

Plat Certificates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

The following certificates are required for Recorded Plats:

Miscellaneous/Preliminary Certificate (BS-XX-XX)

Plat of Correction, boundary, private drainage easements, and any plat not recombining nor dedicating lots or easements, etc.

“This plat or map does not require preliminary approval, and meets all statutory requirements for recording.”

Planning and Development Officer/Wake County Review Officer

Recombination Certificate (R-XX-XX)

“This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.”

Planning and Development Officer/Wake County Review Officer

City Limits Certification

*THIS PLAT IS NOT TO BE
RECORDED AFTER _____
DAY OF _____.
ONE (1) COPY TO BE
RETAINED FOR THE CITY.
THIS PLAT IS ____IN
____OUT OF THE CITY
LIMITS.*

Dedication Certificate

(Ex: subdivisions lots, City of Raleigh sewer, & right-of-way dedications)

"I, the undersigned Planning and Development Officer of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh, as provided by its City Code, on the ____ day of _____, in the year _____, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so."

Planning and Development Officer/Wake County Review Officer

Notary Statement

STATE OF _____

COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____, 2006.

(Official Seal)

printed name: _____, Notary Public

My commission expires: _____

Property Owner Certificate for DEDICATION

(Ex: subdivision lots, easements, right-of-way, etc.)

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple and that the dedicator(s) hereby agree to warrant and defend the title against any claims of all persons whomsoever excepted as specifically listed herein and that by recording this plat or map I (we) do irrevocably dedicate to the City of Raleigh for public use all streets, easements, rights-of-way, parks and greenways (as those interests are defined in the City Code) and as the same are shown on the plat for all lawful purposes to which the City may devote or allow the same to use and upon acceptance thereof, in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh, for the benefit of the public provided any dedication of easements for storm drainage not specifically labeled City of Raleigh or public are not made to the City of Raleigh, but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit.

Book No.: _____

Page No.: _____

Signature(s) & title/position of property owner(s):

Property Owners Certificate for NON-DEDICATION

(This includes Miscellaneous/Preliminary surveys and Recombination plats where no easements or lots are being dedicated and recorded).

Property Owners Certificate (Boundary and Recombination Plats):

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple.

Book No.: _____

Page No.: _____

Signature(s) & title/position of property owner(s):

Plat of Acquisition

This plat is for descriptive and reference purposes only. It does not constitute a dedication or conveyance of rights-of-way or other easements. Dedication or conveyance of such rights-of-way or other easements may be disclosed by a search of the public land records for dedication plats, instruments of conveyance, or record of judicial proceedings.