

2006 APR 18 PM 1:56

Magnetic North 1981
per P.B. "U" Pg. 546JENNIFER S. BOBBITT
REGISTERED SURVEYOR

STATE OF NORTH CAROLINA, COUNTY OF VANCE
I, Sam D. Jones, REVIEW OFFICER OF VANCE COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sam D. Jones

3/23/06
REVIEW OFFICER

(d) I, C. Eugene Bobbitt, III, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT
THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION
OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE
DEFINITION OF SUBDIVISION.

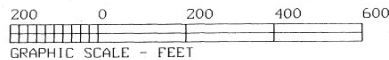
C.E.B.

I, KEN KAWLIK, SUBDIVISION ADMINISTRATOR OF VANCE COUNTY
CERTIFY THAT THIS PLAT DOES NOT CREATE A SUBDIVISION SUBJECT TO THE
SUBDIVISION APPROVAL REGULATIONS OF THE VANCE COUNTY SUBDIVISION
ORDINANCE.

2/22/06
DATEKen Kawlik
SUBDIVISION ADMINISTRATOR

EASEMENTS AND RIGHTS OF WAY

ALL ROAD FRONT LOT LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT.
ALL STREETS HAVE A 50 FOOT RIGHT OF WAY.
ALL CURB DE SACS HAVE A 50 FOOT RADIUS UNLESS NOTED OTHERWISE.
ALL ROAD RIGHTS OF WAY INCLUDE EASEMENTS FOR ALL UTILITIES PRESENT AND FUTURE.
ALL SIDE LOT LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON BOTH SIDES OF LINE, EXCEPT
HOWEVER THIS RESERVATION SHALL NOT APPLY WHEN ADJOINING LOTS ARE OWNED BY THE
SAME PARTY OR INDIVIDUAL AS RELATES TO THE COMMON SIDE LINES WHERE SUCH LOTS ADJOIN.
all intersections have a 10' x 70' sight triangle
no view obstructing shrubs or structures in this area

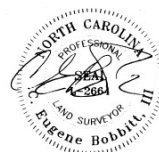


Lot #	acres	sq. ft.
6r	1.15	50,036
7r	0.77	33,366
8r	0.91	39,734
10r	1.05	45,601
11	1.00	43,723
12	1.00	43,724
13r	3.52	153,426
14r	2.16	93,917

NOTES :

ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT.

- (X) 1) TO THE BEST OF MY KNOWLEDGE, THE SUBJECT PROPERTY IS NOT
LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.
- (X) 2) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.
- () 3) THERE IS A NEW IRON PIPE (NIP) ON ALL PROPERTY CORNERS
UNLESS OTHERWISE NOTED ON THIS PLAT. SEE SYMBOLS.
- (X) 4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES
NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- (X) 5) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND
RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT.
- () 6) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN 2000 FEET OF A
STATE GRID STATION, BUT DUE TO THE LACK OF DESCRIPTIVE,
AND PHYSICAL EVIDENCE, GRID STATION(S) COULD NOT BE LOCATED.



References
D.B. 791 Pg. 357
P.B. "U" Pg. 546
P.B. "V" Pg. 805

I, C. Eugene Bobbitt, III, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK see, PAGE ref, ETC.)
(OTHER), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED
AS DRAWN FROM INFORMATION FOUND IN BOOK see, PAGE ref;
THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT
THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

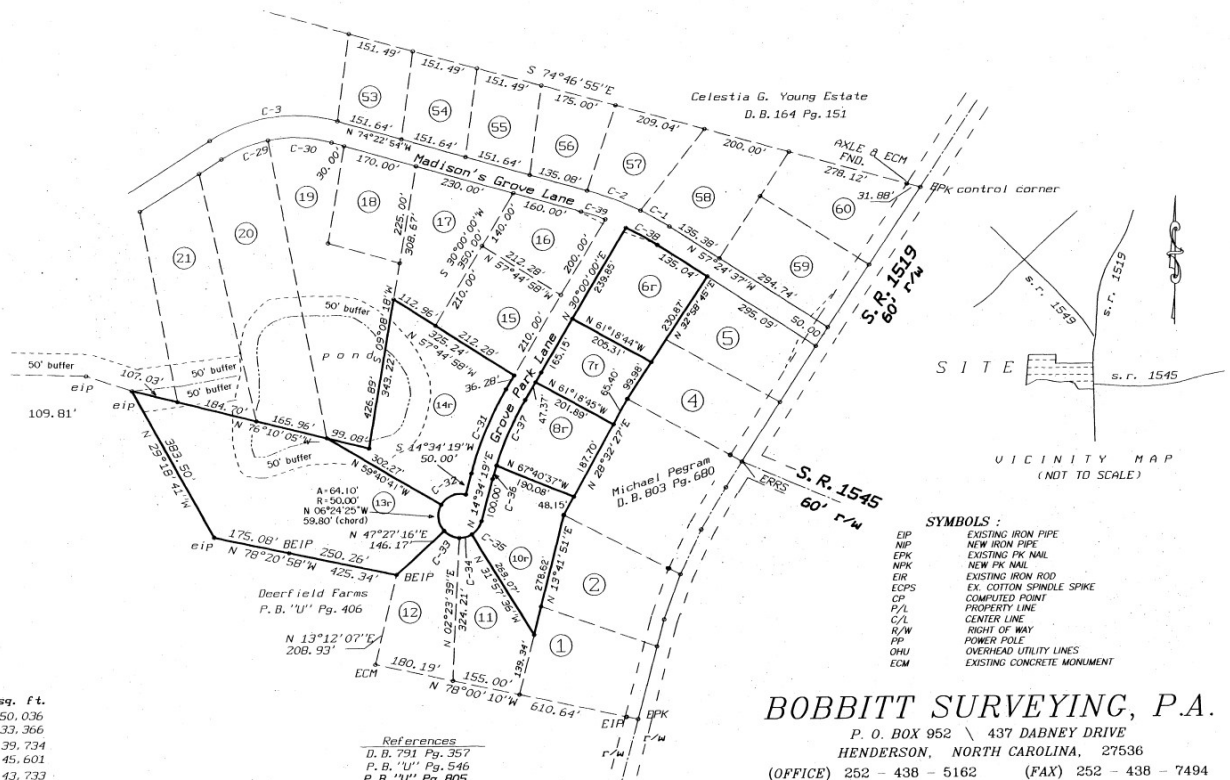
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL,

THIS 14 DAY OF March, A.D., 2006.

C. EUGENE BOBBITT, III, P.L.S.

LICENSE NUMBER - L-2664

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	695.00'	37.91'	75.75'	6°14'42"	8°14'38"	75.71'	N 60°31'35"W
C-2	695.00'	65.29'	130.19'	10°43'58"	8°14'38"	130.00'	N 69°00'55"W
C-3	360.00'	181.19'	303.11'	48°14'31"	15°54'56"	294.24'	S 81°29'50"W
C-29	310.00'	57.80'	114.29'	21°07'25"	18°28'57"	113.64'	N 67°56'17"E
C-30	310.00'	74.76'	146.72'	27°07'06"	18°28'57"	145.36'	S 87°56'27"E
C-31	770.00'	104.30'	207.34'	15°25'41"	7°26'28"	206.71'	S 22°17'10"W
C-32	50.00'	37.05'	64.80'	74°15'00"	114°35'30"	60.36'	N 67°26'49"E
C-33	50.00'	20.44'	38.81'	44°28'14"	114°35'30"	37.84'	S 65°22'16"E
C-34	50.00'	15.46'	29.90'	34°21'14"	114°35'30"	29.53'	N 75°13'01"E
C-35	50.00'	18.53'	37.33'	43°28'04"	114°35'30"	37.03'	N 36°18'21"E
C-36	720.00'	15.73'	31.46'	2°30'14"	7°57'28"	31.46'	N 15°49'26"E
C-37	720.00'	81.55'	162.41'	12°55'27"	7°57'28"	162.07'	N 23°32'16"E
C-38	645.00'	41.24'	82.36'	7°18'55"	8°52'59"	82.31'	S 61°03'44"E
C-39	645.00'	29.21'	58.38'	5°11'09"	8°52'59"	58.36'	S 71°47'20"E



SYMBOLS :

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- EPK EXISTING PK NAIL
- NPK NEW PK NAIL
- EIR EXISTING IRON ROD
- ECPS EX. COTTON SPINDLE SPIKE
- CP COMPUTED POINT
- P/L PROPERTY LINE
- C/L CENTER LINE
- R/W RIGHT OF WAY
- PP POWER POLE
- OHU OVERHEAD UTILITY LINES
- ECM EXISTING CONCRETE MONUMENT

BOBBITT SURVEYING, P.A.

P. O. BOX 952 \ 437 DABNEY DRIVE
HENDERSON, NORTH CAROLINA, 27536
(OFFICE) 252 - 438 - 5162 (FAX) 252 - 438 - 7494

PROPERTY OF
JMBFTF, LLC a North Carolina
Limited Liability Company

recombination survey for
lots 6r, 7r, 8r, 10r, 13r, 14r

02132' 'Madison's Grove'

Kittrell Township

Vance County, North Carolina

Scale 1" = 200 feet March 14, 2006

Plat File # 06 U 11 L

"JFMG" z2006