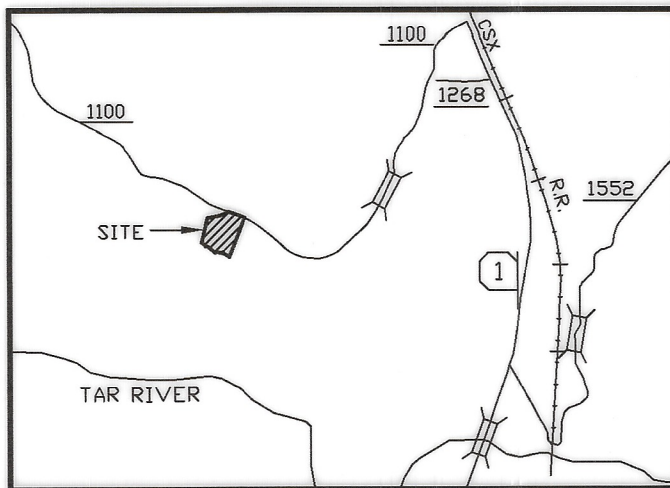




VICINITY MAP - NOT TO SCALE

EXCEPTION PLAT FOR
GLEN TELLEFSEN
COURTNEY TELLEFSEN
OWNERS
GLEN TELLEFSEN
COURTNEY TELLEFSEN
KITTRELL TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 60' FEBRUARY 17, 2025
FILE # 91-24-021A-L
TAX MAP # 497-01-002

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 : 31,435 ; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 17th DAY OF FEBRUARY, A.D., 2025.

CHARLES E. THOMPSON, JR., P.L.S. L - 4395



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

NORTH RELATIVE TO PLAT BOOK "Z", PAGE 904

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.

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

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

435,603 SQ. FT.
DEED BOOK 1447, PAGE 385
DEED BOOK 1447, PAGE 403
DEED BOOK 1447, PAGE 414
PLAT BOOK "Z", PAGE 904
TRACT 1 (PART) & 2
TAX MAP # 497-01-002

435,603 SQ. FT.
DEED BOOK 1447, PAGE 385
DEED BOOK 1447, PAGE 403
DEED BOOK 1447, PAGE 414
PLAT BOOK "Z", PAGE 904
TRACT 1 (PART) & 2
TAX MAP # 497-01-002

10.0001 ACRES

435,603 SQ. FT.
DEED BOOK 1447, PAGE 385
DEED BOOK 1447, PAGE 403
DEED BOOK 1447, PAGE 414
PLAT BOOK "Z", PAGE 904
TRACT 1 (PART)
TAX MAP # 497-01-002

CALLS FROM POINTS "A" TO "B" ALONG BRANCH.
CENTERLINE OF BRANCH IS THE PROPERTY LINE.
ALL POINTS ARE CP UNLESS OTHERWISE NOTED.

Course	Bearing	Distance
L1	N 47°30'49" W	67.64'
L2	N 56°13'34" W	64.93'
L3	N 71°53'11" W	124.21'
L4	S 76°55'21" W	46.55'
L5	N 46°54'39" W	174.71'
L6	N 81°23'06" W	43.42'
L7	N 36°27'51" W	95.94'
L8	N 79°09'46" W	5.53'

435,603 SQ. FT.
DEED BOOK 1447, PAGE 385
DEED BOOK 1447, PAGE 403
DEED BOOK 1447, PAGE 414
PLAT BOOK "Z", PAGE 904
TRACT 1 (PART) & 2
TAX MAP # 497-01-002

JEFFERY RUFUS GARRETT
ANGELA HOLT GARRETT
DEED BOOK 1446, PAGE 60
DEED BOOK 1446, PAGE 77
DEED BOOK 1446, PAGE 87
PLAT BOOK "Z", PAGE 823
TRACT 1
TAX MAP # 497-01-001

MAIN STREAM CAPITAL
INVESTMENTS, LLC
DEED BOOK 1446, PAGE 16
PLAT BOOK "Z", PAGE 823
TRACT 2
TAX MAP # 497-01-012

MAIN STREAM CAPITAL
INVESTMENTS, LLC
DEED BOOK 1446, PAGE 16
PLAT BOOK "Z", PAGE 823
TRACT 2
TAX MAP # 497-01-012

