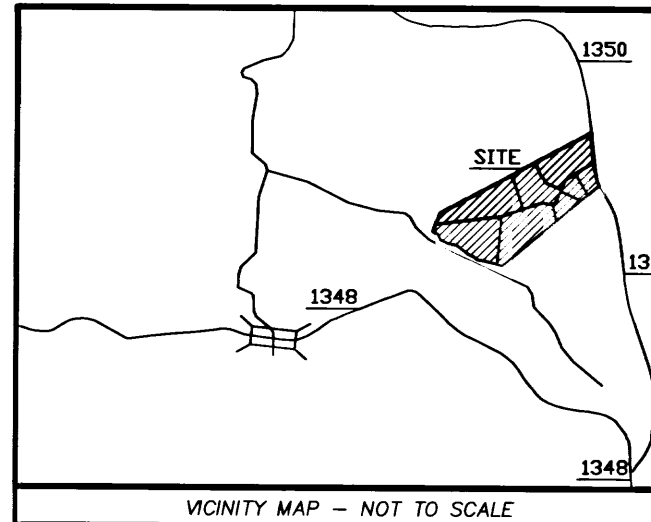


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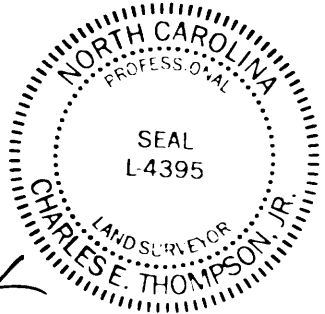


FINAL PLAT FOR
JOHN U. TATE
JENNIFER B. TATE
GLEN TELLEFSEN
OWNERS
JOHN U. TATE
JENNIFER B. TATE
GLEN TELLEFSEN
TOWNSVILLE TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 150' SEPTEMBER 11, 2025
FILE # 91-25-028-L
TAX MAP # 310-02-005

CHARLES' SURVEYING
LICENSE NUMBER: F-1326
133 BRISTOL MEADOWS ROAD
KITRELL, 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 1:17,131; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 11th DAY OF SEPTEMBER A.D., 2025.

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



I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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
 - 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
 - ERS EXISTING RAILROAD SPIKE FOUND
 - NRS NEW RAILROAD SPIKE SET
 - ECM EXISTING CONCRETE MONUMENT FOUND
 - 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
 - TP TELEPHONE PEDESTAL
 - TYP TELEVISION PEDESTAL
 - UP UTILITY POLE
 - W WELL
 - WM WATER METER
 - WV WATER VALVE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PG. PAGE

Course	Bearing	Distance
L1	S 00°30'37" W	152.54'
L2	S 00°01'54" E	248.20'
L3	S 01°22'45" E	37.62'
L4	S 01°22'45" E	37.43'
L5	S 04°22'06" E	79.22'
L6	S 06°58'07" E	54.84'
L7	S 11°02'59" E	80.89'
L8	S 14°23'15" E	91.82'
TIE L9	N 69°36'02" E	22.62'
L10	N 69°02'14" W	72.76'
L11	N 69°02'14" W	192.38'
L12	N 73°29'37" W	112.63'
L13	N 44°02'40" W	78.39'
L14	N 64°58'21" W	65.41'
L15	N 48°12'28" W	226.20'
L16	N 73°50'20" W	115.21'
L17	N 58°12'18" W	128.44'
L18	N 22°45'39" W	94.40'
L19	N 50°45'23" W	77.07'
L20	N 25°24'30" E	110.01'
L21	N 25°24'30" E	168.53'

REFERENCES:
D.B. 1457, PG. 963
P.B. "F", PG. 85
LOT 2
P.B. "V", PG 122

COUNTY ZONING: A-R
MINIMUM LOT WIDTH 150'
MBL SETBACKS
FRONT 50'
SIDE 25'
REAR 35'

PRIVATE ACCESS EASEMENT

IF THE PROPOSED SUBDIVISION MAKE USE OF A PRIVATE ACCESS EASEMENT, I HEREBY CERTIFY THAT I UNDERSTAND THAT:

A PRIVATE ACCESS EASEMENT CAN BE USED FOR A MAXIMUM OF FOUR (4) LOTS, INCLUDING THE RESIDUAL PARENT TRACT. NO FURTHER SUBDIVISION OR RE-SUBDIVISION SHALL BE APPROVED WITH ACCESS TO THIS PRIVATE ACCESS EASEMENT AFTER THE FOURTH LOT IS CREATED, NOW OR AT ANY TIME IN THE FUTURE. IT IS MY RESPONSIBILITY TO MAINTAIN THE EASEMENT FREE OF OBSTRUCTIONS AT ALL TIMES. I AM RESPONSIBLE FOR CONSTRUCTION OF A TWELVE (12) FOOT ROAD WITH A FIVE (5) FOOT SHOULDER AT ALL TIMES AND IN PERPETUITY. AT THE TIME I SUBMIT A SUBDIVISION REQUEST FOR A FIFTH LOT (OR ANY ADDITIONAL LOTS); THIS EASEMENT WILL BE REQUIRED TO BE WIDENED TO SIXTY (60) FEET FOR ITS ENTIRE LENGTH. IF I DESIRE TO CREATE ADDITIONAL LOTS, BEYOND THE FOUR (4) ALLOWED ON AN ACCESS EASEMENT, THE ALIGNMENT OF THE EASEMENT WILL BE REQUIRED TO MEET NCDDOT DESIGN SPECIFICATIONS. IF I DESIRE TO CREATE ANY ADDITIONAL LOTS, BEYOND THE FOUR (4) ALLOWED ON AN ACCESS EASEMENT, ROAD CONSTRUCTION WILL BE REQUIRED AND SAID CONSTRUCTION WILL BE REQUIRED TO MEET NCDDOT SPECIFICATIONS IN ALL WAYS EXCEPT PAVING.

OWNER'S CERTIFICATION: *John Tate*
DATE: *10-6-2025*

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 IN BOOK 1457 PAGE 963 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL ROADS, ALLEYS, 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: *John Tate* DATE: *10-6-2025*

OWNER: _____ DATE: _____

UTILITY PROVIDERS:

☒ DUKE PROGRESS
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

☐ CENTURY LINK
P.O. BOX 96064
CHARLOTTE, N.C., 28296
1-800-672-6242

☐ WAKE ELECTRIC MEMBERSHIP CORP.
P.O. BOX 1229
WAKE FOREST, N.C., 27588
1-800-474-6300

INDIVIDUAL WELL, SEPTIC TANK &
PRIVATE SOLID WASTE REMOVAL.

FILED Oct 06, 2025 02:37 pm
BOOK 02025
PAGE 0094
INSTRUMENT # 03474
FILED FOR RECORD - VANCE COUNTY NC
CASSANDRA D. NEAL, REGISTER OF DEEDS

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	90.00'	22.22'	43.56'	27°43'56"	63°39'43"	43.14'	S 89°47'45" E
C2	90.00'	17.93'	35.40'	22°32'08"	63°39'43"	35.17'	S 87°11'52" E
C3	90.00'	46.73'	86.20'	54°52'27"	63°39'43"	82.94'	N 54°05'50" E
C4	110.00'	38.01'	73.20'	38°07'34"	52°05'13"	71.85'	N 45°43'24" E

CERTIFICATION OF FINAL APPROVAL AND OR 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.

John A. Heaton 10/6/25
REGISTER OF DEEDS

Course	Bearing	Distance
L22	N 76°20'17" E	337.66'
L23	N 76°20'17" E	262.34'
L24	S 75°55'47" E	100.00'
L25	N 26°39'37" E	143.00'
L26	N 26°39'37" E	31.75'
L27	N 26°39'37" E	111.25'
L28	N 64°47'11" E	139.83'
L29	N 64°47'11" E	277.16'
L30	N 64°47'11" E	33.11'

STATE OF NORTH CAROLINA, COUNTY OF VANCE
I, *Jennifer Wilkerson*, REVIEW OFFICER OF
VANCE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

Jennifer Wilkerson 10/6/2025
REVIEW OFFICER

ALLA MAE KEETON HICKS
JOHN DAVID HICKS
D.B. 519, PG. 656
P.B. "F", PG. 85
LOT 1
TAX MAP # 310-02-018

