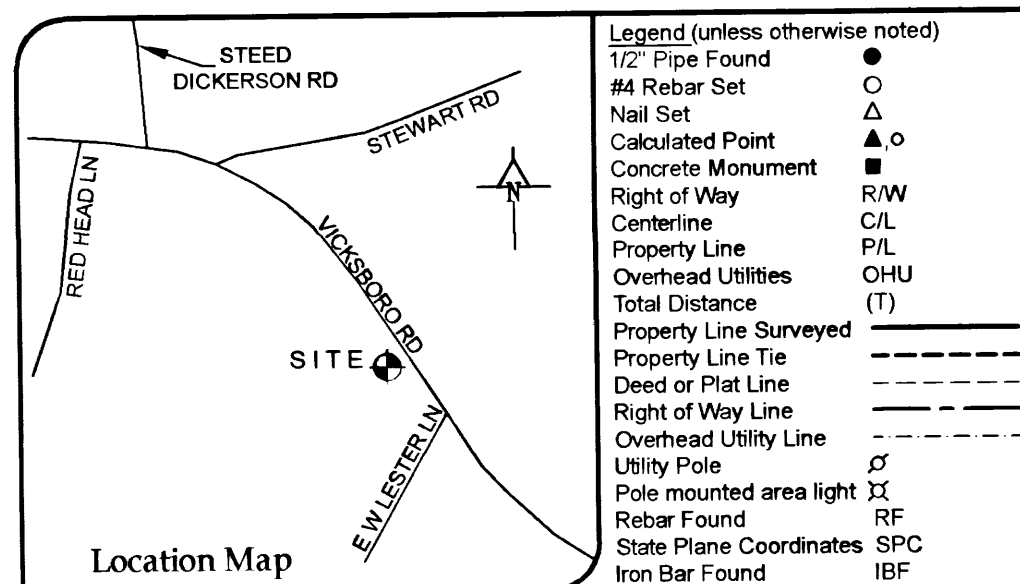


2-835



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 regulation jurisdiction of Vance County, North Carolina.

Keith 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. Mumm 3/12/2024
Subdivision Administrator Date

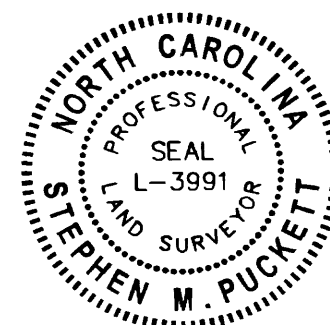
State of North Carolina, County of Vance

Pertha C. Brooks
Review Officer of Vance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Pertha C. Brooks 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 the 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)

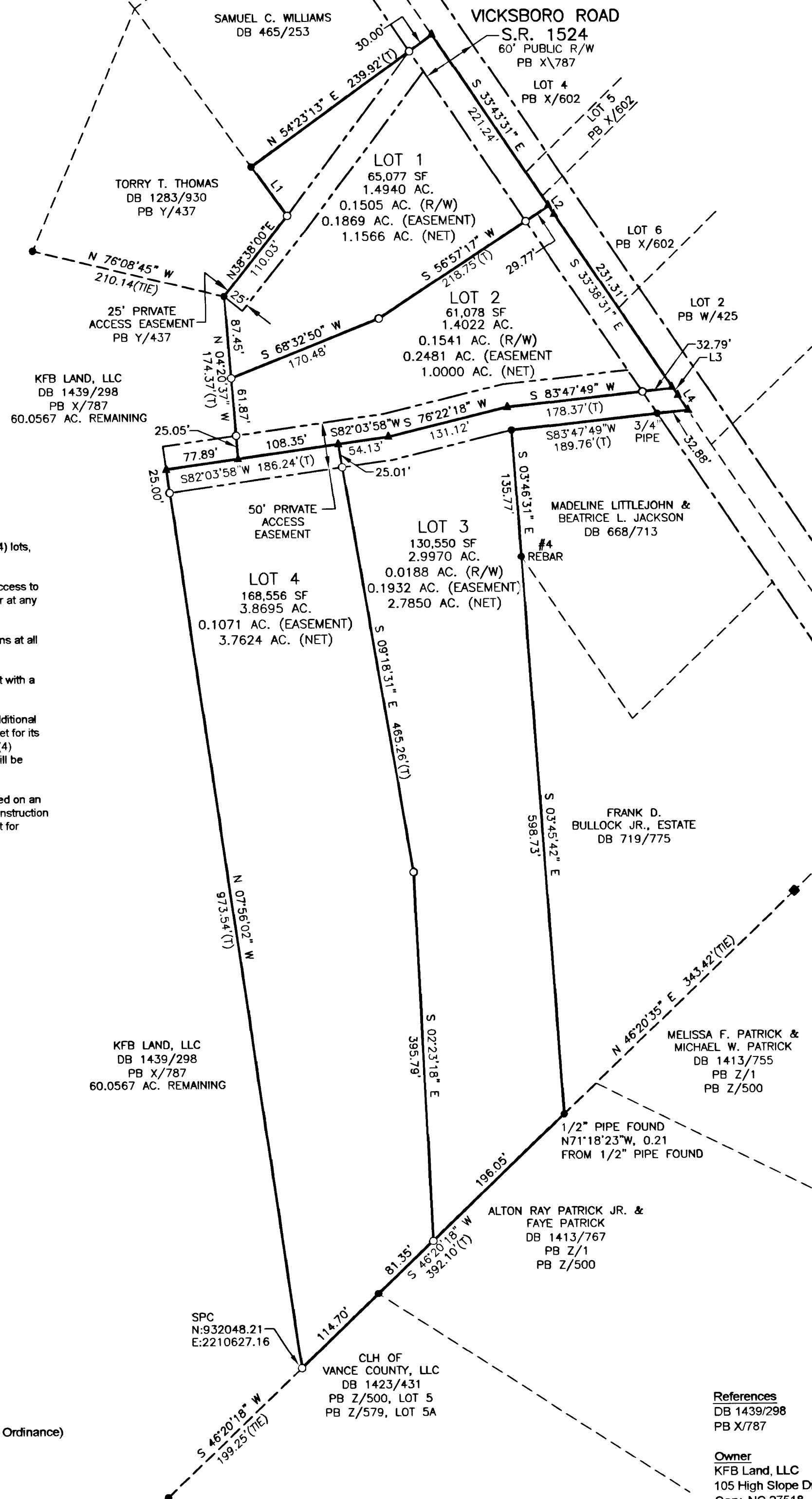
PO Box 2351
Oxford, NC 27565
P. 919.528.8900

File:23083-1

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 TABLE		
LINE	BEARING	DISTANCE
L1	N 35°41'44" W	65.00'
L2	S 33°43'31" E	3.78'
L3	S 33°38'31" E	6.53'
L4	S 33°43'32" E	21.65'



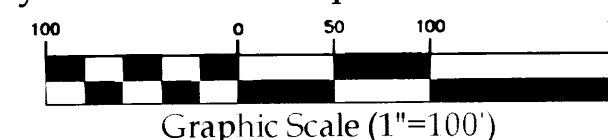
References
DB 1439/298
PB X/787

Owner
KFB Land, LLC
105 High Slope Dr
Cary, NC 27518

FILED Mar 18, 2024 02:49 pm
BOOK 0000Z
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.



N.C. State Plane
Coordinate System
NAD 83(2011)

North

2-835

2-835