

# TOWN OF OAKBORO

PO Box 610 • 109 N. Main Street • Oakboro, NC 28129 • 704-485-3351 • www.oakboro.com

## RECOMBINATION PLAT APPLICATION

Zoning Fee Due: \$200

Permit No. \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Tax Record No. \_\_\_\_\_

Date Paid: \_\_\_\_\_

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

### SUBMITTAL REQUIREMENTS

Completed Application

Approved  Not Approved

Exempt Plat Application Fee - \$100

Signature: \_\_\_\_\_

### PROJECT INFORMATION

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

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

Property PIN: \_\_\_\_\_

Acreage: \_\_\_\_\_ Zoning: \_\_\_\_\_

Jurisdiction:  Inside Corporate Limits  In ETJ  Outside Corporate Limits & ETJ

### APPLICANT INFORMATION:

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

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Applicant Signature: \_\_\_\_\_

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

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

# RECOMBINATION PLAT PROCESS

## Definition of a Recombination Plat

A map which depicts the joining of two (2) or more individual units of land into a new configuration which complies with the required standards and which is intended for recording with the Stanly County Register of Deeds. A recombination plat:

1. Does not dedicate or offer for dedication any new street or require construction of any private road for access to any of the lots.
2. Allows reasonable access to the remainder of the tract from which the lot or lots are conveyed of at least 60 feet in width.
3. Does not require extension of sanitary sewer mains or storm sewer mains or water mains to service the lots.
4. Creates no residual parcels which themselves do not conform to the requirements of the Unified Development Ordinance (UDO)
5. Does not increase the total number of lots.

## Recombination Plat Process Summary

1. Applicant brings plat to Town Hall (109 N Main Street, Oakboro) for review.
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 to Town Hall (109 N Main Street, Oakboro).
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) copies of the plat on Mylar. 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 Stanly County Register of Deeds within 60 days after approval. Stanly 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 Recombination Plat and one (1) paper copy of the plat to the Planning Department. The recorded Recombination Plat must be on file prior to the issuance of any building permits.