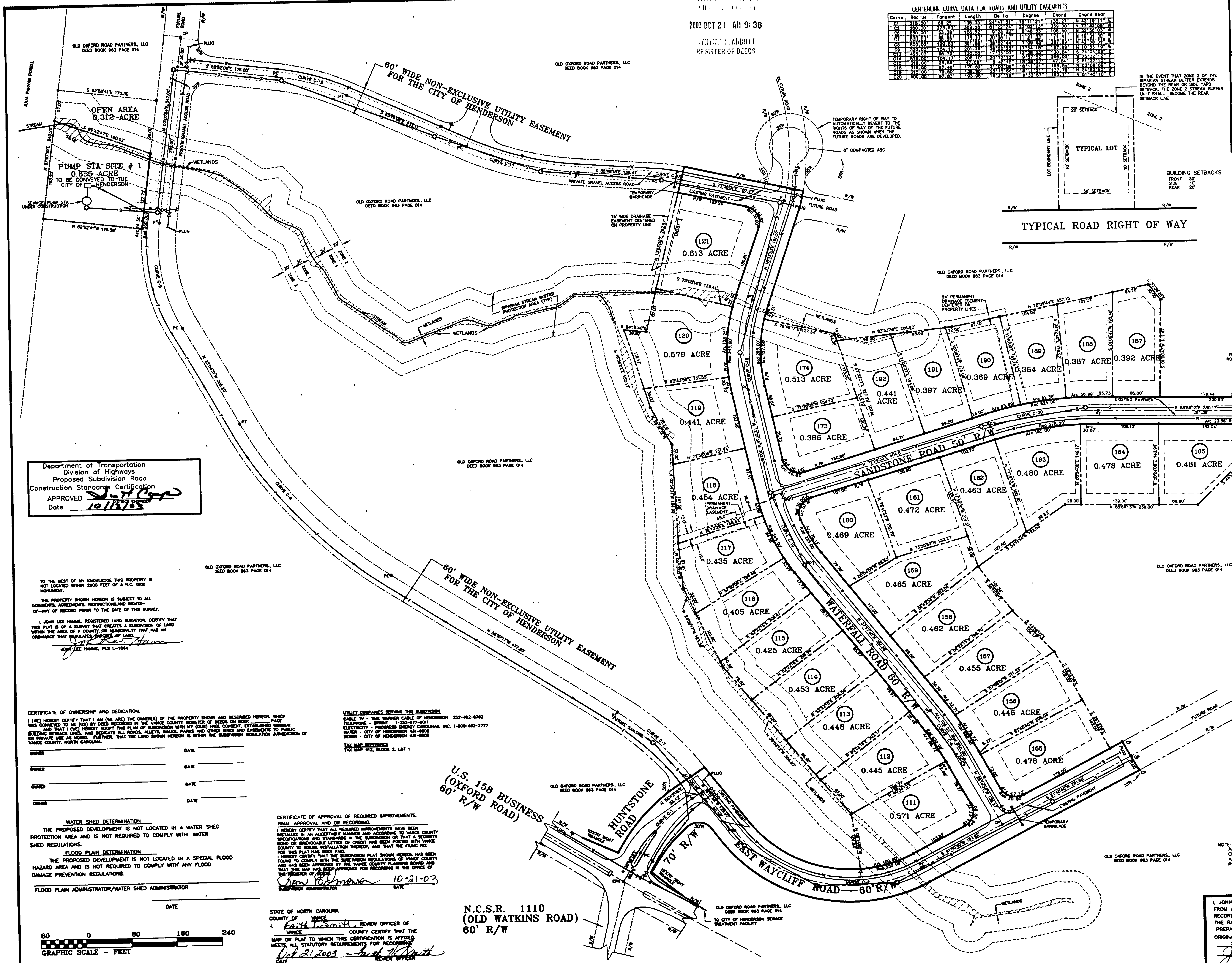
W-894

VANCE COUNTY, N.C.

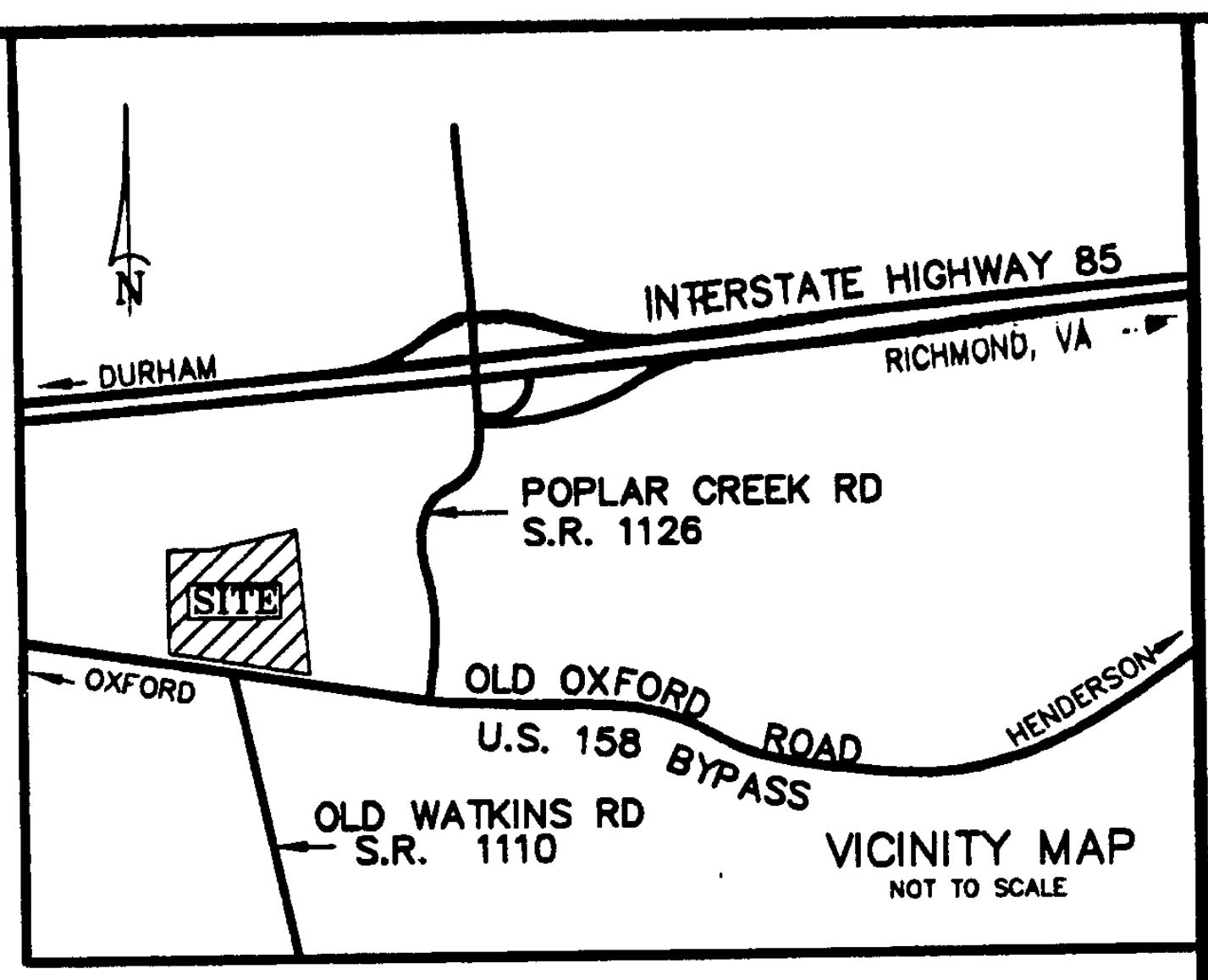
2003 OCT 21 AM 9:38

REGISTER OF DEEDS


60' WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR THE CITY OF HENDERSON
OLD OXFORD ROAD PARTNERS., LLC DEED BOOK 963 PAGE 014
OPEN AREA 0.312 ACRE
PUMP STA SITE # 1 0.855 ACRE TO BE CONVEYED TO THE CITY OF HENDERSON
SEWAGE PUMP STA UNDER CONSTRUCTION
PRIVATE GRAVEL ACCESS ROAD
WETLANDS
RIPARIAN STREAM BUFFER PROTECTION AREA (TYP.)
STREAM
FUTURE ROAD
TEMPORARY BARRICADE
EXISTING PAVEMENT
15' WIDE DRAINAGE EASEMENT CENTERED ON PROPERTY LINE
24' PERMANENT DRAINAGE EASEMENT CENTERED ON PROPERTY LINES
TEMPORARY RIGHT OF WAY TO AUTOMATICALLY REVERT TO THE RIGHTS OF WAY OF THE FUTURE ROADS AS SHOWN WHEN THE FUTURE ROADS ARE DEVELOPED
6" COMPACTED ABC
FUTURE ROAD RIGHT OF WAY
SANDSTONE ROAD 50' R/W
WATERFALL ROAD 60' R/W
EAST WAYCLIFF ROAD 60' R/W
HUNTSTONE ROAD
70' R/W
U.S. 158 BUSINESS (OXFORD ROAD) 60' R/W
N.C.S.R. 1110 (OLD WATKINS ROAD) 60' R/W
TO CITY OF HENDERSON SEWAGE TREATMENT FACILITY
121 0.613 ACRE
120 0.579 ACRE
119 0.441 ACRE
118 0.454 ACRE
117 0.435 ACRE
116 0.405 ACRE
115 0.425 ACRE
114 0.453 ACRE
113 0.448 ACRE
112 0.445 ACRE
111 0.571 ACRE
174 0.513 ACRE
173 0.386 ACRE
192 0.441 ACRE
191 0.397 ACRE
190 0.369 ACRE
189 0.364 ACRE
188 0.387 ACRE
187 0.392 ACRE
160 0.469 ACRE
161 0.472 ACRE
162 0.463 ACRE
163 0.480 ACRE
164 0.478 ACRE
165 0.481 ACRE
159 0.465 ACRE
158 0.462 ACRE
157 0.455 ACRE
156 0.446 ACRE
155 0.478 ACRE
TYPICAL LOT
20' SETBACK
10' SETBACK
30' SETBACK
LOT BOUNDARY LINE
ZONE 2
IN THE EVENT THAT ZONE 2 OF THE RIPARIAN STREAM BUFFER EXTENDS BEYOND THE REAR OR SIDE YARD SETBACK, THE ZONE 2 STREAM BUFFER LIMIT SHALL BECOME THE REAR SETBACK LINE
BUILDING SETBACKS
FRONT 30'
SIDE 10'
REAR 20'
TYPICAL ROAD RIGHT OF WAY
MAGNETIC NORTH NOVEMBER 1981
N

CENTERLINE CURVE DATA FOR ROADS AND UTILITY EASEMENTS

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	315.00'	69.25'	138.33'	24°47'51"	18°11'21"	135.27'	N 43°19'11" E
C2	260.00'	223.53'	369.26'	81°22'24"	22°02'13"	339.00'	N 77°33'08" W
C6	650.00'	53.38'	106.52'	9°23'22"	8°48'53"	106.40'	N 32°56'03" W
C7	500.00'	88.88'	175.30'	20°08'17"	11°27'33"	174.41'	N 40°54'38" W
C8	800.00'	199.80'	391.59'	28°02'44"	7°09'43"	387.69'	N 42°55'54" W
C9	320.00'	104.10'	201.29'	36°02'25"	17°54'18"	197.99'	N 10°53'19" W
C13	425.00'	65.79'	130.55'	17°36'00"	13°28'53"	130.04'	S 74°04'08" E
C14	575.00'	104.17'	206.10'	20°32'12"	9°57'52"	205.00'	S 75°32'12" E
C15	310.00'	23.59'	47.09'	8°42'12"	18°28'57"	47.04'	S 81°27'10" E
C18	315.00'	87.48'	170.62'	31°02'05"	18°11'21"	168.54'	N 03°09'09" E
C19	315.00'	70.60'	138.90'	25°15'56"	18°11'21"	137.78'	N 24°59'50" W
C20	600.00'	97.83'	193.95'	18°31'16"	9°32'57"	193.11'	N 81°45'10" E



Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certification
APPROVED _Scott Capps_ DISTRICT ENGINEER
Date _10/13/03_

TO THE BEST OF MY KNOWLEDGE THIS PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A N.C. GRID MONUMENT.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS SURVEY.

I, JOHN LEE HAMME, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY, OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

John Lee Hamme
JOHN LEE HAMME, PLS L-1064

CERTIFICATE OF OWNERSHIP AND DEDICATION.

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 ______ PAGE ______ 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 ______________________ DATE ______
OWNER ______________________ DATE ______
OWNER ______________________ DATE ______
OWNER ______________________ DATE ______

WATER SHED DETERMINATION

THE PROPOSED DEVELOPMENT IS NOT LOCATED IN A WATER SHED PROTECTION AREA AND IS NOT REQUIRED TO COMPLY WITH WATER SHED REGULATIONS.

FLOOD PLAIN DETERMINATION

THE PROPOSED DEVELOPMENT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND IS NOT REQUIRED TO COMPLY WITH ANY FLOOD DAMAGE PREVENTION REGULATIONS.

____
FLOOD PLAIN ADMINISTRATOR/WATER SHED ADMINISTRATOR

____
DATE

80 0 80 160 240
GRAPHIC SCALE - FEET

UTILITY COMPANIES SERVING THIS SUBDIVISION
CABLE TV - TIME WARNER CABLE OF HENDERSON 252-492-8762
TELEPHONE - SPRINT 1-252-877-6011
ELECTRICITY - PROGRESS ENERGY CAROLINAS, INC. 1-800-452-2777
WATER - CITY OF HENDERSON 431-6000
SEWER - CITY OF HENDERSON 431-6000

TAX MAP REFERENCE
TAX MAP 412, BLOCK 2, LOT 1

CERTIFICATE OF APPROVAL OF REQUIRED IMPROVEMENTS, FINAL APPROVAL AND OR RECORDING.

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO VANCE COUNTY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT HAS BEEN POSTED WITH VANCE COUNTY TO INSURE INSTALLATION THEREOF, AND THAT THE FILING FEE FOR THIS PLAT HAS BEEN PAID.
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF VANCE COUNTY AND 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.

Don Edmonson 10-21-03
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA
COUNTY OF VANCE
I, Faith T. Smith, REVIEW OFFICER OF VANCE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Oct 21, 2003 Faith T. Smith
DATE REVIEW OFFICER

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
PKF	P.K. NAIL FOUND
PKS	P.K. Nail SET
RRSS	RAILROAD SPIKE SET
RRSF	RAILROAD SPIKE FND.
CMF	CONCRETE MON. FOUND
CMS	CONCRETE MON. SET
CR/WMF	CONC. R/W MON. FND.
CR/WMS	CONC. R/W MON. SET
SF	STONE FOUND
AF	AXLE FOUND
TP	TRAVERSE POINT
CP	COMPUTED POINT
UP	UTILITY POLE
A	ARC LENGTH
PC	POINT OF CURVE
PT	POINT OF TANGENT
POC	POINT ON CURVE
CL	CENTERLINE
NF	NAIL FOUND
G	GAS MAIN
S	STORM SEWER
SS	SAN. SEWER
E	ELECTRIC LINES
C	CABLE TV
W	WATER MAIN
R/W	RIGHT OF WAY
EG	EXISTING GRADE
FG	FINISH GRADE
●	IRON PIN SET UNLESS NOTED OTHERWISE
━━━	DEDICATED ROAD RIGHT OF WAY
━ ━ ━	LOT BOUNDARY LINE
- - -	UTILITY EASEMENT
- - - -	RIPARIAN STREAM BUFFER AND WETLANDS LIMITS
— - —	CENTERLINE OF ROADWAY RIGHT OF WAY
......	EDGE OF GRAVELED ROAD
— — —	BUILDING SETBACK
⊕	SANITARY SEWER MANHOLE
—S—	EXISTING 8" PVC SANITARY SEWER
—F—	EXISTING 6" SANITARY SEWER PVC FORCE MAIN
-W—	EXISTING 8" D. I. WATER MAIN (UNLESS NOTED OTHERWISE)
MAIN 6" D.I.	EXISTING FIRE HYDRANT ASSEMBLY
⋈	EXISTING GATE VALVE

NOTE:
ALL COMPUTATIONS AND MAPPING WAS DONE BY JOHN HAMME CIVIL ENGINEER, PA. 151 WEST BELLE STREET, HENDERSON, NC 27536.
ALL FIELD STAKE OUT WORK WAS DONE BY NATHAN R. HYMILLER. PLS. 130 WES SANDLING ROAD, FRANKLINTON, NC 27525

07710

TAX MAP 412 BLOCK 2 LOT 1

I, JOHN LEE HAMME, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 963, PAGE 014, OR ______________): THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+ : THAT THE PLAT IS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30th DAY OF SEPTEMBER A.D. 2003

John Lee Hamme
SURVEYOR

REGISTRATION NUMBER L-1064

FINAL PLAT PHASE ONE "HUNTSTONE PINES" SUBDIVISION

PROPERTY OWNED BY

OLD OXFORD ROAD PTRS., LLC

DABNEY TOWNSHIP

VANCE COUNTY, NORTH CAROLINA

SEAL L-1064 JOHN LEE HAMME

SEAL L-3010 NATHAN R. HYMILLER, JR.

JOHN HAMME
CIVIL ENGINEER, PA
151 BELLE STREET
HENDERSON,N.C. 27536
252/492-6870

PREPARED BY JLH
DATE APRIL 30,02003
SCALE 1 INCH = 80 FEET
CK. BY
WK. SHEET
FILE FERG-FINAL-PHASE-1
ZIP 13-A

SHEET 1 OF 1

DWG I-059

W-894

W-894