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**MACON COUNTY BOARD OF COMMISSIONERS
MODERNIZATION OF LAND RECORDS ORDINANCE**

BE IT ORDAINED by the Board of Commissioners of Macon County that the Macon County Code shall be amended as follows;

There shall be created in the Macon County Code a Title XIV designated as "Land Records;" and

Title XIV shall contain Chapter 140: Land Records; and

Chapter 140 shall consist of the *Macon County Modernization of Land Records Ordinance* which is fully set out in the attached document entitled "Chapter 140: LAND RECORDS;" and

The *Macon County Modernization of Land Records Ordinance* shall become effective and apply to any deed, deed of trust, easement, boundary agreement, map or plat, or any other instrument affecting real property presented for registration on or after December 1, 2004.

Adopted by unanimous vote at the regular meeting held November 1, 2004.

Macon County Board of Commissioners

By



Mark B. West, Chairman

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CHAPTER 140: LAND RECORDS

§140.01 TITLE.

This chapter shall be known and cited as the *Macon County Modernization of Land Records Ordinance*.
(Ord. adopted 11-1-2004)

§140.02 PURPOSE AND STATUTORY AUTHORITY.

(A) The purpose of this chapter is to promote the modernization of the land records of Macon County in order that the public and private users of these records may maximize the efficient use of the GIS data base established by these records.

(B) This chapter is adopted pursuant to N.C.G.S. §161-30.
(Ord. adopted 11-1-2004)

§140.03 REQUIREMENTS FOR REGISTRATION.

(A) The register of deeds shall not accept for registration any deed, deed of trust, easement, boundary agreement, map or plat, or any other instrument affecting real property unless the following requirements are satisfied:

(1) The name and address of the person to whom the map or instrument is to be returned is affixed on the face thereof.

(2) The owner's, in the case of a map or plat, or the grantee's, in the case of all other instruments affecting real property, permanent mailing address is affixed on the face thereof.

(B) The register of deeds shall not accept for registration any deed, deed of trust, easement, boundary agreement, map or plat, or any other instrument affecting real property unless the parcel identifier numbers of all affected parcels have been assigned and affixed to the face of the map or instrument and verified by the county land records office, or affixed and verified by the county land records office as a part of the legal description contained in any instrument, in accordance with the procedures for creating and assigning parcel identifier numbers as established by the county land records office.

(C) Presentation of any map, plat or instrument to the county land records office for compliance with the requirements of this ordinance shall not constitute filing for registration.

(Ord. adopted 11-1-2004)

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§140.04 ASSIGNMENT OF PARCEL IDENTIFIER NUMBERS.

The county land records office shall have the exclusive authority to create and assign parcel identifier numbers and shall maintain appropriate procedures to ensure that no two parcels of property will be assigned the same parcel identifier number.
(Ord. adopted 11-1-2004)

§140.05 PARCEL IDENTIFIER NUMBERS REQUIRED.

Every map or plat (including a map or plat incorporated by reference in a deed or other instrument of conveyance), subdivision plat or land survey plot that creates or more fully defines one or more parcels of land must have a parcel identifier number affixed to it and verified by the county land records office before it can be registered. This requirement shall not apply to floodplain maps, annexation and municipal boundary maps, and any other similar maps prepared by governmental agencies.
(Ord. adopted 11-1-2004)

§140.06 ORDER OF PROCESSING INSTRUMENTS.

All maps, plats or instruments affecting the same parcel or related parcels shall be processed by the county land records office in the order in which they were presented.
(Ord. adopted 11-1-2004)

§140.07 DESCRIPTIONS OF PARCELS FOR WHICH IDENTIFIER NUMBER DO NOT EXIST.

(A) Any deed, deed of trust, easement, boundary agreement, map or plat, or any other instrument affecting real property that contains a description of a parcel not previously plotted on the county's large-scale cadastral maps and for which a parcel identifier number has not been assigned must contain a description of the parcel of sufficient accuracy and detail that the county land records office is able to locate and plot the parcel on the county maps from the description standing alone, or with the aid of supporting maps or other documents furnished by the person presenting the instrument.

(B) The description contained in any map or plat that is to be registered and that creates or more fully defines a parcel not previously plotted on the county's large-scale cadastral maps and for which a parcel identifier number has not been assigned must be sufficiently precise to create a consistent closed parcel boundary within a plotting accuracy of 1/40th inch.

(Ord. adopted 11-1-2004)

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§140.07 EFFECTIVE DATE.

This ordinance shall be implemented and become effective December 1, 2004, and shall apply to any deed, deed of trust, easement, boundary agreement, map or plat, or any other instrument affecting real property presented for registration on or after that date.

(Ord. adopted 11-1-2004)

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