

7-531

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 14th DAY OF MARCH A.D. 2022.



Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

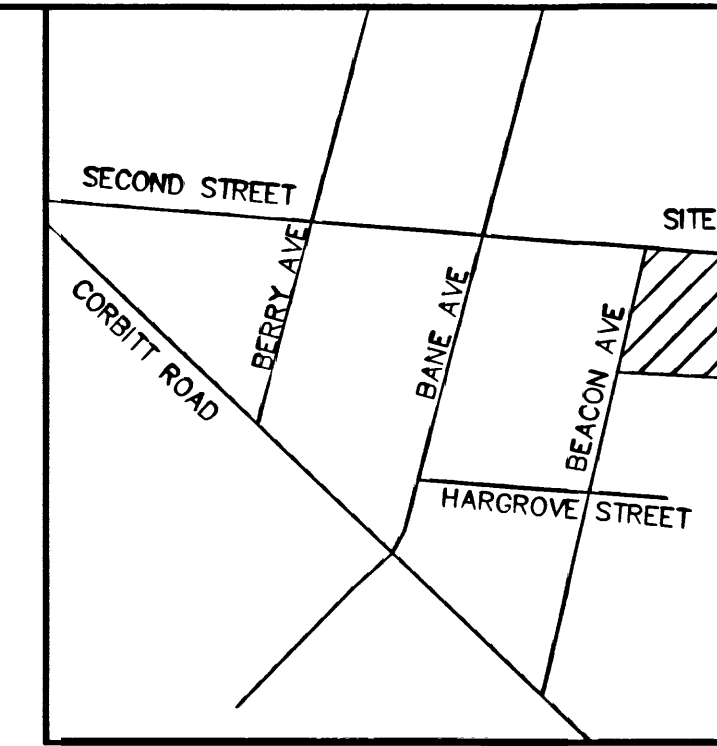
Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

THIS PLAT IS EXEMPT FROM THE DEFINITION PER SECTION 2.1.D IN THE CITY OF HENDERSON SUBDIVISION REGULATIONS.

Carrie B Reddick 3-16-2022
PLANNING DIRECTOR DATE

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) D.B. 44, PG. 242 SHOWS THE PROPERTY AS LOTS 4, 5 & 6, BLOCK 9 OF THE PARK PLACE SUBDIVISION. BACK DEEDS (D.B. 281, PG. 197 & D.B. 281, PG. 233) DESCRIBE THE PROPERTY AS BEING THE NORTHERN HALF AND SOUTHERN HALF OF SAID LOTS. IT APPEARS THAT THIS PROPERTY WAS RECOMBINED BY D.B. 1188, PG. 574.



VICINITY MAP

ZONED R-6
MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	15'
SIDE	8'

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEP - BENT IRON PIPE
BIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT

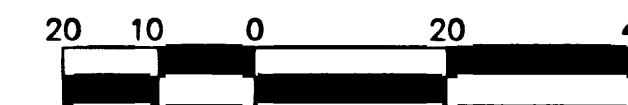
FILED Mar 17, 2022 11:37 am
BOOK 0000Z
PAGE 0531
INSTRUMENT # 01198
FILED FOR RECORD - VANCE COUNTY NC
CASSANDRA D. NEAL, REGISTER OF DEEDS

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BURIED
---	FLOOD HAZARD SOILS

MINOR SUBDIVISION FOR
W.W. PROPERTIES & RENTALS, LLC
LOTS 4, 5 & 6, BLOCK 9, PARK PLACE SUBDIVISION
OWNER: FOR C'S SONS, LLC
REF: DEED BOOK 1188, PAGE 574
REF: DEED BOOK 281, PAGE 197
REF: DEED BOOK 281, PAGE 233
REF: DEED BOOK 44, PAGE 242

CITY OF HENDERSON
VANCE COUNTY, NORTH CAROLINA

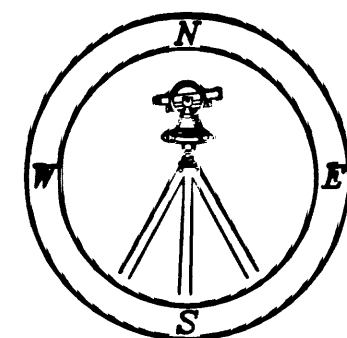


SCALE 1"=20'

FEBRUARY 14, 2022

ZONED R-6

PIN #0006 05001

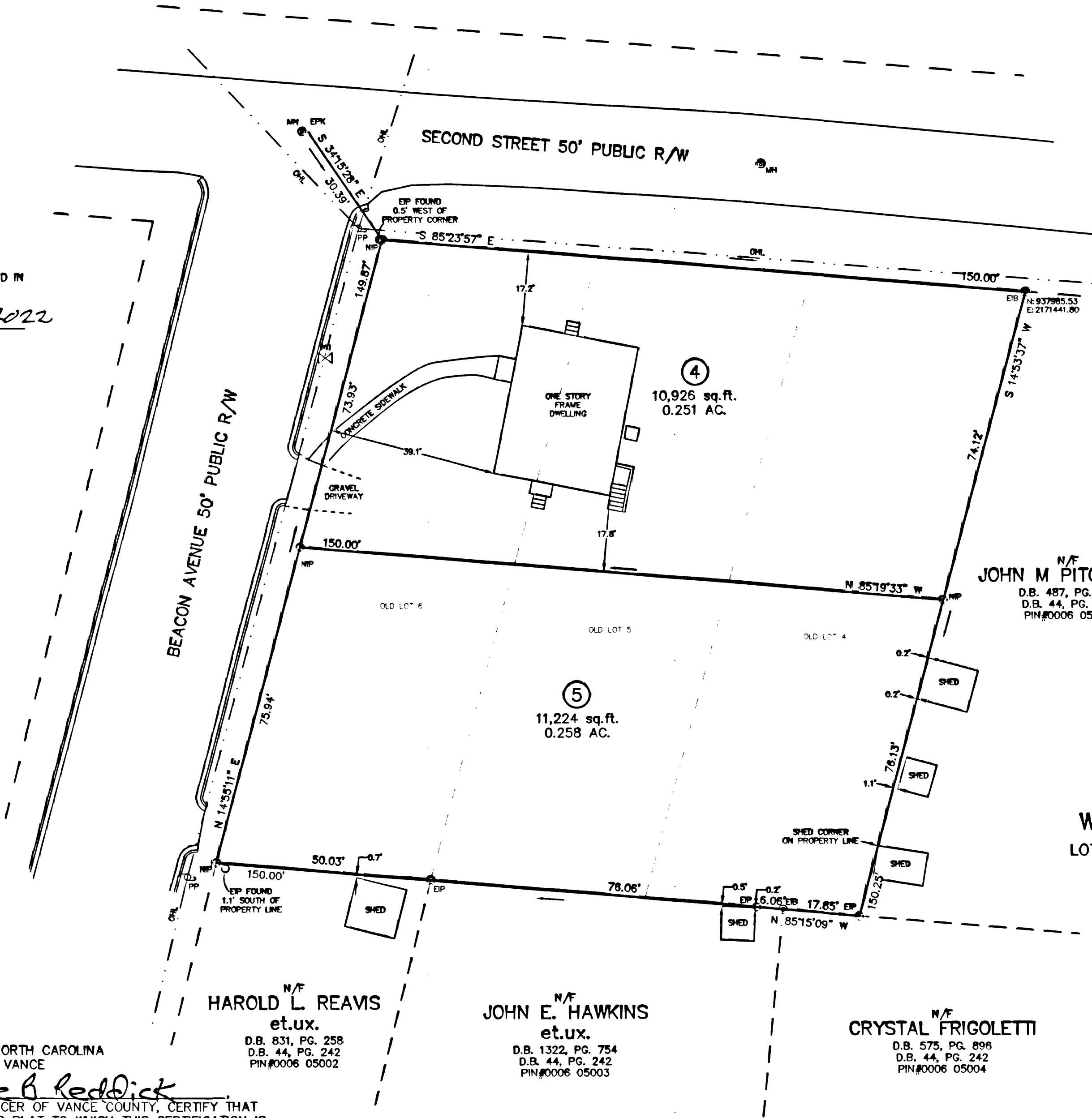


STATE OF NORTH CAROLINA
COUNTY OF VANCE

Carrie B Reddick
REVIEW OFFICER OF VANCE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Carrie B Reddick 3-17-2022
VANCE COUNTY REVIEW OFFICER DATE

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



N/F
JOHN M. PITCHFORD
D.B. 487, PG. 250
D.B. 44, PG. 242
PIN#0006 05006

N/F
JOHN E. HAWKINS et ux.
D.B. 1322, PG. 754
D.B. 44, PG. 242
PIN#0006 05003

N/F
CRYSTAL FRIGOLETTI
D.B. 575, PG. 898
D.B. 44, PG. 242
PIN#0006 05004

N/F
HAROLD L. REAVIS et ux.
D.B. 831, PG. 258
D.B. 44, PG. 242
PIN#0006 05002

7-531

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(BEACON-1001.DWG - TW)