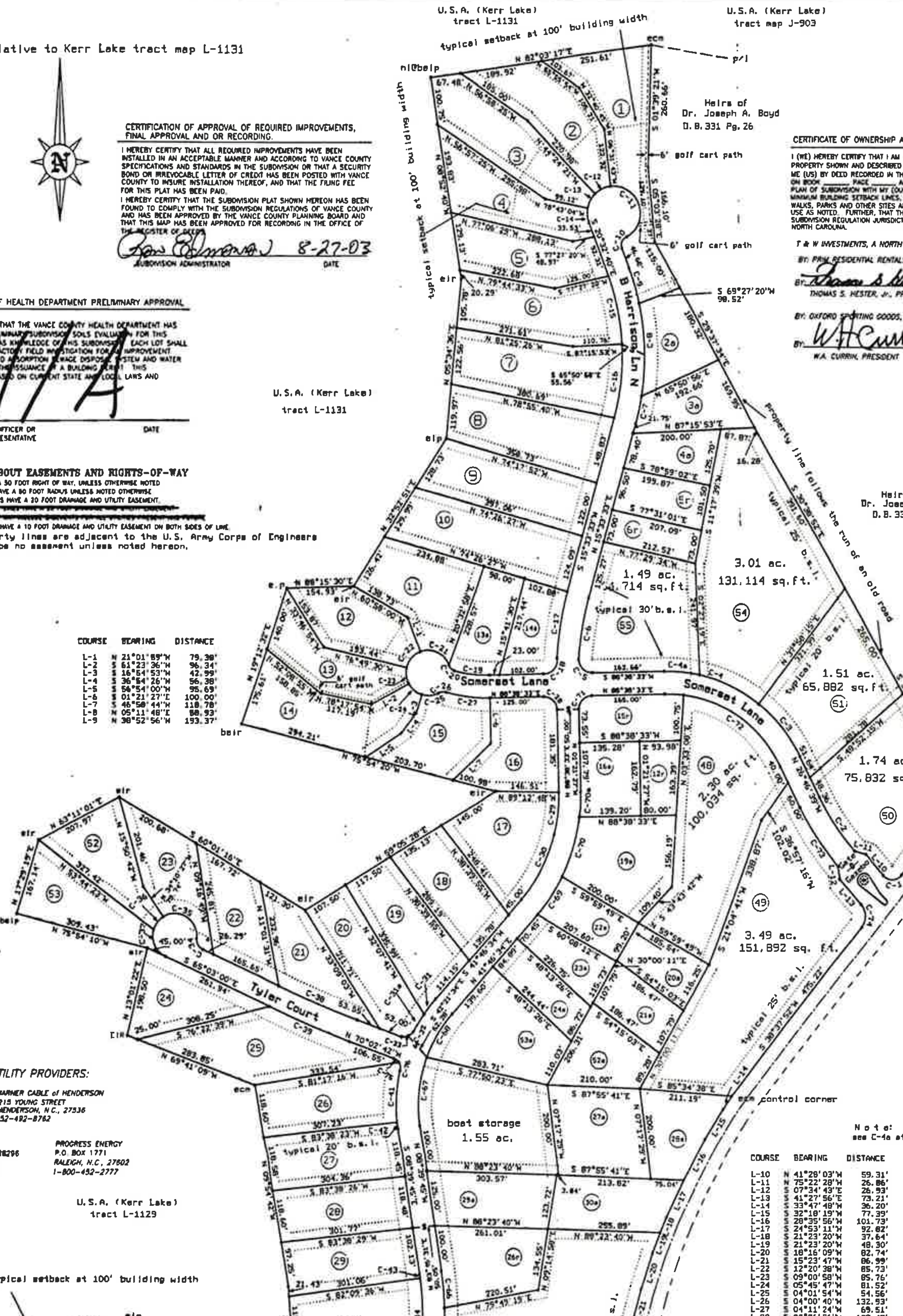
W.868

VANCE COUNTY, N.C.
FILED FOR RECORD
2003 SEP -5 PM 4:01
CYNTHIA S. ABBOTT
REGISTER OF DEEDS

North is relative to Kerr Lake tract map L-1131



CERTIFICATION 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.

Ron Edmonds 8-27-03
SUBDIVISION ADMINISTRATOR DATE

CERTIFICATION OF HEALTH DEPARTMENT PRELIMINARY APPROVAL

I HEREBY CERTIFY THAT THE VANCE COUNTY HEALTH DEPARTMENT HAS RECEIVED THE PRELIMINARY SUBDIVISION SOILS EVALUATION FOR THIS SUBDIVISION AND HAS KNOWLEDGE OF THIS SUBDIVISION. EACH LOT SHALL UNDERGO A SATISFACTORY FIELD INVESTIGATION FOR AN IMPROVEMENT PERMIT FOR GROUND ABSORPTION SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS CERTIFICATION IS BASED ON CURRENT STATE AND LOCAL LAWS AND REGULATIONS.

N/A

COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE DATE

NOTES: ABOUT EASEMENTS AND RIGHTS-OF-WAY

ALL STREETS HAVE A 50 FOOT RIGHT OF WAY, UNLESS OTHERWISE NOTED
ALL CUL DE SACS HAVE A 60 FOOT RADIUS UNLESS NOTED OTHERWISE
ALL FRONT LOT LINES HAVE A 20 FOOT DRAINAGE AND UTILITY EASEMENT
~~[illegible]~~
~~[illegible]~~
ALL SIDE LOT LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON BOTH SIDES OF LINE
Where property lines are adjacent to the U.S. Army Corps of Engineers there will be no easement unless noted hereon.

COURSE	BEARING	DISTANCE
L-1	N 21°01'89"W	79.38'
L-2	S 61°23'36"W	96.34'
L-3	S 16°54'53"W	42.99'
L-4	S 36°54'26"W	56.38'
L-5	S 54°54'00"W	95.69'
L-6	S 01°21'27"E	100.00'
L-7	S 46°58'44"W	118.78'
L-8	N 05°11'48"E	88.93'
L-9	N 38°52'56"W	193.37'

UTILITY PROVIDERS:

TIME WARNER CABLE of HENDERSON
215 YOUNG STREET
HENDERSON, N.C., 27536
252-492-8762

SPRINT
P.O. BOX 98064
CHARLOTTE, N.C., 28296
1-800-872-6242
1-800-535-0189

PROGRESS ENERGY
P.O. BOX 1771
RALEIGH, N.C., 27602
1-800-452-2777

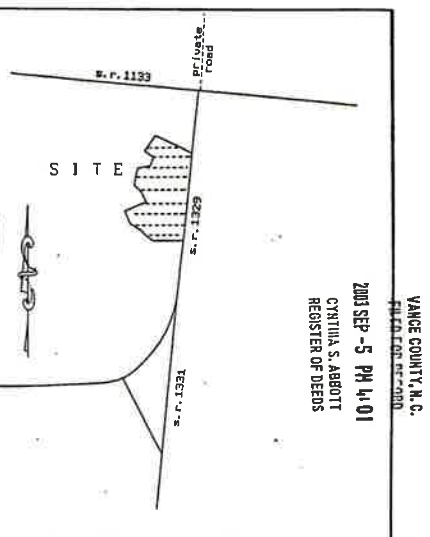
CERTIFICATE OF OWNERSHIP AND DEDICATION.

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.

T & W INVESTMENTS, A NORTH CAROLINA GENERAL PARTNERSHIP

BY: PRW RESIDENTIAL RENTALS, INC., PARTNER
BY: Thomas S. Hester Jr. Pres. 8/27/03
THOMAS S. HESTER, Jr., PRESIDENT DATE

BY: OXFORD SPORTING GOODS, INC., PARTNER
BY: W.A. Currin, Pres 8/27/03
W.A. CURRIN, PRESIDENT DATE

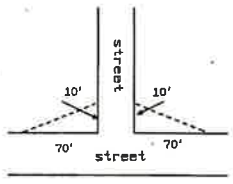


vicinity map (not to scale)

FLOODPLAIN DETERMINATION

LOTS 1-55 ARE DIRECTLY ADJACENT TO A SPECIAL FLOOD HAZARD AREA WITH A KNOWN ELEVATION OF 320 FEET (MSL). ALL FINISHED FLOORS SHALL BE ESTABLISHED AT OR ABOVE 323 FEET (MSL). NOTE: THE CORPS OF ENGINEERS RECOMMENDS THAT ALL FINISHED FLOORS BE AT OR ABOVE 328 FEET (MSL).

Ron Edmonds 8-27-03
FLOODPLAIN ADMINISTRATOR DATE



Typical sight Triangle

references
D.B. 988, PAGE 691
D.B. 988, PAGE 691
D.B. 1008, PAGE 746
tax map 354 parcels 4,5, & 6

building setbacks
30' front b.s.l.
25' rear b.s.l.
20' side b.s.l.
0' Lakeside setback

adjacent to s.r.1329 r/w and included in building setback line is a buffer for plantings or to be left in its natural state and is not to be encroached on by driveways, paths, structures etc. all houses and locations are to be approved by the developer

COURSE	BEARING	DISTANCE
L-10	N 41°28'03"W	59.31'
L-11	N 75°22'28"W	26.86'
L-12	S 07°34'43"E	26.93'
L-13	S 41°27'56"E	73.21'
L-14	S 33°47'48"W	36.20'
L-15	S 32°18'19"W	77.39'
L-16	S 28°35'56"W	101.73'
L-17	S 24°53'11"W	92.82'
L-18	S 21°23'20"W	37.64'
L-19	S 21°23'20"W	48.30'
L-20	S 18°16'09"W	82.74'
L-21	S 15°23'47"W	86.99'
L-22	S 12°20'38"W	85.73'
L-23	S 09°00'58"W	85.76'
L-24	S 05°45'47"W	81.52'
L-25	S 04°01'54"W	54.56'
L-26	S 04°00'40"W	132.93'
L-27	S 04°11'24"W	69.51'
L-28	S 03°36'36"W	107.47'
L-29	S 03°36'36"W	24.89'
L-30	S 05°20'12"W	158.88'
L-31	S 08°00'33"W	123.28'
L-32	S 08°52'17"W	89.51'
L-33	S 09°00''15"W	155.00'
L-34	S 09°05'55"W	157.74'

Lot	Acres	Square Feet
1	1.26	54,792
2	0.91	39,783
3	1.01	43,788
4	0.87	37,777
5	0.86	37,338
6	1.07	46,822
7	1.18	51,596
8	1.14	49,584
9	1.06	46,280
10	1.19	51,673
11	0.97	42,115
12	0.74	32,874
13	0.74	32,156
14	1.08	47,084
15	0.76	33,275
16	0.84	36,698
17	1.00	43,466
18	0.83	35,991
19	0.96	41,929
20	0.83	36,016
21	0.77	33,387
22	0.72	31,575
23	0.70	30,284
24	0.73	31,957
25	1.18	51,534
26	0.92	39,916
27	0.83	36,177
28	0.82	35,876
29	0.79	34,449
30	0.99	43,307
31	1.06	46,201
32	1.11	48,435
33	0.88	38,248
34	0.71	30,807
35	0.75	32,822
36	0.74	32,414
37	1.02	44,719
38	1.44	62,994
39	1.15	50,316
40	1.23	53,485
41	1.55	67,522
42	0.95	41,691
43	0.95	41,528
44	2.98	129,721
52	0.73	31,917
53	0.76	33,027

Note:
see C-4a at bottom of list

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	27.69'	32.93'	48.27'	99°52'58"	206°55'34"	42.39'	S 88°36'03"W
C-2	558.85'	71.86'	142.94'	14°39'17"	10°15'09"	142.55'	N 34°06'17"W
C-3	341.49'	76.49'	150.50'	25°15'06"	16°46'41"	149.29'	N 39°24'12"W
C-4	341.49'	77.92'	153.21'	25°42'22"	25°15'06"	151.93'	N 64°52'55"W
C-5	30.00'	30.00'	47.12'	90°00'00"	190°59'09"	42.43'	N 45°21'27"W
C-6	647.46'	68.30'	136.10'	12°02'37"	8°50'57"	135.85'	N 09°32'15"E
C-7	547.32'	31.41'	62.75'	6°34'08"	10°28'06"	62.72'	N 12°16'27"E
C-8	547.32'	102.28'	202.22'	21°10'10"	10°28'06"	201.08'	N 04°35'41"E
C-9	547.32'	40.02'	79.91'	8°21'54"	10°28'06"	79.84'	N 16°21'43"W
C-10	20.00'	20.00'	31.42'	90°00'00"	286°28'44"	28.28'	N 24°27'20"E
C-11	60.00'	289.64'	163.98'	156°35'33"	95°29'35"	117.51'	N 18°26'05"W
C-12	60.00'	20.47'	39.45'	37°40'29"	95°29'35"	38.75'	S 64°25'54"W
C-13	60.00'	18.52'	35.93'	34°18'43"	95°29'35"	35.40'	S 28°26'18"W
C-14	60.00'	17.11'	33.33'	31°49'36"	95°29'35"	32.90'	S 04°37'52"E
C-15	497.32'	76.51'	151.83'	17°29'33"	11°31'15"	151.24'	S 11°47'53"E
C-16	497.32'	81.49'	161.54'	18°36'40"	11°31'15"	160.83'	S 06°15'13"W
C-17	697.46'	73.57'	146.61'	12°02'37"	8°12'54"	146.34'	S 09°32'15"W
C-18	30.00'	38.29'	54.37'	103°50'12"	190°59'09"	47.23'	S 42°09'41"W
C-19	285.00'	41.08'	81.60'	16°24'17"	20°06'14"	81.32'	N 83°09'18"W
C-20	20.00'	9.64'	17.96'	51°26'51"	286°28'44"	17.36'	N 44°10'55"W
C-21	50.00'	50.77'	79.31'	90°52'39"	114°35'30"	71.25'	N 65°35'40"W
C-22	50.00'	26.47'	48.69'	55°47'31"	114°35'30"	46.79'	S 41°04'15"W
C-23	50.00'	19.08'	36.46'	41°46'54"	114°35'30"	35.66'	S 07°42'57"E
C-24	50.00'	20.44'	38.81'	44°28'43"	114°35'30"	37.86'	S 50°50'46"E
C-25	50.00'	20.18'	38.35'	43°57'05"	114°35'30"	37.42'	N 84°56'20"E
C-26	20.00'	10.19'	18.84'	53°58'49"	286°28'44"	18.15'	N 82°02'18"E
C-27	335.00'	51.13'	101.47'	17°21'16"	17°06'12"	101.08'	S 82°40'49"E
C-28	30.00'	30.00'	47.12'	90°00'00"	190°59'09"	42.43'	S 46°21'27"E
C-29	337.56'	47.07'	93.55'	15°52'43"	16°58'27"	93.25'	S 06°34'57"W
C-30	337.55'	81.83'	160.56'	27°15'15"	16°58'27"	159.05'	S 28°08'56"W
C-31	350.00'	21.66'	43.26'	07°04'57"	16°22'13"	43.24'	S 38°14'05"W
C-32	30.00'	7.68'	15.04'	28°43'43"	190°59'09"	14.89'	S 52°33'23"W
C-33	30.00'	8.19'	15.99'	30°31'50"	190°59'09"	15.80'	S 82°11'10"W
C-34	25.00'	17.15'	30.06'	68°53'59"	229°10'59"	28.28'	N 28°57'45"W
C-31a	350.00'	22.54'	45.01'	07°22'04"	16°22'13"	44.98'	S 31°00'35"W
C-35	50.00'	101.00'	111.11'	127°19'30"	114°35'30"	89.62'	N 58°10'31"W
C-36	50.00'	18.68'	35.76'	40°58'29"	114°35'30"	35.00'	S 37°40'29"W
C-37	50.00'	43.66'	71.77'	82°14'15"	114°35'30"	65.76'	S 23°55'52"E
C-38	2242.67'	97.82'	195.51'	04°59'42"	02°33'17"	195.45'	N 67°32'51"W
C-39	2292.67'	100.00	199.87'	04°59'42"	02°29'57"	199.81'	S 67°32'51"W
C-41	350.00'	58.40'	115.74'	18°56'47"	16°22'13"	115.21'	S 03°06'41"W
C-43	600.00'	4.33'	8.65'	0°49'34"	9°32'57"	8.65'	S 08°14'58"E
C-44	600.00'	86.61'	172.03'	16°25'40"	9°32'57"	171.44'	S 00°22'39"W
C-45	600.00'	96.83'	192.00'	18°20'05"	9°32'57"	191.18'	S 17°45'31"W
C-46	20.00'	19.71'	31.12'	89°09'30"	286°28'44"	28.08'	S 65°41'41"W
C-47	30.00'	23.93'	40.40'	77°09'37"	190°59'09"	37.42'	N 34°24'26"W
C-48	60.00'	91.63'	118.93'	113°33'59"	95°29'35"	100.39'	N 52°36'37"W
C-49	60.00'	15.49'	30.32'	28°57'18"	95°29'35"	30.00'	S 56°07'44"W
C-50	60.00'	15.49'	30.32'	28°57'18"	95°29'35"	30.00'	S 27°10'26"W
C-51	60.00'	55.64'	89.73'	86°41'02"	95°29'36"	81.60'	S 30°08'44"E
C-52	20.03'	18.63'	30.02'	85°51'27"	286°00'52"	27.29'	S 33°19'18"E
C-53	595.00'	37.62'	75.14'	7°14'09"	9°37'46"	75.09'	S 09°18'23"W
C-54	595.00'	48.19'	96.17'	9°15'38"	9°37'46"	96.06'	S 01°03'30"W
C-55	595.00'	48.19'	96.17'	9°15'38"	9°37'46"	96.06'	S 08°12'08"E
C-56	595.00'	37.73'	75.37'	7°15'27"	9°37'46"	75.32'	S 16°27'40"E
C-57	595.00'	23.14'	46.26'	4°27'15"	9°37'46"	46.24'	S 22°19'01"E
C-58	30.00'	25.49'	42.26'	80°42'32"	190°59'09"	38.85'	S 17°32'03"W
C-59	60.00'	39.43'	69.76'	66°37'06"	95°29'35"	65.90'	S 16°48'33"W
C-60	60.00'	63.78'	97.91'	93°30'06"	95°29'35"	87.41'	S 63°24'53"E
C-61	60.00'	64.77'	98.83'	94°22'43"	95°29'35"	88.03'	N 22°39'42"E
C-62	545.00'	226.17'	428.76'	45°04'32"	10°30'47"	417.79'	N 02°00'23"W
C-63	545.00'	30.44'	60.83'	6°23'40"	10°30'47"	60.79'	N 23°43'43"E
C-64	650.00'	33.92'	67.78'	5°58'29"	8°48'53"	67.75'	N 23°56'19"E
C-65	650.00'	129.35'	255.37'	22°30'36"	8°48'53"	253.73'	N 09°41'47"E
C-66	650.00'	40.35'	80.59'	7°06'14"	8°48'53"	80.54'	N 05°06'38"W
C-67	300.00'	78.34'	153.27'	29°16'18"	19°05'55"	151.61'	N 05°58'24"E
C-68	300.00'	56.05'	110.83'	21°10'01"	19°05'55"	110.20'	N 31°11'34"E
C-69	387.55'	50.42'	100.28'	14°49'32"	14°47'03"	100.00'	N 34°21'48"E
C-70	387.55'	68.85'	136.28'	20°08'54"	14°47'03"	135.58'	N 16°52'35"E
C-71	30.00'	30.00'	47.12'	90°00'00"	190°59'09"	42.43'	N 43°38'33"E
C-72	291.49'	184.20'	328.55'	64°34'48"	19°39'22"	311.43'	S 59°04'03"E
C-73	608.85'	78.29'	155.73'	14°39'17"	9°24'38"	155.30'	S 34°06'17"E
C-74	39.16'	32.93'	54.76'	80°07'02"	146°18'02"	50.41'	S 01°23'57"E
C-75	20.00'	7.45	14.27'	40°53'01"	286°28'44"	13.97'	S 55°20'11"E
C-76	20.00'	10.38'	15.15'	54°50'59"	286°28'44"	18.42'	S 07°28'11"E
C-77	595.00'	29.71'	59.37'	05°43'03"	09°37'46"	59.35'	S 24°04'02"W
C-70a	387.55'	27.64'	55.19'	08°09'32"	14°47'03"	55.14'	N 02°43'22"E
C-4a	341.49'	40.79'	81.19'	13°37'20"	16°46'41"	81.00'	N 84°32'47"W

Note:
Lots for entire sewer disposal are numbered as such (4a) and will be considered as part of lot (4)
lots 4a,21a,22a,23a,24a all have an area of 20,000 square feet

Lot	square feet
2a	25,408
3a	27,563
13a	24,822
14a	22,126
19a	43,695
20a	19,836
16a	21,916
27a	41,440
28a	27,301
25a	34,432
30a	32,886
31a	21,756
32a	21,255
36a	35,775
43a	21,639
42a	51,679
52a	27,421
53a	46,946

Lot	square feet
5r	15,302
6r	20,120
12r	14,161
15r	23,962
26r	36,953
38r	14,648

—S— 10' easement for sewer road crossing

SYMBOLS :

EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
EPK	EXISTING PK NAIL
NPK	NEW PK NAIL
EIR	EXISTING IRON ROD
ECPS	EX. COTTON SPINDLE SPIKE
CPS	COTTON PICKER SPINDLE
P/L	PROPERTY LINE
C/L	CENTER LINE
R/W	RIGHT OF WAY
PP	POWER POLE
--E--	OVERHEAD UTILITY LINES
ERRS	EXISTING RAILROAD SPIKE

150 0 150 300 450
GRAPHIC SCALE - FEET

NOTES :

ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN

(x) 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION

(x) 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.

(x) 3.) THERE IS A NEW IRON PIPE (NIP) ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. SEE SYMBOLS.

(x) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBERANCES ON THE PROPERTY.

(x) 5.) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-of-WAY OF RECORD PRIOR TO DATE OF THIS PLAT.

( ) 6.) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN 2000 FEET OF A STATE GRID STATION, BUT DUE TO THE LACK OF DESCRIPTIVE, AND PHYSICAL EVIDENCE, GRID STATION(S) COULD NOT BE LOCATED.

STATE of NORTH CAROLINA, COUNTY of Vance
Sam D. Jones REVIEW OFFICER FOR Vance, HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sam D. Jones 27 August, 2003
REVIEW OFFICER DATE

(a.) I, C. Eugene Bobbitt, III, PROFESSIONAL LAND SURVEYOR, HEREBY 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.

I, C. Eugene Bobbitt, III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK see, PAGE ref, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK see, PAGE ref, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23 DAY OF December, A.D. 2002.

C. Eugene Bobbitt, III
REGISTRATION NUMBER - L-2664

SEAL L-2364

"Final Plat"
revised 08-12-03

BOBBITT SURVEYING, P.A.

P. O. BOX 952 \ 437 DABNEY DRIVE
HENDERSON, NORTH CAROLINA, 27536
(OFFICE) 252 - 438 - 5182 (FAX) 252 - 438 - 7494

survey of

Somerset Plantation

06574

property of
T & W Investments
a North Carolina General Partnership
Williamsboro Township
Vance County, North Carolina
scale 1"= 150 feet December 23, 2002
plat file 02 V 22 XL
tw1329 z15

Book W — W.868 ← Pg 868