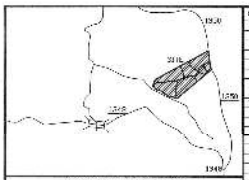


VICINITY MAP – NOT TO SCALE

FINAL PLAT FOR
JOHN U. TATE
JENNIFER B. TATE
GLEN TELLEFESEN

OWNERS
JOHN U. TATE
JENNIFER B. TATE
GLEN TELLEFESEN

TOWNSVILLE TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 150' SEPTEMBER 11, 2025
FILE # 91-25-028-L
TAX MAP # 310-02-005

CHARLES' SURVEYING
LICENSE NUMBER: F-1326
133 BRISTOL MEADOWS ROAD
KITTRELL, N.C. 27544
PHONE # 252-213-9399

I, CHARLES E. THOMPSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (FIELD NOTES DRAWN ON THE PLAT OR MAP BEARS THE INFORMATION NOT PURSUANT TO G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF SEPTEMBER, A.D., 2025.

CHARLES E. THOMPSON, JR. REG. L.S. L-4365

I 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.

CHARLES E. THOMPSON, JR. REG. L.S. L-4365

LEGEND

● EPIN	EXISTING REBAR FOUND
○ NPIN	NEW REBAR SET
⊙ EIP	EXISTING IRON PIPE OR PIN FOUND
⊗ ESP	EXISTING SPIKE FOUND
⊠ TAP	TRAVERSE POINT SET FOUND
✦ FMN	EXISTING MAGNETIC NAIL FOUND
✧ NMN	NEW MAGNETIC NAIL SET
⊛ ECS	EXISTING COTTON SPINDLE SPIKE FOUND
◆ ENS	EXISTING MANGANESE STAKE FOUND
○ NCS	NEW COTTON SPINDLE SET
⊥ TCV	EXISTING CONCRETE MONUMENT FOUND
⊕ NML	EXISTING NAIL FOUND
⊕ NML	NEW NAIL SET
△ SP	CONVERTED POINT (NAIL OR PIN) SPIKE
CL	CENTERLINE
⊂ CO	CLEAN OUT
□ EMB	EXISTING TRANSFORMER BOX
FH	FIRE HYDRANT
MBL	MAILBOX (STATED)
(M) MVC	MAILBOX (STATED)
NC	NEW CUT (CONCRETE)
SIDL	SIDELINE (LIE OF TAX DIS)
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
⊗ UP	UNDERGROUND PROPERTIES
⊗ TVP	TELEVISION PEDESTAL
⊗ UP	UTILITY POLE
⊠ W	WELL
⊠ WV	WATER VALVE
⊠ WM	WATER METER
D/B	DEED BOOK
P/B	PLAT BOOK
PG	PAGE

Courses	Bearing	Distance
L1	S 00°30'30" W	192.94
L2	S 05°01'01" E	540.80
L3	S 01°22'45" E	97.92'
L4	S 01°22'45" E	37.92'
L5	S 04°22'09" E	79.22'
L6	S 05°31'07" E	54.24'
L7	S 11°02'09" E	80.54'
L8	S 14°22'15" E	51.62'
L9 R	S 09°06'05" E	22.22'
L10	S 02°06'14" W	72.06'
L11	N 89°02'15" W	102.30'
L12	S 27°53'03" W	112.03
L13	N 44°59'00" W	76.39
L14	N 84°38'12" W	65.41
L15	N 48°12'31" W	228.30
L16	N 78°30'20" W	112.81
L17	N 58°12'10" W	126.44
L18	N 28°42'36" W	64.40
L19	N 56°44'03" W	77.07
L20	N 58°34'50" E	115.01
L21	N 43°04'26" E	188.52

PRIVATE ACCESS EASEMENT

IF THE PROPOSED SUBDIVISION MAKE USE OF A PRIVATE ACCESS EASEMENT, I HEREBY CERTIFY THAT I UNDERSTAND THAT:

A PRIVATE ACCESS EASEMENT CAN BE USED FOR A MAXIMUM OF FOUR (4) LOTS INCLUDING THE ORIGINAL PARENT TRACT.
NO FURTHER SUBDIVISION OF RE-SUBDIVISION SHALL BE APPROVED WITH ACCESS TO THIS PRIVATE ACCESS EASEMENT AFTER THE FOURTH LOT IS CREATED, NOW OR AT ANY TIME IN THE FUTURE.
IT IS MY RESPONSIBILITY TO MAINTAIN THE EASEMENT FREE OF OBSTRUCTIONS AT ALL TIMES.
I AM RESPONSIBLE FOR CONSTRUCTING IN A DITCH (12) FOOT WIDE WITH A FIVE (5) FOOT DIAMETER AT ALL POINTS ALONG ITS ENTIRETY.
AT THE COST I SHALL A DRIVEWAY PERMIT FOR A FOURTH LOT (OR ANY ADDITIONAL LOTS) THIS EASEMENT WAY OF INGRESS TO BE WIDENED TO SIXTY (60) FEET FOR THE ENTIRE LENGTH.
IF I DESIRE TO CREATE ADDITIONAL LOTS BEYOND THE FOUR (4) ALLOWED ON AN ACCESS EASEMENT, THE ENTIRETY OF THE EASEMENT WAY MUST BE UPGRADED TO MEET NCDOT DESIGN SPECIFICATIONS.
IF I DESIRE TO CREATE ANY ADDITIONAL LOTS BEYOND THE FOUR (4) ALLOWED ON AN ACCESS EASEMENT, ROAD CONSTRUCTION WILL BE REQUIRED AND SHALL COMMENCE UPON ALL RE-REQUESTS TO NEW NCDOT SUBDIVISION STANDARDS IN ALL WAYS EXCEPT FRONTAGE.

OWNER'S SIGNATURE HERE: _____

DATE: _____

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 IN BOOK 1457 PAGE 963 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) ALSO HEREBY STATE THAT THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF VANCE COUNTY, NORTH CAROLINA.

OWNER DATE

OWNER DATE

UTILITY PROVIDERS:

(X) DUKE ENERGY P.O. BOX 1771 DAFFODIL N.C. 27603 1-800-452-2777	(X) EVE WATER (OR TO BE DETERMINED) 214 HOWIS STREET HENDERSON N.C. 27536 252-430-0775
(X) CENTURY LINK P.O. BOX 30043 CHARLOTTE, N.C. 28230 1-800-922-6242	(X) WAKE ELECTRIC (WAKE EMC CORP.) P.O. BOX 1000 WAKE FOREST, N.C. 27588 1-800-474-6300

PRIVATE SOLID WASTE REMOVAL

REFERENCES:
D.B. 1457, PG. 963
P.B. "T", PG. 85
LOT 2
P.B. "V", PG. 122

COUNTY BOUNDARY A.K.
NAVIGATION NOTE
NORTH DATUM
ZONE 2037
SCALE 30

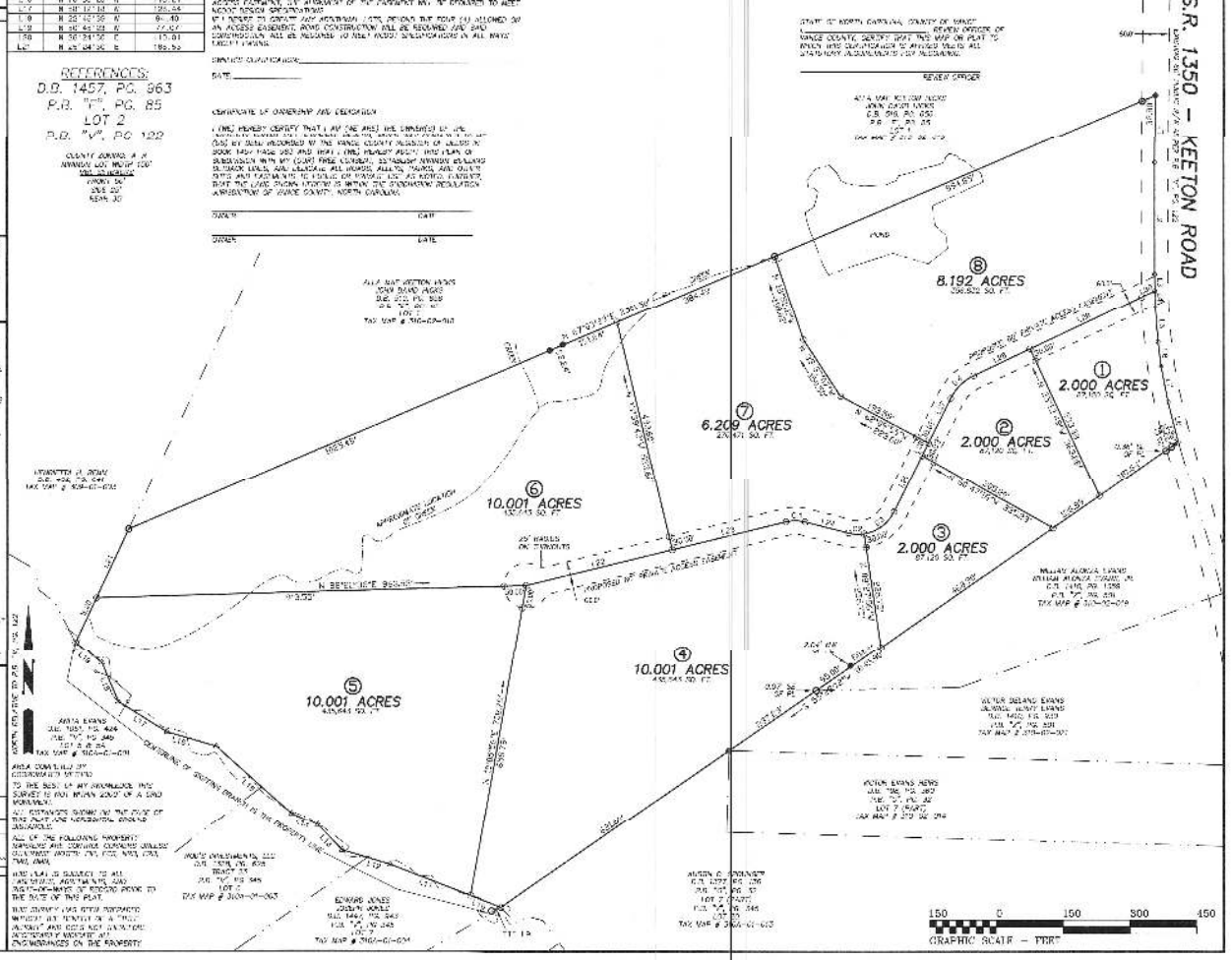
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	90.00	22.52'	43.50'	27°41'55"	S 02°47'45" E
C2	90.00	17.08'	33.40'	22°32'05"	S 87°11'32" E
C3	90.00	46.23'	90.30'	54°52'27"	N 54°53'38" E
C4	140.00'	88.51'	93.60'	38°07'51"	N 46°18'34" E

Courses	Bearing	Distance
L32	N 06°35'17" E	337.88
L33	N 70°50'12" E	605.51
L34	S 23°55'42" E	190.06
L35	N 50°58'52" E	47.05
L36	N 65°32'37" E	81.15
L37	N 50°58'52" E	11.35
L38	N 84°47'11" E	100.00
L39	N 84°47'11" E	97.16
L40	N 84°47'11" E	68.11

CERTIFICATION OF FINAL APPROVAL AND NO REFERENDA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF VANCE COUNTY, AND THAT IT WAS APPROVED BY THE VANCE COUNTY PLANNING BOARD, AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

Mark A. Stem 10/6/2025
CHAIRMAN, PLANNING BOARD DATE

STATE OF NORTH CAROLINA, COUNTY OF VANCE
REVIEW OFFICER OF VANCE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER