



<i>office use only</i>	
Zoning Permit #	_____
Approved Date	_____

PO Box 610 | Oakboro, NC 28129 | 704-485-3351 | 704-485-2439 (fax) | oakboro.com | townofoakboro@oakboro.com

EXEMPT/RECOMBINATION PLAT APPLICATION

Date Received: _____	Fee Amount: \$ _____ <i>Per Review</i> <i>(see fee sheet)</i>	Paid: \$ _____ Date Paid: _____
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PLAT & APPLICANT INFORMATION

Title of Plat: _____

Current Zoning: _____ Acreage of Parent Tract: _____ acres

PIN(s): _____ Date: _____

Applicant Name: _____ Surveyor License Number: _____

PLEASE NOTE:
A PLAT DOES NOT CONVEY THE TRANSFERRANCE OF LAND, A DEED MUST ALSO BE RECORDED TO COMPLETE THE SUBDIVISION OR RECOMBINATION

Exempt Subdivision - Type of Exemption (Section 34-75 & NCGS 153A-335)

- The combination or recombination of portions of previously recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as shown in its subdivision regulations and the combination or recombination does not change or alter the location of a public or private road as shown on a plat previously recorded in the Stanly County Register of Deeds. (NSGS § 153A-335[A1])
- The division of land into parcels greater than 10 acres if no street right-of-way dedication is involved. (NSGS § 153A-335[A2])
- The public acquisition by purchase of strips of land for the widening or opening of streets. (NSGS § 153A-335[A3])
- The division of a tract in single ownership the entire area of which is no greater than two acres into not more than three lots, if no street right-of-way dedication is involved and if the resultant lots are equal to or exceed the standards of the county as shown by its subdivision regulations. (NSGS § 153A-335[A4])

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Application Status	<input type="checkbox"/> Approved
	<input type="checkbox"/> Denied <i>(see attached letter of denial)</i>
	_____ <i>Zoning Enforcement Officer</i> <i>Date</i>

Recombination Plat Process

Definitions 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 North 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 the applicant.
- 4) The applicant must address all of the comments and submit revised plats to Town Hall (109 North 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 hard copies 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.