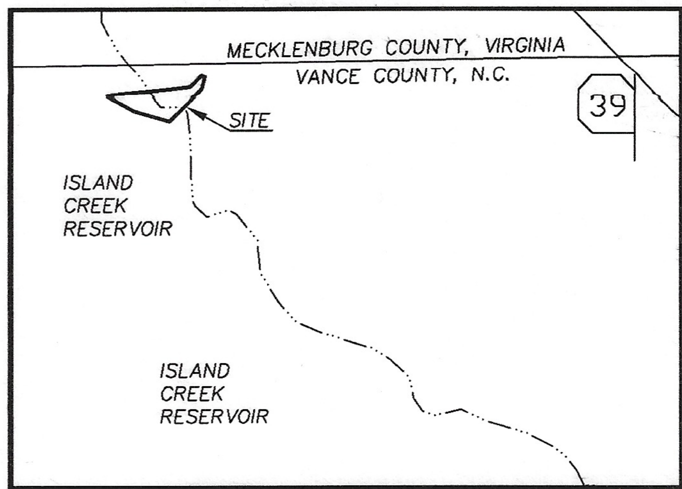
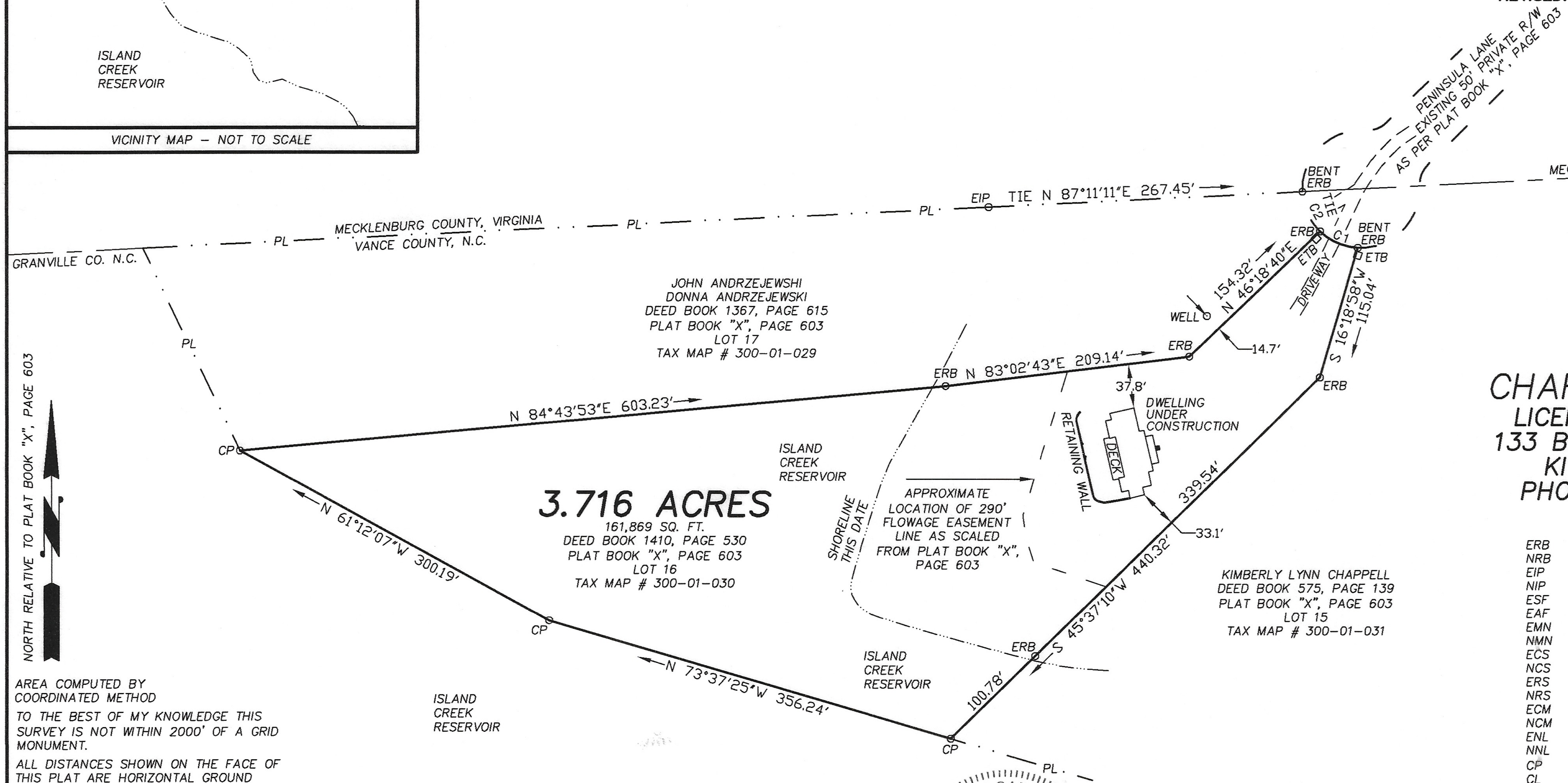
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	50.00'	18.64'	35.68'	40°53'18"	114°35'30"	34.93'	S 66°24'39" E
TIE C2	50.00'	19.95'	37.97'	43°30'29"	114°35'30"	37.06'	S 24°12'45" E

SURVEY FOR & OWNERS OF
MATTHEW THOMAS HOFFMAN
SHARON JEAN HOFFMAN

TOWNSVILLE TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 100' FEBURARY 16, 2022
FILE # 91-22-012A-M
TAX MAP # 300-01-030
REVISED: 7-2-2024 – LOCATE IMPROVEMENTS



VICINITY MAP – NOT TO SCALE



CHARLES' SURVEYING
LICENSE NUMBER: F-1326
133 BRISTOL MEADOWS ROAD
KITTRELL, N.C. 27544
PHONE # 252-213-9599

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.

COUNTY ZONING: R-30
MINIMUM LOT WIDTH 100'
MBL SETBACKS
FRONT 30'
SIDE 20'
REAR 25'
ALONG LAKE 0'

100 0 100 200 300
GRAPHIC SCALE – FEET

NORTH CAROLINA PROFESSIONAL SEAL L-4395 LAND SURVEYOR CHARLES E. THOMPSON, JR.

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 : 58,730 ; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 16th DAY OF FEBRUARY, A.D., 2022.

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