



**Town of
Fuquay-Varina
Plat Certificates**

Planning Department
401 Old Honeycutt Road
Fuquay-Varina, NC 27526
Phone: 919.552.1429

Certificates required as marked...

Minor Subdivision:

I hereby certify that the subdivision shown hereon has been found to comply with the Minor Subdivision Regulations for the Town of Fuquay-Varina, NC. The final date for recording this map with the Register of Deeds is _____.

This ____ day of _____, 20 ____

Rose John, Town Clerk

Recombination:

Recombination Plat
I hereby certify that this recombination plat is approved for recording by the Town of Fuquay-Varina. The final date for recording this map with the Register of Deeds is _____.

This ____ day of _____, 20 ____

Rose John, Town Clerk

Annexation:

I hereby certify that this plat for annexation has followed all requirements and procedures and a public hearing was held by the Town to annex the property herein described. The Town Board of Commissioners of the Town of Fuquay-Varina adopted the resolution to annex on _____ with the effective date of annexation on _____.

Rose John, Town Clerk

Owner:

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building lines, and dedicate all streets, alleys, walks, parks, easements and other open spaces to public or private use as noted.

_____, 20 ____
Date

Owner Owner

Review Officer:

State of North Carolina, County of Wake

I, Michael Sorensen, Review Officer of the Town of Fuquay-Varina, Wake County, NC, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date

Review Officer

Exempt:

I hereby certify that this plat is approved for recording, and is exempt from Fuquay-Varina Subdivision regulations. The final date for recording this map with the Register of Deeds is _____.

This ____ day of _____, 20 ____

Rose John, Town Clerk

Wake County:

FILED FOR REGISTRATION

Date

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY _____
Asst./Deputy

Time: _____

Riparian Buffer:

All areas delineated as "Riparian Buffer" must be maintained and remain in its natural state in perpetuity based on State and local regulations that are in force that may be amended from time to time. The owner, heir, successor, administrator, executors and any and all assignees with property impacted by the "buffer" may not disturb the buffer and must protect and preserve said area(s) according to existing regulations.

Major Subdivision:

I hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Fuquay-Varina Planning Board and that the monuments of the Subdivision Regulations for the Town of Fuquay-Varina.

_____, 20__

Date

Engineer or Surveyor

Major Subdivision/Septic Tank & Well:

I hereby certify that the water supply and sewage disposal utility system installed, or proposed for installation in the subdivision, entitled _____ fully meets the requirements of the North Carolina State Health Department, and are hereby approved as shown.

_____, 20__

County Health Officer or his
Authorized Representative

Major Subdivision:

I hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to town specifications in the subdivision entitled: _____ or (2) that a surety bond in the amount of \$ _____ or cash in the amount of \$ _____ has been posted with the Town of Fuquay-Varina to assure completion of all required improvements in case of default.

Date

Town Manager

Town Clerk

Major Subdivision:

I, _____, the Town Clerk and Treasurer of the Town of Fuquay-Varina, North Carolina, do certify that the Town of Fuquay-Varina approved this plat or map and accepted the dedication of the streets, easements, rights-of-way and, and public parks shown thereon, but assume no responsibility to open or maintain the same until, in the opinion of the Town Board of Commissioners of the Town of Fuquay-Varina, it is in the public interest to do so.

Date

Town Clerk

Major Subdivision:

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Fuquay-Varina, North Carolina, with the exception of such variances, if any, as are noted in the minutes of the Planning Board and that it has been approved for recording in the office or the Register of Deeds.

Date

Secretary, Town Board of Commissioners

Open Space:

By recording this subdivision plan as an "Open Space Development" and meeting all conditions and regulations set forth by the Town of Fuquay-Varina Code of Ordinances, this plan is binding upon the owners, respective heirs, successors, administrators, executors, buyers and assigns hereto and must meet all conditions as follows:

1. All "dedicated open space", common green areas and conservation easements must be maintained as open space and must not be sold, divided or disposed of in any manner that would allow construction of building or development which compromises the existence of the open space.
2. The dedicated open space areas and conservation easements must remain in its natural state, maintaining existing vegetation and no land disturbing activity except for utilities, greenway trails and erosion control and even these must be addressed in a specific manner to minimize disturbances, in such case, disturbance shall be limited only to the extent necessary for construction thereof.
3. Conservation easements that are part of a lot must not be disturbed, cleared or built on except for the intention of increasing or establishing a planted vegetation as a natural area.
4. Common green areas are for the purpose of enjoyment for the development and must be maintained in its natural state with minimal disturbance other than to enhance the common green area as part of the overall open space plan, as approved by the Town of Fuquay-Varina.
5. All persons or entities taking title to any lot or property within the subject development shall be subject to this certification. Said certification is perpetual and shall run with the land.

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

_____, 20__
Date

Owner

Owner

NOTE:

By submission of this plat or map for approval to the Town of Fuquay-Varina, the owner dedicates to the Town for public use all streets, easements, right of way and parks shown thereon for all lawful purposes to which the Town may devote or allow the same to be used and upon acceptance thereof and in accordance with Town policies, Ordinances and Regulations or Condition of the Town for the benefit of the public, said dedication shall be irrevocable, except dedications of easements outside the right of way for storm drainage are not made to the Town, but are irrevocably made for the subsequent owners of any and all properties shown hereon for their use and benefit.

NOTE:

Before acquiring a building permit for lots marked by "*" on the subdivision plat, the builder shall obtain a Flood Hazard permit from the Town. An engineer, architect or surveyor shall certify that all flood hazard soils are identified on the plot plan and no structure is within Flood Hazard soils. No earth filing or the erection of permanent structures in areas of Flood Hazard soils (per Wake County Soils Maps or Federal Emergency Management Agency Zones until a flood study is completed and approved by the Town of Fuquay-Varina or FEMA.

ENGINEERING "NO-RISE" CERTIFICATION

This is to certify that I am a duly qualified engineer licensed to practice in the State of _____. It is to further certify that the attached technical data supports the fact that the proposed _____ (*Name of Development*) will not impact the 100-year floodway elevations, floodway elevations and floodway widths on _____ (*Name of Stream*) at published sections in the Flood Insurance Study for _____ (*Name of Community*) dated _____ (*Study Date*) and will not impact the 100-year flood elevations, floodway elevation and floodway widths at unpublished cross-sections in the vicinity of the proposed development.

SEAL

(Date)

(Signature)

(Title)

(Address)

NOTE:

The street address number designated on the plat map should not be used as the identifying number on the closing documents. The PIN number is the official identifying number. The street address number is subject to change in the future.

NOTE:

Owner (and any successor-in-interest) hereby warrants and agrees to make repair(s) to any and all streets, curb, gutter, storm drainage, utilities and appurtenances (referred to herein as "improvements(s)") installed by the owner (within the dedicated right(s)-of-way or easement(s)) due to defective materials or faulty workmanship for a period of one year beginning from the date of recordation of this plat map. In the event Owner posts a bond for construction of future improvements, then owner's warranty and agreement shall begin from the date said bond is released.

Owner's obligation to repair(s), shall be triggered when, in the opinion of the Town's Engineer or Public Works Director, a defect in said improvement(s) occurs.

Owner (Annexation):

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision for annexation with my (our) free consent

_____, 20____
Date

Owner Owner

Annexation ((Without the Provision of Services)

I (we) certify: (i) that I/we have requested the Town to provide water the property(ies) depicted on this map, (ii) that I/we submit a voluntary annexation petition to the Town for the property(ies) depicted on this map, (iii) that I/we acknowledge and agree that the Town will not provide, nor does it have an obligation to provide, sewer service to the property(ies) depicted herein inasmuch as the property is not within a reasonable proximity to the Town sewer lines or drainage basin for the property(ies) - thereby making the provision of sewer services impracticable.

The terms and provisions of this certification are further memorialized in a Declaration for Annexation and Annexation Agreement ("Agreement") recorded in Book _____, Page _____, Wake County Registry (said Agreement being incorporated herein by reference). Said Agreement and this certification shall be binding upon the undersigned owners(s), their heirs, successors or assigns.

_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)

State of North Carolina County of _____

I certify that these person(s) personally appeared before me this day of _____, 20__ each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: (Names(s) of Principal(s), Individual

(SEAL) _____
Notary Public

My Commission Expires: _____