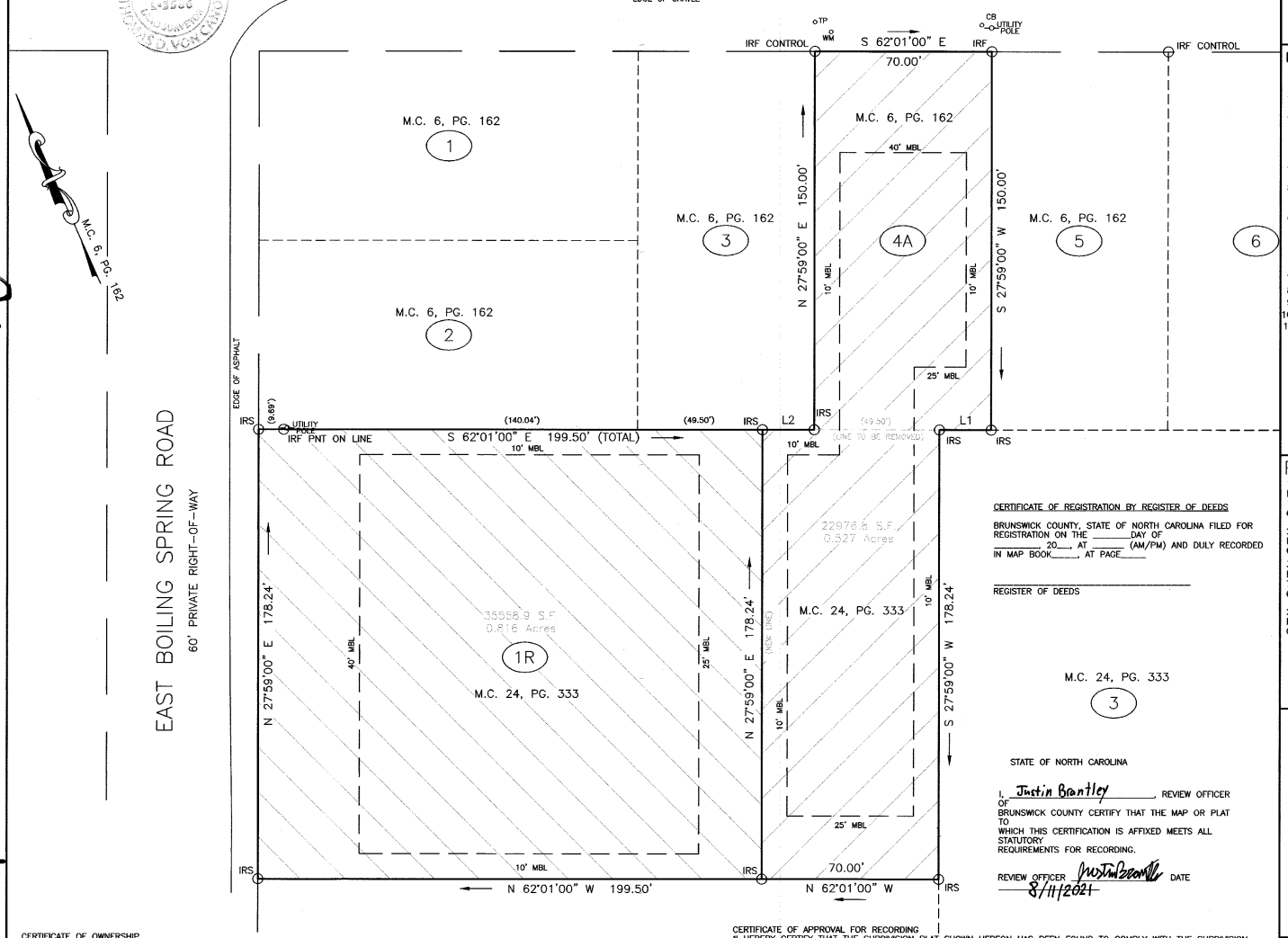
Map Cabinet 130 pg 89 8/11/2021 gmc

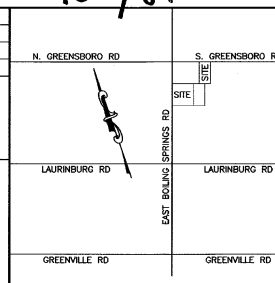
130/89

I, THOMAS D. VON CANON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES); 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; THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE COMBINATION & RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF JULY, 201921.

B0130 P0089 08-11-2021 09:24:25.000
Brunswick County, NC Register of Deeds Brenda M. Clemmons PLAT page 1 of 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°01'00" W	20.50'
L2	N 62°01'00" W	20.50'





VICINITY MAP
NTS

GENERAL NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES MEASURED IN FEET AND DECIMALS.
2. AREAS DETERMINED BY COORDINATE COMPUTATION METHOD.
3. BOILING SPRING LAKES ZONING: R1, R2
   SETBACKS: PER BSL
   FRONT=40 FEET
   SIDE=10 FEET
   REAR=25 FEET
4. 5/8" (#5) IRON REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. THIS PROPERTY DOES NOT LIE WITHIN A F.E.M.A. SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. 3720219100K, DATED 8/28/2018.
6. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS NOT DISCERNIBLE BY OBSERVATION AT THE TIME OF SURVEY OR THAT MAY BE OF RECORD, WRITTEN OR IMPLIED. NO TITLE SEARCH BY THOMAS D. VON CANON.
7. TOTAL AREA OF LOT=1.344 ACRES/58535.7 SQ. FT.
8. ELEVATION AT IRF-BM= N/A
9. ELEVATION IS NAVD 1988 DATUM
10. TAX PARCEL #'S 142FK004, 142FM002
11. THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 4, SECTION 2, M.C. 6, PG. 162 AND LOT 1, M.C. 24, PG. 33. THEN RECOMBINE INTO LOT 4R & LOT 1A AS DEPICTED HEREON.

REFERENCES:

1. PLAT OF BOILING SPRING LAKES, SECTION 2, RECORDED IN MAP CABINET 6, PAGE 162, ON 11/02/1962 IN THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTER OF DEEDS.
2. DEED BOOK 3010, PAGE 768, RECORDED IN THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTER OF DEEDS.
3. PLAT OF PETER & SHERRIL LUBINSKY PLAT, RECORDED IN MAP CABINET 24, PAGE 333, ON 7/11/2001 IN THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTER OF DEEDS.
2. DEED BOOK 3898, PAGE 503, RECORDED IN THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTER OF DEEDS.

LEGEND (IF USED)

IRF	IRON ROD OR REBAR FOUND
PF	PIPE FOUND
MBL	MINIMUM BUILDING LINE
IRS	IRON REBAR SET
TBM	TEMPORARY BENCHMARK
CP	CALCULATED POINT
GFE	GARAGE FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
CPP	CORRUGATED PLASTIC PIPE
CAMA	COASTAL AREA MANAGEMENT AGENCY
LP	LIGHT POLE
PE	PATHWAY EASEMENT
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FEDERAL INSURANCE RATE MAP
SSCO	SANITARY SEWER CLEAN OUT
IRF-BM	IRON REAR FOUND-BENCH MARK
WM	WATER METER
CMP	CORRUGATED METAL PIPE
UDE	UTILITY & DRAINAGE EASEMENT

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

BRUNSWICK COUNTY, STATE OF NORTH CAROLINA FILED FOR REGISTRATION ON THE _____DAY OF _____20___, AT _____ (AM/PM) AND DULY RECORDED IN MAP BOOK____, AT PAGE____

_____
REGISTER OF DEEDS

M.C. 24, PG. 333
3

STATE OF NORTH CAROLINA

I, Justin Brantley, REVIEW OFFICER OF BRUNSWICK COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER Justin Brantley DATE 8/11/2021

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF BOILING SPRING LAKES AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM SETBACKS, AS NOTED.

OWNER'S SIGNATURE DATE 8-11-21

OWNER'S SIGNATURE DATE

2

CERTIFICATE OF APPROVAL FOR RECORDING
"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BOILING SPRING LAKES, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY OF BOILING SPRING LAKES FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS."

Nicole Morgan
UDO ADMINISTRATOR
8/9/2021
DATE

VCS & CO., INC. C-2160
1 YAUPON WAY
OAK ISLAND, N.C.
Phone: 704-361-1557
Email vcsbrunsco@ec.rr.com
MAILING ADDRESS: 700 PINE FOREST ROAD, CHARLOTTE, N.C. 28214

DRAWN BY: REW
ACAD FILE: SEE STAMP
CHECKED BY P.L.S.: TDV
REVISION DATE: NONE

JOB NUMBER: SEE STAMP
DATE OF FIELD WORK: 7/14/2021
FIELD CREW : REW
FIELD BOOK NO.: ELECTRONIC
SURVEY TECH.: REW

GRAPHIC SCALE
(1 IN = 30 FEET)
30 0 15 30 60 120

COMBINATION & RECOMBINATION PLAT

LOT 1, M.C. 24, PG. 333
LOT 4, SECTION 2, M.C. 6, PG. 62
BOILING SPRING LAKES, SMITHVILLE TOWNSHIP
BRUNSWICK COUNTY, NORTH CAROLINA
OWNER: STEVEN BARGER

SHEET NO.
ONE

Z:\VCSBRUNSCO\MISC\BOILING SPRING LAKES\32 SOUTH GREENSBORO RD\LOT SURVEY\32 SOUTH GREENSBORO RD RECOMBINATION REW TDV