

2-835



- Legend (unless otherwise noted)
1/2" Pipe Found
All Rebar Set
Nail Set
Calculated Point
Concrete Monument
Right of Way
Centerline
Property Line
Overhead Utilities
Total Distance
Property Line Surveyed
Property Line Tie
Deed or Plat Line
Right of Way Line
Overhead Utility Line
Utility Pole
Pole mounted area light
Blaze Found
State Plane Coordinates
SPC
Iron Bar Found
IBF

Notes
1) Area by Coordinate Method.
2) Distances are horizontal ground in U.S. Survey Feet.
3) No site reported provided. This property may be subject to easements and rights of others not shown hereon.
4) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.

I hereby certify that I am the owner of the property shown and described hereon which was conveyed to me by deed recorded in the Greenville County Register of Deeds office in Book 1439 Page 298, and that I hereby adopt this plan of subdivision with my free consent, established minimum building setback lines, and dedicate all roads, alleys, walkways, parks and other sites and easements to public or private use as noted. Further, we hereby certify that the land as shown hereon is within the subdivision jurisdiction of Vance County, North Carolina.

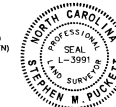
Owner: Rick H. Beaudouin 3-5-24 Date

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.

Subdivision Administrator: Mark A. Mann 3/14/2024 Date

State of North Carolina, County of Vance
Review Officer: Paula C. Brooks 3/18/24 Date

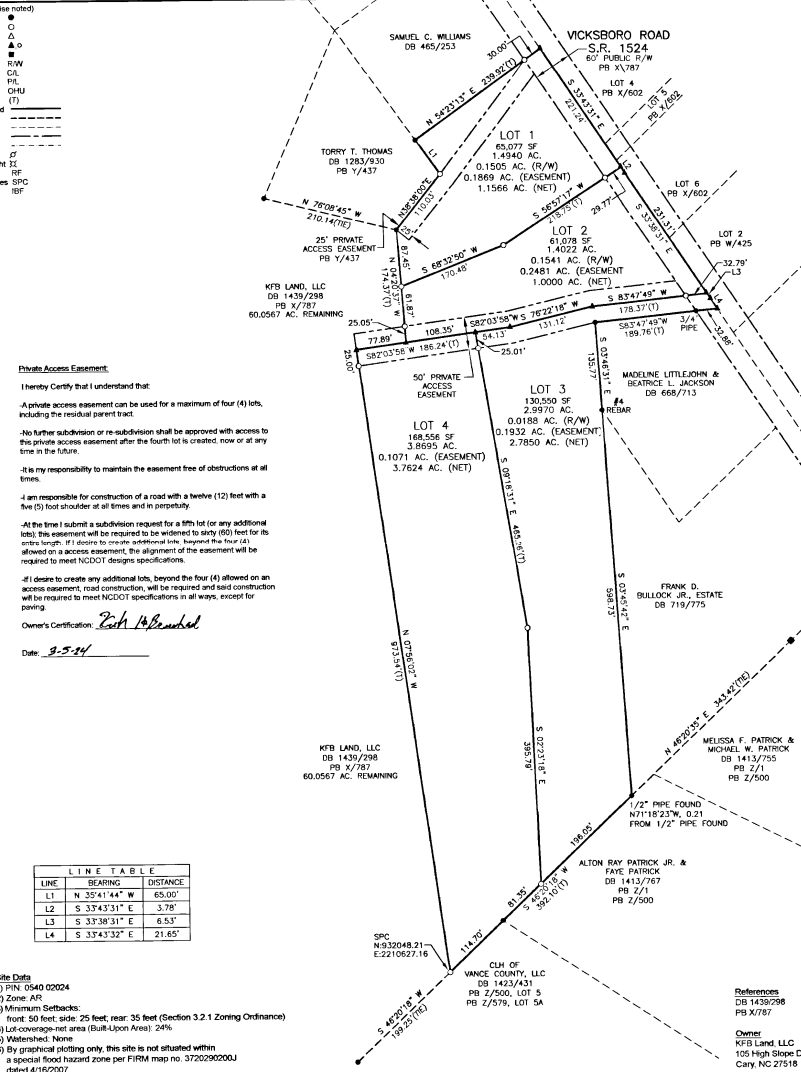
I, Stephen M. Puckett, certify that the State Plane Coordinates and bearing bases was determined from an actual GNSS survey made under my supervision and the following information was used to perform the survey Class of Survey: A
Positional accuracy: 0.08"
Type of GNSS field procedure: RTK
Date of survey: October 25, 2023
Datum/EPOCH: NAD 83(2011)0210100
Published control: CORS(NC RTN)
Ground Model: GEOD18
Units: U.S. Survey Feet
Combined Grid Factor: 1.0000273



Surveyor's Certificate
I, Stephen M. Puckett, hereby 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.

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in (see deed reference)); that the positional accuracy does not exceed 0.10 plus 150 ppm; that this plat was prepared in accordance with G.S. 47-29 as amended. Witness my original signature, license number and seal this 1st day of February, A.D., 2024.

Professional Land Surveyor, License Number L-3991



LINE TABLE
LINE BEARING DISTANCE
L1 N 25°41'44" W 65.00'
L2 S 37°43'31" E 3.78'
L3 S 37°43'31" E 6.53'
L4 S 37°43'32" E 21.65'

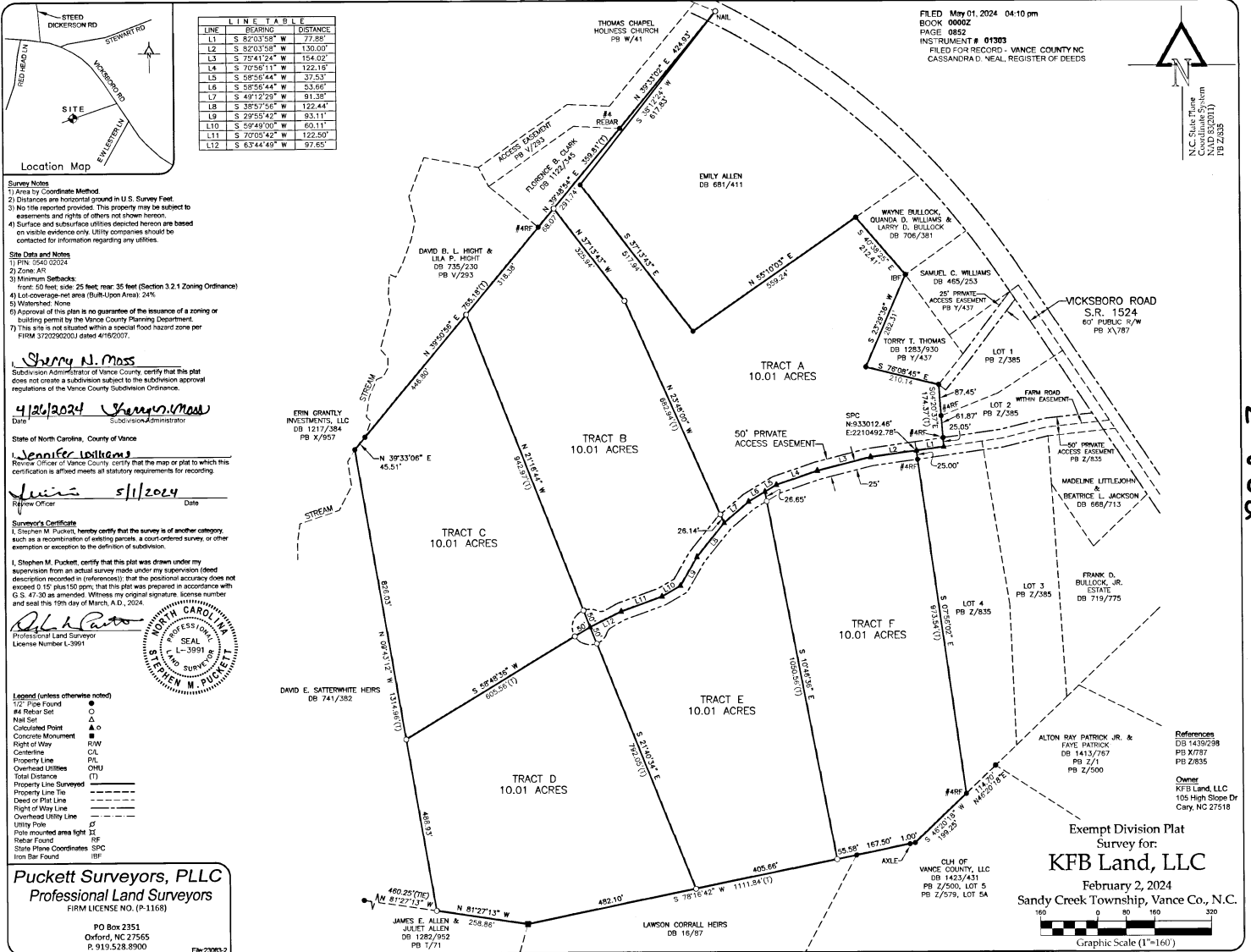
- Site Data
1) PIN: 0540 02024
2) Zone: AP
3) Minimum Setbacks:
Front: 50 feet, side: 25 feet, rear: 35 feet (Section 3.2.1 Zoning Ordinance)
4) Lot-coverage-not area (Bulk-Upon Area): 24%
5) Waterbody: None
6) By graphical plotting only, this site is not situated within a special flood hazard zone per FIRM map no. 3720290200J dated 4/15/2007

FILED Mar 18, 2024 02:49 pm
BOOK 0606Z
PAGE 0855
INSTRUMENT # 0606Z
FILED FOR RECORD - VANCE COUNTY NC
CASSANDRA D NEAL, REGISTER OF DEEDS
Minor Subdivision Plat
Survey for:
KFB Land, LLC
October 25, 2023
Sandy Creek Township, Vance County, N.C.
Owner: KFB Land, LLC
105 High Slope Dr
Cary, NC 27518

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