

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
(DISTRICT ENGINEER)

DATE 3/7/19

NORTH CAROLINA - DAVIDSON COUNTY

PLANNING DEPARTMENT / REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the United Department of Transportation Construction Standards for the Town of Walburg.

Scott Lowmy
Review Officer

Approved _____
Review Officer

This is the 7 day of March 2019

TOWN OF WALLBURG
DAVIDSON COUNTY
NORTH CAROLINA

I, David B. Coe, certify that this plat was drawn under my supervision from an actual survey made under my supervision. (Description recorded in DB 1741 PG 126), that the boundaries not surveyed are clearly indicated on such, that the ratio of precision 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, registration number and seal this 7th day of March in the year of our Lord 2019.

David B. Coe
NC PLS #3320



I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:

X a. That this plat creates a subdivision within the area of a county or municipality which has an ordinance regulating parcels of land.

b. That this plat is of a survey located in such portions of a county or municipality which is unregulated as to an ordinance regulating parcels of land.

c. That this plat is of a survey of an existing parcel or parcels of land.

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

e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in a. through d. above.

David B. Coe, PLS #3320

FILED FOR REGISTRATION AT _____ O'CLOCK AM PM

_____ 20 _____ AND RECORDED IN

PLAT BOOK _____ AT PAGE _____

Filing Fee Paid _____

by _____ DEPUTY-ASSISTANT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN DRAWN TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WALLBURG, DAVIDSON COUNTY, NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.

3-7-19
Scott Lowmy
PLANNING DEPARTMENT / REVIEW OFFICER

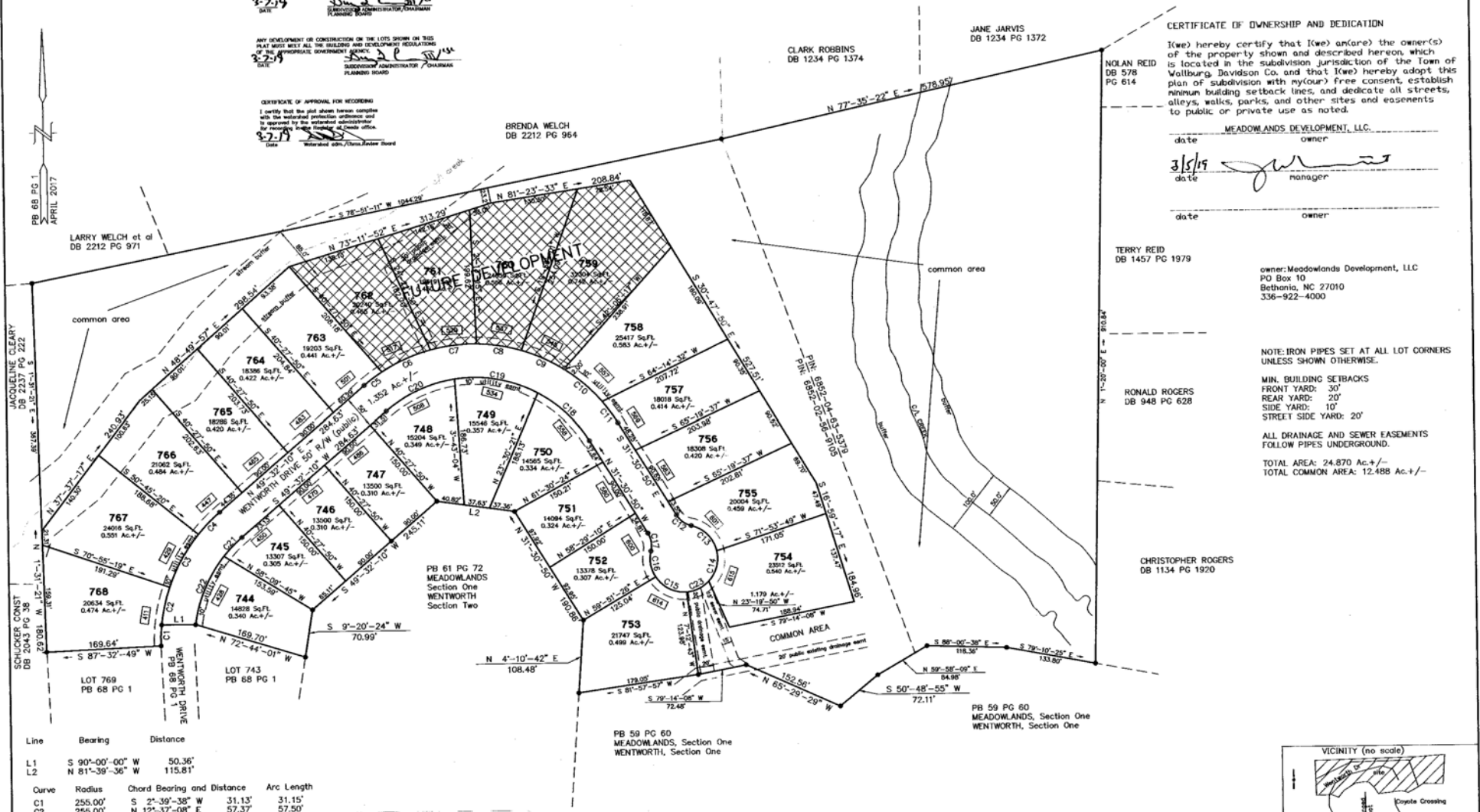
ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.

3-7-19
Scott Lowmy
PLANNING DEPARTMENT / REVIEW OFFICER

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the plat shown herein complies with the referenced provision and is approved by the referenced administrator. My original signature and seal are attached to this certificate.

3-7-19
Scott Lowmy
Date



PB 68 PG 1
APRIL 2017

JACQUELINE CLEARY
DB 2237 PG 222

SCHUCKER COMST
DB 2043 PG 36

Line Bearing Distance

L1 S 90°-00'-00" W 50.36'

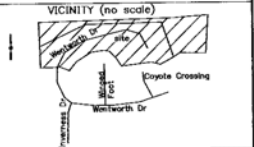
L2 N 81°-39'-36" W 115.81'

| Curve | Radius | Chord Bearing and Distance | Arc Length |
|-------|---------|----------------------------|------------|
| C1 | 255.00' | S 2°-39'-38" W 31.13' | 31.15' |
| C2 | 255.00' | N 12°-37'-08" E 57.37' | 57.50' |
| C3 | 255.00' | N 29°-09'-41" E 89.29' | 89.75' |
| C4 | 255.00' | N 44°-23'-29" E 45.74' | 45.80' |
| C5 | 250.00' | N 53°-20'-18" E 33.16' | 33.18' |
| C6 | 250.00' | N 68°-15'-30" E 19.23' | 19.27' |
| C7 | 250.00' | N 83°-17'-47" E 68.90' | 69.12' |
| C8 | 250.00' | S 81°-05'-48" E 66.88' | 67.08' |
| C9 | 250.00' | S 65°-29'-46" E 68.84' | 69.06' |
| C10 | 250.00' | S 48°-59'-35" E 74.68' | 74.96' |
| C11 | 250.00' | S 38°-57'-31" W 38.79' | 38.79' |
| C12 | 35.00' | S 44°-29'-48" E 26.84' | 27.55' |
| C13 | 50.00' | S 44°-29'-48" E 53.16' | 56.05' |
| C14 | 50.00' | N 15°-27'-35" E 46.70' | 48.59' |
| C15 | 50.00' | N 63°-19'-30" E 51.13' | 53.67' |
| C16 | 50.00' | N 9°-29'-37" W 39.20' | 40.28' |
| C17 | 35.00' | N 8°-57'-51" W 26.84' | 27.55' |
| C18 | 200.00' | N 46°-34'-18" W 103.92' | 105.12' |
| C19 | 200.00' | N 70°-51'-31" W 125.13' | 127.26' |
| C20 | 200.00' | S 65°-43'-27" W 111.52' | 113.01' |
| C21 | 205.00' | S 44°-05'-54" W 38.85' | 38.91' |
| C22 | 205.00' | S 23°-09'-56" W 109.54' | 110.88' |
| C23 | 50.00' | N 64°-36'-41" E 36.34' | 37.20' |

Plat Book: 72 Page: 74
3/7/2019 9:35:48 AM
Michael E. Horne,
Register of Deeds
Davidson County, NC

LEGEND

- Line Surveyed
- Line Not Surveyed (calculated)
- Iron Found
- Iron Set
- Point not monumented
- Stream or Creek
- Concrete monument
- Power Pole
- Sanitary Sewer Man Hole
- Water Meter
- Electric Overhead Line
- Street Address
- Sight Easement
- Well



PLAT MEADOWLANDS, Section One
WENTWORTH, Section Four

1" = 100'

13 SEP 2018

AREA BY COORDINATES
PRECISION : 1 : 10,000 +

SURVEYED BY: CREW
DRAFTED BY: MDC

DAVIDSON CO. NC. WALLBURG AND ARBOTT'S CREEK TOWNSHIP
TAX MAP 2 TAX LOT 10 PIN# 6852-02-56-9105 REF: DB 1741 PG 158
TAX MAP 2 TAX LOT 1 PIN# 6852-04-63-5379 REF: DB 2204 PG 901

COE FORESTRY & SURVEYING F-01411 email Job #
P.O. BOX 36 17248P
Walburg, NC 27373 (336) 769-4673 coeform@gmail.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

(we) hereby certify that (we) and/or the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Walburg, Davidson Co. and that (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.

MEADOWLANDS DEVELOPMENT, LLC.
owner

3/5/19
date manager

TERRY REID
DB 1457 PG 1979
owner: Meadowlands Development, LLC
PO Box 10
Bethonia, NC 27010
336-922-4000

RONALD ROGERS
DB 948 PG 628
owner: Meadowlands Development, LLC
PO Box 10
Bethonia, NC 27010
336-922-4000

CHRISTOPHER ROGERS
DB 1134 PG 1920

NOTE: IRON PIPES SET AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE.

MIN. BUILDING SETBACKS
FRONT YARD: 30'
REAR YARD: 20'
SIDE YARD: 10'
STREET SIDE YARD: 20'

ALL DRAINAGE AND SEWER EASEMENTS FOLLOW PIPES UNDERGROUND.

TOTAL AREA: 24.870 Ac +/-
TOTAL COMMON AREA: 12.488 Ac +/-