W-500

VANCE COUNTY, N.C.
FILED FOR RECORD
2001 NOV 28 PM 4:14
CYNTHIA S. ABBOTT
REGISTER OF DEEDS

REVIEW OFFICER'S CERTICATION

STATE of NORTH CAROLINA, COUNTY of VANCE

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

Sam D Jones — 28 November, 2001
REVIEW OFFICER — DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN THE VANCE COUNTY REGISTER OF DEEDS ON BOOK 907 PAGE 152 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, THAT THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF VANCE COUNTY, NORTH CAROLINA.

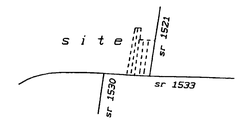
OWNER — DATE
OWNER — DATE

PUBLIC ROADS CERTIFICATION

I (WE) HEREBY CERTIFY THAT ALL ROADS SHOWN ON THIS PLAT HAVE BEEN DESIGNATED AS A PUBLIC ROAD, THAT THE RIGHT-OF-WAY AND DESIGN OF THE ROAD HAS BEEN APPROVED BY THE DIVISION OF HIGHWAYS, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THAT THE ROAD HAS BEEN OR WILL BE CONSTRUCTED IN ACCORDANCE WITH THE VANCE COUNTY SUBDIVISION ORDINANCE AND THE STANDARDS FOR SUBDIVISION STREETS ADOPTED BY THE BOARD OF TRANSPORTATION FOR ACCEPTANCE ON THE HIGHWAY SYSTEM.

OWNER(S)/DEVELOPER(S) — DATE

Vicinity Map (not to scale)



North relative to PB "C" Pg. 117 tr.

NOTE: There is a 10 (ten) foot reservation for additional r/w for N.C.D.O.T. at such time as needed for the widening of Vicksboro Road.

10 (ten) foot landscaping easement to restrict access onto Vicksboro Road for lots 1 thru 6.

10' golf cart easement 5' - either side of p/l

THERE IS A CHAIN LINK FENCE THAT RUNS ALONG THE P/L INSTALLED BY THE DEVELOPERS TO SEPARATE THIS SUBDIVISION FROM THE MAX WILSON PROPERTY.

Max H. Wilson
D. B. 597 Pg. 263
PB "C" Pg. 117 tr. 2

wooded area

10' golf cart easement

Open space (recreation area)
2.11 ac.
91,809 sq. ft.
angle iron in base of large oak

control corner pinched eip @ tall eip

Irvin Greenway
D.B. 512 Pg. 517

(a.) I, C. EUGENE BOBBITT, III, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Dena Abbott
D. B. 482 Pg. 148

CERTIFICATION OF HEALTH DEPARTMENT PRELIMINARY APPROVAL

I HEREBY CERTIFY THAT THE VANCE COUNTY HEALTH DEPARTMENT HAS RECEIVED THE PRELIMINARY SUBDIVISION SOILS EVALUATION FOR THIS SUBDIVISION AND HAS KNOWLEDGE OF THIS SUBDIVISION. EACH LOT SHALL UNDERGO A SATISFACTORY FIELD INVESTIGATION FOR AN IMPROVEMENT PERMIT FOR GROUND ABSORPTION SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS CERTIFICATION IS BASED ON CURRENT STATE AND LOCAL LAWS AND REGULATIONS.

COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE — DATE

Phase I
Phase II
Phase III
Phase IV

Vicksboro Road — S.R. 1533 — public roadway - designated as 55 mph

Farmington Road — Grain Road — Wheat Road — Flour Road — public 50' road

S.R. 1521 (Aycock Road) — public roadway - designated as 55 mph

10 FOOT WALKWAY FOR ACCESS TO PROPOSED BUS STOPS

10' SUBDIVISION EASEMENT

curve data

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1a	60.00'	9.22'	18.30'	17°28'26"	95°29'35"	18.23'	N 75°40'43"W
C-2a	60.00'	23.45'	44.70'	42°41'21"	95°29'35"	43.68'	N 45°25'50"W
C-3a	60.00'	32.04'	50.86'	56°12'42"	95°29'35"	56.53'	N 03°51'12"E
C-4a	60.00'	21.92'	42.03'	40°08'09"	95°29'35"	41.18'	N 52°13'49"E
C-5a	60.00'	110.70'	128.89'	123°05'01"	95°29'35"	105.50'	S 46°21'48"E
C-5	50.00'	78.70'	100.48'	115°08'38"	114°35'30"	84.41'	S 51°59'14"E
C-6	50.00'	36.53'	63.10'	72°16'29"	114°35'30"	59.02'	S 71°44'19"W
C-7	50.00'	18.68'	35.76'	40°58'29"	114°35'30"	35.00'	N 51°37'12"W
C-8	50.00'	30.60'	54.93'	62°56'26"	114°35'30"	52.21'	N 00°20'15"E
C-9	50.00'	19.19'	36.63'	41°58'31"	114°35'30"	35.82'	N 52°47'44"E
C-10	50.00'	43.31'	71.39'	81°48'05"	114°35'30"	65.48'	S 65°18'58"E
C-11	50.00'	42.71'	70.69'	81°00'07"	114°35'30"	64.95'	S 76°46'57"W
C-12	50.00'	18.68'	35.76'	40°58'23"	114°35'30"	35.00'	N 42°13'48"W
C-13	50.00'	33.58'	59.13'	67°45'48"	114°35'30"	55.75'	N 12°08'17"E
C-14	50.00'	16.17'	31.29'	35°51'02"	114°35'30"	30.78'	N 63°56'42"E
C-15	50.00'	37.36'	64.94'	74°24'41"	114°35'30"	60.47'	S 60°55'27"E
C-16	50.00'	44.15'	72.33'	82°53'00"	114°35'30"	66.19'	S 48°31'34"W
C-17	50.00'	20.37'	36.68'	41°19'28"	114°35'30"	37.72'	N 67°52'11"W
C-18	50.00'	27.54'	50.34'	57°41'19"	114°35'30"	48.24'	N 16°51'48"W
C-19	50.00'	24.35'	45.31'	51°55'23"	114°35'30"	43.78'	N 37°56'33"E
C-20	50.00'	14.90'	28.96'	33°10'50"	114°35'30"	28.55'	N 80°29'40"E

four phases as noted on plat
phase I lots 1-13
phase II lots 14-26
phase III lots 27-39
phase IV lots 40-51

OWNERS/DEVELOPERS:
2000/5 PARTNERS, Inc.
P.O. Box 248
HENDERSON, N.C., 27536

SITE DATA:

1.) PARENT PARCEL IS NOT LOCATED IN A ZONED AREA OF VANCE COUNTY.
2.) REQUIRED BUILDING SETBACKS: (SEE TYPICAL DETAIL HEREON)
FRONT SETBACK.....50 FEET (AYCOCK & VICKSBORO ROADS ONLY)
FRONT SETBACK.....30 FEET (ALONG SUBDIVISION STREETS)
SIDE SETBACK.....20 FEET
REAR SETBACK.....20 FEET
3.) LOTS 1, 13,14,26,27,39,40, & 51 DRIVEWAYS MUST BE AT LEAST 150 FEET FROM THE CENTERLINE OF THE INTERSECTION SHOWN.
4.) ALL LOTS SHOWN HEREON ARE IN EXCESS OF 30,000 SQUARE FEET NET.
5.) TOTAL AREA = 49.50 ACRES & NET AREA = 46.18 ACRES (LESS 4 SUBD. STREETS)
6.) THERE IS A SIGN EASEMENT LOCATED ON THE SOUTHEASTERN MOST CORNER OF LOT 1 ADJACENT TO THE 10'x70' SIGHT TRIANGLE EASEMENT.
7.) ALL 50 FOOT RIGHTS-OF-WAYS SHOWN HEREON ARE TO BE DEDICATED - PUBLIC.
8.) ALL LOTS SHOWN HEREON ARE RESTRICTED TO ACCESS THE INTERIOR SUBDIVISION ROADS ONLY.
9.) ALL STREET INTERSECTIONS HAVE A 10'x70' SIGHT TRIANGLE EASEMENT, THERE IS TO BE NO VIEW OBSTRUCTING SHRUBS, STRUCTURES, SIGNS, ETC... LOCATED IN THE SIGHT EASEMENT.
10.) ALL LOTS SHOWN HEREON ARE TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC TANK SYSTEM.
11.) ALL LOTS SHOWN ARE TO HAVE PRIVATE GARAGE COLLECTION.
12.) THE 10 FOOT GOLF CART EASEMENTS SHOWN HEREON ARE FOR THE SUBDIVISION RESIDENTS ONLY.
13.) ALL UTILITIES (ELECTRICAL, TELEPHONE, CABLE TV, ETC...) ARE TO BE UNDERGROUND.
14.) THERE IS A 10 FOOT RESERVED STRIP FOR FUTURE RIGHT-OF-WAY WIDENING ALONG THE LOTS THAT AJOIN VICKSBORO ROAD.
15.) THERE IS A 10 FOOT VEGETATIVE BUFFER THAT RUNS ALONG THE NORTHERN EDGE OF THE 10 FOOT RESERVED RIGHT-OF-WAY STRIP.
16.) PARENT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA OR A PROTECTED WATERSHED AREA AS PER VANCE COUNTY PLANNING.
17.) STREET LENGTHS AND STREET AREAS ARE AS FOLLOWS:

NOTE: STREET LENGTHS ARE FROM THE C/L OF INTERSECTIONS TO THE CENTER OF CUL-DE-SACS	
	FARMINGTON LANE - 653 FEET - 0.85 ACRE - 37,049 SQ.FT.
	GRAIN LANE - 649 FEET - 0.84 ACRE - 36,408 SQ.FT.
	WHEAT LANE - 639 FEET - 0.82 ACRE - 35,911 SQ.FT.
	FLOUR LANE - 621 FEET - 0.81 ACRE - 35,435 SQ.FT.

18.) THE 10 FOOT GOLF CART EASEMENTS SHOWN HEREON ARE TO BE A GRAVEL SURFACE CARTWAY/WALKWAY FOR ACCESS TO THE OPEN SPACE RESERVED HEREON.
19.) THERE IS A 10 FOOT WALKWAY EASEMENT ALONG THE LOTS THAT ABUTT AYCOCK ROAD RIGHT-OF-WAY, SO THAT CHILDREN LIVING IN THE SUBDIVISION CAN ACCESS THE PROPOSED BUS STOP AREAS WITHOUT WALKING IN OR ALONG AYCOCK ROAD.
20.) THE NUMBERS SHOWN ON EACH LOT IN THE BRACKETS IS THE ADDRESS OF THE LOT PER VANCE COUNTY PLANNING DEPARTMENT (FAX RECEIVED 05/16/2001) (EXAMPLE ADDRESS: [45])

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
---t---	OVERHEAD UTILITY LINES
ECM	EXISTING CONCRETE MONUMENT

UTILITY PROVIDERS:

C. P. & L.
P.O. BOX 1771
RALEIGH, N.C., 27602
1-800-452-2777

TIME WARNER CABLE of HENDERSON
215 YOUNG STREET
HENDERSON, N.C. 27536
252-492-8762

SPRINT
P.O. BOX 96064
CHARLOTTE, N.C., 28296
1-800-672-6242
1-800-535-0189

NOTES :

ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.

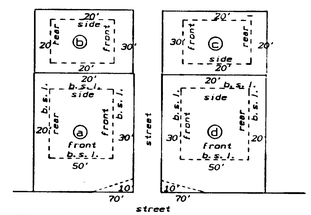
(X) 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.
(X) 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.
(X) 3.) THERE IS A NEW IRON PIPE (NIP) ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. SEE SYMBOLS.
(X) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
(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.

NOTES: ABOUT EASEMENTS AND RIGHTS-OF-WAY

A.) ALL STREETS HAVE A 50 FOOT RIGHT-OF-WAY, AND ARE TO BE PUBLIC ROADS.
B.) ALL CUL-DE-SACS HAVE A 50 FOOT RADIUS, UNLESS NOTED OTHERWISE.
C.) ALL FRONT LOT LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT.
D.) ALL BACK PROPERTY LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT.
E.) ALL ROAD RIGHTS OF WAY INCLUDE EASEMENTS FOR ALL UTILITIES PRESENT AND FUTURE.
F.) ALL SIDE LOT LINES HAVE A 10 DRAINAGE AND UTILITY EASEMENT, ON BOTH SIDES OF THE LINE, EXCEPT HOWEVER THIS RESERVATION SHALL NOT APPLY WHEN ADJOINING LOTS HAVE BEEN RECOMBINED.

100 0 100 200 300
GRAPHIC SCALE - FEET

(not to scale)



typical 10' x 70' sight triangle (see note in site data) and building setacks

CERTIFICATION OF APPROVAL OF REQUIRED IMPROVEMENTS, FINAL APPROVAL AND OR RECORDING.

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO VANCE COUNTY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT HAS BEEN POSITED WITH VANCE COUNTY TO INSURE INSTALLATION THEREOF, AND THAT THE FILING FEE FOR THIS PLAT HAS BEEN PAID.
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF VANCE COUNTY AND HAS BEEN APPROVED BY THE VANCE COUNTY PLANNING BOARD AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

SUBDIVISION ADMINISTRATOR — 11-27-01 DATE

ROADS CONSTRUCTION CERTIFICATION
DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARD CERTIFICATION: A CERTIFICATE OF APPROVAL ISSUED BY THE DISTRICT ENGINEER OF THE DIVISION OF HIGHWAYS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ANY NEW STREET DESIGNATED AS PUBLIC ON THE PLAT OR MAP.

DISTRICT ENGINEER — 11/27/01 DATE

REFERENCES:
DEED BOOK 907, PAGE 152
PLAT BOOK "W", PAGE 354
PB "C" Pg. 117, TRACT #1
TAX MAP 533, BLOCK 2, PARCEL 2

I, C. Eugene Bobbitt, III, 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, REGISTRATION NUMBER AND SEAL THIS 20 DAY OF December, A.D., 2000.

C. Eugene Bobbitt, III
REGISTRATION NUMBER - L-2664

NORTH CAROLINA REGISTERED SEAL L-2664 C. Eugene Bobbitt, III LAND SURVEYOR

BOBBITT SURVEYING, P.A.
P. O. BOX 952 \ 443 DABNEY DRIVE
HENDERSON, NORTH CAROLINA. 27536
(OFFICE) 252 - 438 - 5162 (FAX) 252 - 438 - 7494

FINAL PLAT OF

Farmington Subdivision

07222 Sandy Creek Township
Vance County, North Carolina
Scale - 1" = 100 feet . December 7th, 2000
Plat File #01-V-02-XL Cad File "20005fal" disk z7
Last Revision Made: October 22nd, 2001 (Final Plat)

W-500