

<u>CITY OF GASTONIA</u>						
~ENGINEERING DEPARTMENT~						
TWO RIVERS UTILITIES PLAT REVIEW						
PROJECT:						
OWNER:						
SURVEYOR:						
REVIEWED BY:				Project # :		
DATE:				Yes	No	N/A
1. Plat size: min.: 18" x 24"; max.: 24" x 36" (<i>1½ " minimum margin on left edge</i>)						
2. Street right-of-way widths- <i>designated as Public or Private</i>						
3. Name of project						
4. Date of drawing / revision dates						
5. Vicinity sketch (<i>noting area of subject property</i>) and north arrow.						
6. Legend						
7. Owners name(s) correct						
8. North arrow (with appropriate reference - grid north, plat book/page, etc...)						
9. Bar scale						
10. Surveyor's seal, signature, address AND G.S. 47-30 certification (NOT Section .1600 cert.)						
11. Adjacent property owners (<i>with deed book/page, plat book/page and P.I.D. references</i>)						
12. Flood plain certification with community-panel number						
13. Label all property corners						
14. Lot and block number designation (if applicable)						
15. Phase, Map or section number (if applicable)						
16. Boundary line and tieline labeled with bearing/distance/curve data.						
17. Define location of General Drainage and Utility Easements for the following scenarios:						
a. Natural features (i.e., swales, ditches, wet-weather branches) within a G.D.U.E. : Note location of natural feature on plat (no bearings/distances needed) along with dimensions defining the width of easement on each side of feature as well as the total width of easement.						
b. All utility systems (i.e., water, sewer, storm drain) within a G.D.U. E.: Define location of pipe by bearing and distance along with deminsions defining the width of easement on each side of pip centerline as well as the total width of easement						
c. Where the G.D.U. Easement line falls "partially" outside the street right -of-way: Define location of easement line by bearing and distance (may necessitate an inset in some cases).						
18. Show building/lot address						
19. Tax P.I.D.#, township, city, county, state						
20. Payment of all applicable fees						
21. The City of Gastonia will not be responsible for maintaining any open ditches, creeks, or streams even though a drainage easement is provided - IF INSIDE GASTONIA						
22. Property is/is not located within 2000' of a NCGS monument.						

SURVEYOR'S CERTIFICATION§:			
I, _____, certify to one of the following:			
A. That this plat is of a survey that creates a subdivision of lands within an area of a county or municipality that has an ordinance that regulates land.			
B. That this plat is of a survey that is located in such 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 this plat is of a survey of an existing parcel or parcels of land, and does not create a new street or change an existing street.			
2. That this plat is of an existing building or other structure, or natural feature, such as a watercourse.			
3. That this plat is a result of a control survey.			
4. That this survey is of a proposed easement for a public utility as defined in G.S. 62-3.			
D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.			
A "G.S. 47-30 STATEMENT" IN SUBSTANTIALLY THE SAME FORMAT AS DETAILED IN THE			
G.S. 47-30 STATUTES, AND CAN BE FOUND ONLINE AT : WWW.NCBELS.ORG UNDER THE "NEWS			
AND LAWS" LINK, THEN "MAPPING REQUIREMENTS" LINK.			
REGISTER OF DEEDS CERTIFICATION:			
Jonathan L. Fletcher			
REGISTER OF DEEDS			
GASTON COUNTY, NORTH CAROLINA			
NORTH CAROLINA			
GASTON COUNTY			
I, JONATHAN L. FLETCHER, REGISTER OF DEEDS, IN AND FOR THE AFORESAID COUNTY AND STATE,			
HEREBY CERTIFY THIS TO BE A TRUE COPY OF DOCUMENT WHICH IS RECORDED IN BOOK			
_____ PAGE _____			
WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.			

