

PB 66 PG 62
AUGUST 2016

SURVEYOR CERTIFICATION FOR SUBDIVISION
 I, Christian L. Jones, PLS #5522, certify to one or more of the following as indicated:
 a. That this plat creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 b. That 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. Any 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 purpose 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 of ownership.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
 d. That this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception of the definition of subdivision.
 e. 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.
 Christian L. Jones, PLS #5522 7/18/24 /date

SURVEYOR CERTIFICATION FOR CLOSURE
 I, Christian L. Jones, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 1621 PG 682), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision or positional accuracy as calculated is 1/10,000+, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 17th day of July, A.D., 2024.
 Christian L. Jones, PLS #5522
 SEAL L-5522
 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR CHRISTIAN LEE JONES
 THIS MAP IS SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHETHER VISIBLE OR NOT. TITLE SEARCH NOT PROVIDED.

PLANNING DEPARTMENT / REVIEW OFFICER
 I, Scott Ludwig, Review Officer of Davidson County, certify that the map or plat of which this certification is affixed meets all statutory requirements for recording.
 Approved: [Signature] Review Officer
 This the 18 day of July, 2024 DAVIDSON COUNTY NORTH CAROLINA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.
 DATE: 7-18-24
 SUBDIVISION ADMINISTRATOR/CHAIRMAN PLANNING BOARD
 ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.
 DATE: 7-18-24
 SUBDIVISION ADMINISTRATOR / CHAIRMAN PLANNING BOARD

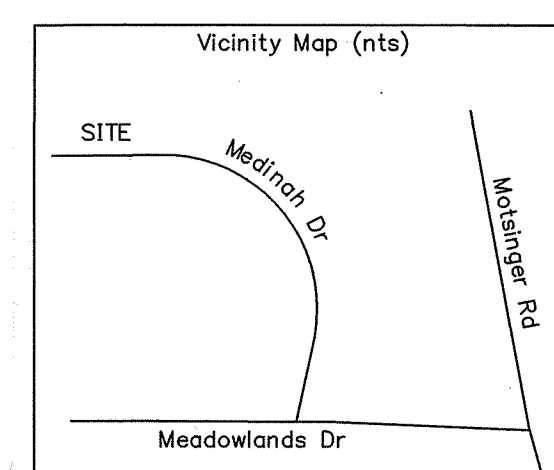
CERTIFICATE OF APPROVAL FOR RECORDING
 I certify that the plat shown hereon complies with the watershed protection ordinance and is approved by the watershed administrator for recording in the Register of Deeds office.
 DATE: 7-18-24
 Watershed adm./Chmn.Review Board
 Note: Min Front Setback 40'
 Min Side Street 30'
 Min Rear Setback 20'
 Min Side Setback 10'
 The developer may, in it's sole discretion, waive the minimum setback requirements for individual lots by recording such a waiver in the Davidson County Register of Deeds.
 Iron Pipes set at all Lot corners unless otherwise shown.

Line	Bearing	Distance
L1	N 85°-28'-47" W	30.37'
L2	N 45°-01'-37" W	17.63'
L3	S 88°-29'-37" E	49.05'

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	205.00'	N 68°-58'-33" W 116.47'	118.10'
C2	205.00'	N 48°-44'-58" W 26.62'	26.64'
C3	335.00'	N 54°-26'-02" W 109.51'	110.00'
C4	335.00'	N 74°-52'-41" W 128.27'	129.07'
C5	335.00'	N 87°-12'-17" W 15.07'	15.07'
C6	25.00'	N 64°-23'-56" W 20.41'	21.03'
C7	50.00'	N 82°-01'-05" W 66.54'	72.80'
C8	50.00'	S 28°-07'-21" W 47.17'	49.12'
C9	50.00'	S 68°-21'-12" E 92.93'	119.26'
C10	25.00'	N 67°-24'-41" E 20.41'	21.03'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I (we) am (are) the owner (s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Davidson and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.
 Owner: Meadowlands Development LLC
 PO Box 10
 Bethania N.C. 27010
 7/18/24 MEADOWLANDS DEVELOPMENT, LLC
 date owner
 [Signature] owner
 date MANAGER

2024012652
 DAVIDSON CO, NC FEE \$21.00
 PRESENTED & RECORDED
 07-18-2024 11:33:46 AM
 MICHAEL E. HORNE
 REGISTER OF DEEDS
 BY: CASEY L. RAINO
 DEPUTY
 BK: PL 91
 PG: 91-91



LEGEND

- (nts) NOT TO SCALE
- UTILITY POLE
- IRON FOUND
- IRON SET
- CONCRETE MONUMENT
- SURVEYED PROPERTY LINE
- - - PROPERTY LINE (not surveyed)
- ⊕ POINT NOT MONUMENTED

Plot of MEADOWLANDS, Section One THE HERITAGE, Phase Two

SCALE	COUNTY	TOWNSHIP	STATE	DATE
1" = 100'	Davidson	Abbotts Creek	NORTH CAROLINA	26 June 2024

Tax Map 12A Tax Lot 1
 Ref: DB 1621 PG 682
 Pin: 6852-02-75-8035
 AREA BY COORDINATES: COE FORESTRY & SURVEYING F-0141, P.O. BOX 36, WALLBURG, N.C. 27373
 DRAFTED BY: DAK, PHONE/FAX (336) 769-4673, EMAIL: coefor@gmail.com
 JOB #: 14146P2, SURVEYED BY: Crew