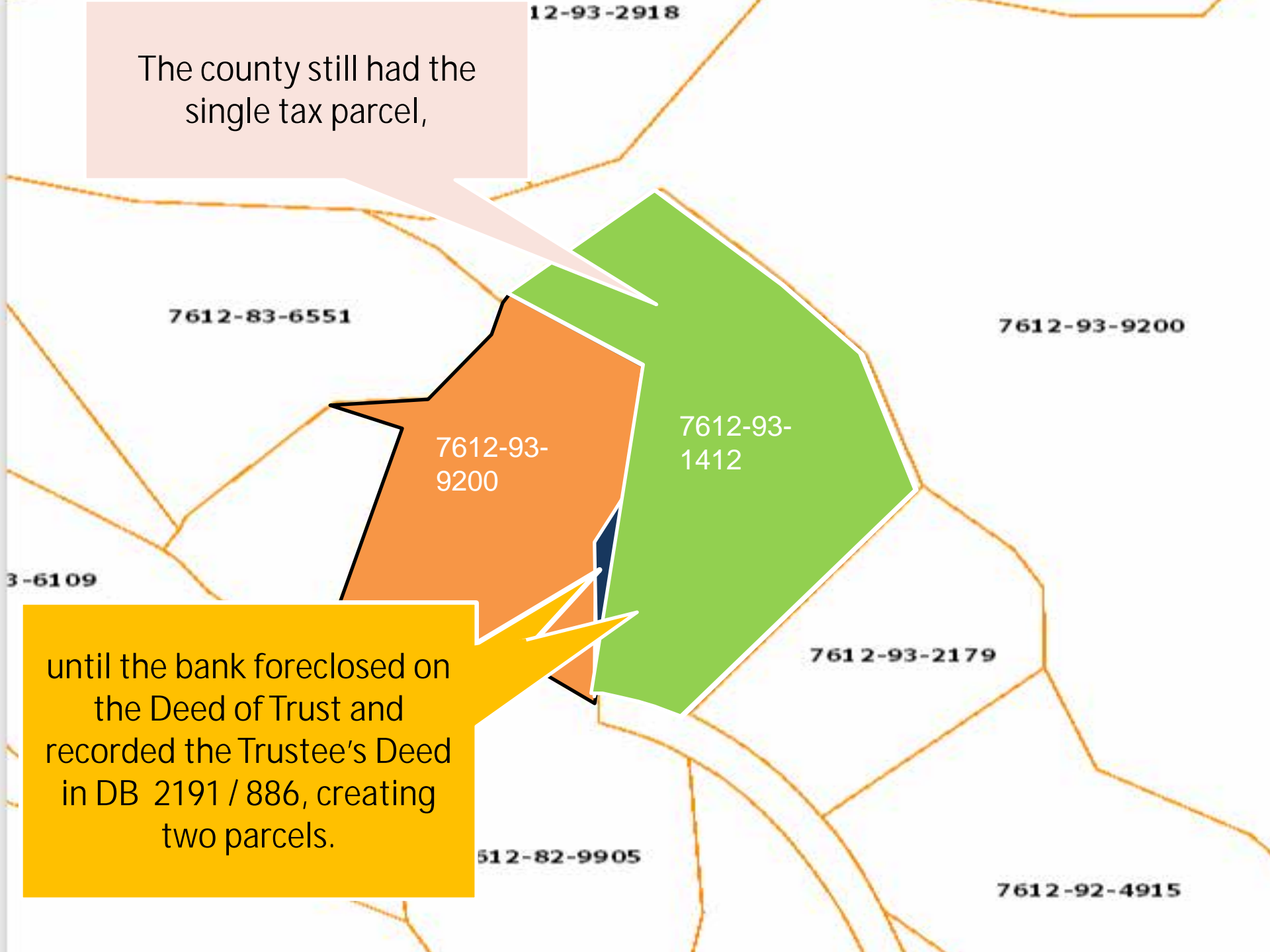
3-6109

7612-93-2179

until the bank foreclosed on the Deed of Trust and recorded the Trustee's Deed in DB 2191 / 886, creating two parcels.

512-82-9905

7612-92-4915



The real problem occurred because the bank missed the second deed.

If the county had required the recording of an affidavit or instrument of combination before merging the two, the bank would have know about it and included the 0.04 acre tract in the deed of trust, in 2013; and the 0.04 acre tract would not have become an orphaned parcel with the foreclosure, in 2017.

Contact Information

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Appendix A

Review Officer Statutory Requirements:

- § N.C. G.S. 47-30 Plats and subdivision Requirements
- § N.C. G.S. 47-30.2 Review Officer (Statutory Requirements)
- § N.C. G.S. 136-102.6 Compliances of subdivision streets with minimum standards of the Board of Transportation required of developers.

Review Officer Statutory Requirements (continued)

- § N.C. G.S. 153A-332 Ordinance to contain Procedure for Plat Approval; Approval prerequisite to plat recordation; statement by owner (County) **Local signoff**
- § N.C. G.S. 160A-373 Ordinance to contain Procedure for Plat Approval; Approval prerequisite to plat recordation; statement by owner (Municipality) **Local signoff**

Appendix B

Review Officer Exempt Statutes:

- § NCGS 47-30(j) State or County Boundaries, Municipal Annexations and Boundaries
- § NCGS 47C-2-109 Plats and Plans (Condominiums)
- § NCGS 136-19.4 Registration of right-of-way plans (DOT) N.C. G.S. 47-30(l)
- § NCGS 47-30(n) Non-certified deed attachment plat with statement.
- § NCGS 47-30(f)(11) b. or c.

What if Review Officer is asked to certify multiple Originals?

- § NC GS 47-30.2 states “The Review Officer shall certify the map or plat if it complies with all statutory requirements for recording.”
- § There is no language that excludes multiple originals from being signed.

What if the Review Officer is asked to sign paper copies?

§ NC GS 47-30(g) states: "A plat, when certified pursuant to G.S. 47-30.2 and presented for recording, shall be recorded in the plat book or plat file and when so recorded shall be duly indexed"

§ Paper Copies do not meet 47-30 requirements for recordation (*except under 47-30(m) or Registers accepting paper under 47-30(b)*).

Definition - Conformed Copy

§ An exact copy of a document on which has written explanations of things that could not nor were not copied; e.g. written signature might be replaced on the conformed copy with notation that it was signed by the person whose signature appears on the original.

(Black's Law Dictionary, Fifth Edition, West Publishing Company)

Conformed Copy

§ Review Officer, upon request, should annotate the paper copies by filling out the Review Officer Statement, but instead of signing the statement, insert the words "Conformed Copy" and his or her initials in the signature block.

Example

State of North Carolina

County of No Where,

I Thomas W. Morgan, Review Officer of No Where County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Conformed Copy *TWM* Review Officer

Date 10/26/2010