B 0299 P 0007

Cab 1 Slide 299 Plat 7

Warren County
Register of Deeds
1:00 P.M. 5-3-12
Yvonne D. Alston

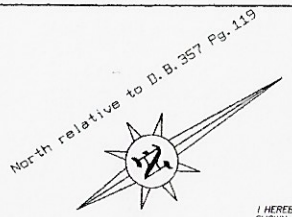
THE Garnes SUBDIVISION WILL BE SERVED BY THE FOLLOWING :(CHECK 2 OF 4) CENTRAL WATER SYSTEM ____ X ____ CENTRAL SEWER SYSTEM ____ ; INDIVIDUAL WATER WELLS ____ X ____ AND\OR INDIVIDUAL SEPTIC TANKS ____ X ____ ; THESE IMPROVEMENTS ARE INSTALLED ____ ; THESE IMPROVEMENTS ARE PROPOSED TO BE INSTALLED ____ X ____

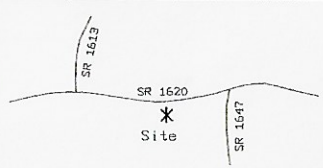
Bernard Garnes 2/2/2012
OWNER(S) \ DEVELOPER(S) DATE
by Lee Bobbitt agent

I 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.

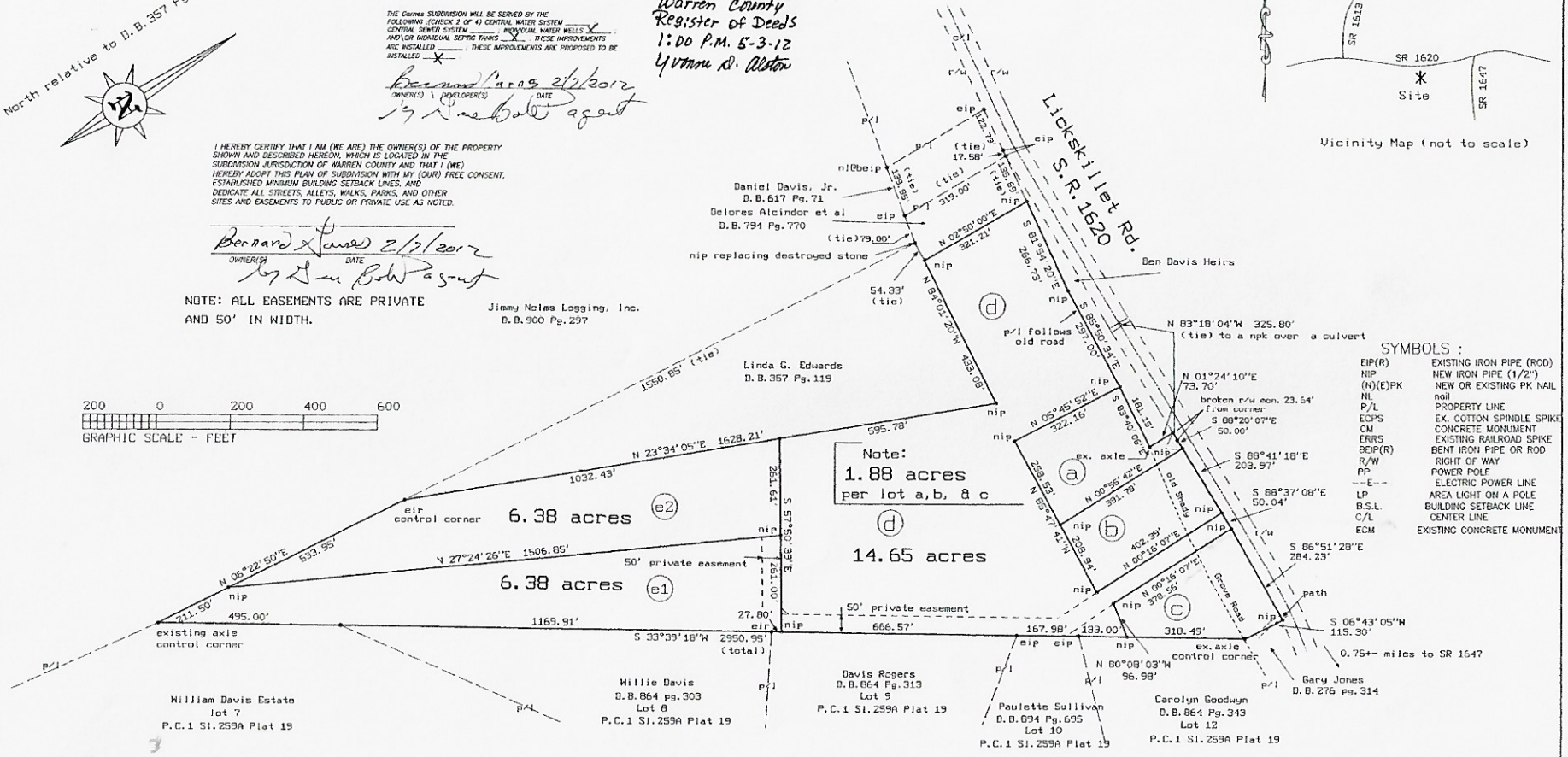
Bernard Garnes 2/2/2012
OWNER(S) DATE
by Lee Bobbitt agent

NOTE: ALL EASEMENTS ARE PRIVATE AND 50' IN WIDTH.





Vicinity Map (not to scale)



SYMBOLS :

EIP(R)	EXISTING IRON PIPE (ROD)
NIP	NEW IRON PIPE (1/2")
(N)(E)PK	NEW OR EXISTING PK NAIL
NL	nail
P/L	PROPERTY LINE
ECPS	EX. COTTON SPINDLE SPIKE
CM	CONCRETE MONUMENT
ERRS	EXISTING RAILROAD SPIKE
BEIP(R)	BENT IRON PIPE OR ROD
R/W	RIGHT OF WAY
PP	POWER POLE
--E--	ELECTRIC POWER LINE
LP	AREA LIGHT ON A POLE
B.S.L.	BUILDING SETBACK LINE
C/L	CENTER LINE
ECM	EXISTING CONCRETE MONUMENT

Site Data
zoned R
reference
D.B. 278 pg. 103
PIN 2941-46-1383

30' front b.s.l. from r/w
25' rear b.s.l.
10' side b.s.l.

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.

( ) 3.) THERE IS A NEW 1/2" IRON PIPE ON ALL PROPERTY CORNERS THAT ARE NOT LABELLED, UNLESS OTHERWISE NOTED, SEE SYMBOL LEGEND.

(X) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES 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.

(X) 7.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, IN U.S. FEET.

REVIEW OFFICER'S CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY of Warren

I, J. Green Williams REVIEW OFFICER for Warren COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 5-3-12 DATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WARREN COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

PLANNING BOARD REPRESENTATIVE 5-3-12 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, PLS., L-2664, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, RECORDED IN DEED BOOK see, PAGE ref, ETC., 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 MEETS THE REQUIREMENTS OF G.S. 47-30, SECTION F-11-A

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL,

THIS THE 23 DAY OF January, A.D. 2012

C. EUGENE BOBBITT, III, P.L.S.

LICENSE NUMBER - L-2664

NORTH CAROLINA PROFESSIONAL SEAL L-2664 LAND SURVEYOR C. Eugene Bobbitt, III

BOBBITT SURVEYING, P.A.
CERTIFICATE No. - C-595
P.O. BOX 952/443 DABNEY DRIVE, HENDERSON, N.C., 27536
(Office) 252 - 438 - 5162 (Fax) 252 - 438 - 7494

property of

Charles Garnes,
Bernard Garnes,
Otis Garnes,
and
Alfred Garnes

Shocco Township
Warren County, North Carolina
Scale 1"= 200 feet January 25, 2012
Plat File 12 W 02 L

garn1620 usb2