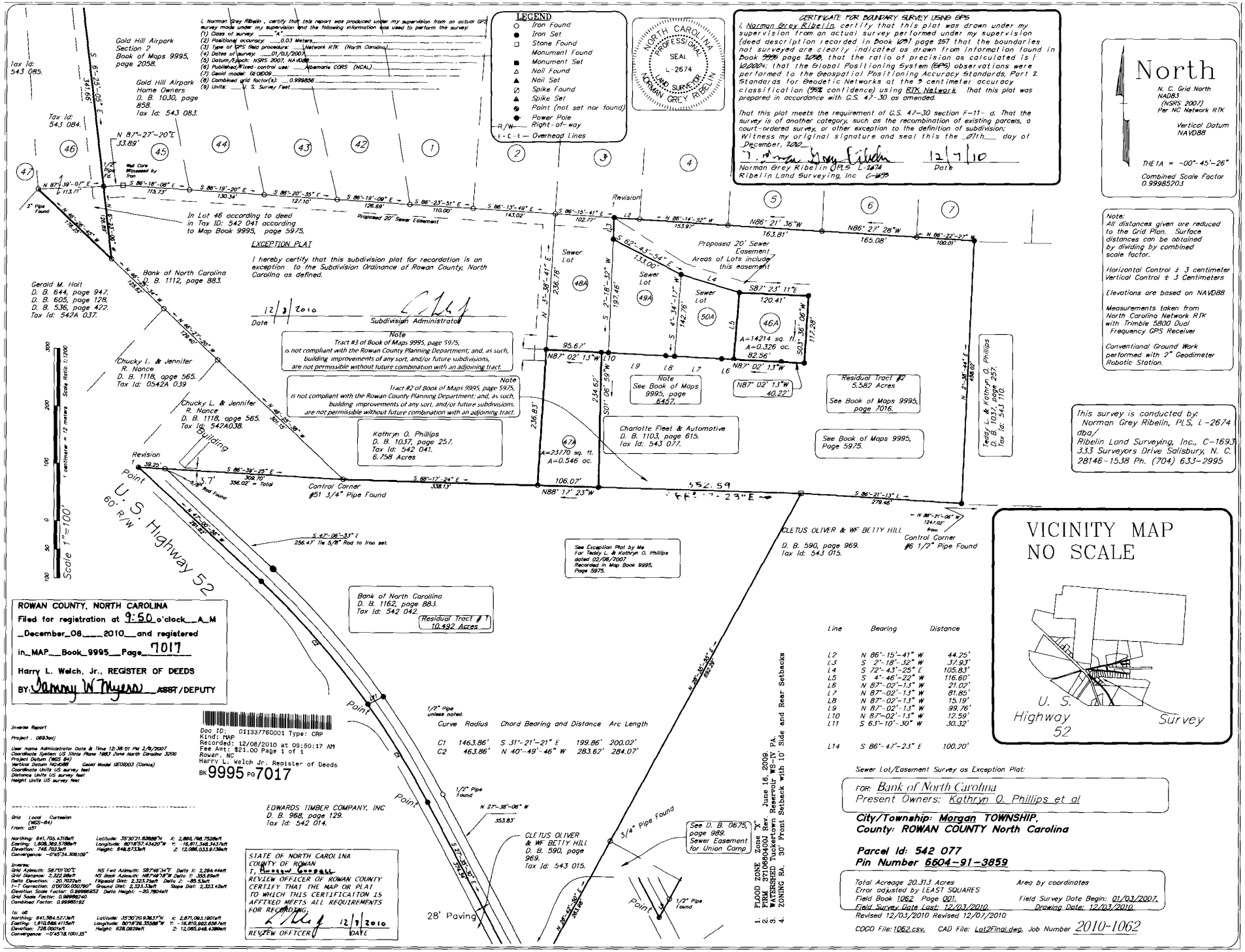
LEGEND
Iron Found
Iron Set
Stone Found
Monument Found
Monument Set
Nail Found
Nail Set
Spike Found
Spike Set
Point (not set nor found)
Power Pole
R/W Right-of-way
E-C-E Overhead Lines
NORTH CAROLINA PROFESSIONAL SEAL L-2674 LAND SURVEYOR NORMAN GREY RIBELIN
CERTIFICATE FOR BOUNDARY SURVEY USING GPS
I, Norman Grey Ribelin certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 1051 page 257 that the boundaries not surveyed are clearly indicated as drawn from information found in Book 9995 page 2058, that the ratio of precision as calculated is 1/10,000+; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2 Standards for Geodetic Networks at the 5 centimeter accuracy classification (95% confidence) using RTK Network. That this plat was prepared in accordance with G.S. 47-30 as amended.
That this plat meets the requirement of G.S. 47-30 section F-11- d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
Witness my original signature and seal this the 7th day of December, 2010
Norman Grey Ribelin PLS L-2674
Ribelin Land Surveying, Inc C-1693
12/7/10 Date
North
N. C. Grid North
NAD83
(NSRS 2007)
Per NC Network RTK
Vertical Datum
NAVD88
THETA = -00°-45'-26"
Combined Scale Factor
0.99985203
Note:
All distances given are reduced to the Grid Plan. Surface distances can be obtained by dividing by combined scale factor.
Horizontal Control ± .3 centimeter
Vertical Control ± .3 Centimeters
Elevations are based on NAVD88
Measurements taken from North Carolina Network RTK with Trimble 5800 Dual Frequency GPS Receiver
Conventional Ground Work performed with 2" Geodimeter Robotic Station.
This survey is conducted by:
Norman Grey Ribelin, PLS, L-2674
dba/
Ribelin Land Surveying, Inc., C-1693
333 Surveyors Drive Salisbury, N. C.
28146-1538 Ph. (704) 633-2995
Gold Hill Airpark
Section 2
Book of Maps 9995, page 2058.
Gold Hill Airpark Home Owners
D. B. 1030, page 858.
Tax Id: 543 083.
Tax Id: 543 085.
Tax Id: 543 084.
I, Norman Grey Ribelin, certify that this report was produced under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(1) Class of survey: "A"
(2) Positional accuracy: 0.03 Meters
(3) Type of GPS field procedure: Network RTK (North Carolina)
(4) Dates of survey: 01/03/2007
(5) Datum/Epoch: NSRS 2007, NAD83
(6) Published/Fixed-control use: Abemarle CORS (NCAL)
(7) Geoid model: GEOID09
(8) Combined grid factor(s): 0.999856
(9) Units: U. S. Survey Feet
Wet Core Witnessed by Iron
1/2" Pipe Fd.
2" Pipe Found
In Lot 46 according to deed in Tax ID: 542 041 according to Map Book 9995, page 5975.
Proposed 20' Sewer Easement
EXCEPTION PLAT
I hereby certify that this subdivision plat for recordation is an exception to the Subdivision Ordinance of Rowan County, North Carolina as defined.
12/3/2010 Date
Subdivision Administrator
Note
Tract #3 of Book of Maps 9995, page 5975, is not compliant with the Rowan County Planning Department, and, as such, building improvements of any sort, and/or future subdivisions, are not permissible without future combination with an adjoining tract.
Note
Tract #2 of Book of Maps 9995, page 5975, is not compliant with the Rowan County Planning Department, and, as such, building improvements of any sort, and/or future subdivisions, are not permissible without future combination with an adjoining tract.
Revision 1
Proposed 20' Sewer Easement Areas of Lots include this easement
Sewer Lot
48A
49A
50A
46A
A=14214 sq. ft.
A=0.326 ac.
82.56'
120.41'
117.28'
95.67'
234.67'
236.83'
106.07'
N88° 17' 23"W
552.59'
S88° 17' 23"E
47A
A=23770 sq. ft.
A=0.546 ac.
Note
See Book of Maps 9995, page 6457.
Residual Tract #2
5.582 Acres
See Book of Maps 9995, page 7016.
See Book of Maps 9995, Page 5975.
Kathryn O. Phillips
D. B. 1037, page 257.
Tax Id: 542 041.
6.758 Acres
Charlotte Fleet & Automotive
D. B. 1103, page 615.
Tax Id: 543 077.
Teddy L. & Kathryn O. Phillips
D. B. 1037, page 257.
Tax Id: 543 110.
Chucky L. & Jennifer R. Nance
D. B. 1118, page 565.
Tax Id: 0542A 039
Chucky L. & Jennifer R. Nance
D. B. 1118, page 565.
Tax Id: 542A038.
Gerald M. Holt
D. B. 644, page 947.
D. B. 605, page 128.
D. B. 536, page 422.
Tax Id: 542A 037.
Bank of North Carolina
D. B. 1112, page 883.
Building
Revision 1
Point
U. S. Highway 52
60' R/W
Control Corner #51 3/4" Pipe Found
Control Corner #6 1/2" Pipe Found
CLETUS OLIVER & WF BETTY HILL
D. B. 590, page 969.
Tax Id: 543 015.
See Exception Plat by Me For Teddy L. & Kathryn O. Phillips dated 02/08/2007 Recorded in Map Book 9995, Page 5975.
Bank of North Carolina
D. B. 1162, page 883.
Tax Id: 542 042.
Residual Tract # 1
10.492 Acres
EDWARDS TIMBER COMPANY, INC
D. B. 968, page 129.
Tax Id: 542 014.
1/2" Pipe unless noted.
3/4" Pipe Found
See D. B. 0675, page 989. Sewer Easement for Union Camp
28' Paving
Scale 1"=100'
1 centimeter = 12 meters
Scale Ratio 1:1200
VICINITY MAP
NO SCALE
U. S. Highway 52
Survey
ROWAN COUNTY, NORTH CAROLINA
Filed for registration at 9:50 o'clock A M
December 08 2010 and registered
in MAP Book 9995 Page 7017
Harry L. Welch, Jr., REGISTER OF DEEDS
BY: Tammy W Myers ASST/DEPUTY
Doc ID: 011337760001 Type: CRP
Kind: MAP
Recorded: 12/08/2010 at 09:50:17 AM
Fee Amt: $21.00 Page 1 of 1
Rowan, NC
Harry L. Welch Jr. Register of Deeds
BK 9995 PG 7017
STATE OF NORTH CAROLINA
COUNTY OF ROWAN
I, Review Officer, REVIEW OFFICER OF ROWAN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL REQUIREMENTS FOR RECORDING.
12/7/2010 DATE
REVIEW OFFICER
Curve Radius Chord Bearing and Distance Arc Length
C1 146.3.86' S 31°-21'-21" E 199.86' 200.02'
C2 463.86' N 40°-49'-46" W 283.62' 284.07'
Line Bearing Distance
L2 N 86°-15'-41" W 44.25'
L3 S 2°-18'-32" W 37.93'
L4 S 72°-43'-25" E 105.83'
L5 S 4°-46'-22" W 116.60'
L6 N 87°-02'-13" W 21.02'
L7 N 87°-02'-13" W 81.85'
L8 N 87°-02'-13" W 15.19'
L9 N 87°-02'-13" W 99.76'
L10 N 87°-02'-13" W 12.59'
L11 S 63°-10'-30" W 30.32'
L14 S 86°-47'-23" E 100.20'
Sewer Lot/Easement Survey as Exception Plat:
FOR: Bank of North Carolina
Present Owners: Kathryn O. Phillips et al
City/Township: Morgan TOWNSHIP,
County: ROWAN COUNTY North Carolina
Parcel Id: 542 077
Pin Number 6604-91-3859
1. FLOOD ZONE & ZONE "X" (UNSHADED) per F.I.R.M. Panel 3710 dated June 16, 2009.
2. WATERSHED Duckertown Reservoir WS-IV PA.
3. ZONING RA. 30' Front Setback with 10' Side and Rear Setbacks
Total Acreage 20.313 Acres
Error adjusted by LEAST SQUARES
Area by coordinates
Field Book 1062 Page 001.
Field Survey Date Begin: 01/03/2007.
Field Survey Date Last: 12/03/2010.
Drawing Date: 12/03/2010.
Revised 12/03/2010 Revised 12/07/2010
COGO File: 1062.csv. CAD File: Lot2Final.dwg. Job Number 2010-1062