

Area By DMD

330,050 29 +/- SQ FT
7 58 +/- ACRES
TO HEAVIER NORTH LINES

References

- DB 251 PG 461 - 2020 NOV 13 - Kathleen Rhodes TAYLOR (EXECUTRIX OF Dennis Roy OR Denny Ray TAYLOR TO Dylan Jacob & Chelsea Ruth HANES
- ESTATE FILE 16-E-27
- ESTATE FILE 88-E-28 (1988) Cora TAYLOR ESTATE TO Dennis Ray TAYLOR
- ESTATE FILE 74-E-27 (1974) Louise VANHORN ESTATE
- DB 116 PG 229 - 1961 JUL 05 - John W VANHORN TO Louise R VANHORN (HIS WIFE)
- DB 108, PG 263 - 1952 JUN 25 - Otis J REYNOLDS & J C MEEKINS (COMMISSIONERS) IN THE MATTER OF Hilda B VANHORN vs John W VANHORN TO John W VANHORN
- DB 097, PG 156 - 1945 JUN 25 - J W & Hilda VANHORN TO VEPCO
- DB 096, PG 349 - 1944 JUN 08 - Pruden VANHORN TO John & Hilda VANHORN

Notes

- 1 SUBJECT TO ALL R/W/S EASEMENTS ZONING REGULATIONS AND/OR RESTRICTIVE COVENANTS OF RECORD
- 2 POINTS NOT LABELED ARE NOT MONUMENTED
- 3 ALL DISTANCES ARE HORIZONTAL GROUND
- 4 THERE WERE NO NORTH CAROLINA GEODETIC SURVEY HORIZONTAL CONTROL MONUMENTS FOUND WITHIN 2000 FEET OF THIS SURVEY
- 5 UNDERGROUND UTILITIES TO BE VERIFIED BY OTHERS BEFORE ANY LAND DISTURBING ACTIVITIES
- 6 EVERY DOCUMENT USED IN THE PERFORMANCE OF THIS SURVEY IS SHOWN ON THE FACE OF THIS PLAT THERE MAY EXIST OTHER DOCUMENTS THAT A MORE THOROUGH TITLE SEARCH WOULD UNCOVER THIS SURVEY IS SUBJECT TO THOSE DOCUMENTS
- 7 THE NORTHERN LINE OF THIS PARCEL WAS ESTABLISHED USING THE NORTHERN ADJOINERS DESCRIPTIONS THE DISTANCE FROM THE FORMER US HWY 64 UP VANHORNE ROAD FALLS AT THE BEGINNING OF A SMALL DITCH AS SHOWN HOWEVER THIS DITCH DOES NOT CONTINUE FOR ANY NOTABLE LENGTH THIS POINT IS ALSO IN AGREEMENT WITH THE FOUND IRON STAKES ON THE NORTHERN LINE OF THE NORTHERN OWNERS PARCEL AS FOUND IN DEED BOOK 120 PAGE 092 AND PAGE 390
- 8 PECAN TREES REFERRED TO IN DESCRIPTION WERE CALLED FOR IN THE ORIGINAL DESCRIPTION IN DB 096 PG 349 (JUNE 8, 1944)
- 9 LINE AGREEMENTS SHOULD BE OBTAINED TO CLEAR ANY CONFUSION REGARDING THE ACTUAL LOCATION OF PROPERTY LINES
- 10 ALL AREAS WERE COMPUTED BY DMD AND ARE APPROXIMATE

Legend

- R/W RIGHT OF WAY
- C/L CENTERLINE
- IPS IRON PIPE SET, 3/4" DIAMETER (FLUSH ALONG SR 1209) (BURIED IN VANHORNE ROADSIDE DITCH) (8" TALL IN WOODS)
- EIP EXISTING IRON PIPE FOUND, 1" DIAMETER
- EIR EXISTING IRON ROD (REBAR) FOUND, 3/8" DIAMETER
- NAD NORTH AMERICAN DATUM
- DMD DOUBLE MERIDIAN DISTANCE
- ▲ NAIL FOUND (PARKER KALON) OR (MAG)
- MAG NAIL SET THIS SURVEY
- EXISTING METAL MARKER
- ⊙ METAL MARKER SET
- ⊖ NO MONUMENT SET
- ⊕ POWER POLE
- ⊖ OVERHEAD UTILITIES
- ⊕ PLOTTED PROPERTY LINES
- FdR FOUND IRON ROD (REBAR) 3/4" DIAMETER X 8' TALL
- Fdr FOUND IRON ROD WITH 2" DIAMETER PIPE & DRIVE SHAFT 48" TALL AS GUARD
- PH PUMP HOUSE
- DB DEED BOOK
- PG PAGE
- SQ FT SQUARE FEET

TYRRELL COUNTY NC
PARCEL IDENTIFIER NO (PIN) _____
ASSIGNED OR VERIFIED BY _____
ON THE _____ DAY OF _____ 20____

State of North Carolina
County of TYRRELL

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

Date _____ Review Officer _____

- 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
- b This survey is located in a portion of a county or municipality that is UNREGULATED as to an ordinance that regulates parcels of land
- c 1 This survey is of an EXISTING parcel or parcels of land and does not create a new street or change an existing street
- c 2 This survey is of an EXISTING building or other structure or natural feature such as a watercourse
- c 3 This survey is a control survey
- d This survey is of ANOTHER CATEGORY such as the recombination of existing parcels, a court-ordered survey or other EXCEPTION to the definition of a subdivision
- e 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

Timothy J. ESOLEN Professional Land Surveyor L-3365

STATE OF NORTH CAROLINA WASHINGTON COUNTY

I, Timothy J. ESOLEN Certify that this plat was drawn under my supervision and actual survey made under my supervision (deed description recorded in Book 251 Page 461 or other reference source _____) that the boundaries not surveyed are indicated as drawn from information in Book 248 Page 165 or other reference source _____ that the ratio of precision or positional accuracy is 1:21,600 and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56 1600) and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 15th day of MAY A.D. 2021

Timothy J. ESOLEN - Professional Land Surveyor - License Number L-3365
FIELD CREW Dylan HANES, Philip (P.J.) TESS, Linda Tess ESOLEN, Tim ESOLEN / INSTRUMENT NIKON NPL-322+5'

D & C FARMS LLC

DB 240, PG 190
PLAT CAB C, SLIDE 507
DB 109, PG 248
TAX MAP NO T 095 01 042
NCPIN 8811-78-7584

Anthony F. & Kimberly J. SAWYER

DB 248, PG 166
DB 120, PG 092
DB 120, PG 390
DB 149, PG 658
TAX MAP NO T 095 01 069
NCPIN 8811-88-4947

Thomas Ervin BRICKHOUSE HEIRS

DB 141, PG 988
(WITH MAP ATTACHED)
TAX MAP NO T 095 01 041
NCPIN 8811-88-7314

Roy F. & Peggy R. SAWYER

DB 210, PG 354
DB 210, PG 353
DB 209, PG 140
TAX MAP NO T 095 40 001A
NCPIN 8811-99-1078

Bearings & Distances For Property Lines

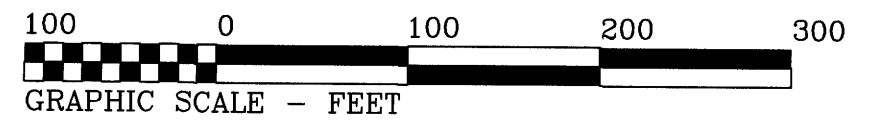
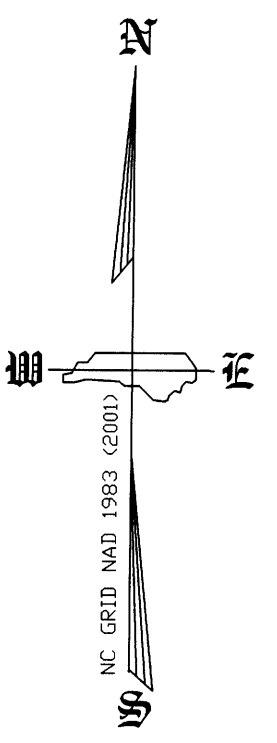
| Course | Bearing | Distance |
|--------|---------------|----------|
| PL1 | N 13°31'29" W | 76 36' |
| PL2 | N 14°07'13" W | 100 27' |
| PL3 | S 69°23'20" W | 138 64' |
| PL4 | S 69°23'20" W | 138 60' |
| PL5 | S 69°23'20" W | 125 70' |
| PL6 | S 69°23'20" W | 150 00' |
| PL7 | S 69°23'20" W | 233 80' |
| PL8 | S 69°23'20" W | 31 00' |
| PL9 | S 35°26'43" E | 40 88' |
| PL10 | S 68°33'36" E | 255 53' |
| PL11 | S 73°12'00" E | 207 83' |
| PL12 | S 33°44'04" E | 123 17' |
| PL13 | S 30°54'00" E | 160 24' |
| PL14 | S 18°09'05" E | 72 99' |
| PL15 | N 61°40'20" E | 71 81' |
| PL16 | N 58°30'34" E | 64 11' |
| PL17 | N 56°15'06" E | 60 74' |
| PL18 | N 55°26'03" E | 104 94' |
| PL19 | N 55°17'58" E | 30 50' |

Bearings & Distances For Tie Lines

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | N 44°22'42" W | 30 05' |
| L2 | N 55°02'46" E | 26 82' |

Bearings & Distances For C/L SR 1209

| Course | Bearing | Distance |
|--------|---------------|----------|
| C1 | N 63°14'57" E | 44 35' |
| C2 | N 61°16'05" E | 74 59' |
| C3 | N 58°36'44" E | 62 31' |
| C4 | N 53°54'52" E | 61 88' |
| C5 | N 56°24'33" E | 141 50' |
| C6 | N 55°56'16" E | 10 38' |



May 15, 2021
Scale 1 Inch = 100 Feet

Survey For

Dylan Jacob HANES
And Wife
Chelsea Ruth HANES

105 Vanhorne Road
Columbia Township - Tyrrell County, North Carolina

TIMOTHY J. ESOLEN
PROFESSIONAL LAND SURVEYOR L-3365
105 HILLARD DRIVE
PLYMOUTH, NORTH CAROLINA 27962
PHONE (252) 793-1349 2021-30

**PRELIMINARY
NOT FOR RECORDATION,
RESALE, OR CONVEYANCE
FOR REVIEW ONLY**

