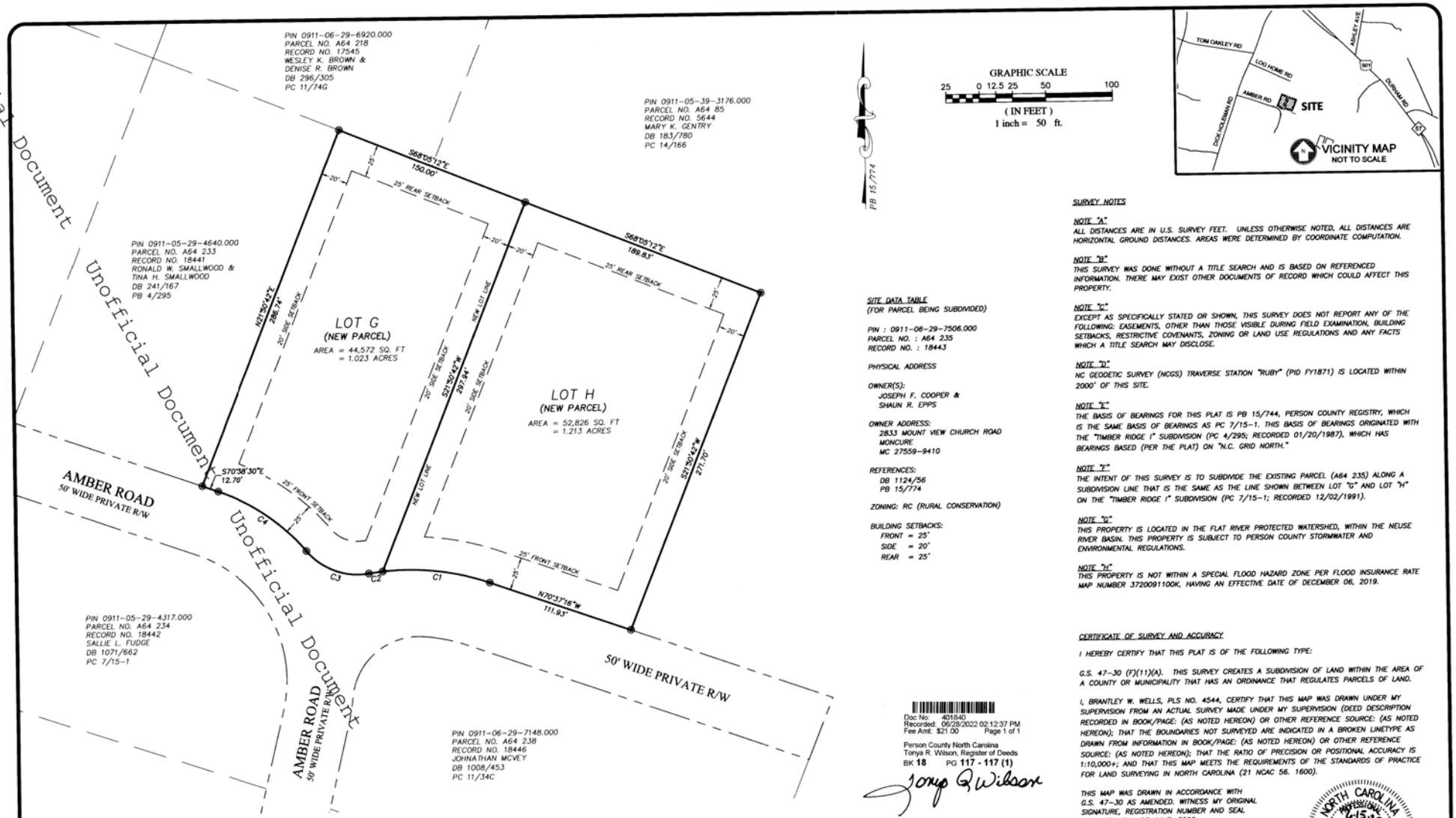
Unofficial Document



CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	183.27'	81.50'	25°28'46"	41.44'	N83° 21' 38"W	80.83'
C2	183.28'	10.45'	3°16'02"	5.23'	S82° 17' 15"W	10.45'
C3	50.00'	52.23'	59°51'16"	28.78'	N69° 26' 36"W	49.89'
C4	150.00'	81.43'	31°06'09"	41.74'	N55° 04' 11"W	80.43'

SITE DATA TABLE
(FOR PARCEL BEING SUBDIVIDED)

PIN : 0911-06-29-7506.000
PARCEL NO. : A64 235
RECORD NO. : 18443

PHYSICAL ADDRESS

OWNER(S):
JOSEPH F. COOPER &
SHAUN R. EPPS

OWNER ADDRESS:
2833 MOUNT VIEW CHURCH ROAD
MONCURE
NC 27559-9410

REFERENCES:
DB 1124/56
PB 15/774

ZONING: RC (RURAL CONSERVATION)

BUILDING SETBACKS:
FRONT = 25'
SIDE = 20'
REAR = 25'

SURVEY NOTES

NOTE "A"
ALL DISTANCES ARE IN U.S. SURVEY FEET. UNLESS OTHERWISE NOTED, ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. AREAS WERE DETERMINED BY COORDINATE COMPUTATION.

NOTE "B"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "C"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "D"
NC GEODETIC SURVEY (NCGS) TRAVERSE STATION "RUBY" (PID FY1871) IS LOCATED WITHIN 2000' OF THIS SITE.

NOTE "E"
THE BASIS OF BEARINGS FOR THIS PLAT IS PB 15/744, PERSON COUNTY REGISTRY, WHICH IS THE SAME BASIS OF BEARINGS AS PC 7/15-1. THIS BASIS OF BEARINGS ORIGINATED WITH THE "TIMBER RIDGE I" SUBDIVISION (PC 4/295; RECORDED 01/20/1987), WHICH HAS BEARINGS BASED (PER THE PLAT) ON "N.C. GRID NORTH."

NOTE "F"
THE INTENT OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING PARCEL (A64 235) ALONG A SUBDIVISION LINE THAT IS THE SAME AS THE LINE SHOWN BETWEEN LOT "G" AND LOT "H" ON THE "TIMBER RIDGE I" SUBDIVISION (PC 7/15-1; RECORDED 12/02/1991).

NOTE "G"
THIS PROPERTY IS LOCATED IN THE FLAT RIVER PROTECTED WATERSHED, WITHIN THE NEUSE RIVER BASIN. THIS PROPERTY IS SUBJECT TO PERSON COUNTY STORMWATER AND ENVIRONMENTAL REGULATIONS.

NOTE "H"
THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP NUMBER 3720091100K, HAVING AN EFFECTIVE DATE OF DECEMBER 06, 2019.

Doc No: 401840
Recorded: 06/28/2022 02:12:37 PM
Fee Amt: $21.00 Page 1 of 1
Person County North Carolina
Tonya R. Wilson, Register of Deeds
BK 18 PG 117 - 117 (1)

Tonya R Wilson

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (F)(11)(A). 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, BRANTLEY W. WELLS, PLS NO. 4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINETYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF JUNE, 2022.

NORTH CAROLINA PROFESSIONAL 6-15-22 SEAL L-4544 LAND SURVEYOR BRANTLEY W. WELLS

PROFESSIONAL LAND SURVEYOR REG. NUMBER L-4544
SUMMIT DESIGN & ENGINEERING SERVICES, PLLC. REG. NUMBER P-0339

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, Angela D. Blount, REVIEW OFFICER OF PERSON COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 6-28-2022 DATE

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE PERSON COUNTY SUBDIVISION REGULATIONS.

PLANNING & ZONING ADMINISTRATOR 6-28-2022 DATE

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ENGINEERING SERVICES

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

OWNER ADDRESS:
2833 MOUNT VIEW CHURCH RD
MONCURE
NC 27559-9410

CLIENT ADDRESS:
2833 MOUNT VIEW CHURCH RD
MONCURE
NC 27559-9410

PIN
0911-06-29-7506.000

REFERENCES
DEED BOOK: 1124/56
PLAT BOOK: 4/295, 7/15-1, 15/774

SURVEY PROJECT MANAGER BWW

DRAWN BY BJF

LEGEND
- IRON ROD OR PIPE SET
- EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
- MATHEMATICAL POINT; NO MONUMENT SET
- CONCRETE MONUMENT
- EIP EXISTING IRON PIPE
- UTILITY POLE

FINAL SUBDIVISION PLAT FOR
JOSEPH F. COOPER & SHAUN R. EPPS
FLAT RIVER TOWNSHIP, PERSON COUNTY, NORTH CAROLINA
FIELD SURVEY PERFORMED JUNE 3, 2022
PROPERTY AS DESCRIBED IN DEED BOOK 1124 PAGE 56
STANDING IN THE NAME OF
JOSEPH F. COOPER & SHAUN R. EPPS

SUMMIT DESIGN AND ENGINEERING SERVICES
License #: P-0339
320 Executive Court
Hillsborough, NC 27278-8551
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.net

PROJECT NO.
22-0197

DRAWING
22-0197_SURVEY

SHEET 1 OF 1

18 117