

二十



MBL'S
FRONT • 3
SIDE • 2
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NOTE
All distances are horizontal
ground distances.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

NOTE: Area computed by Coordinate Method

This plat is subject to all easements, agreements and rights of way of record prior to the date of this plat.

EIP Existing Iron Pin Found
NIP New Iron Pipe Set
EIS Existing Iron Spike Found
NIS New Iron Spike Set
EPK Existing PK Nail Found
NPK New PK Nail Set
ERD Existing Rebar Found
NRD New Rebar Set
ERS Existing Railroad Spike Found
NRS New Railroad Spike Set
ECM Existing Concrete Monument Found
NCM New Concrete Monument Found
HL 60 Penny Nail Set
CP Computed Point
MBL Minimum Building Limits
R/W Right-of-Way
UP Utility Pole
N/F Now or Formerly
MAG Magnetic Nail Found



Robert C. Cawthorne, P.L.S. L-3961

☐ PROGRESS ENERGY P.O. BOX 1771 RALEIGH, N.C., 27602 1-800-452-2777	☐ TIME WARNER CABLE of HENDERSON 215 YOUNG STREET HENDERSON, N.C., 27536 252-492-8762
☐ - CENTURYLINK P.O. BOX 98064 CHARLOTTE, N.C., 28296 1-800-672-6242 1-800-535-0189	☐ WAKE ELECTRIC MEMBERSHIP CORP. P.O. BOX 1229 WAKE FOREST, N.C., 27588 1-800-474-6300

OMEGA BULLOCK
LUCILLE BULLOCK
D.B. 1223, Pg. 896
P.B. "Y", Pg. 3
ZONED R-30

COURSE	BEARING	DISTANCE
L-1	N 45° 27' 45" E	154.15
L-2	N 45° 27' 45" E	162.00
L-3	N 45° 27' 45" E	58.53
L-4	N 45° 12' 19" E	103.47
L-5	N 45° 12' 19" E	21.53
L-6	N 45° 12' 19" E	110.47
L-7	N 44° 45' 00" E	71.28

WILLIAM MASON, JR.
AND OTHERS
D.B. 1034, Pg. 544
TAX MAP # 581-2-14
ZONED R-30

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.

S. L. Hurd
SUBDIVISION ADMINISTRATOR

6/26/17
DATE

I certify that this survey creates a sub-division of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Robert C. Gawtherne, P.L.S. 1-3961



CORLISS B. BASKERVILLE
D.B. 1192, Pg. 909
TAX MAP H 581-2-52
ZONED R-30

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S)
OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS
CONVEYED TO ME (US) BY DEED RECORDED IN THE VANCE COUNTY
REGISTER OF DEEDS ON BOOK 1308 PAGE 23, AND THAT I (WE)
HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR)
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, THAT THE LAND SHOWN HEREON IS WITHIN THE
SUBDIVISION REGULATION JURISDICTION OF VANCE COUNTY,
NORTH CAROLINA.

OWNER 6.22.17
DATE

OWNER _____
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THE GRANTOR(S) HEREBY GIVE NOTICE AS REQUIRED BY NORTH CAROLINA GENERAL STATUTES AND THE VANCE COUNTY SUBDIVISION ORDINANCE THAT ALL ROADS SHOWN ON THIS PLAN ARE DEEMED TO BE PUBLIC ROADS. THE VANCE COUNTY ROADS WILL NOT BE INCLUDED ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE. THE GRANTOR(S) SHALL HAVE THE RESPONSIBILITY FOR THE MAINTENANCE OF THE ROAD. THE CITY, COUNTY, LOCAL OR STATE GOVERNMENTAL AGENCY WILL BE RESPONSIBLE FOR THE DEVELOPMENT, MAINTENANCE, SUPERVISION, OR CONTROL OF SAID STREETS AND ROADWAYS. THE PARTIES TO THIS DEED WILL HOLD HARMLESS LOCAL AND STATE GOVERNMENT AGENCIES FROM ANY LIABILITY OR EXPENSE CONCERNING ROAD STANDARDS AND MAINTENANCE WITHIN THE ABOVE DESCRIBED SUBDIVISION SERVING THE PROPERTY HEREIN DESCRIBED AND THE CITY, COUNTY, AND THIS IS COVENANT WHICH RUNS WITH THE LAND.

GRANTORS CERTIFY THAT THERE ARE NO UNDERGROUND STORAGE
TANKS OR HAZARDOUS MATERIAL LOCATED WITHIN THE AREA
DESIGNATED FOR ROADS, OR STREETS WITHIN THE SUBDIVISION
AND IF SUCH ITEMS ARE FOUND, GRANTORS SHALL BE FINANCIALLY
RESPONSIBLE FOR REMOVAL AND DISPOSAL THEREOF.

CHIEF (S) Ed C Bauer 6.22.17

State of North Carolina
County of Vance
I, Porcha 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.
Porcha C. Brooks 3/18/
Review Officer

FILED Mar 18, 2019 02:00 pm
BOOK 0000Z
PAGE 0041
INSTRUMENT # 00976
FILED FOR RECORD - VANCE COUNTY NC
CASSANDRA D. NEAL, REGISTER OF DEEDS

REVISÉD 11-17-2016 (SPELLING ERROR)

OWNER - BENT TREE WOODS ON KERR, LLC

MIDDLEBURG TOWNSHIP

VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 100' OCTOBER 3, 2016

FILE # 91-14-035-L
TAX MAP # 581-2-15

CAWTHORNE & ASSOCIATES
Registered Land Surveyors, P.A.

License No. : C-0378

822 Dabney Drive

Henderson, North Carolina 27536

Phone # 252-492-0041 Fax # 252-492-2846