

Lincoln County Subdivision Plat Certificates

Exempt Plats – Page 3

Certificate of Ownership and Dedication
Certificate of Approval for Recording for Exempt Plats
Watershed Certificate
Review Officer Certificate
Certificate of Survey and Accuracy
[Notary Certificate – see appendix](#)

Commented [JC1]: Do we want to use different nomenclature for this classification, since they are not, by definition, subdivisions?

Family Subdivisions – Page 5

Certificate of Ownership and Dedication for Family Subdivisions
Private Road Disclaimer Statement
Certificate of Approval for Recording for Family Subdivisions
Watershed Certificate
Review Officer Certificate
Certificate of Survey and Accuracy
[Notary Certificate – see appendix](#)

Minor Subdivisions – Page 7

Certificate of Ownership and Dedication
Certificate of Approval for Recording
Watershed Certificate
Review Officer Certificate
Certificate of Survey and Accuracy
[Notary Certificate – see appendix](#)

Minor Subdivisions (Expedited) – Page 9

Certificate of Ownership and Dedication
Private Road Disclaimer Statement
Certificate of Approval for Recording
Watershed Certificate
Review Officer Certificate
Certificate of Survey and Accuracy
[Notary Certificate – see appendix](#)

Major Subdivisions (Public Roads) – Page 11

Certificate of Ownership and Dedication
Certificate of Conformity with Plans and Specifications
Public Road Certification
Certificate of Approval for Recording
Watershed Certificate
Review Officer Certificate
NCDOT Statement
Certificate of Survey and Accuracy
Public Utilities Certificate
[Notary Certificate – see appendix](#)

Commented [JC2]: We recently discussed eliminating this note/disclaimer

Major Subdivisions (Private Roads) – Page 14

Certificate of Ownership and Dedication
Certificate of Conformity with Plans and Specifications
Private Road Design and Construction Certification
Private Road Disclaimer Statement
Certificate of Approval for Recording
Watershed Certificate
Review Officer Certificate
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Public Utilities Certificate
[Notary Certificate – see appendix](#)

Additional Notations – Page 17

Septic Disclaimer
Drainage and Utility Easement Notation
Voluntary Agricultural District Buffer Notation
Special Flood Hazard Area Notation
NCGS 47-30(f)(11) Certification
[Notary Certificate – see appendix](#)

Exempt Plats

Certificate of Ownership and Dedication

I/We do hereby certify that I/we are all of the owners of fee simple title to the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County.

Owner _____ Date _____

Certificate of Approval for Recording for Exempt Plats

I hereby certify that to the best of my ability as subdivision administrator that I have determined that the plat shown hereon is not subject to the Lincoln County Unified Development Ordinance pursuant to §9.6.2. This determination is based on statements made by the applicant as to the combination or recombination of recorded lots, the status of roads, and the separation of land subsequent to the effective date of the Unified Development Ordinance. Furthermore, such information, if incorrect, would result in the cancellation of this certificate.

Subdivision Administrator _____ Date _____

Watershed Certificate

The (name of plat) plat, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator _____ Date _____

OR

Watershed Certificate

Lots (fill in the appropriate lot numbers) of the (name of plat) plat, to the best of my knowledge, lie within the (classification of watershed) of the (name of body of water), as designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County. Lots (fill in appropriate lot numbers) of the (name of subdivision) do not lie within a water supply watershed.

Subdivision Administrator _____ Date _____

Review Officer Certificate

State of North Carolina
County of Lincoln

I, _____, Review Officer of Lincoln County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

Certificate of Survey and Accuracy

I, _____, Professional Land Surveyor, certify that this plat was prepared from an actual fields survey performed under my direction and supervision ; that the ratio of precision is 1: _____; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal.

This the _____ day of _____, _____.

Professional Land Surveyor

License Number

Family Subdivisions

Certificate of Ownership and Dedication for Family Subdivisions

I/We do hereby certify that I/we are all of the owners of fee simple title to the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County. I/we hereby adopt this plan of subdivision with my/our free consent. I/we further certify that the lots shown on this subdivision plat are created for immediate family members only as set out in section §9.6.10 of the Lincoln County Unified Development Ordinance and will not be conveyed to third parties for a period of not less than three years.

Owner _____ Date _____

Private Road Disclaimer Statement

All roads in this subdivision not currently maintained by NCDOT are private. Neither these nor any other roads shall be maintained by Lincoln County or NCDOT. All road maintenance and construction standards are the responsibility of the subdivider and subsequent owners of lots in the subdivision.

Owner _____ Date _____

Certificate of Approval for Recording for Family Subdivisions

I hereby certify that this is an approved Family Subdivision Plat in accordance with §9.6.10 of the Lincoln County Unified Development Ordinance and that this plat has been approved for recordation in the Lincoln County Register of Deeds Office.

Subdivision Administrator _____ Date _____

Watershed Certificate

The (name of subdivision) Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator _____ Date _____

OR

Watershed Certificate

Lots (fill in the appropriate lot numbers) of the (name of subdivision) Subdivision, to the best of my knowledge, lie within the (classification of watershed) of the (name of body of water), as designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County. Lots (fill in appropriate lot numbers) of the (name of subdivision) do not lie within a water supply watershed.

Subdivision Administrator

Date

Review Officer Certificate

State of North Carolina
County of Lincoln

I, _____, Review Officer of Lincoln County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

Certificate of Survey and Accuracy

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, Page _____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is 1: _____; that this plat was prepared in accordance with G.S. § 47-30 as amended. Witness my original signature, license number and seal this _____ day of _____, A.D. _____.

Professional Land Surveyor

License Number

Minor Subdivisions

Certificate of Ownership and Dedication

I/We do hereby certify that I/we are all of the owners of fee simple title to the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County and that I/we hereby adopt this plan of subdivision with my/our free consent and establish minimum lot size and building setback lines as noted.

Owner _____ Date _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with Article 5, Subdivision Standards of the Lincoln County Unified Development Ordinance and that this plat has been approved by Lincoln County for recordation in the Lincoln County Register of Deeds.

Subdivision Administrator _____ Date _____

Watershed Certificate

The (name of subdivision) Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator _____ Date _____

OR

Watershed Certificate

Lots (fill in the appropriate lot numbers) of the (name of subdivision) Subdivision, to the best of my knowledge, lie within the (classification of watershed) of the (name of body of water), as designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County. Lots (fill in appropriate lot numbers) of the (name of subdivision) do not lie within a water supply watershed.

Subdivision Administrator _____ Date _____

Review Officer Certificate

State of North Carolina
County of Lincoln

I, _____, Review Officer of Lincoln County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

Certificate of Survey and Accuracy

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ____, Page ____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that the ratio of precision as calculated is 1: ____; that this plat was prepared in accordance with G.S. § 47-30 as amended. Witness my original signature, license number and seal this ____ day of _____, A.D. _____.

Professional Land Surveyor

License Number

Minor Subdivisions (Expedited)

Certificate of Ownership and Dedication

I/We do hereby certify that I/we are all of the owners of fee simple title to the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County. I/ We hereby adopt this plan of subdivision with my/our free consent. I/We further certify that the lots shown on this subdivision plat are created pursuant to NCGS 160D-802(c) and Section §9.6.6.A.3 of the Lincoln County Unified Development Ordinance, as follows: the tract or parcel being divided is greater than five acres, no more than three lots are being created, and a permanent means of ingress and egress is recorded for each lot. I/We also acknowledge that no part of the tract or parcel being divided may be divided again by way of the provisions of NCGS 160D-802(c) and/or Section §9.6.6.A.3 of the Lincoln County Unified Development Ordinance for a period of ten years following the recording of this subdivision plat.

Owner _____ Date _____

Required note on title block:

Pursuant to NCGS 160D-802(c) and Section 9.6.6.A.3 of the Lincoln County Unified Development Ordinance

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with Article 5, Subdivision Standards of the Lincoln County Unified Development Ordinance and that this plat has been approved by Lincoln County ~~on~~ for recordation in the Lincoln County Register of Deeds.

Subdivision Administrator _____ Date _____

Watershed Certificate

The (name of subdivision) Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator _____ Date _____

OR

Watershed Certificate

Lots (fill in the appropriate lot numbers) of the (name of subdivision) Subdivision, to the best of my knowledge, lie within the (classification of watershed) of the (name of body of water), as designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County. Lots (fill in appropriate lot numbers) of the (name of subdivision) do not lie within a water supply watershed.

Subdivision Administrator _____ Date _____

Review Officer Certificate

State of North Carolina County of Lincoln

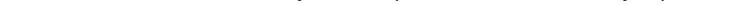
I, _____, Review Officer of Lincoln County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

Certificate of Survey and Accuracy

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ____, Page ____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that the ratio of precision as calculated is 1: ____; that this plat was prepared in accordance with G.S. § 47-30 as amended. Witness my original signature, license number and seal this ____ day of _____, A.D., _____.



Professional Land Surveyor

License Number

Major Subdivisions (Public Roads)

Certificate of Ownership and Dedication

I/We do hereby certify that I/we are all of the owners of fee simple title to the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County and that I/we hereby adopt this plan of subdivision with my/our free consent and establish minimum lot size and building setback lines as noted.

Owner _____ Date _____

Certificate of Conformity with Plans and Specifications

Lincoln County
Subdivision Name:

Name of Roads in Subdivision:

Developer:

I hereby to the best of my knowledge, ability and belief certify that all road work to be performed on this subdivision will be checked by me or my authorized representative and will conform with lines, grades, cross-sections, dimensions, and material requirements which are shown on and indicated in the plans which have been reviewed and approved by the appropriate District Engineer, North Carolina Department of Transportation. Any significant changes or deviations will be reviewed and approved by the District Engineer or their authorized representative.

When the roads have the proper number of homes constructed on them, I will petition the North Carolina Department of Transportation to add them to their system for maintenance. Until that time I will keep the roads in a proper state of maintenance.

I also acknowledge that falsification of the above certifications may subject me to civil suit and/or criminal prosecution under G.S. § 14-100, 136-102.6.

Developer or Authorized Representative _____ Date _____

Public Road Certification

If public roads are created in the subdivision, the following certificate shall appear on all copies of the final plat submitted to the Director:

All roads in this subdivision are hereby declared public. The maintenance of all roads in this subdivision shall be the responsibility of the developer and, it shall be their responsibility to bring the roads up to standards of the North Carolina Department of Transportation secondary roads.

Owner _____ Date _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with Article 5, Subdivision Standards of the Lincoln County Unified Development Ordinance and that this plat has been approved by Lincoln County for recordation in the Lincoln County Register of Deeds.

Subdivision Administrator

Date

Watershed Certificate

The (name of subdivision) Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator

Date

OR

Watershed Certificate

Lots (fill in the appropriate lot numbers) of the (name of subdivision) Subdivision, to the best of my knowledge, lie within the (classification of watershed) of the (name of body of water), as designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator

Date

Review Officer Certificate

State of North Carolina
County of Lincoln

I, _____, Review Officer of Lincoln County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

NCDOT Statement

**DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD**

CONSTRUCTION STANDARDS CERTIFICATION

This subdivision plat, signed by the District Engineer, has been certified by the NCDOT based on the construction plans approved. Prior to addition to the State Highway System, the actual construction of these streets shall be certified by a NC Licensed Professional Engineer.

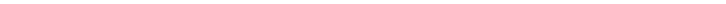
APPROVED:

DISTRICT ENGINEER:

DATE:

Certificate of Survey and Accuracy

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ____, Page ____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that the ratio of precision as calculated is 1: ____; that this plat was prepared in accordance with G.S. § 47-30 as amended. Witness my original signature, license number and seal this ____ day of _____, A.D., _____.



Professional Land Surveyor

License Number

Public Utilities Certificate

I, _____, an authorized Public Utilities representative of Lincoln County certify that the plat includes to the best of my knowledge, ability and belief Lincoln County Utility Easements over all water, sewer, utility transmission, distribution lines and appurtenances being conveyed and dedicated by the owner of the property described in this plat to Lincoln County.

Authorized Public Utilities Representative

Date

Major Subdivisions (Private Roads)

Certificate of Ownership and Dedication

I/We do hereby certify that I/we are all of the owners of fee simple title to the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County and that I/we hereby adopt this plan of subdivision with my/our free consent and establish minimum lot size and building setback lines as noted.

Owner _____ Date _____

Certificate of Conformity with Plans and Specifications

Lincoln County
Subdivision Name:

Name of Roads in Subdivision:

Developer:

I hereby to the best of my knowledge, ability and belief certify that all road work to be performed on this subdivision will be checked by me or my authorized representative and will conform with lines, grades, crosssections, dimensions, and material requirements which are shown on and indicated in the plans which have been reviewed and approved by the appropriate District Engineer, North Carolina Department of Transportation. Any significant changes or deviations will be reviewed and approved by the District Engineer or their authorized representative.

When the roads have the proper number of homes constructed on them, I will petition the North Carolina Department of Transportation to add them to their system for maintenance. Until that time I will keep the roads in a proper state of maintenance.

I also acknowledge that falsification of the above certifications may subject me to civil suit and/or criminal prosecution under G.S. § 14-100, 136-102.6.

Developer or Authorized Representative _____ Date _____

Private Road Design and Construction Certification

(Use this one for pre-existing private roads)

I hereby certify that the proposed private road is in compliance with all the standards contained and referenced in §5.4.5 and §5.4.6 of the Lincoln County Unified Development Ordinance, and that the "travel way" of said road is located within the road's right-of-way as shown on the plat.

Engineer _____ Date _____
OFFICIAL SEAL

(Use this one for newly constructed private roads)

I hereby certify that the private road was constructed in, accordance with the preliminary construction plans and profiles prepared in accordance with §5.4.5 and §5.4.6 of the Lincoln County Unified Development Ordinance.

Engineer
OFFICIAL SEAL

Date

Private Road Disclaimer Statement

All subdivision roads are hereby declared private and shall not be maintained by the North Carolina Department of Transportation or Lincoln County. The maintenance of all roads in this subdivision shall be the responsibility of the Developer and it shall be their responsibility to bring it up to the road standards as certified by the design and construction engineer. After transfer of ownership of the road to the Homeowners' Association it shall be their responsibility for maintenance.

Owner

Date

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with Article 5, Subdivision Standards of the Lincoln County Unified Development Ordinance and that this plat has been approved by Lincoln County for recordation in the Lincoln County Register of Deeds.

Subdivision Administrator

Date

Watershed Certificate

The (name of subdivision) Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator

Date

OR

Watershed Certificate

Lots (fill in the appropriate lot numbers) of the (name of subdivision) Subdivision, to the best of my knowledge, lie within the (classification of watershed) of the (name of body of water), as designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County. Lots (fill in appropriate lot numbers) of the (name of subdivision) do not lie within a water supply watershed.

Subdivision Administrator

Date

Review Officer Certificate

State of North Carolina
County of Lincoln

I, _____, Review Officer of Lincoln County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

Certificate of Survey and Accuracy

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ____, Page ____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that the ratio of precision as calculated is 1: ____; that this plat was prepared in accordance with G.S. § 47-30 as amended. Witness my original signature, license number and seal this ____ day of _____, A.D. _____.

Professional Land Surveyor

License Number

Public Utilities Certificate

I, _____, an authorized Public Utilities representative of Lincoln County certify that the plat includes to the best of my knowledge, ability and belief Lincoln County Utility Easements over all water, sewer, utility transmission, distribution lines and appurtenances being conveyed and dedicated by the owner of the property described in this plat to Lincoln County.

Authorized Public Utilities Representative

Date

Additional Notations

Septic Disclaimer

In approving this plat, Lincoln County does not guarantee the suitability of any lot for the placement of a septic tank system.

Drainage & Utility Easement Notation

A 10 foot Drainage and Utility Easement exists along all property lines (Front, Side and Rear).

Voluntary Agricultural District Notations

This property lies within a Voluntary Agricultural District buffer.

A portion of this property lies within a Voluntary Agricultural District buffer.

Special Flood Hazard Area Notation

A portion of the subject property is located within Zone (AE, AEFW) the remainder of the subject property is located within Zone X, areas determined to be outside the 0.2% annual change floodplain per FEMA FIRM Map number 371036_____ with an effective date of _____.

The subject property is located within Zone X, areas determined to be outside the 0.2% annual change floodplain per FEMA FIRM Map number 371036_____ with an effective date of _____.

NCGS 47-30(f)(11) Certification

- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That the survey is located in a 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 the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Notary Appendix

Acknowledgment for Individual

State of North Carolina
County of _____

I, _____, Notary Public, do hereby certify that _____ (name of individual(s) whose acknowledgment is being taken) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, 20____.

(Official Seal) _____
Official Signature of Notary
Notary Public

My commission expires: _____

Acknowledgment for Officer of a Corporation

State of North Carolina
County of _____

I, _____, Notary Public, do hereby certify that _____ (name of corporate officer) personally came before me this day and acknowledged that he/she is _____ (title of corporate officer) of _____, a corporation, and that they, as _____ (title of officer), being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this _____ day of _____, 20____.

(Official Seal) _____
Official Signature of Notary
Notary Public

My commission expires: _____

Acknowledgment for Attorney in Fact

State of North Carolina
County of _____

I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that _____, attorney in fact for _____, personally appeared before me this day, and being by me duly sworn, say that they executed the foregoing and annexed instrument for and on behalf of the said _____, and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of _____ in the County of _____, State of _____, on the _____ day of _____, 20____, and that this instrument was executed under and by virtue of the authority given by said instrument granting them power of attorney. I do further certify that the said _____ acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and on behalf of the said _____.

Witness my hand and official seal this _____ day of _____, 20____.

(Official Seal)

Official Signature of Notary
Notary Public

My commission expires: _____

Short Term Power of Attorney Acknowledgment

State of North Carolina
County of _____

On this _____ day of _____, 20____, personally appeared before me, the said named _____, to me known and known to me to be the person described in and who executed the foregoing instrument and they acknowledged that they executed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Witness my hand and official seal this _____ day of _____, 20____.

(Official Seal)

Official Signature of Notary
Notary Public

My commission expires: _____

Certification of Will Already Executed and Attested:

State of North Carolina
County of _____

Before me, the undersigned authority, on this day personally appeared _____, _____, and _____, known to me to be the testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, and all of these persons being by me first duly sworn. The testator declared to me and to the witnesses as his free and voluntary act for the purposes therein expressed; or that the testator signified that that the instrument was their instrument by acknowledging to them their signature previously affixed thereto.

The said witnesses stated before me that the foregoing will was executed and acknowledged by the testator as their last will in the presence of said witnesses who, in his/her presence and at their request, subscribed their names thereto as attesting witnesses and that the testator, at the time of the execution of said will, was over the age of 18 years and of sound and disposing mind and memory.

Subscribed, sworn to and acknowledged before me by
_____, the testator,
_____, as a witness,
and _____, as a witness,

Witness my hand and official seal this _____ day of _____, 20____.

(Official Seal)

Official Signature of Notary
Notary Public

My commission expires: _____