

YADKIN COUNTY, NORTH CAROLINA

Filed for registration at 4:41 o'clock A. M.

FEBRUARY 22, 2022 and recorded

in Plat Book 13, Page 174

Aric Wilhelm, Register of Deeds

Filing Fee Paid \$21.00

by Chris Wilhelm DEPUTY ASSISTANT

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Development Ordinance Subdivision Regulations for Yadkinville/Yadkin County.

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

APPROVED Brittany Anderson
Director of Planning/Review Officer

This the 22 Day of Feb., 2022

YADKIN COUNTY, NORTH CAROLINA

CERTIFICATION OF APPROVAL FOR RECORDING

This is to certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Town of Yadkinville, North Carolina and that this plat has been approved by the Town Board of Commissioners for recording in the Office of the Register of Deeds for Yadkin County

This the 22 Day of February, 2022

Aligale Pittman
TOWN OF YADKINVILLE, TOWN CLERK

YADKIN COUNTY, NORTH CAROLINA

SURVEYOR CERTIFICATION FOR CLOSURE

I, Bud E. Baughman, certify that this plat was drawn under my supervision from an actual traditional and a GPS survey made under my supervision (deed description recorded in Deed Book 1305, Page 748 and other reference sources as shown); that the boundaries not surveyed are indicated as dashed lines and drawn from information shown; that the ratio of precision or positional accuracy for the traditional survey as calculated by coordinates is 1/20,000+; the following information was used to perform the GPS survey: (1) Class of survey: A (2) Positional accuracy: 0.10 (3) Type of GPS field procedure: RTK (4) Date of survey: January 29, 2021 (5) Datum: NAD83(2011) (6) NCGS VRSRTN (7) Geoid model: 2012 (8) Combined grid factor(s): 0.99994848 (9) Units: US Survey Feet; that the area was calculated by coordinates; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAc 56.1800) and meets the requirements of NCGS 47-30 as amended.

Witness my original signature, license number and seal:

This 22nd Day of February, A.D., 2022

Bud E. Baughman
Bud Baughman L-3993

SURVEYOR CERTIFICATION FOR SUBDIVISION

I, Bud E. Baughman Professional Land Surveyor, L-3993 certify to one or more of the following as indicated by an X:

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

b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

c. Any one of the following:

1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.

3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping; a control survey, by itself, cannot be used to define or convey rights or ownership.

4. That the survey is of a proposed easement for a public utility as defined in G.S. 82-3.

5. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

6. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

north

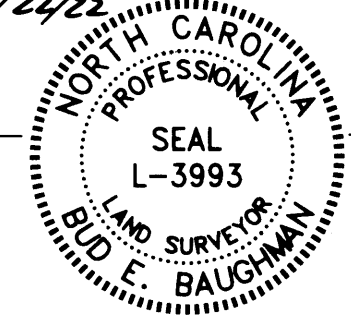
VICINITY MAP
(NOT TO SCALE)

FILED Feb 22, 2022 04:41:49 pm
BOOK 00013
PAGE 0174
INSTRUMENT # 00854
FILED FOR RECORD - YADKIN COUNTY NC
ARIC WILHELM, REGISTER OF DEEDS

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE), THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF YADKINVILLE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACKS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF YADKINVILLE.

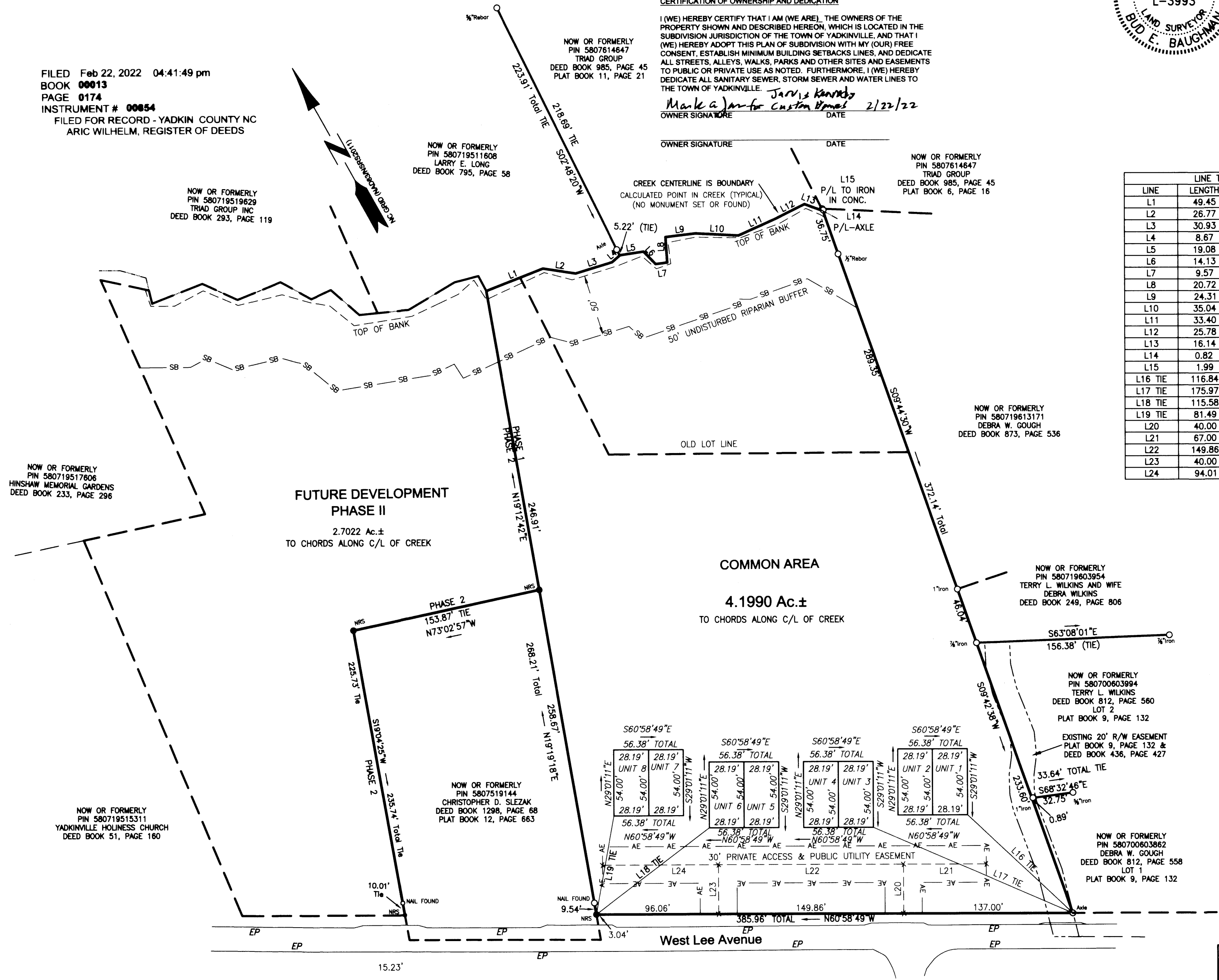
Mark A. Jones Jarvis Kennedy
OWNER SIGNATURE DATE 2/22/22



- NOTES:
1. RAW ERROR OF CLOSURE 1:10,000+.
 2. MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
 3. AREA DETERMINED BY COORDINATE COMPUTATIONS.
 4. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
 5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. DISTANCES, COORDINATES AND ELEVATIONS ARE IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.
 6. THIS PROPERTY IS IN ZONE AE, AREA OF 1% ANNUAL CHANCE FLOODPLAIN, ZONE X, AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. PANEL NO. 3710580700J EFFECTIVE DATE May 18, 2009.
 7. THERE WERE NO NCGS MONUMENTS FOUND WITHIN 2000 FEET OF THIS SITE. NC GRID POSITIONS DETERMINED USING RTK GNSS PROCEDURES AND THE NORTH CAROLINA GEODETIC SURVEY REAL-TIME NETWORK.
 8. SURVEY FIELD WORK WAS COMPLETED ON: FEBRUARY 2, 2021.
 9. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL TITLE SEARCH, WHICH HAS NOT BEEN FURNISHED TO SURVEYOR AS OF THIS DATE.
 10. SITE IS SUBJECT TO ZONING AND DEVELOPMENT CONDITIONS OF THE YADKINVILLE DEVELOPMENT ORDINANCE AND ZMA-2020-1.

LINE	LENGTH	BEARING
L1	49.45	S82°33'47"E
L2	26.77	S52°21'02"E
L3	30.93	S78°00'50"E
L4	8.67	N78°02'14"E
L5	19.08	S69°36'03"E
L6	14.13	S15°18'01"E
L7	9.57	S68°03'17"E
L8	20.72	N25°02'50"E
L9	24.31	S67°42'03"E
L10	35.04	S57°59'57"E
L11	33.40	S84°56'16"E
L12	25.78	S87°52'06"E
L13	16.14	S40°15'53"E
L14	0.82	N35°25'19"E
L15	1.99	N09°44'25"E
L16 TIE	116.84	N17°39'24"W
L17 TIE	175.97	N37°28'51"W
L18 TIE	115.58	N81°38'22"E
L19 TIE	81.49	N39°20'26"E
L20	40.00	N29°01'11"E
L21	67.00	N60°58'49"W
L22	149.86	N60°58'49"W
L23	40.00	N29°01'11"E
L24	94.01	N60°58'49"W

- REFERENCES:
1. DEEDS AND MAPS NOTED HEREON.
- LEGEND
- EXISTING IRON PIN (AS NOTED) ○
 - REBAR PLACED ●
 - POINT x
 - BOUNDARY LINE ———
 - UNSURVEYED PROPERTY LINE - - - - -
 - 50' STREAM BUFFER — SB — SB — SB —
 - CREEK ———
 - CENTERLINE OF PROPOSED EASEMENT - - - - -



Property Information
Jarvis-Kennedy Custom Homes
PIN 5807612017 & PIN 580719611297
DEED BOOK 1318, PAGE 222 & DEED BOOK 1305, PAGE 748

Building locations depicted hereon are approximate as taken from the site plan approved by the Town of Yadkinville. Final building positions will be determined by survey, and an exhibit map prepared for each unit for recording with a deed of conveyance. Refer to the final exhibit map accompanying each deed of each unit for accurate position of the unit within the overall site.

**RECOMBINATIN PLAT,
TENTATIVE BUILDING LOCATION,
& PUBLIC UTILITY EASEMENT**

**West Lee Townhomes of Yadkinville
PHASE I**

Yadkinville Township
Yadkin County, North Carolina
February 22, 2022

SCALE 1" = 60'

Bud E. Baughman, PLS

MILLER GROUP

CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

120 Club Oaks Ct. Suite 100
Winston-Salem, NC 27104
336.765.1923
WWW.MILLERLA.COM

TURNING LAND INTO LANDMARKS
NC CORPORATE LICENSE #C-3999