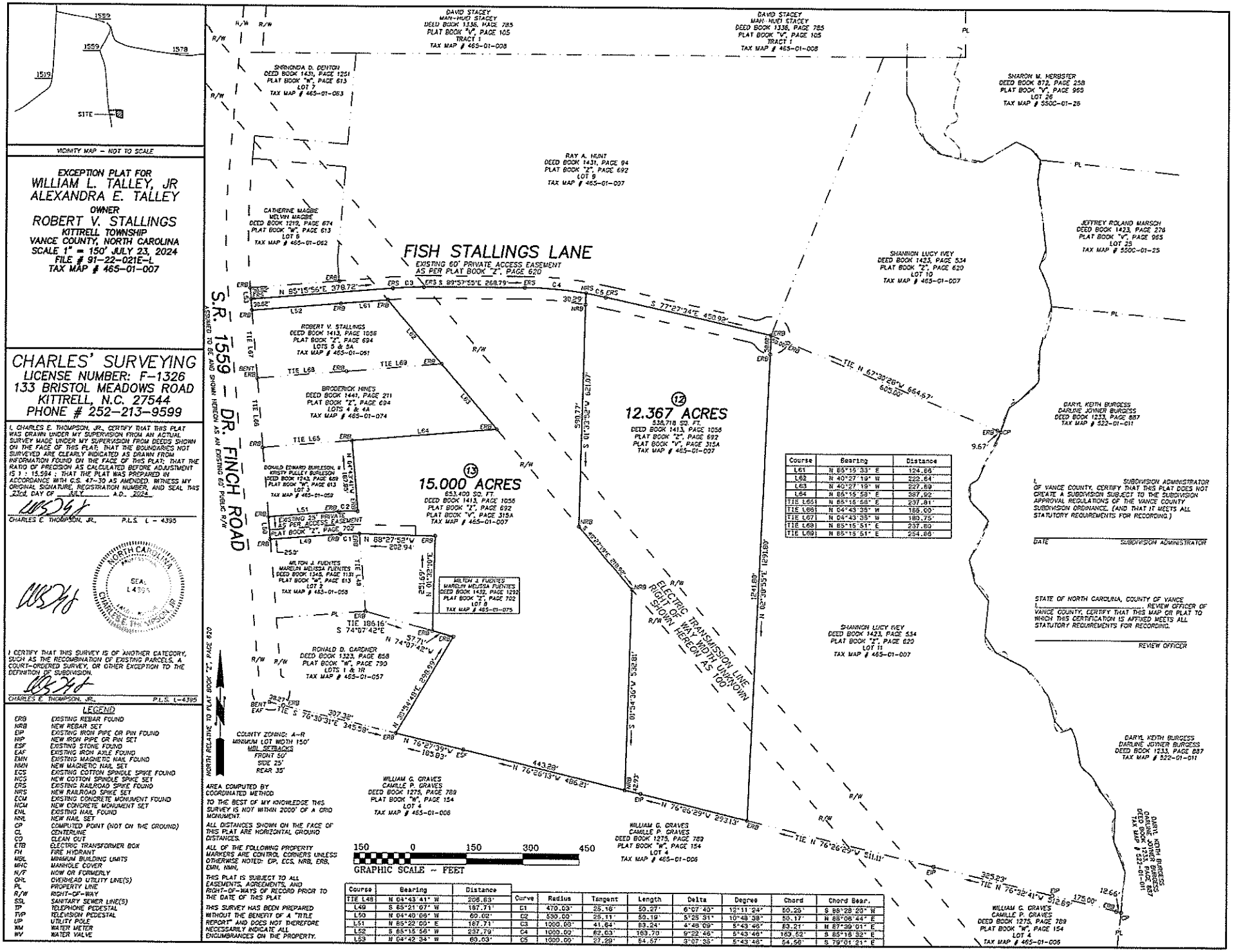

1589
1559
1578
1519
SITE
VICINITY MAP – NOT TO SCALE
EXCEPTION PLAT FOR
WILLIAM L. TALLEY, JR
ALEXANDRA E. TALLEY
OWNER
ROBERT V. STALLINGS
KITTRELL TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 150' JULY 23, 2024
FILE # 91-22-021E-L
TAX MAP # 465-01-007
CHARLES' SURVEYING
LICENSE NUMBER: F-1326
133 BRISTOL MEADOWS ROAD
KITTRELL, N.C. 27544
PHONE # 252-213-9599
I, CHARLES E. THOMPSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS SHOWN ON THE FACE OF THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT IS 1 : 15,594 ; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 23rd DAY OF JULY A.D., 2024
CHARLES E. THOMPSON, JR. P.L.S. L - 4395
NORTH CAROLINA
SEAL
L-4395
CHARLES E. THOMPSON, JR.
I CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
CHARLES E. THOMPSON, JR. P.L.S. L-4395
LEGEND
ERB EXISTING REBAR FOUND
NRB NEW REBAR SET
EIP EXISTING IRON PIPE OR PIN FOUND
NIP NEW IRON PIPE OR PIN SET
ESF EXISTING STONE FOUND
EAF EXISTING IRON AXLE FOUND
EMN EXISTING MAGNETIC NAIL FOUND
NMN NEW MAGNETIC NAIL SET
ECS EXISTING COTTON SPINDLE SPIKE FOUND
NCS NEW COTTON SPINDLE SPIKE SET
ERS EXISTING RAILROAD SPIKE FOUND
NRS NEW RAILROAD SPIKE SET
ECM EXISTING CONCRETE MONUMENT FOUND
NCM NEW CONCRETE MONUMENT SET
ENL EXISTING NAIL FOUND
NNL NEW NAIL SET
CP COMPUTED POINT (NOT ON THE GROUND)
CL CENTERLINE
CO CLEAN OUT
ETB ELECTRIC TRANSFORMER BOX
FH FIRE HYDRANT
MBL MINIMUM BUILDING LIMITS
MHC MANHOLE COVER
N/F NOW OR FORMERLY
OHL OVERHEAD UTILITY LINE(S)
PL PROPERTY LINE
R/W RIGHT-OF-WAY
SSL SANITARY SEWER LINE(S)
TP TELEPHONE PEDESTAL
TVP TELEVISION PEDESTAL
UP UTILITY POLE
WM WATER METER
WV WATER VALVE
S.R. 1559 – DR. FINCH ROAD
ASSUMED TO BE AND SHOWN HEREON AS AN EXISTING 60' PUBLIC R/W
NORTH RELATIVE TO PLAT BOOK "Z", PAGE 620
FISH STALLINGS LANE
EXISTING 60' PRIVATE ACCESS EASEMENT AS PER PLAT BOOK "Z", PAGE 620
DAVID STACEY
MAN-HUEI STACEY
DEED BOOK 1336, PAGE 785
PLAT BOOK "V", PAGE 105
TRACT 1
TAX MAP # 465-01-008
SHRONDA D. DENTON
DEED BOOK 1431, PAGE 1251
PLAT BOOK "W", PAGE 613
LOT 2
TAX MAP # 465-01-063
RAY A. HUNT
DEED BOOK 1431, PAGE 94
PLAT BOOK "Z", PAGE 692
LOT 9
TAX MAP # 465-01-007
CATHERINE MAGBIC
MELVIN MAGBIE
DEED BOOK 1219, PAGE 674
PLAT BOOK "W", PAGE 613
LOT 8
TAX MAP # 465-01-062
ROBERT V. STALLINGS
DEED BOOK 1413, PAGE 1056
PLAT BOOK "Z", PAGE 694
LOTS 5 & 5A
TAX MAP # 465-01-051
BRODERICK HINES
DEED BOOK 1441, PAGE 211
PLAT BOOK "Z", PAGE 694
LOTS 4 & 4A
TAX MAP # 465-01-074
DONALD EDWARD BURLESON, II
KRISTY PAILEY BURLESON
DEED BOOK 1243, PAGE 629
PLAT BOOK "W", PAGE 613
LOT 3
TAX MAP # 465-01-052
MILTON J. FUENTES
MARILIN MELISSA FUENTES
DEED BOOK 1345, PAGE 1131
PLAT BOOK "W", PAGE 613
LOT 2
TAX MAP # 465-01-059
RONALD D. GARDNER
DEED BOOK 1323, PAGE 858
PLAT BOOK "W", PAGE 790
LOTS 1 & 1R
TAX MAP # 465-01-057
MILTON J. FUENTES
MARILIN MELISSA FUENTES
DEED BOOK 1432, PAGE 1232
PLAT BOOK "Z", PAGE 702
LOT 8
TAX MAP # 465-01-075
WILLIAM G. GRAVES
CAMILLE P. GRAVES
DEED BOOK 1275, PAGE 789
PLAT BOOK "W", PAGE 154
LOT 4
TAX MAP # 465-01-006
SHANNON LUCY IVEY
DEED BOOK 1423, PAGE 534
PLAT BOOK "Z", PAGE 620
LOT 10
TAX MAP # 465-01-007
SHARON M. HERBSTER
DEED BOOK 872, PAGE 258
PLAT BOOK "V", PAGE 965
LOT 26
TAX MAP # 550C-01-26
JEFFREY ROLAND MARSCH
DEED BOOK 1423, PAGE 276
PLAT BOOK "V", PAGE 965
LOT 25
TAX MAP # 550C-01-25
DARYL KEITH BURGESS
DARLINE JOYNER BURGESS
DEED BOOK 1233, PAGE 887
TAX MAP # 522-01-011
SHANNON LUCY IVEY
DEED BOOK 1423, PAGE 534
PLAT BOOK "Z", PAGE 620
LOT 11
TAX MAP # 465-01-007
12.367 ACRES
538,718 SQ. FT.
DEED BOOK 1413, PAGE 1056
PLAT BOOK "Z", PAGE 692
PLAT BOOK "V", PAGE 315A
TAX MAP # 465-01-007
15.000 ACRES
653,400 SQ. FT.
DEED BOOK 1413, PAGE 1056
PLAT BOOK "Z", PAGE 692
PLAT BOOK "V", PAGE 315A
TAX MAP # 465-01-007
ELECTRIC TRANSMISSION LINE RIGHT OF WAY WIDTH UNKNOWN SHOWN HEREON AS 100'
EXISTING 25' PRIVATE ACCESS EASEMENT PER PLAT BOOK "Z", PAGE 702
COUNTY ZONING: A-R
MINIMUM LOT WIDTH 150'
MBL SETBACKS
FRONT 50'
SIDE 25'
REAR 35'
AREA COMPUTED BY COORDINATED METHOD
TO THE BEST OF MY KNOWLEDGE THIS SURVEY IS NOT WITHIN 2000' OF A GRID MONUMENT.
ALL DISTANCES SHOWN ON THE FACE OF THIS PLAT ARE HORIZONTAL GROUND DISTANCES.
ALL OF THE FOLLOWING PROPERTY MARKERS ARE CONTROL CORNERS UNLESS OTHERWISE NOTED: EIP, ECS, NRB, ERB, EMN, NMN,
THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A "TITLE REPORT" AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
150 0 150 300 450
GRAPHIC SCALE – FEET
Course | Bearing | Distance
L61 | N 85°15'33" E | 124.86
L62 | N 40°27'19" W | 225.64
L63 | N 40°27'19" W | 227.69
L64 | N 85°15'58" E | 387.92
TIE L65 | N 85°15'58" E | 237.81
TIE L66 | N 04°43'35" W | 188.00
TIE L67 | N 04°43'35" W | 190.75
TIE L68 | N 85°15'51" E | 237.80
TIE L69 | N 85°15'51" E | 234.86
Course | Bearing | Distance
TIE L48 | N 04°43'41" W | 206.63
L49 | S 85°21'07" W | 187.71
L50 | N 04°40'08" W | 60.00
L51 | N 85°22'50" E | 187.71
L52 | S 85°15'56" W | 237.79
L53 | N 04°42'34" W | 69.03
Curve | Radius | Tangent | Length | Delta | Degree | Chord | Chord Bear.
C1 | 470.03' | 25.16' | 50.27' | 6°07'40" | 12°11'24" | 50.25' | S 88°23'29" W
C2 | 530.00' | 28.11' | 56.19' | 5°25'31" | 10°48'38" | 56.17' | N 88°06'44" E
C3 | 1000.80' | 41.64' | 83.24' | 4°46'09" | 5°43'46" | 83.21' | N 87°39'01" E
C4 | 1000.00' | 83.03' | 166.10' | 9°22'46" | 5°43'46" | 165.62' | S 85°15'32" E
C5 | 1000.00' | 27.28' | 54.57' | 3°07'35" | 5°43'46" | 54.56' | S 79°01'21" E
I, 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, (AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.)
DATE SUBDIVISION ADMINISTRATOR
STATE OF NORTH CAROLINA, COUNTY OF VANCE
I, REVIEW OFFICER OF VANCE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER