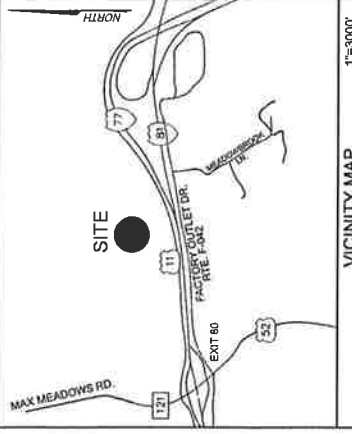


PROJECT NO. 20210711
 FILE NO.
 LAT. 36.950119°
 LONG. -80.934614°
 DATE: 01-06-2022
 DRAWN BY: ALB
 CHECKED BY: MBT

COMMONWEALTH OF VIRGINIA
 RELEASED
 01-06-2022
M. BRADLEY TATE
 Lic. No. 2794
PRELIMINARY
 LAND SURVEYOR

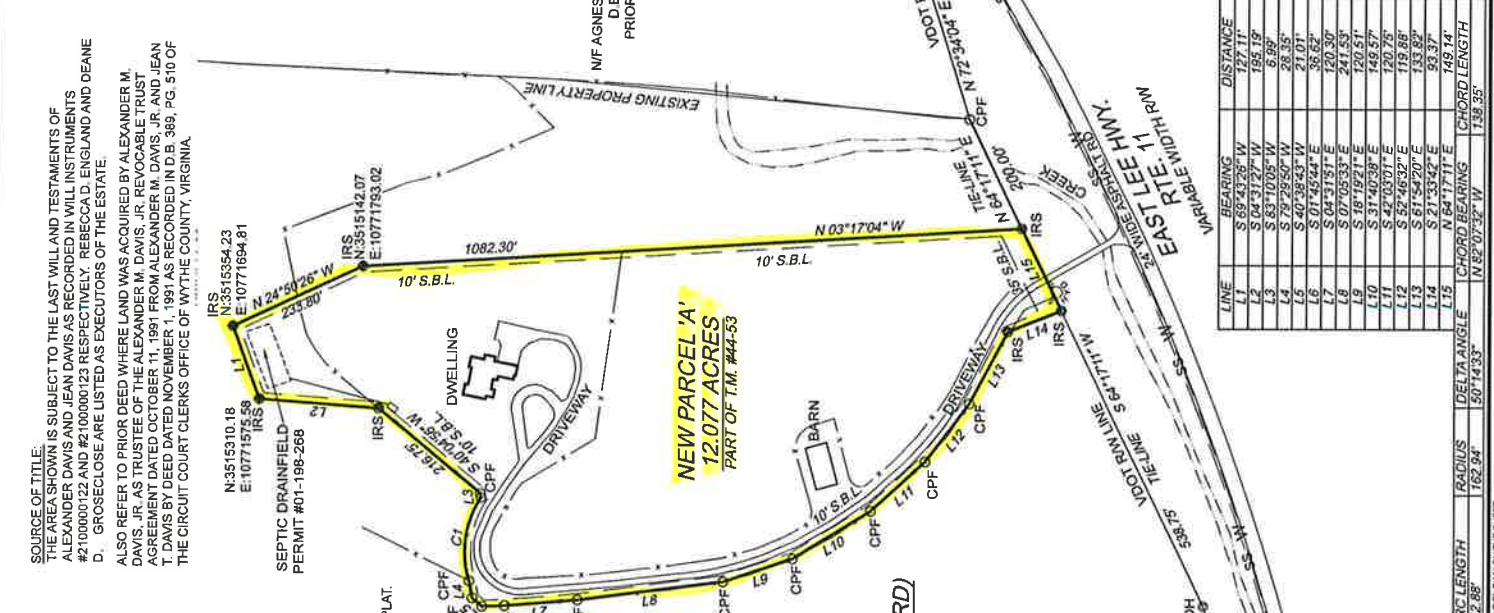
SHEET NO. 1 OF 1
 REV.



EXECUTOR ADDRESSES
 DEANE D. GROSECLOSE
 1413 GEN. OAKS RD.
 CLEMMONS, NC 27012
 336-705-3115

DEANE D. GROSECLOSE
 D.B. 275 PG. 361
 PRIOR D.B. 129 PG. 67
 TM #44-54

LEGEND
 ○ IFF IRON PIPE FOUND
 ○ IRF IRON ROD FOUND
 ○ CPF CORNER POST FOUND
 ○ VDH VDOT MONUMENT
 ○ IRS IRON ROD SET
 ○ COMPUTED POINT
 --- FENCE
 --- S.B.L. SETBACK BUILDING LINE
 --- SS UG SAN. SEWER LINE
 --- W UG WATER LINE
 ○ WELL
 ☼ FIRE HYDRANT



NOTES:

- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAY #51197C02350 DATED 05-02-2008
- NEW PARCEL 'A' IS CURRENTLY SERVED BY PRIVATE SANITARY SEWER AND PUBLIC WATER. PUBLIC WATER AND PUBLIC SANITARY SEWER RUN ALONG E. LEE HIGHWAY AS SHOWN HEREON.
- THERE ARE NO PRINCIPLE STRUCTURES WITHIN THE SETBACK AREAS ALONG NEW BOUNDARY LINES. FRONT SETBACKS = 35'; REAR SETBACKS = 10'; AND SIDE SETBACKS = 10'.
- PUBLIC UTILITY EASEMENTS OF NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE PROVIDED FOR WATER, SEWER, POWER LINES, AND OTHER PUBLIC UTILITIES IN THE SUBDIVISION ALONG EACH PROPERTY LINE, EXCEPT ALONG THE OUTSIDE BOUNDARY WHERE TWENTY (20) FEET SHALL BE REQUIRED.
- SUBJECT PROPERTY IS CURRENTLY USED AS RESIDENTIAL/AGRICULTURE. THE PROPOSED USE FOR THE NEW PARCEL 'A' SHALL BE RESIDENTIAL/AGRICULTURE. ALL ADJOINER PROPERTIES ARE CURRENTLY USED AS AGRICULTURAL/RESIDENTIAL.
- PARENT TRACT ACREAGE OF T.M. #44-53 CONSISTS OF ±289 ACRES (RECORD DATA).
- RESTRICTIONS AND/OR COVENANTS, IF ANY, ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THE INTENT OF THIS PLAT IS TO CREATE NEW PARCEL 'A' ALONG WITH A RESIDUAL PARCEL. NEW PARCEL 'A' CONSIST OF ALL NEW PROPERTY LINES CREATED EXCEPT FOR L15' LINE CALL.

OWNER'S CONSENT
 THIS IS TO CERTIFY THAT THIS SUBDIVISION AS SHOWN HEREON HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

REBECCA D. ENGLAND (EXECUTRIX) _____ DATE _____

COMMONWEALTH AT LARGE TO WIT:
 STATE OF VIRGINIA
 COUNTY/CITY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____ 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER'S CONSENT
 THIS IS TO CERTIFY THAT THIS SUBDIVISION AS SHOWN HEREON HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

DEANE D. GROSECLOSE (EXECUTRIX) _____ DATE _____

STATE OF NORTH CAROLINA
 AT LARGE TO WIT:
 COUNTY/CITY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____ 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

EXISTING PROPERTY LINE

NANCY M. DAVIS
 INSTR. 150001663
 PRIOR D.B. 277 PG. 270
 TM #44-52

TABLE

LINE	BEARING	DISTANCE
L1	S 69°43'26" W	127.11'
L2	S 04°31'27" W	195.19'
L3	S 83°10'05" W	6.69'
L4	S 79°25'50" W	28.35'
L5	S 40°38'43" W	21.01'
L6	S 07°45'44" E	36.62'
L7	S 04°31'51" E	120.30'
L8	S 16°19'21" E	130.51'
L9	S 31°40'59" E	149.57'
L10	S 42°03'01" E	120.25'
L11	S 52°46'32" E	119.68'
L12	S 61°54'20" E	133.82'
L13	S 21°33'42" E	93.37'
L14	N 64°17'11" E	149.14'
L15	N 03°17'04" W	1082.30'

CHORD BEARING N 82°07'32" W
CHORD LENGTH 138.35'

DELTA ANGLE 50°14'33"
RADIUS 162.94'
ARC LENGTH 142.88'

SCALE
 GRAPHIC SCALE IN FEET
 150 75 0 150 300