CITY OF GASTONIA			
~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" (1½ " minimum margin on left edge)			
2. Street right-of-way widths- designated as Public or Private			
3. Name of project			
4. Date of drawing / revision dates			
5. Vicinity sketch (noting area of subject property) 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 (with deed book/page, plat book/page and P.I.D. references)			
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 CERTIFICATIONS:		
I,, certify to one of the following:		
, costing 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:		
ALCOSTER OF DEEDS CERTIFICATION.		
Jonathan L. Fletcher		
REGISTER OF DEEDS		
GASTON COUNTY, NORTH CAROLINA		
NORTH CAROLINA CASTON COUNTY		
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 .		
THE DESIGN OF THE PROPERTY OF		

BY:			
JONATHAN L. FLETCHER REGISTER OF DEEDS ASSISTANT/ DEPUTY			
DEVICE OF CONTRACT			
REVIEW OFFICER'S CERTIFICATION:			
State of North Carolina			
Gaston County			
Caston County			
I,, Review Officer of Gaston County, certify that the map of plat to which this			
certification is affixed meets all statutory requirements for recording.			
, i			
Review Officer Date			
RETURN TO:			
CITY OF GASTONIA			
ENGINEERING DEPARTMENT			
P.O. BOX 1748			
GASTONIA, NC 28053			
ON NUMBER CERTIFICATION			
OWNER'S CERTIFICATION:			
WATER/CEWER CERTIFICATE OF REDICATION			
WATER/SEWER CERTIFICATE OF DEDICATION			
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED			
HEREON, AND THAT I HEREBY DEDICATE ALL PUBLIC SANITARY SEWER LINES, WATER			
LINES AND ASSOCIATED UTILITY EASEMENTS TO THE CITY OF GASTONIA			
ENGLOPIND RECOGNITED OTHER PERCENTENTS TO THE OFFI OF GROTONIX			
OWNER:			
OWNER:			
GASTONIA CITY ENGINEER CERTIFICATION:			
LUEDEDY OFDIEV THAT THE DUDI IO WATER/OFWED DODTIONS OF THIS DLAT			
I HEREBY CERTIFY THAT THE PUBLIC WATER/SEWER PORTIONS OF THIS PLAT ARE APPROVED FOR RECORDATION.			
ARE AFFROVED FOR RECORDATION.			
GASTONIA CITY ENGINEER DATE			
	1	1	