

X-492

VANCE COUNTY N.C.

FILED FOR RECORD

2007 JUN -4 PM 1:07

CYNTHIA S. ABBOTT
REGISTER OF DEEDS

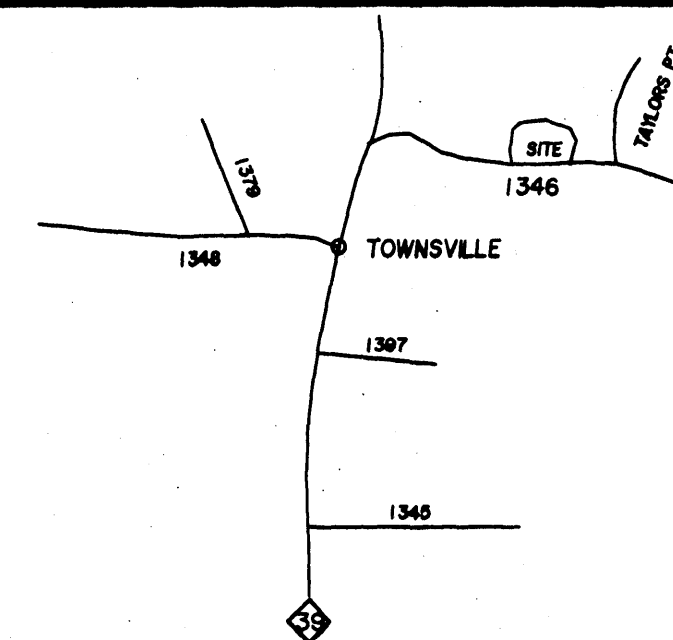
DAVID J. MITCHELL
D.B. 991, PG. 197
TM 326-01-002
2.75 ACRES REMAINING

FINAL APPROVAL FOR RECORDING
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.

SUBDIVISION ADMINISTRATOR

DATE

DAVID J. MITCHELL
D.B. 472, PG. 616
TM 326-01-001
166 +- ACRES REMAINING



VICINITY MAP

RELATIVE TO: P.B. "V", PG. 152

PORTION OF D.B. 991, PG. 197 - TM 326-01-002

2.00 ACRES

2.15 ACRES

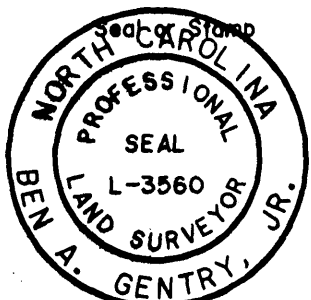
P.B. "X", PG. 170

State of North Carolina
County of VANCE

I, Ben A. Gentry, Jr., Surveyor of
VANCE County, certify that the
map or plat to which this certification is
affixed meets all statutory requirements
for recording.

Date: June 2007 Review Officer

I, BEN A. GENTRY, JR., certify that this plat was drawn under
my supervision from (an actual survey made under my super-
vision) (deed description recorded in Bk. , Pg. .)
that the boundaries not surveyed are shown as broken lines;
that the ratio of precision as calculated by latitudes and
departures is $1/10,000 \pm$; that this plat was prepared in
accordance with G.S. 47-30 as amended. Witness my original
signature, registration number and seal this 19, day of
APRIL, A.D., 2007. * SEE PLAT



BEN A. GENTRY, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3560

I, Ben A. Gentry, Jr., certify to one or more of the following
as indicated thus: X

- X a. This survey creates a subdivision of land within
the area of a county or municipality that has an
ordinance that regulates parcels of land;
- b. This survey is located in such a portion of a
county or municipality that is unregulated as to
an ordinance that regulates parcels of land;
- c. Any one of the following:
 - 1. That the survey is of an existing parcel or
parcels of land and does not create a new
street or change an existing street.
 - 2. That the survey is of an existing building
or other structure, or natural feature, such
as a watercourse; or
 - 3. That the survey is a control survey.
- d. That the survey is of another category, such as
the recombination of existing parcels, a court-
ordered survey, or other exception to the
definition of subdivision.
- e. That the information available to the surveyor
is such that the surveyor is unable to make a
determination to the best of the surveyor's
professional ability as to provisions con-
tained in (a) through (d) above.

Ben A. Gentry, Jr. PLS L-3560

MINIMUM BUILDING SETBACK LINES:
FRONT - 50'
SIDE - 20'
REAR - 20'

OWNERSHIP AND DEDICATION

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
VANCE COUNTY REGISTER OF DEEDS ON BOOK , PAGE 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 THE PUBLIC OR
PRIVATE USE AS NOTED. FURTHER, THAT THE LAND SHOWN HEREON IS WITHIN
THE SUBDIVISION REGULATION JURISDICTION OF VANCE COUNTY, NORTH
CAROLINA.

OWNER

DATE

THIS PLAT IS SUBJECT TO ALL
EASEMENTS, AGREEMENTS AND
RIGHTS-OF-WAY OF RECORD
PRIOR TO THE DATE OF THIS
PLAT.

LEGEND

EIP EXISTING IRON PIPE OR PIN
NIP NEW IRON PIPE
EPK EXISTING PK NAIL
NPK NEW PK NAIL
ENL EXISTING NAIL
R/W RIGHT-OF-WAY
CM CONCRETE MONUMENT
PP POWER POLE
ERS EXISTING RAILROAD SPIKE
NRS NEW RAILROAD SPIKE
MBL MINIMUM BUILDING LINE
-E- ELECTRIC SERVICE LINE
C CENTERLINE
P PROPERTY LINE
RCP REINFORCED CONCRETE PIPE
CP COMPUTED POINT

SURVEYED BY:
BEN A. GENTRY, JR.
N.C. PROFESSIONAL LAND SURVEYOR
P.O. BOX 1631
204 E. FAIRVIEW DR.
OXFORD, NORTH CAROLINA 27565
TELEPHONE (919)-690-0172

02853 MINOR SUBDIVISION FOR:
DAVID J. MITCHELL
TOWNSVILLE TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
MARCH 27, 2007 SCALE: 1" = 50'
TAX MAP 326, BLOCK 1, PART OF PARCEL 1 and
TAX MAP 326, BLOCK 1, PART OF PARCEL 2

50 0 50 100 150
GRAPHIC SCALE - FEET

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