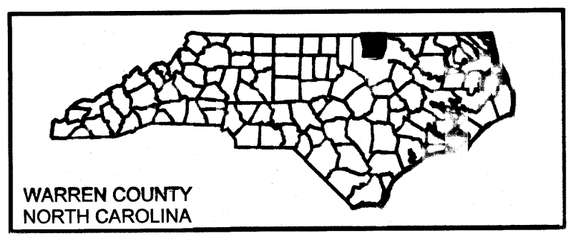
Cab 1 Slide 356 Plat 8



LOCATION MAP

NORTH CAROLINA
WARREN COUNTY

I, Joseph T. Johnston, certify that this plat was drawn under my supervision from an actual survey made under my supervision and referenced in the Warren County Register of Deeds from Plat Cabinet 1 Slide 352 Page 19; that the boundaries not surveyed are clearly indicated and drawn from record information as shown hereon; that the error of closure as calculated is 1 : 26,978; that this survey is of existing parcels of land in a municipality that regulates parcels of land and does create a new private driveway; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, registration number and seal this 16th day of October, A.D., 2020.

Professional Land Surveyor Number L-1335

NOTES:

1. All distances are horizontal ground measurements unless otherwise noted.
2. All areas computed by coordinate computation method.
3. Property improvements such as buildings, streets and other man made features may not be shown in their entirety.
4. The depicted survey information was obtained through an actual field survey made by this office and platted October, 2020.
5. This survey was performed without the benefit of a title report. The parcel is subject to any Right-of-Ways, encumbrances or easements a full title report may reveal.
6. All known visible encroachments are shown.
7. Horizontal datum used for this project is NAD 1983/1996 (US Survey feet).
8. The ground control coordinates are localized coordinates based on State Plane coordinates for N.G.S. "Beech 1988".
9. The scope of this survey did not include determination of F.E.M.A. flood hazard areas.
10. Set Backs Front 30' Side 10' Rear 25'
11. Zoned RL - Residential Lakeside
12. Any further division of lots on Edwards Ridge Road shall meet all County requirements for private road Class II or III as applicable.
13. Access to property from SR 903 via easement to Country Road, Lake Ridge Road, Edwards Ridge Road and Construction Road. Each lot contributes to shared road maintenance.
14. Each Tract A and Tract B owners own one half (1/2) of the portion of the shared driveway that connects with the cul-de-sac and crosses the draw. Each grants easement for their half to the other. The owners are expected to share the maintenance cost for the shared portion of the driveway.
15. Deed restrictions apply.

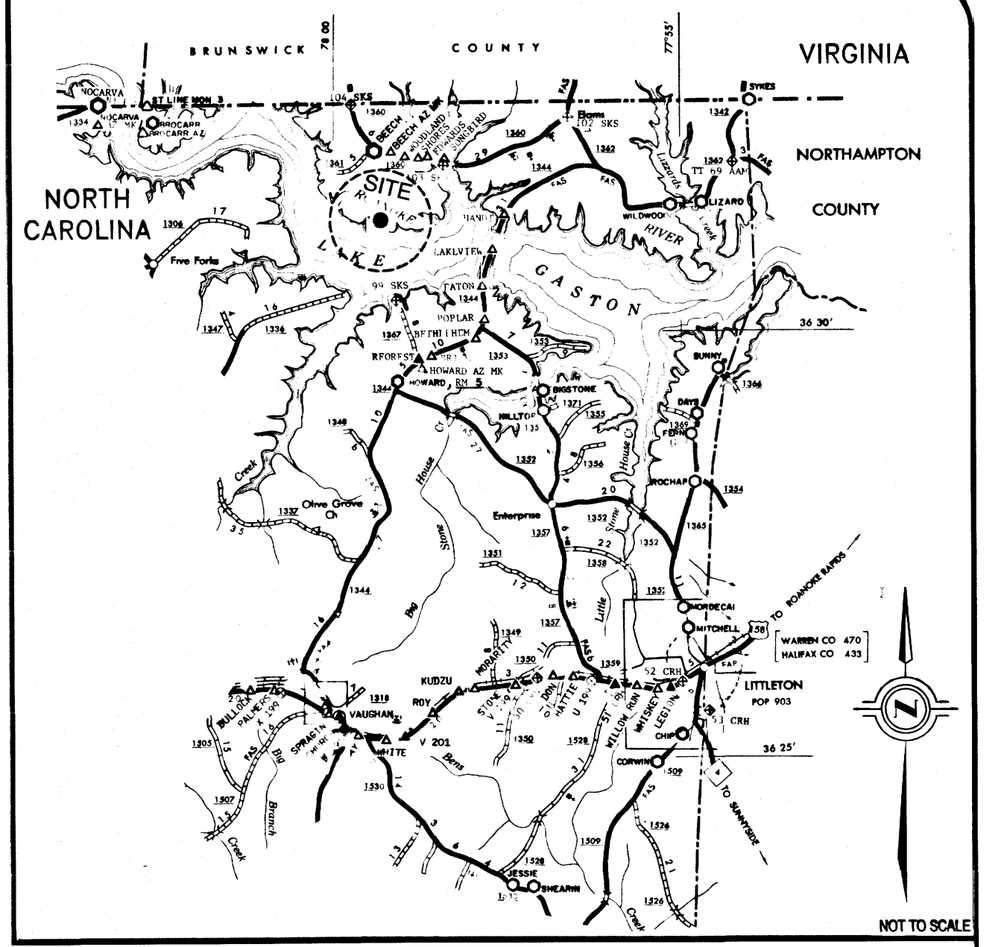
NORTH CAROLINA
WARREN COUNTY

I, a Notary Public of the County and State aforesaid, certify that Richard A Hartley & Anne L Hartley personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 26, day of Oct, 2020.

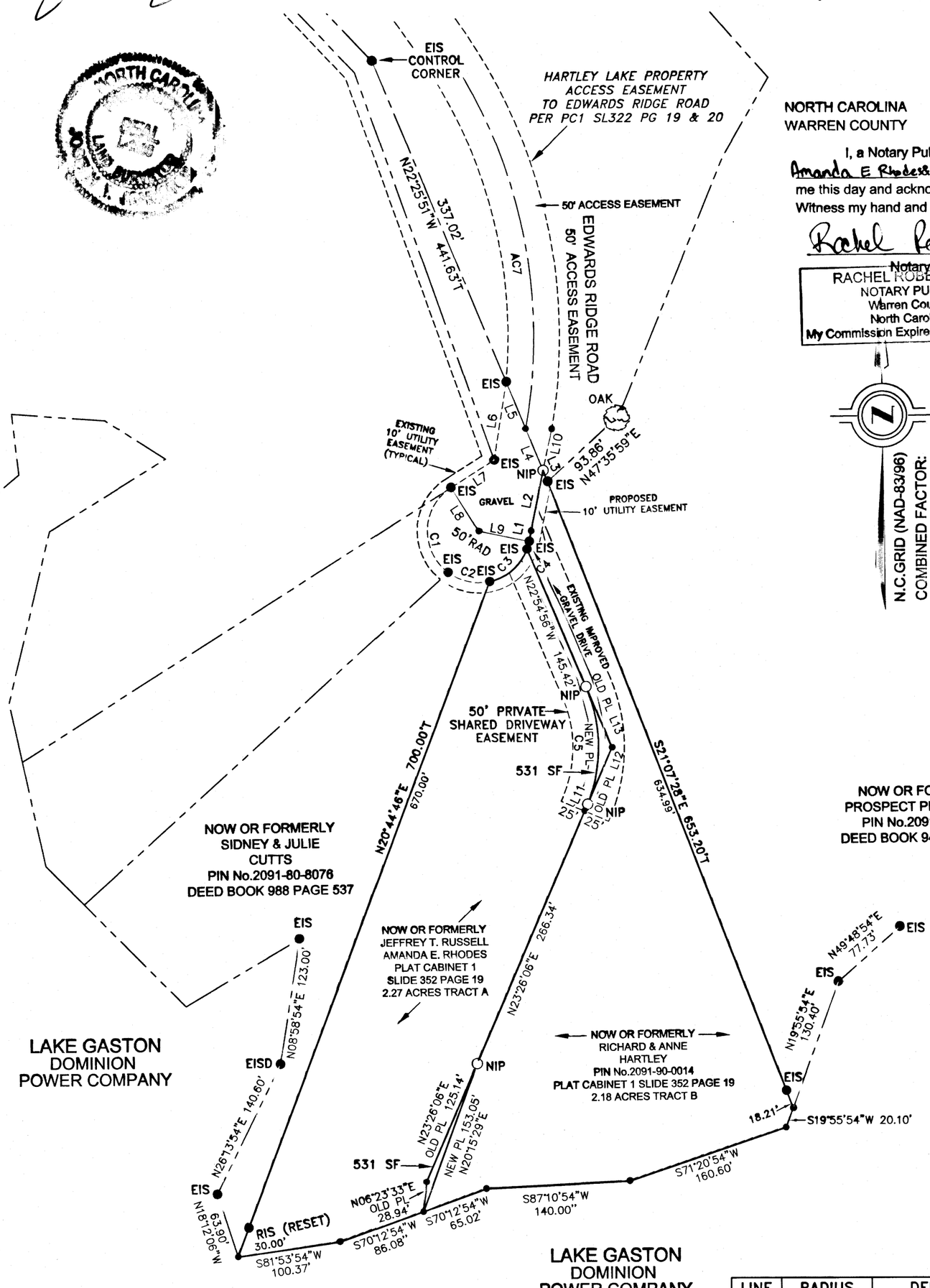
RACHEL ROBERTSON
NOTARY PUBLIC
Warren County
North Carolina
My Commission Expires _____

Rachel Robertson
Notary Public

05/16/2024
My commission expires



VICINITY MAP



LAKE GASTON DOMINION POWER COMPANY

GRAPHIC SCALE

100 0 50 100 200 400

(IN U.S. SURVEY FEET)
1 inch = 100 FT

N.C.GRID (NAD-83/96)
COMBINED FACTOR: 1.000116062
PER PC1 SL322 PAGES 19 & 20

NORTH CAROLINA
WARREN COUNTY

I, a Notary Public of the County and State aforesaid, certify that Amanda E Rhodes & Jeffrey T Russell personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 3rd, day of Nov, 2020.

Rachel Robertson
Notary Public

05/16/2024
My commission expires

RACHEL ROBERTSON
NOTARY PUBLIC
Warren County
North Carolina
My Commission Expires _____

Warren Co. ROD
11-4-20 @ 10:19 AM
Jenni Neal Deputy

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 is located in the subdivision jurisdiction of Warren County and that I (we) hereby adopt this plan of subdivision with my (our) free consent, established minimum building setback lines, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted.

Richard A. Hartley, 10-26-20 — Owner(s) Date
Anne L. Hartley, 10/26/20 — Owner(s) Date
Amanda E Rhodes 11/3/20 — Owner(s) Date
Jeffrey T. Russell, 11/3/20 — Owner(s) Date

CERTIFICATION BY THE REVIEW OFFICER

North Carolina
Warren County

I, Ken Hunter, Review Officer of Warren County, certify that the map or plat to which this certification is affixed meet all statutory requirements for recording.

Review Officer, 10 Nov 20 — Date

CERTIFICATION OF APPROVAL OF DESIGN AND INSTALLATION OF UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I certify that all utilities and other required improvements have been installed in an acceptable manner and according to Warren County specifications and standards in the Hartley Subdivision.

Richard A. Hartley 10-20-20
Owner/Developer — Date

DEDICATION OF WATER SUPPLY AND SEWAGE DISPOSAL

The Hartley Subdivision will be served by the following: individual Water Wells and individual Septic Tanks. These improvements will be installed by buyer.

Richard A. Hartley 10-26-20
Owner/Developer — Date

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Warren County, with all variances noted in the minutes of the Warren County Planning Board, and that this map has been approved for recording in the Office of the Register of Deeds.

Warren County Planning Board Representative — Date 10/26/20

– LINE TABLE –

LINE	BEARING	DISTANCE
L1	N11°31'09"E	10.26'
L2	N11°31'09"E	60.00'
L3	N22°25'51"W	11.51'
L4	N22°25'51"W	43.80'
L5	N22°25'51"W	49.30'
L6	S08°55'37"W	76.87'
L7	S57°43'17"W	50.00'
L8	S32°16'43"E	50.00'
L9	S78°28'51"E	50.00'
L10	N12°08'08"E	41.07'
L11	N23°26'06"E	3.16'
L12	N23°26'06"E	64.21"
L13	N22°54'56"W	64.21'

– CURVE TABLE –

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	110°39'47"	96.57'	S02°23'24"W	82.25'
C2	50.00'	49°03'01"	42.80'	S77°28'01"E	41.51'
C3	50.00'	57°39'26"	50.32'	N49°10'46"E	48.22'
C4	50.00'	8°49'54"	7.71'	N15°56'06"E	7.70'
C5	150.00'	46°21'02"	121.35'	N00°15'35"E	118.06'
AC7	400.00'	26°32'48"	185.33'	S29°58'24"E	183.68'

EIP.....EXISTING IRON PIPE
EIS.....EXISTING IRON STAKE
NIP.....NEW IRON PIN
ERI.....EXISTING REFERENCE IRON
EXPK...EXISTING PK NAIL
EIPD....EXISTING IRON PIPE DISTURBED
NIS.....NO IRON SET
CL.....CENTER LINE
PL.....PROPERTY LINE
LINE SURVEYED
LINE NOT SURVEYED
SETBACK LINE
EASEMENT / R/W
... EXISTING TREE

LEGEND

Recorded in the Warren County Registry in Plat Cabinet 1 Slide 356 Plat 8 Supersedes Previous Recording in the Warren County Registry in Plat Cabinet 1 Slide 352 Plat 19

SHEET 1 OF 1
-DESCRIPTION-BOUNDARY
REVISIONS
DRAWN BY R.E.C.
DATE 10-16-20
CHECKED BY J.T.J.
SCALE 1 : 100

RECOMBINATION SURVEY FOR:
RICHARD & ANNE HARTLEY
JEFFREY TODD RUSSELL
AMANDA E. RHODES
ADJACENT TO LAKE GASTON
ROANOKE TOWNSHIP
WARREN COUNTY, NORTH CAROLINA

SURVEYED BY:
JOSEPH T. JOHNSTON
PROFESSIONAL LAND SURVEYOR
10114 U.S. HIGHWAY 158
LITTLETON ,NORTH CAROLINA 27850
TELEPHONE: (919) 624-3865