

# EXEMPT PLAT APPLICATION

Town of Red Cross, North



This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #:	_____	Submittal Date:	_____
Fee Paid	\$ _____	Check #	_____

**EXEMPT PLAT APPLICATIONS ARE ACCEPTED ON A ROLLING BASIS THROUGHOUT THE MONTH.**

## Electronic submittal requirements:

[Upload to GeoCivix \(IDT Plans\) Website](#)

- Completed Application
- Exempt plat application fee – \$175.00 Plus recording fee
- Uploaded Plat (18"x24")

## PROJECT INFORMATION:

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Property PIN(s): \_\_\_\_\_

Acreeage: \_\_\_\_\_ Zoning: \_\_\_\_\_

Jurisdiction:  Inside corporate limits  In ETJ

## APPLICANT INFORMATION:

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## EXEMPT PLAT PROCESS SUMMARY

This document is a public record under the North Carolina Public Records Act and may be published to the Town's website or disclosed to third parties.

### DEFINITION OF AN EXEMPT PLAT

- 1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the municipality 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 or condemnation of strips of land for the widening or opening of streets and for public transportation system corridors.
  - a) For easement and right-of-way dedication please use the Town of Apex Easement and Right-Of-Way Plat Application & Checklist.
- 4) The division of a parcel of land by a new boundary line coterminous with a public street right-of-way line in circumstances where the street prevents the use of the parcel as one lot, so long as the boundaries of the parcel that are not on or within the street right-of-way are not changed.
- 5) The division of a tract in single ownership, the entire area of which is no greater than 2 acres, into not more than 3 lots where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the municipality.
- 6) 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.
- 7) Only a plat for recordation for the division of a tract or parcel of land in single ownership is required if all of the following criteria are met:
  - a) The tract or parcel to be divided is not otherwise exempted by Sec. 7.1.1.B.
  - b) No part of the tract or parcel to be divided has been divided under Sec. 7.1.1.B.7 in the 10 years prior to division.
  - c) The entire area of the tract or parcel to be divided is greater than five (5) acres).
  - d) After division, no more than three (3) lots result from the division.
  - e) After division, all resultant lots comply with all of the following:
    - i) Any lot dimension size requirements of this Ordinance.
    - ii) The use of the lots is in conformity with the applicable zoning requirements.
    - iii) A permanent means of ingress and egress is recorded for each lot.

### PROCESS OVERVIEW

1. Applicant uploads PDF version of plat for electronic plan review via [GeoCivix Website](#).
2. Staff member reviews electronic plan submittals and hard copies submitted to the Planning Department for completeness.
3. If application is complete, Town Staff will review plat application and send comments to applicant.
4. The applicant must address all of the comments and submit revised plats via IDT.
5. Steps 3 & 4 may need to be repeated until the plat conforms to the requirements in this application.
6. Once the plat meets the requirements of the UDO and this application, staff will advise the surveyor to submit hardcopies for staff signature. The applicant must submit three (3) Mylar plats. Each copy should include the signature and seal of the surveyor as well as the notarized signature of the owner(s).
7. The applicant must pay all requisite fees prior to the final approval of revised plats.
8. Town Staff reviews the Mylar plats. If the plats comply with the UDO, Town Staff will sign the Mylars. If the plats do not comply with the UDO, the applicant must resubmit the Mylars.
9. Once Mylars are signed, staff will notify the surveyor to pick them up.
10. The three (3) signed Final Plats must be recorded at the Wake County or Chatham County Register of Deeds within 60 days after approval. The County will keep one of the recorded plats. Plat must be stamped and signed by Register of Deeds.
11. The applicant must return one (1) Mylar copy of the recorded Exempt Plat and one (1) paper copy of the plat to the Planning Department. The recorded Exempt Plat must be on file prior to the issuance of any building permits.

Contact the Property Mapping Team for Wake County - 919-856-6370 or [gis@wake.gov](mailto:gis@wake.gov) to ensure updates are made to the County tax property maps.

## EXEMPT PLAT CHECKLIST

**FOR APPLICANT USE ONLY**  
**PLEASE DO NOT INCLUDE THIS CHECKLIST WITH YOUR APPLICATION SUBMITTAL**

COMMON ACRONYMS/DEFINITIONS			
GeoTrack (GIS) Plan Room Website		UDO	Town's Unified Development Ordinance
CONTACT INFORMATION			
Planning Department	(919) 249-3426	Stormwater Engineering Manager	(919) 249-3537
Parks & Greenways Planner	(919) 372-7468	Electric Utilities Division	(919) 249-3342
Traffic Engineering Manager	(919) 249-3358	Utilities Engineering Manager	(919) 249-3324

GENERAL PLAT CHECKLIST ITEMS		
#	Requirement	Additional Information
1.	Upload to IDT	All uploaded sheets must be titled in a descriptive manner i.e. Final Plat, Phase I.
2.	Three Mylar Final Plats	Submit 3 Mylar Final Plats, 18"x24".
3.	Signature Block Area	Include signature and seal of surveyor(s) and notarized signature of owner(s).
4.	Pay Development and Plat Fees	Fees are paid to Planning Department.
5.	File Approved Final Plat	File with Wake County or Chatham County Register of Deeds.
6.	Final Submittal of One Recorded Mylar Plat and One Paper Copy of Recorded Plat	Submit 1 Mylar and 1 Paper Copy of Recorded Final Plat.

EXEMPT PLAT CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
1.	<b>Title Block:</b>		
a.	The property designation.	Name of the project, address(es) and Wake Co. parcel PIN(s)	
b.	Owner's name & address		
c.	Location of property.	County and state, and the township or city	
d.	Date of the survey and plat preparation		
e.	Scale	Include a graphic scale and declination.	
f.	Surveyor's name and address, including the firm name and license number.		
g.	Dates & descriptions of revisions made after original signing		
2.	<b>Site Data Table:</b>		
a.	Zoning district & case # of the property	Contact the Planning Dept. for the number.	
b.	Area of tract	In square feet and acres.	
c.	Minimum setback requirements		
3.	Label as "Exempt Plat"		
4.	North Arrow (all sheets)	Indicate whether true north or magnetic.	
5.	Vicinity Map	Site should be clearly delineated. Map must have sufficient detail and legibility in order to locate the project in reference to nearby roads and developments.	
6.	Legend	Show all lines, symbols, hatching and shading.	

## EXEMPT PLAT CHECKLIST

EXEMPT PLAT CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
7.	Indicate the type of plat.	Refer to options a-e as listed in NCGS 47-30.f.11	
8.	Provide boundaries of the tract to be subdivided in metes and bounds.	Include the location of intersecting boundary lines of adjoining lands with adjacent subdivisions identified by official names.	
9.	Provide accurate location and descriptions of all monuments, markers, and control points.		
10.	The names of adjacent landowners, or lot, block, parcel, subdivision name designations or other legal reference, where applicable, shall be shown where they could be determined by the surveyor.		NCGS 47-30.f.7
11.	All lot boundaries changed or eliminated by requested plat are indicated by dashed lines		
12.	Blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block	Lot numbers should be placed in a circle or labeled "Lot __".	
13.	Show street addresses on each lot.	Address(s) should be placed in a rectangular box near street right-of-way.	
14.	Show street names as approved by Wake County GIS.		
15.	Show and label all rights-of-way, watercourses and easements where crossing or forming any boundary line with the property shown.	Public easements shall be labeled "Town of Apex Public Utility Easement".	
16.	Show existing structures on affected lots.	Minimum building setbacks are to be noted.	
17.	Show right-of-way lines and width of all streets.	Show sight triangles where required.	
18.	Indicate boundaries of the 100 year floodplain and floodway boundaries.	Provide certification if no floodplain exists within the subdivision boundaries.	
19.	Show any right-of-way abandonment, if applicable, including the deed book and page number of the recorded Abandonment Resolution.	Right-of-way abandonments must follow the <i>Town of Apex Policy on Closing Public Rights-of-Way for Streets, Roads and Alleys</i> .	
20.	Leave 2 inch by 2 inch space for the Wake County or Chatham County Register of Deeds stamp on the plat.	All recorded plats must be stamped and signed before they can be accepted by the Town.	
21.	Certificates	See last pages of this application for the required certificates.	
22.	The exempt plat must be certified by Wake or Chatham County that it will not create a violation of setback standards or other standards of the Wake or Chatham County Health Department regarding private wells and septic systems, if applicable.	Contact Wake Co. Environmental Services or Chatham Co Health Dept.	

**EXEMPT PLAT REQUIRED CERTIFICATES**

**CERTIFICATE OF OWNERSHIP:**

"I hereby certify that I am the owner of the property shown and described herein, which is located in the jurisdiction of the Town of Red Cross, and all sheets related hereto, and that I hereby adopt this exempt plat with my free consent."

\_\_\_\_\_  
Date  
\_\_\_\_\_

\_\_\_\_\_  
Owner Signature (Must Be Notarized)  
\_\_\_\_\_  
Owner Name Printed, Title/Position of Owner

**NOTARY PUBLIC CERTIFICATION:**

I, \_\_\_\_\_ a Notary Public of the County of \_\_\_\_\_ State of North Carolina hereby certify that \_\_\_\_\_ Personally appeared before me this day and under oath acknowledged that the above form was executed by him/her. Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_.

Seal or Stamp

\_\_\_\_\_  
Notary

\_\_\_\_\_  
My Commission Expires

**CERTIFICATE OF SURVEY AND ACCURACY:**

I, \_\_\_\_\_, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book \_\_\_\_\_, page \_\_\_\_\_) (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., \_\_\_\_\_.

Seal or Stamp

\_\_\_\_\_  
Professional Land Surveyor

\_\_\_\_\_  
License No.

**REVIEW OFFICER CERTIFICATE:**

I, \_\_\_\_\_, Review Officer of Stanly County, certify that this Plat meets all statutory requirements for recording.

\_\_\_\_\_  
Review Officer

\_\_\_\_\_  
Date

Approval expires if not recorded on or before \_\_\_\_\_.

**CERTIFICATE OF APPROVAL FOR RECORDING:**

"I hereby certify that the plat shown hereon is exempt from the Town of Red Cross subdivision regulation, other than meeting minimum municipal dimensional standards as required by N.C.G.S. §47-30(f)(11) and §160D-802. This plat has been approved by the Town of Red Cross for recording in the office of the Register of Deeds of Stanly County."

\_\_\_\_\_  
Date

\_\_\_\_\_  
Subdivision Administrator

**For Recombination Plats Showing Sites With Existing Septic Structures That Intend To Use Septic, The Following Certification Must Be Included On The Plat:**

I hereby certify that lots(s) \_\_\_\_\_ shown on this plat for \_\_\_\_\_ has been reviewed with respect to minimum available space to provide for repair of an existing wastewater disposal system in accordance with regulations governing sewage treatment and disposal systems in Stanly County as amended from time to time. I further certify that to the best of my knowledge, the existing wastewater system is located within the boundaries of the subject lots(s) and meets minimum setback requirements as specified in the aforementioned regulations.

This certification does not represent approval or a permit for any site work or wastewater system modifications/repairs. Additionally, any change in use, site alteration or misrepresentation may result in suspension or revocation of certification.

\_\_\_\_\_  
NC Licensed Soil Scientist (Seal)

\_\_\_\_\_  
Date

**EXEMPT PLAT REQUIRED CERTIFICATES**

For Sites With **NO** Existing Septic Structures That Intend to Use Septic,  
The Following Certification Must Be Included On The Plat:

I hereby certify that lots(s) \_\_\_\_\_ shown on this plat for \_\_\_\_\_ have been reviewed as appropriate and with respect to minimum lot requirements set forth in Section V of the Regulations governing sewage treatment and disposals systems in Stanly County as amended from time to time. As of this date, and based on this review of existing site conditions the lots numbered above on this plat will presumably meet these regulations.

I hereby certify that lots(s) \_\_\_\_\_ shown on this plat for \_\_\_\_\_ have been reviewed as appropriate and with respect to alternative requirements set forth in Section VI of the regulations governing sewage treatment and disposal systems in Stanly County as amended from time to time. As of this date, and based on this review of existing site conditions the lots numbered above on this plat will presumably meet these regulations.

Preliminary certification does not represent approval or a permit for any site work, nor does it guarantee issuance of an improvement permit for any lot. Final site approval for issuance of improvement permits is based on regulations in force at the time of permitting and is dependent on satisfactory completing of individual site evaluations following application for an improvement permit detailing a specific use and siting.

Any change in use or any site alteration may result in suspension or revocation of certification.

\_\_\_\_\_  
NC Licensed Soil Scientist (Seal)

\_\_\_\_\_  
Date