

W-928

VANCE COUNTY, N.C.

2004 JUN -5 PM 4:43

VANCE COUNTY
REGISTERED DEEDS

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C-1	75.00'	15.64'	30.84'	23°33'23"	30.62'	N 44°57'32"E
C-2	105.00'	21.89'	43.17'	26°33'23"	42.07'	N 44°57'32"E
C-3	105.00'	21.89'	43.17'	23°33'23"	42.07'	N 44°57'32"E
C-4	75.00'	15.64'	30.84'	23°33'23"	30.62'	N 44°57'32"E

This plat is subject to all easements, agreements and rights of way of record prior to the date of this plat.

NOTE: Area computed by Coordinate Method

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

To the best of my knowledge, this survey is not located within 2000 feet of a Grid Monument.

ALL OF THE FOLLOWING PROPERTY MARKERS ARE CONTROL CORNERS UNLESS OTHERWISE NOTED: NRB, NIS, NPK, EIP, ERB, EIS, EPK.

NOTE: All distances are horizontal ground distances.

NOTE: TRACTS 5B, 5D, & 5E ARE TO BE RECOMINED
TOTAL ACREAGE = 1.141 ACRES 48863 SQ. FT. GROSS
49012 SQ. FT. NET

NOTE: TRACTS 5C & 10 ARE TO BE COMBINED.
TRACT 10 IS A NEW LOT.
TOTAL ACREAGE = 2.501 ACRES 106344 SQ. FT. GROSS
106644 SQ. FT. NET

LEGEND

EIP Existing Iron Pin Found
NIP New Iron Pin Set
EIS Existing Iron Spike Found
NIS New Iron Spike Set
EPK Existing PK Nail Found
NPK New PK Nail Set
ERB Existing Rebar Found
NRB New Rebar Set
ERS Existing Railroad Spike Found
NRS New Railroad Spike Set
ECM Existing Concrete Monument Found
ENL Existing Nail Found
NL 60 Penny Nail Set
CP Computed Point
MBL Minimum Building Limits
R/W Right-of-Way
UP Utility Pole
N/P Now or Formerly
MMO Magnetic Nail Found

CALLS AROUND CEMETERY
ALL POINT ARE ERB'S
UNLESS OTHERWISE NOTED.

COURSE BEARING DISTANCE

L-1 N 72°07'08"E 24.52'
L-2 S 17°55'21"E 44.57'
L-3 S 72°51'25"W 24.51'
L-4 N 17°55'55"W 44.47'

0 25 50 100 150

WALMART STORES EAST, INC.
D.B. 823, PG. 450
P.B. 17, PG. 384
TRACT 2

WILLIAM H. FALCON, JR.
D.B. 788, PG. 321
D.B. 1009, PG. 816
P.B. 18, PG. 572
LOTS 1 & 2

BARBARA W. DUNCAN
D.B. 433, PG. 3
PER WILL 2002
D.B. 252, PG. 467
D.B. 1009, PG. 816
P.B. 18, PG. 572
LOT 3 & 4

0.995 ACRE
43330 SQ. FT. GROSS
LESS 846 SQ. FT. IN CEMETERY
38484 SQ. FT. NET LESS R/W & CEM.
PER WILL 2002
D.B. 252, PG. 381
D.B. 252, PG. 370
P.B. 17, PG. 663
LOT 5A(PART)

0.265 ACRE
10834 SQ. FT. GROSS
LESS 144 SQ. FT. NET LESS R/W
PER WILL 2002
D.B. 252, PG. 381
D.B. 252, PG. 470
P.B. 17, PG. 663
LOT 5A(PART)

0.060 ACRE
2608 SQ. FT. GROSS
2158 SQ. FT. NET LESS R/W
PER WILL 2002
D.B. 252, PG. 381
D.B. 252, PG. 370
P.B. 17, PG. 663
LOT 5A(PART)

0.786 ACRE
34220 SQ. FT. GROSS
30000 SQ. FT. NET LESS R/W
PER WILL 2002
D.B. 252, PG. 381
D.B. 252, PG. 470
P.B. 17, PG. 663
LOT 5B

0.295 ACRE
12804 SQ. FT. GROSS
PER WILL 2002
D.B. 252, PG. 370
D.B. 252, PG. 470
P.B. 17, PG. 663
LOT 5A(PART)

TIMOTHY RYAN ROBLAND
D.B. 1014, PG. 335
P.B. 18, PG. 572
LOT 6

WILLIAM J. DUNCAN
D.B. 754, PG. 572
P.B. 18, PG. 572
LOT 7

BARBAR W. DUNCAN
PER WILL 2002
D.B. 244, PG. 591
D.B. 252, PG. 470
P.B. 17, PG. 467
13.63 ACRES REMAINING

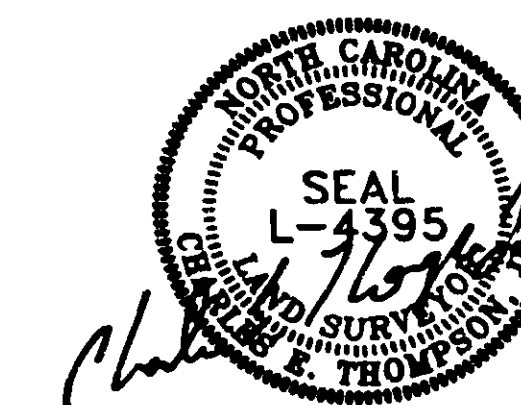
ZONED: R-15M
MBL SETBACKS
30' FRONT FROM R/W
15' SIDE
30' REAR

I, Charles E. Thompson, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision from deeds shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information found on the face of this plat; that the ratio of precision as calculated before adjustment is 1:10,000 ±; that the plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 5th day of DECEMBER, A.D., 2003.

Charles E. Thompson, Jr., P.L.S. E-4395

I certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Charles E. Thompson, Jr., P.L.S. E-4395



State of North Carolina
County of VANCE
I, Sam Jones, Review Officer
of VANCE County, certify
that the map or plat to which this
certification is affixed meets all
requirements for recording.

Sam Jones, 2004
Review Officer

State of North Carolina, County of VANCE
This is to certify that Sam Jones,
Chairman of the City of Henderson Planning Board,
personally appeared before me and acknowledged
the execution of the foregoing Certification.
Witness my hand and official seal, this 5th
day of DECEMBER, 2003.

Sam Jones
NOTARY PUBLIC

My commission expires: November 17, 2006

I hereby certify that all streets and other improvements shown on this plat have been installed or completed or that their installation or completion has been ensured by the posting of a performance bond or other sufficient surety, and that the subdivision shown on this plat complies with the Subdivision Regulations of the City of Henderson, and therefore that this plat has been approved by the City of Henderson, subject to its being recorded within 30 days of the date below.

City of Henderson, Planning Board

By Sam Jones

Date: 1-5-04

I hereby certify that I am the owner of the property described herein, that this property is subject to the subdivision regulations jurisdiction of the City of Henderson, that I hereby adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, paths, open space and easements, except those specifically indicated as private, and that I will maintain all such areas until the offers of dedication are respectively accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the City Council in the public interest.

Owner _____ Date _____

OWNER
BARBAR W. DUNCAN
878 VANCE MILL RD.
HENDERSON, N.C. 27537
252-492-8910

FINAL PLAT FOR
BARBAR W. DUNCAN
WILLIAM JOSEPH DUNCAN
OWNER - BARBARA W. DUNCAN
SANDY CREEK TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 50' DECEMBER 8, 2002

FILE # 91-02-023C

00051 TAX MAP # 541-4-29 & 10(PART)

CAWTHORNE & ASSOCIATES
Registered Land Surveyors, P.A.

P. O. Box 1558 822 Dabney Drive
Henderson, North Carolina 27536
Phone # 252-492-0041 Fax # 252-492-2846

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