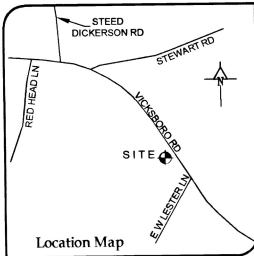


2-835

2-835



- Legend (unless otherwise noted)
- 1/2" Pipe Found
 - #4 Rebar Set
 - Nail Set
 - Calculated Point
 - Concrete Monument
 - Right of Way
 - Centerline
 - Property Line
 - Overhead Utilities
 - Total Distance
 - Property Line Surveyed
 - Property Line Tie
 - Deed or Plat Line
 - Right of Way Line
 - Overhead Utility Line
 - Utility Pole
 - Pole mounted area light
 - Rebar Found
 - State Plane Coordinates
 - Iron Bar Found

- Notes
- 1) Area by Coordinate Method.
 - 2) Distances are horizontal ground in U.S. Survey Feet.
 - 3) No title reported provided. This property may be subject to easements and rights of others not shown hereon.
 - 4) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.

I hereby certify that I am the owner of the property shown and described hereon which was conveyed to me by deed recorded in the Granville County Register of Deeds office in Book 1439 Page 298, and that I hereby adopt this plan of subdivision with my 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, we hereby certify that the land as shown hereon is within the subdivision jurisdiction of Vance County, North Carolina.

Reith H. Brumhead 3-5-24
Owner Date

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Vance County, 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.

Mark A. Neum 3/12/2024
Subdivision Administrator Date

State of North Carolina, County of Vance
Reith H. Brumhead
Review Officer of Vance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Reith H. Brumhead 3/18/24
Review Officer Date

I, Stephen M. Puckett, certify that the State Plane Coordinates and bearing basis was determined from an actual GNSS survey made under my supervision and the following information was used to perform the survey.
Class of Survey: A
Positional accuracy: 0.08'
Type of GNSS field procedure: RTK
Date of survey: October 25, 2023
Datum/Epoch: NAD 83(2011)/2010.00
Published/fixed control: CORS(NC RTN)
Geoid Model: GEOID18
Units: U.S. Survey Feet
Combined Grid Factor: 1.0000273



Surveyor's Certificate
I, Stephen M. Puckett, hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in (see deed reference)), that this positional accuracy does not exceed 0.15 plus 150 ppm; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 1st day of February, A.D., 2024.

Stephen M. Puckett
Professional Land Surveyor, License Number L-3991

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)

PO Box 2351
Oxford, NC 27565
P. 919.528.8900

File 23003-1

- Site Data
- 1) PIN: 0540 02024
 - 2) Zone: AR
 - 3) Minimum Setbacks:
front: 50 feet, side: 25 feet, rear: 35 feet (Section 3.2.1 Zoning Ordinance)
 - 4) Lot-coverage-net area (Built-Upon Area): 24%
 - 5) Watershed: None
 - 6) By graphical plotting only, this site is not situated within a special flood hazard zone per FIRM map no. 3720290200J dated 4/16/2007

LINE	BEARING	DISTANCE
L1	N 35°41'44" W	65.00'
L2	S 3°43'31" E	3.78'
L3	S 3°38'31" E	6.53'
L4	S 3°43'32" E	21.65'

Private Access Easement

I hereby Certify that I understand that:

-A private access easement can be used for a maximum of four (4) lots, including the residual parent tract.

-No further subdivision or re-subdivision shall be approved with access to this private access easement after the fourth lot is created, now or at any time in the future.

-It is my responsibility to maintain the easement free of obstructions at all times.

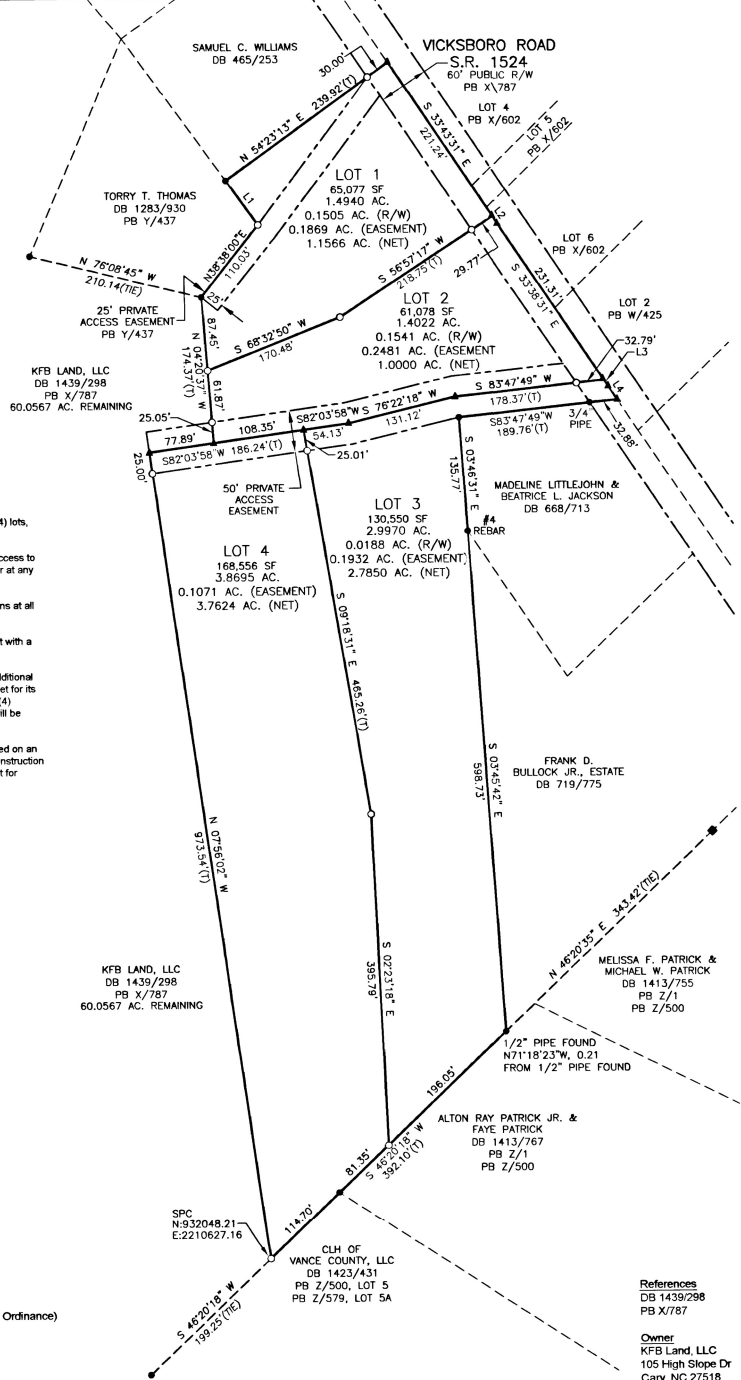
-I am responsible for construction of a road with a twelve (12) feet with a five (5) foot shoulder at all times and in perpetuity.

-At the time I submit a subdivision request for a fifth lot (or any additional lots), this easement will be required to be widened to sixty (60) feet for its entire length. If I desire to create additional lots, beyond the four (4) allowed on a access easement, the alignment of the easement will be required to meet NCDOT designs specifications.

-If I desire to create any additional lots, beyond the four (4) allowed on an access easement, road construction, will be required and said construction will be required to meet NCDOT specifications in all ways, except for paving.

Owner's Certification: Reith H. Brumhead

Date: 3-5-24



FILED Mar 18, 2024 02:49 pm
BOOK 00002
PAGE 0835
INSTRUMENT # 00803
FILED FOR RECORD - VANCE COUNTY NC
CASSANDRA D. NEAL, REGISTER OF DEEDS

Minor Subdivision Plat
Survey for:
KFB Land, LLC
October 25, 2023
Sandy Creek Township, Vance County, N.C.



References
DB 1439/298
PB X/787
Owner
KFB Land, LLC
105 High Slope Dr
Cary, NC 27518