



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' cadastre. 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. A Macon County Transfer Verification Form is required to be submitted with the affidavit/deed of recombination for approval by the Macon County Mapping Department. After recording of the document the Macon County Mapping Department and Tax Office will combine parcels and issue new Parcel Identification Number(s). The parcels once merged, become a new land segment and cannot be re-divided without a new division survey that has been approved by the Macon County Planning Department. Example copies for the affidavit/deed of recombination documents will be provided to attorneys only.