Cab 1 Slide 203A Plat 12

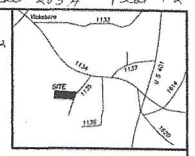
Recorded December 20, 2002
3:35 P.M.
Elaine R. Walden
Register of Deeds

NOTES:

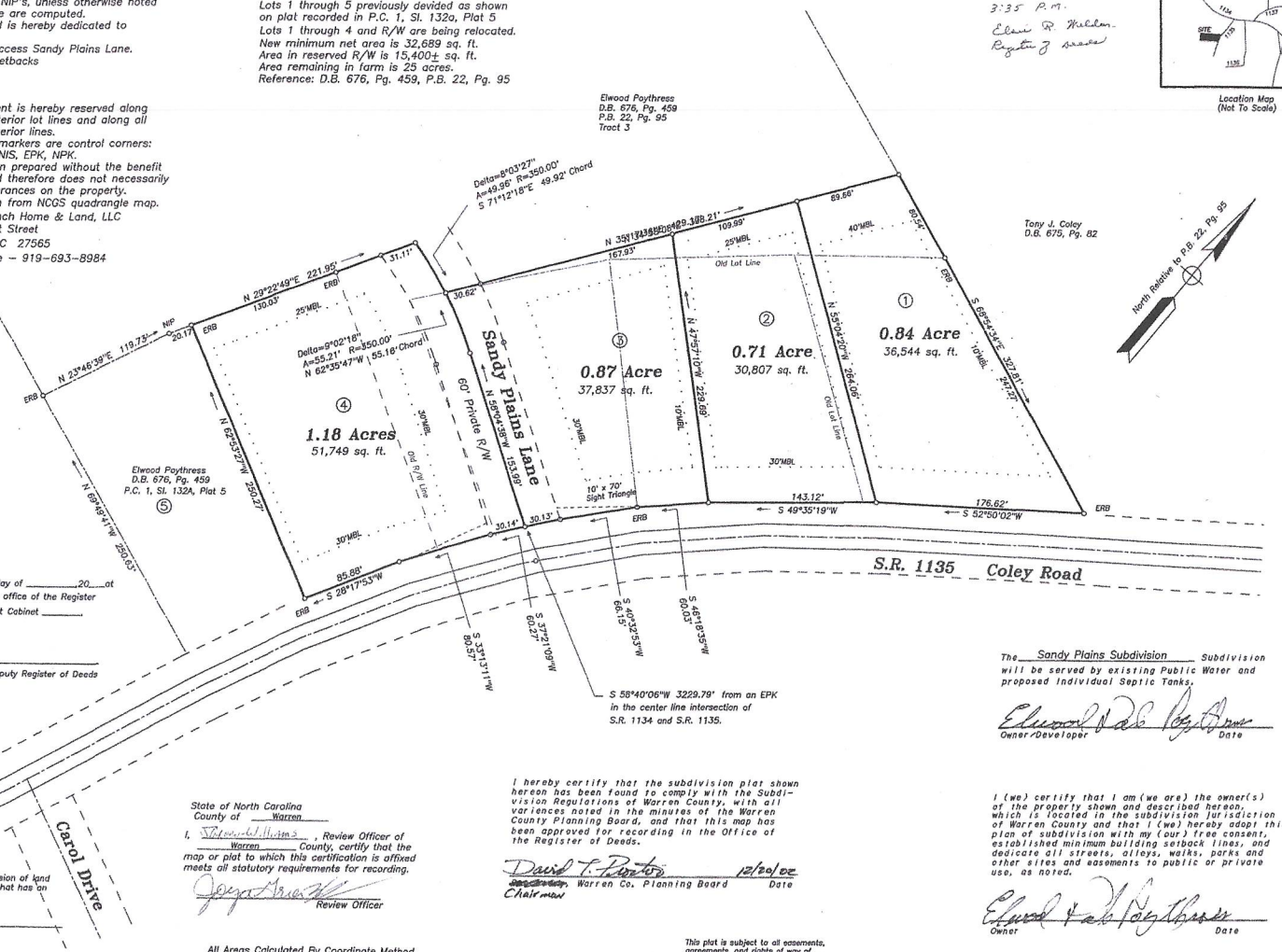
1. Points on R/W are NIP's, unless otherwise noted
   Points in center line are computed.
2. R/W for Coley Road is hereby dedicated to NCDOT as shown.
3. Lots 3 and 4 will access Sandy Plains Lane.
4. Minimum Building Setbacks
   Front–30'
   Side–10'
   Rear–25'
5. A 10' utility easement is hereby reserved along both sides of all interior lot lines and along all road R/W's and exterior lines.
6. All of the following markers are control corners: ERB, EIP, NIP, EIS, NIS, EPK, NPK.
7. This survey has been prepared without the benefit of a title report and therefore does not necessarily indicate all incumberances on the property.
8. Countour lines taken from NCGS quadrangle map.
9. Developer: New Branch Home & Land, LLC
   102 Court Street
   Oxford, NC 27565
   Telephone – 919–693–8984

SITE DATA

Lots 1 through 5 previously devided as shown on plat recorded in P.C. 1, Sl. 132a, Plat 5
Lots 1 through 4 and R/W are being relocated.
New minimum net area is 32,689 sq. ft.
Area in reserved R/W is 15,400± sq. ft.
Area remaining in farm is 25 acres.
Reference: D.B. 676, Pg. 459, P.B. 22, Pg. 95



Location Map
(Not To Scale)



Presented for registration this ____ day of _____, 20____ at ____ O'clock __M and rgistered in the office of the Register of Deeds of Warren County, NC in Plat Cabinet _____ Slide _____ Plat _____.

_____ by _____
Register of Deeds Deputy Register of Deeds

The Sandy Plains Subdivision Subdivision will be served by existing Public Water and proposed Individual Septic Tanks.

Owner/Developer Date

I (we) 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.

Owner Date

G.S. 47–30(f)(11)a

I certify that this survey creates a subdivision of land within the area of county or municipality that has an ordinance that regulates parcels of land.

Alan R. Rowland, PLS L–2897

State of North Carolina
County of Warren

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

Review Officer

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Warren County, with all variences 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.

David T. Paxton 12/20/02
Chairman, Warren Co. Planning Board Date

All Areas Calculated By Coordinate Method

This plat is subject to all easements, agreements, and rights of way of record prior to the date of this plat.

I, Alan R. Rowland, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deeds shown on the face of the plat; that any boundaries not surveyed are clearly indicated on the face of the plat; that the ratio of precision as calculated before adjustment is 1:10,000+; that this survey and plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, registaton number, and seal this 21st day of November A.D., 2002.

Alan R. Rowland
Professional Land Surveyor L–2897

NORTH CAROLINA PROFESSIONAL SEAL L–2897 LAND SURVEYOR ALAN R. ROWLAND

LEGEND

EIP	Existing Iron Pipe	NIP	New Iron Pipe
EIS	Existing Iron Spike	NIS	New Iron Spike
EPK	Existing PK Nail	NPK	New PK Nail
ERB	Existing Rebar	NRB	New Rebar
ERS	Existing Railroad Spike	CP	Computed Point
ECM	Existing Conc. Monument	PP	Power Pole
RCP	Reinforced Concrete Pipe	℄	Property Line
CMP	Corrugated Metal Pipe	℄	Center Line
EDL	Electric Distribution Line	R/W	Right of Way
ESL	Electric Service Line	MBL	Min. Bldg. Line
CM	Concrete Monument	CC	Control Corner

Alan's Surveying Company, P. A.
715 S. Chestnut Street Henderson, N. C. 27536
(252) 492–9234

0 30 60 120 180

Date: 11/21/02 Scale 1" = 60' File # W02120A – L
Revised 12/12/02

Final Recombination Survey Of
Sandy Plains Subdivision
Phase I
For
New Branch Home & Land, LLC
Sandy Creek Township
Warren County, North Carolina
Tax Map B–10, Lots 21B and 58 thru 61