

Z-852

FILED May 01, 2024 04:10 pm
BOOK 0000Z
PAGE 0852
INSTRUMENT # 01303
FILED FOR RECORD - VANCE COUNTY NC
CASSANDRA D. NEAL, REGISTER OF DEEDS

N.C. State Plane
Coordinate System
NAD 83(2011)
PB Z/835

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°03'58" W	77.88'
L2	S 82°03'58" W	130.00'
L3	S 75°41'24" W	154.02'
L4	S 70°56'11" W	122.16'
L5	S 58°56'44" W	37.53'
L6	S 58°56'44" W	53.66'
L7	S 49°12'29" W	91.38'
L8	S 38°57'56" W	122.44'
L9	S 29°55'42" W	93.11'
L10	S 59°49'00" W	60.11'
L11	S 70°05'42" W	122.50'
L12	S 63°44'49" W	97.65'

Location Map

- Survey 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.

- Site Data and Notes**
- 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-Up Area): 24%
 - 5) Watershed: None
 - 6) Approval of this plan is no guarantee of the issuance of a zoning or building permit by the Vance County Planning Department.
 - 7) This site is not situated within a special flood hazard zone per FIRM 3720290200J dated 4/16/2007.

Sherry N. Moss
Subdivision Administrator of Vance County, certify that this plat does not create a subdivision subject to the subdivision approval regulations of the Vance County Subdivision Ordinance.

4/26/2024 Sherry N. Moss
Date Subdivision Administrator

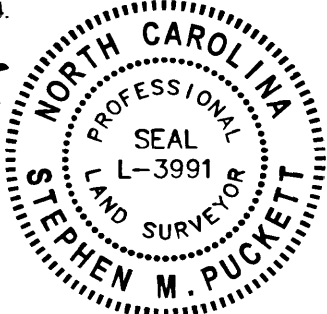
State of North Carolina, County of Vance
Jennifer Williams
Review Officer of Vance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

June 5/1/2024
Review Officer Date

Surveyor's Certificate
I, Stephen M. Puckett, hereby certify that the survey is of another category, such as a recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

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 (references)); 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 19th day of March, A.D., 2024.

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

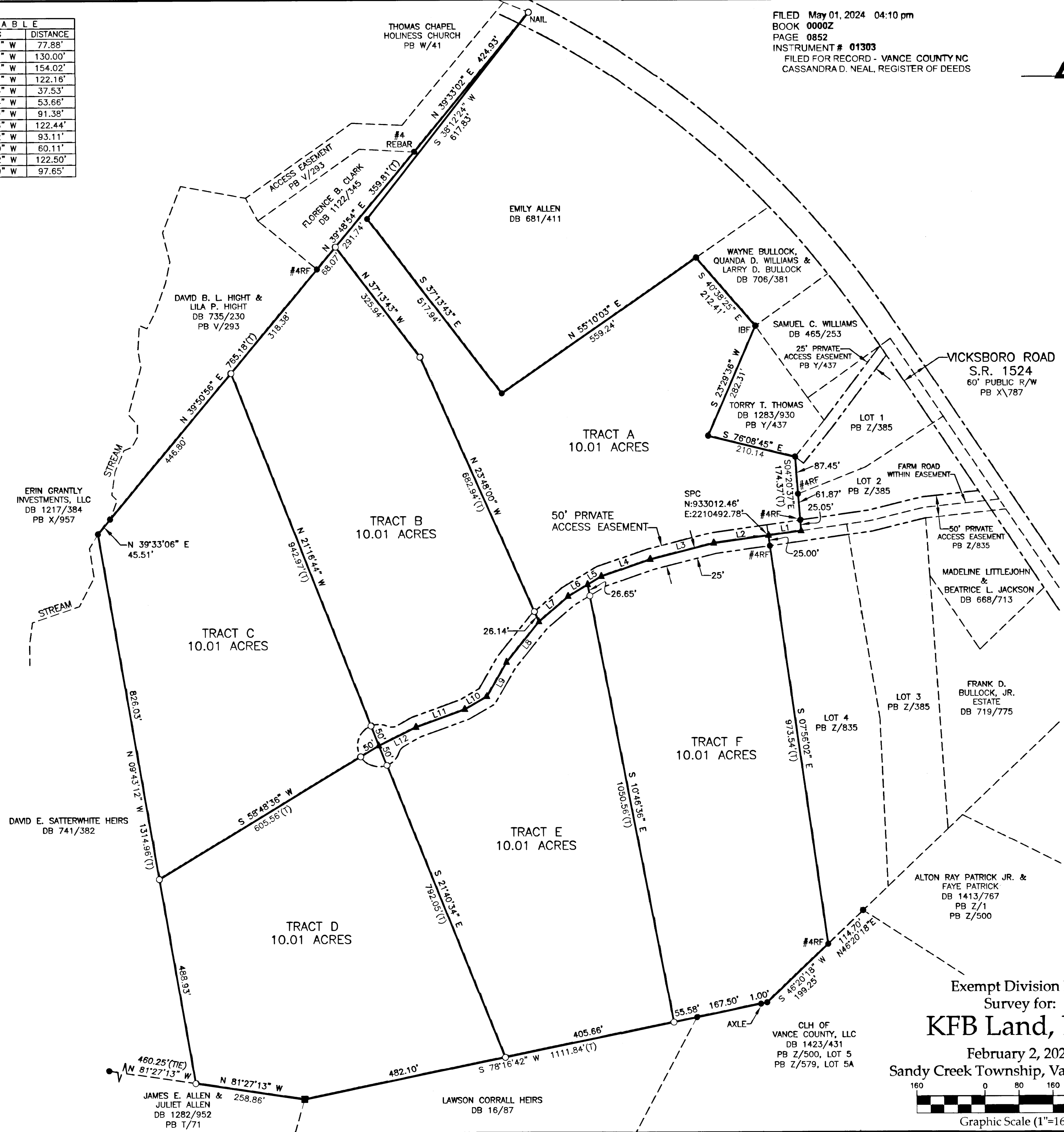


- Legend (unless otherwise noted)**
- 1/2" Pipe Found
 - #4 Rebar Set
 - Nail Set
 - Calculated Point
 - Concrete Monument
 - Right of Way
 - Centerline
 - Property Line
 - Overhead Utilities
 - Total Distance
 - Property Line Surveyed
 - Property Line Tie
 - Deed or Plat Line
 - Right of Way Line
 -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

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

PO Box 2351
Oxford, NC 27565
P. 919.528.8900

File:23083-2



References
DB 1439/298
PB X/787
PB Z/835

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

Exempt Division Plat
Survey for:
KFB Land, LLC
February 2, 2024
Sandy Creek Township, Vance Co., N.C.

Graphic Scale (1"=160')