

CYRILIA S. ABBOTT
REGISTER OF DEEDS

BY _____
(DEPUTY \ ASSISTANT)

A diagram of a traverse with two interior angles. The first interior angle is labeled 221.08° and the second interior angle is labeled 370.80° . The vertices are labeled EIP .

INSET
NOT TO SCALE

JEAN MOSELY
D. B. 681 PG. 731
P. B. 'U' PG. 905
TRACT 2

S. R. 1307
CONE DR.

VICINITY MAP (NOT TO SCALE)

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-23	50.00'	30.13'	54.23'	62°08'26"	114°35'30"	51.61'	N 86°57'34" W
C-24	713.96'	63.06'	165.37'	13°16'15"	8°01'30"	165.00'	S 62°31'29" E
C-25	713.96'	63.06'	165.37'	13°16'15"	8°01'30"	165.00'	S 62°31'29" E
C-26	50.00'	30.13'	54.23'	120°42'58"	114°35'30"	86.91'	N 63°35'21" E
C-27	50.00'	21.87'	41.23'	47°15'00"	114°35'30"	40.07'	N 00°23'11" E
C-28	50.00'	36.56'	74.47'	67°02'04"	114°35'30"	55.22'	S 57°27'26" E
C-29	50.00'	33.12'	58.50'	67°02'04"	114°35'30"	55.22'	S 57°27'26" E
C-30	50.00'	53.02'	81.47'	93°21'42"	114°35'30"	72.75'	N 52°44'27" E
C-31	50.00'	28.62'	51.84'	59°24'05"	114°35'30"	49.85'	S 50°52'39" E
C-32	50.00'	102.77'	205.54'	14°30'00"	114°35'30"	85.37'	N 63°35'21" E
C-33	50.00'	14.51'	22.73'	83°20'45"	114°35'30"	66.49'	N 47°43'59" E
C-34	50.00'	24.71'	45.91'	52°36'13"	114°35'30"	44.31'	S 64°12'32" E
C-35	50.00'	45.50'	91.00'	81°54'44"	114°35'30"	65.53'	S 55°05'14" W
C-36	50.00'	43.40'	81.49'	18°11'48"	114°35'30"	93.25'	N 63°35'21" E
C-37	2985.00'	47.24'	33.69'	18°11'48"	114°35'30"	65.53'	S 55°05'14" W
C-38	2985.00'	228.71'	572.81'	119°26'20"	222°03'	222.03'	S 70°01'58" E
C-39	158.74'	37.17'	73.02'	36°15'14"	86°05'37"	72.37'	S 33°00'51" E
C-40	158.74'	51.95'	100.41'	36°15'14"	86°05'37"	72.37'	S 33°00'51" E
C-41	200.00'	126.37'	258.07'	11°36'00"	27°26'53"	216.89'	N 51°07'52" E
C-42	245.00'	149.02'	267.76'	62°37'05"	27°23'10"	254.63'	N 51°07'19" W
C-43	763.36'	126.73'	256.73'	12°01'14"	120°42'58"	126.73'	N 67°05'01" E
C-44	763.36'	70.18'	155.82'	11°41'09"	72°59'58"	155.55'	N 67°05'01" E
C-45	763.36'	10.68'	21.35'	01°36'06"	7°29'59"	21.35'	N 60°26'26" E
C-46	50.00'	183.93'	367.86'	114°35'30"	114°35'30"	51.61'	S 86°57'34" E
C-47	50.00'	30.13'	54.23'	62°08'26"	114°35'30"	51.61'	S 86°57'34" E

SUBDIVISION REFERENCE
D. B. 806 PG. 164

CALLS ALONG LICK BRANCH		
COURSE	BEARING	DISTANCE
a	N 45°05'55"E	1.34, .09'
a-1	N 29°42'13"W	.57, .15'
a-2	N 01°45'49"W	.50, .02'
a-3	N 02°44'11"E	.65, .00'
a-4	N 02°44'11"E	.73, .51'
a-5	S 34°23'36"E	.94, .53'
a-6	N 19°49'41"E	1.155, .00'
a-7	S 75°19'11"E	.62, .00'
a-8	S 34°38'17"W	.41, .20'
a-9	N 48°36'03"E	.43, .85'
a-10	N 36°53'02"E	.70, .15'
a-10a	N 09°14'42"E	.82, .80'
a-11	N 25°13'00"E	.90, .60'
a-12	N 29°49'26"W	.52, .60'
a-13	N 12°44'22"E	2.47, .22'
a-14	N 20°38'00"E	.63, .22'
a-15	N 13°30'40"E	.99, .73'
a-16	N 42°20'02"E	.51, .79'
a-17	S 32°31'00"E	.62, .00'
a-18	N 40°56'39"E	1.39, .59'

200 0 200 400 600

GRAPHIC SCALE - FEET

SYMBOLS :
 EXISTING IRON PIPE
 NEW IRON PIPE
 EXISTING PK NAIL
 NEW PK NAIL
 EXISTING IRON ROD
 EX. COTTON SPINDLE SPIKE
 COMPUTED POINT
 PROPERTY LINE
 CENTER LINE
 RIGHT OF WAY
 POWER POLE
 OVERHEAD UTILITY LINES
 EXISTING CONCRETE MONUMENT

ALL NEW ROADS ARE PRIVATE

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 R/S 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 ENTITY OR INDIVIDUAL S/S RELATES TO THE COMMON SIDE LINES WHERE SUCH LOTS ADJOIN.

REVISED 08-21-98
REVISED 02-02-98 REVISED 01-07-98

BOBBITT SURVEYING, P.A.
P. O. BOX 952 \ 443 DABNEY DRIVE
HENDERSON, NORTH CAROLINA, 27536
(OFFICE) 919 - 438 - 5182 (FAX) 919 - 438 - 7494

PROPERTY OF
VENTURES OF HENDERSON, LLC
SURVEY OF
DABNEY PINES
7213 DABNEY TOWNSHIP
VAN'DE COUNTY, NORTH CAROLINA
SCALE 1" = 200 FEET DECEMBER 15, 1997
PLAT FILE 97 U 33a XL

'SR1306' DISK 16 E

NOTE: THIS PLAT IS TO SUPERSEDE A PLAT RECORDED IN P.B. "U" PG. 742
ALSO PLAT RECORDED IN P.B. "U" PG. 748, & "U" PG. 804.
AND HEREBY VOIDS ANY PREVIOUS LOT AND ROAD DESIGN OR CONFIGURATION.

LOT ACRES			SQ. FEET			LOT ACRES			SQ. FEET		
			11	1.41	61,334	35	0.80	34,962			
			12	0.77	33,743	36	0.69	30,117			
			13	1.62	70,695	37	0.69	30,117			
01	1.17	51,037				38	0.92	39,986			
02	0.84	36,750	15	0.94	41,134	39	1.53	66,714			
03	1.27	55,159	16	1.19	51,368	40	0.61	30,117			
05	1.27	55,125	17	2.48	108,200	41	0.85	37,164			
07	1.70	73,939	19	3.14	162,779	42	1.66	72,250			
08	3.50	152,642	22	4.52	196,052	43	1.41	61,486			
09	2.29	99,252	23	1.07	90,000	44	0.97	42,374			
			27	2.01	44,000	45	0.72	31,374			
			29a	1.55	67,604	46	0.70	30,500			
			30	1.06	46,000	47	0.70	30,500			
			30a	1.35	59,000	49	1.48	64,300			
			31	2.09	91,190	51	2.18	95,000			
			33	1.39	60,471	53	0.70	30,500			
						54	0.68	30,117			

NOTES :

- (X) 1) TO THE BEST OF MY KNOWLEDGE THERE IS NOT A STATE GRID STATION WITHIN 2000 FEET OF SUBJECT PROPERTY.
- (X) 2) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN ON THIS PLAT.
- (X) 3) THERE IS A NEW IRON PIPE (NIP) ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. SEE SYMBOLS.
- () 4) IRON MONUMENTS (M) SHOWN ARE A 2 INCH DIA. IRON PIPE FILLED WITH CONCRETE AND CAPPED WITH A 1/2 INCH BRASS DISK.
- (X) 5) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY OF RECORD PRIOR TO DATE OF THIS PLAT.
- () 6) THIS WILL CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY SHOWN () 1) IS NOT LOCATED IN A SPECIAL POLICE HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SEE COMMUNITY PLANT NO. _____
MAP EFFECTIVE DATE OF : _____
- () 7) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN THE 2000 FOOT LIMIT OF A STATE GRID STATION, DUE TO THE LACK OF DESCRIPTIVE AND PHYSICAL EVIDENCE, GRID STATION(S) WERE NOT LOCATED.

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

State of North Carolina
County of Vance

I, Sam D. Jones, Review Officer of
Vance County, certify that the map or
plot to which this certification is affixed
meets all statutory requirements for
recording.

Sam D. Jones
Review Officer
Date: 16 November 1998

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 15 DAY 6th DECEMBER, A.D., 1997.



C. EUGENE BOBBITT, III

REGISTRATION NUMBER - L-2664

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