



## Re: Combining Parcels

Currently Macon County has allowed parcels to be (re)combined by either a recombination plat or an affidavit/deed of recombination. Recombination by plat only creates the issue of the new parcel not being referenced by a called for recorded document in the county cadastre. A plat that is not called for in a description is a dormant document. This potentially affects the ability to perform research on the newly created parcel's history in the future. The North Carolina Secretary of State's Office Land Records Division recommends the recombination of parcels by affidavit/deed of recombination only. The intent of this is to protect the integrity of the individual counties cadastres. Macon County is revising the procedure for recombining parcels to follow the Secretary of State's guidelines.

As of 12/01/2017 all parcels to be combined will require an affidavit/deed of recombination to be approved by the Mapping Office and recorded in Register of Deeds. The following information should be contained in the document:

- Owner name and mailing address for tax bill.
- Parcel identification numbers for parcels to be combined.
- Deed references for the parcels.
- Property description and/or survey information including surveyor name, date of survey, survey drawing number and Plat Card number if the survey was recorded (if available).
- Statement of intent to combine the parcels.

In addition, if there is an active Home Owners Association a letter of approval from the HOA concerning the recombination of these parcels may be required. Upon recording of the document the Macon County Mapping Department and Tax Office will combine parcels and issue new Parcel Identification Numbers. Attached are copies of example affidavit/deed of recombination(s) that were provided to Macon County by North Carolina Secretary of State's Office Land Records Division. **Copies of the examples will be provided to attorneys only.**