



# County Of Lincoln, North Carolina

302 North Academy Street, Suite A, Lincolnton, NC 28092

To: Lincoln County Planning Board  
Lincoln County Board of Commissioners

From: Jeremiah Combs  
Planner I

Date: January 20, 2017

Re: Plat Approval #42  
NC Prime Properties LLC, Applicant  
Subdivision Sketch Plan

PID# 28471

*The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on February 6, 2017.*

## **Request**

The applicant is requesting preliminary plat review/ sketch plan approval for a 13 lot subdivision along Buffalo Shoals Road. The proposed development extends a new roadway approximately 1300 feet into the subject property, including street trees and sidewalks. The Lincoln County Unified Development Ordinance states in Article 9.6, all preliminary plats meeting the definition of a major subdivision shall be submitted to the Planning Board and Board of Commissioners, in the form of a quasi-judicial public hearing for approval, disapproval or approval with conditions.

## **Site Area & Description**

The 16.6-acre site is located on the south side of Buffalo Shoals Road about 400 feet west of its intersection with Ivey Church Road in Ironton Township. The subject property is zoned R-T (Transitional Residential) and is adjoined by property zoned R-T and B-N (Neighborhood Business). The subdivision will be served by private wells and septic systems.

## **Land Use Plan**

The Lincoln County Land Use plan designates this area as Suburban Residential. Residential development, especially development that is single-family in character, with a density of 1-2 units per acre is encouraged in these areas.



# County Of Lincoln, North Carolina

## Planning Board

Application # **PA 42** Date **February 6, 2017**

Applicant's Name **NC Prime Properties, LLC**

Applicant's Address **355 Bethany Church Rd, Moravian Falls, NC 28654**

Property Location **Buffalo Shoals Road** Existing Zoning **R-T**

Number of lots proposed **13**

1. The subdivision is consistent with all adopted plans and policies of the County. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

2. The subdivision meets all required conditions and specifications of the UDO. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

3.. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

4. The subdivision design will comply with the requirements of §9.8 and provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

After having held a Public Hearing on \_\_\_\_\_ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In approving of said plat, the following conditions were recommended by the Lincoln County Planning Board:

### **BOARD'S ACTION**

with attached conditions.



## **Plat Approval Application**

Lincoln County Planning & Inspections Department  
302 N. Academy St., Lincolnton, NC 28092  
Phone: (704)736-8440 Fax: (704)732-9010

### **PART I**

Applicant Name NC Prime Properties LLC  
Applicant Address 355 Bethany Church Road, Moravian Falls, NC 28654  
Applicant Phone Number 919-867-4582  
Property Owner Name Loy S. Lentz and Matthey P. Tynes  
Property Owner Address 912 East Drive, Morehead City, NC 28557  
Property Owner Phone Number 252.723.2046

### **PART II**

Property Location Buffalo Shoals Road, Maiden, NC 28650 Lincoln County

*Ivey Ridge*

Property ID (10 digits) 3656208258 Property size +/- 16.5 acres  
Parcel # (5 digits) 28471 Deed Book(s) 617 Page(s) 49

### **PART III**

Zoning District R-T Lincoln

Briefly describe how the property is being used and any existing structures. The property is vacant and free of any structures. It is sparsely wooded.

List the number of lots in the proposed subdivision and any other relevant information concerning the development: The subdivision will have ~~10~~ building lots (depending on DOT and perk tests) with a small road to access the interior/back lots of the property. ~~One lot is across the road from the main subdivision.~~

*up to 10*  
*SAK*  
*11/23/16*

**\$300.00 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

NC Prime Properties, LLC  
Applicant's Signature

11/23/16

Date

*Jeff Klein*

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Application No. **PA #42**

Applicant **NC Prime Properties, LLC**

Property Location **Buffalo Shoals Road**

Parcel ID# **28471**

Existing District **R-T**

Proposed Use **Single Family Homes**

### **PROPOSED FINDINGS**

1. The subdivision is consistent with all adopted plans and policies of the County.

**This property is located in an area designated by the Land Use Plan as Suburban Residential, suitable for densities of upwards of 1-2 units per acre depending on the provision of utilities. These lots will be served by wells and septic systems. The proposed density is less than one unit per acre.**

2. The subdivision meets all required conditions and specifications of the UDO.

**The proposed subdivision will meet all standards of the Unified Development Ordinance. The minimum lot size in the R-T district is 32,500 square feet (0.746 acre). Street trees and sidewalks will be provided as required by the UDO. By extending the subdivision road to the eastern property line, the proposed subdivision meets the requirements for connectivity and cul-de-sac length.**

3. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

**The proposed subdivision will be compatible with the rural atmosphere of the surrounding area, which includes other subdivisions with similarly sized lots.**

4. The subdivision design will comply with the requirements of section 9.8 and provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety or the general welfare.

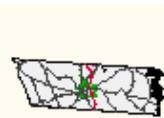
**A driveway permit will be obtained from NCDOT for the subdivision road, which will be built to NCDOT standards. The subdivision road will be built to the property line to provide for future connection to the adjacent property to the east.**



## Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.



Date: 1/13/2017 Scale: 1 Inch = 500 Feet

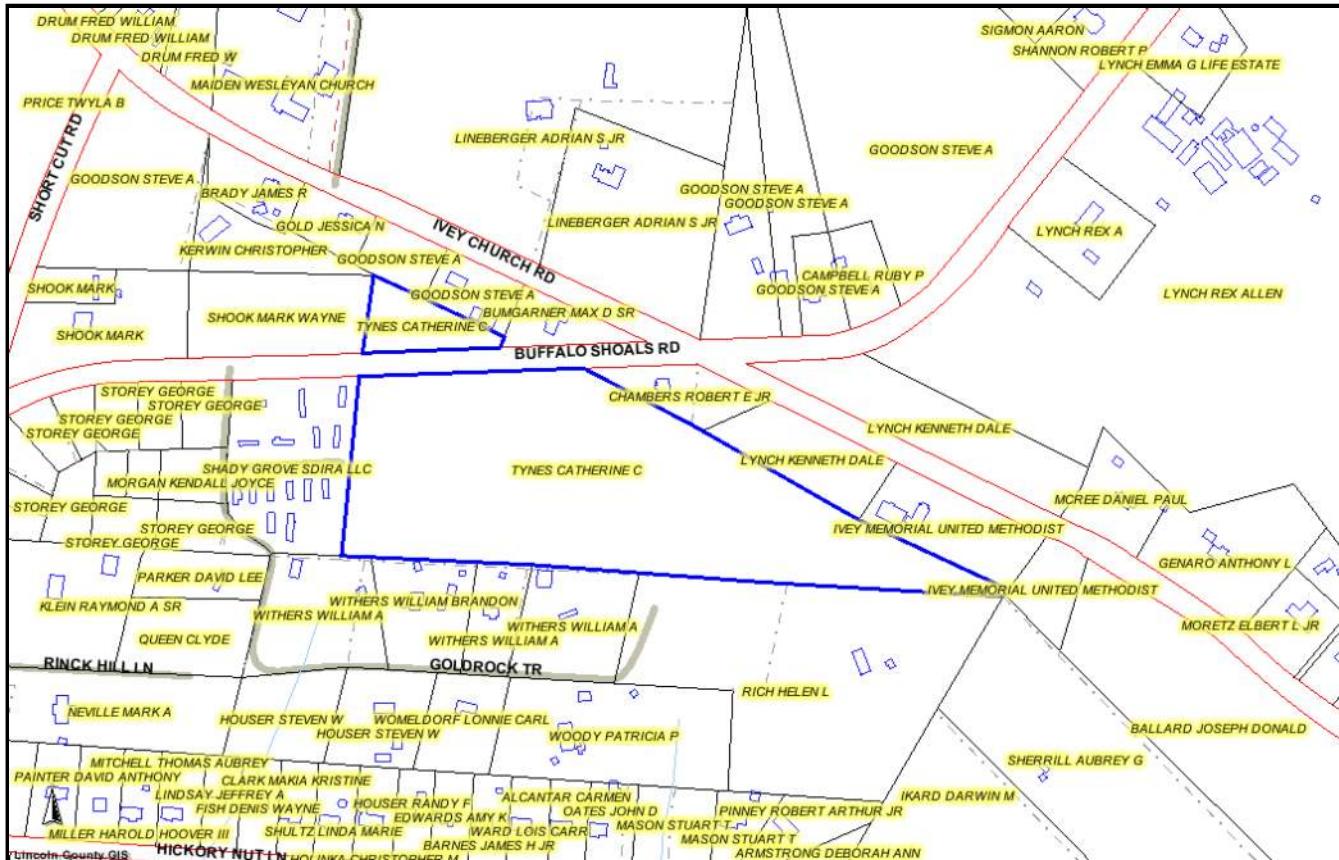
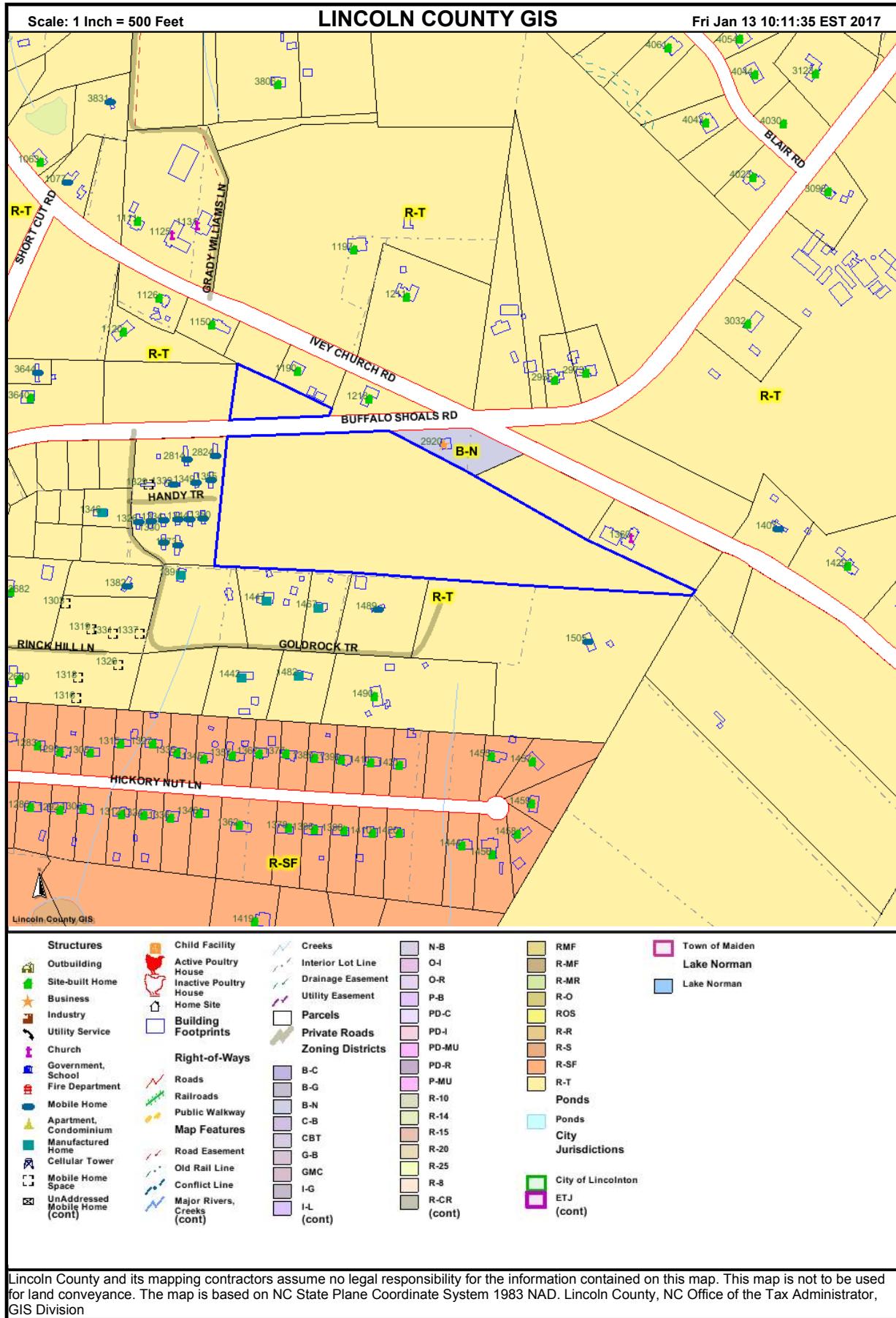
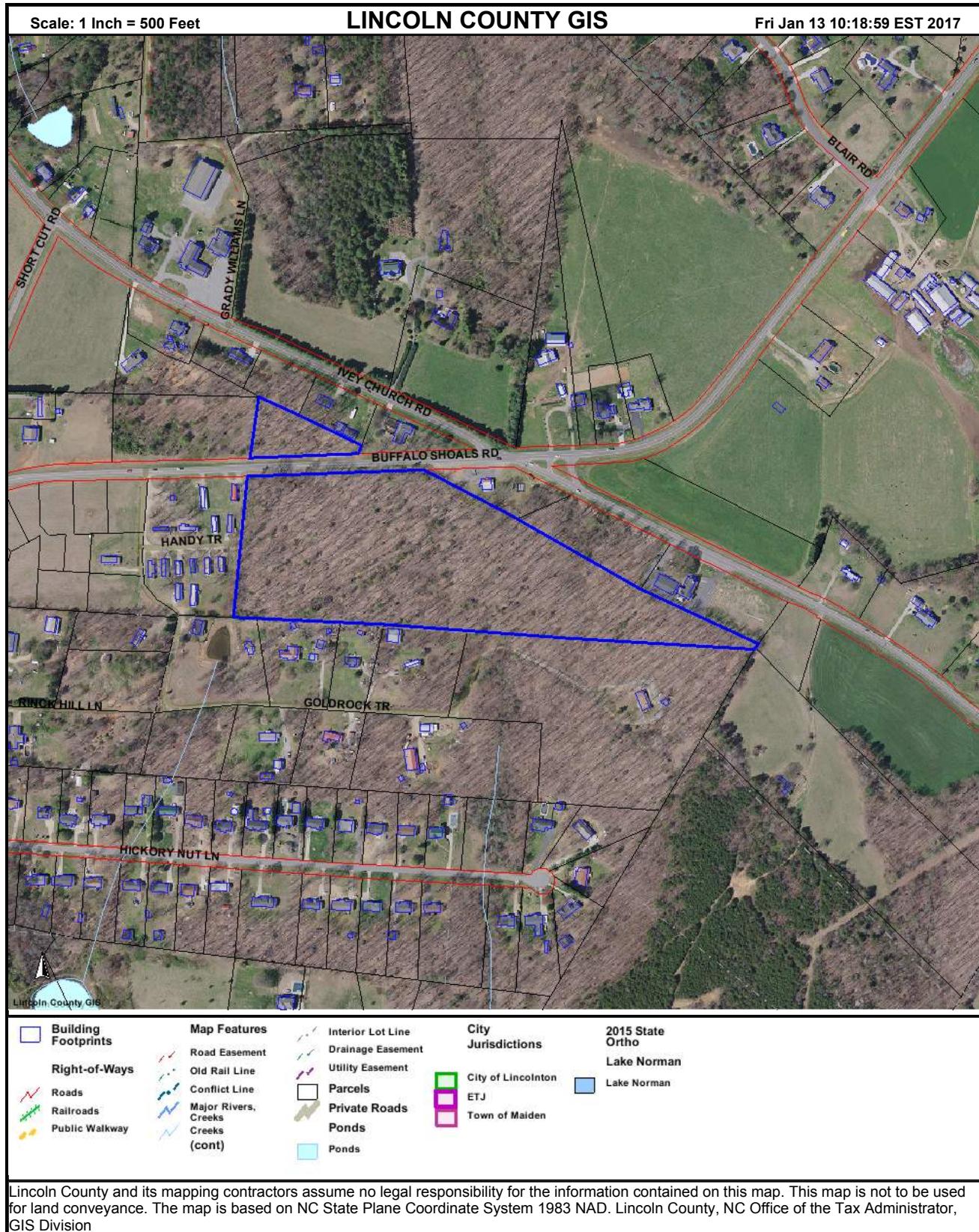


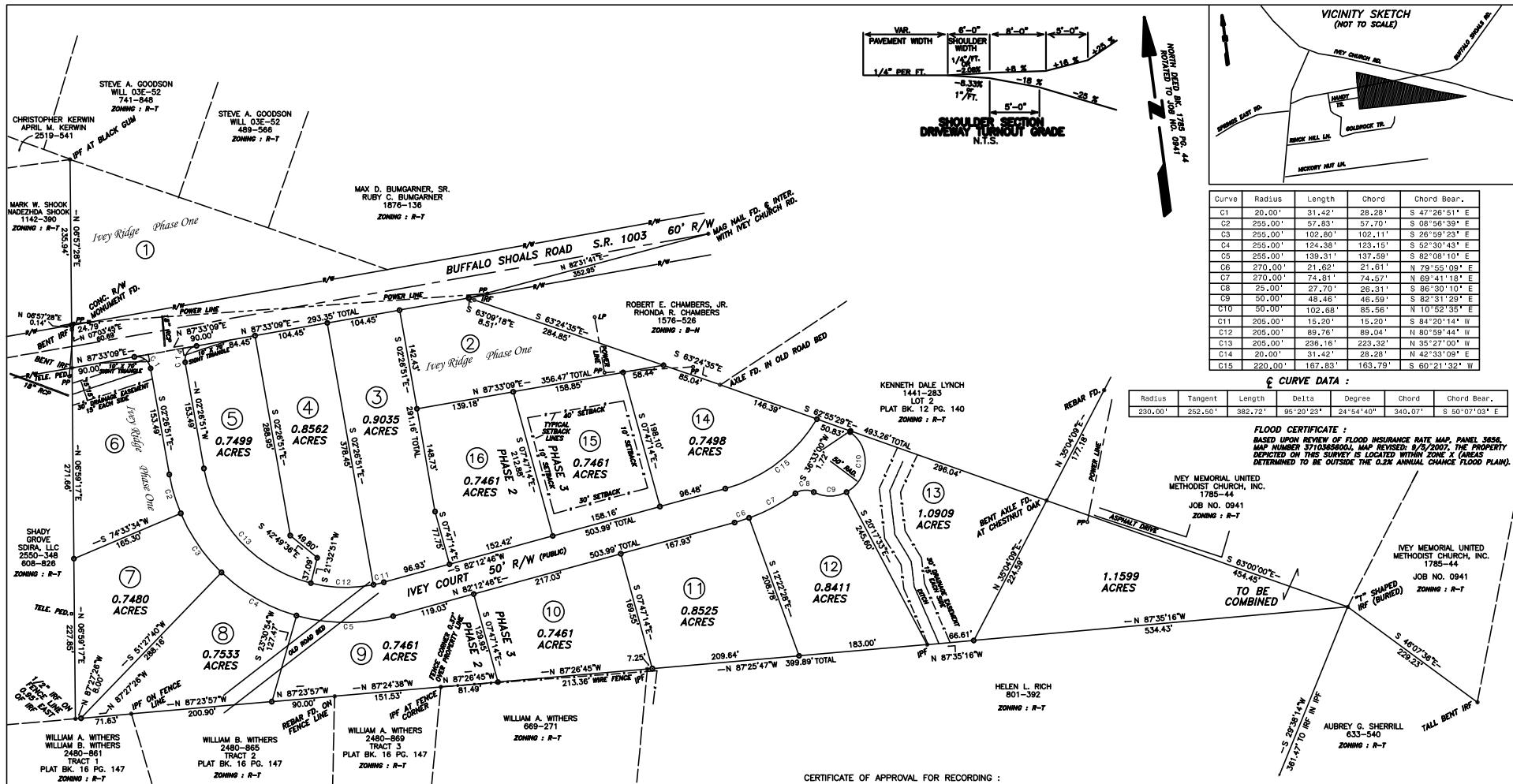
Photo Not Available

### PARCEL INFORMATION FOR 3656-20-8258

<b>PHOTOS</b>   <b>Photo Not Available</b>	<b>Parcel ID</b>	28471	<b>Owner</b>	TYNES CATHERINE C LENTZ DORCAS C C/O MATTHEW TYNES 912 EAST DRIVE MOREHEAD CITY NC 28557
	<b>Map Account</b>	3656-00 0061765	<b>Mailing Address</b>	912 EAST DRIVE MOREHEAD CITY NC 28557
	<b>Deed Land Value</b>	617-049 \$99,454	<b>Recorded Total Value</b>	9/23/1991 \$99,454
	<b>Description Address Township</b>	CALDWELL LAND BUFFALO SHOALS RD IRONTON	<b>Sale Price Previous Parcel</b>	0
	<b>Improvement</b>		<b>Tax/Fire District</b>	No Improvements
	<b>Zoning District</b>	Calculated Acres	<b>Voting Precinct</b>	<b>Calculated Acres</b>
	R-T	16.04	BUFFALO SHOALS (BS26)	16.04
	<b>Watershed Class</b>		<b>Sewer District</b>	
	Not in a watershed	16.04	Not in the sewer district	16.04
	<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
	37109		070900	1014
	37109		070900	1015
	<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
	X	NO FLOOD HAZARD	3710364400	0.29
	X	NO FLOOD HAZARD	3710365600	15.75







NOTES :

NUMBER OF LOTS IN PHASE TWO = 7

NUMBER OF LOTS IN PHASE THREE = 6

PROPOSED USE OF LOTS = SINGLE FAMILY RESIDENTIAL

LOTS MUST BE SERVED BY INDIVIDUAL WELL & SEPTIC TANK SYSTEM.

REBAR SET AT CORNERS UNLESS OTHERWISE NOTED.

TOTAL ACREAGE BEING DIVIDED = 16.6549 ACRES

ZONING : R-T

MINIMUM ZONING SETBACK LINES :

FRONT = 30' FROM ROAD R/W

SIDE = 10' REAR = 40' SIDE STREET = 20'

THIS PROPERTY IS WITHIN VOLUNTARY AGRICULTURAL DISTRICT.

10' DRAINAGE & UTILITY EASEMENT ALONG EACH SIDE OF ALL SIDE LOT LINES AND 10' ALONG REAR LOT LINE UNLESS OTHERWISE NOTED.

ACREAGES COMPUTED BY COORDINATE METHOD.

NO GRID INFORMATION FOUND WITHIN 2000' OF PROPERTY.

IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC TANK SYSTEM.

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

THIS SURVEY CREATS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

CERTIFIED BY : W. BRADLEY FREEMAN  
P.L.S. #L-3119

NCOT STATEMENT :

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

APPROVED : DISTRICT ENGINEER

DATE : \_\_\_\_\_

LEGEND :

- : EXISTING CORNER, TYPE NOTED
- : IRP : IRON PIPE FD.
- : I.R. : IRON ROD FD.
- : CORNER SET; TYPE NOTED
- : C.S. : CENTER LINE
- : R/W - RIGHT OF WAY
- : P.P. - POWER LINE
- : P.P. - POWER POLE
- : POWER LINE
- : SETBACK LINE
- : EASEMENT
- : C.M.P. : CONCRETE METAL PIPE
- : R.C.P. : REINFORCED CONCRETE PIPE
- : L.P. : LIGHT POLE

SUBDIVISION ADMINISTRATOR

DATE

OWNER

DATE

NORTH CAROLINA: \_\_\_\_\_ COUNTY

A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES : \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING :  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH ARTICLE 5, SUBDIVISION STANDARDS OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED BY LINCOLN COUNTY ON \_\_\_\_\_ FOR RECORDATION IN THE LINCOLN COUNTY REGISTER OF DEEDS.

SUBMISSION ADMINISTRATOR

DATE

REVIEW OFFICER CERTIFICATE :

STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I, \_\_\_\_\_ REVIEW OFFICER OF LINCOLN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

CERTIFICATE OF SURVEY AND ACCURACY :

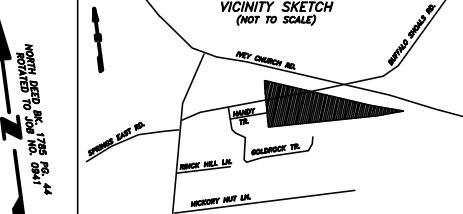
I, W. BRADLEY FREEMAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION; THAT THE RATE OF SURVEYING IS : 10,000+; THAT BOUNDARIES AND SURVEY LINES DRAWN AND LINES PLOTTED ON THIS SURVEY MAP SHOWN HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 7TH DAY OF DECEMBER, 2016.

THIS IS AN ELECTRONICALLY TRANSMITTED DRAWING AND SHOULD NOT BE CONSIDERED A CERTIFIED COPY.

PROFESSIONAL LAND SURVEYOR

L-3119

LICENSE NUMBER



Curve	Radius	Length	Chord	Chord Bear.
C1	20.00'	31.42'	28.28'	S 47°26'51" E
C2	255.00'	57.83'	57.70'	S 08°56'39" E
C3	255.00'	102.80'	102.11'	S 26°59'23" E
C4	255.00'	124.38'	123.15'	S 52°30'43" E
C5	255.00'	139.31'	137.59'	S 82°08'10" E
C6	270.00'	21.62'	21.61'	N 79°55'09" E
C7	270.00'	74.81'	74.57'	N 69°41'18" E
C8	25.00'	27.70'	26.31'	S 86°30'10" E
C9	50.00'	48.46'	46.59'	S 82°31'29" E
C10	50.00'	102.68'	95.58'	N 10°00'35" E
C11	205.00'	15.20'	15.20'	N 80°20'41" W
C12	205.00'	88.76'	89.04'	H 80°59'44" W
C13	205.00'	236.16'	223.92'	N 35°27'00" W
C14	20.00'	31.42'	30.28'	N 42°39'09" E
C15	220.00'	167.83'	163.79'	S 60°21'32" W

Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
230.00'	252.50'	382.72'	95°20'23"	24°54'40"	340.07'	S 50°07'03" E

FLOOD CERTIFICATE :  
BASED UPON REVIEW OF FLOOD INSURANCE MAP, PANEL 3656, MAP NUMBER 37103850001, MAP REVISED 8/5/2007. THE PROPERTY DEPICTED ON THIS SURVEY IS LOCATED WITHIN ZONE A, FLOODPLAIN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

IVEY MEMORIAL UNITED  
METHODIST CHURCH, INC.  
1785-44

JOB NO. 0941

ZONING : R-T

IVEY MEMORIAL UNITED  
METHODIST CHURCH, INC.  
1785-44

JOB NO. 0941

ZONING : R-T

TO BE COMBINED  
SHAPED IRF (BURIED)  
TALL BENT IRF  
S 45°45' E  
N 87°30'00"E  
534.43'

100 0 100 200 300  
GRAPHIC SCALE - FEET

REVISION : 12-27-16

MAJOR SUBDIVISION  
*Ivey Ridge*  
PHASE TWO & THREE  
MAP 1 of 2  
IORTON TOWNSHIP  
LINCOLN COUNTY, N.C.

REF. DEED BK. 617 PG. 49  
REF. PLAT BK. PG.  
REF. DEED BK. PG.  
REF. DEED BK. PG.  
PARCEL# 28471 PIN# 3656-20-8258

SURVEY FOR : KEVIN DEMENY  
2240 GATEWAY LANE  
LINCROFT, NC 27262  
PHONE : 704-400-9056

FREEMAN SURVEYING  
LICENSE NO. F-0265  
W. BRADLEY FREEMAN, P.L.S. L-3119  
1416 PLEASANT GROVE CHURCH ROAD  
CROUSE, N.C. 28033 (704) 732-0404

SCALE : 1" = 100' SURVEY BY : WBF  
CHECKED BY : WBF DATE OF PLAT PREPARATION : NOV. 17, 2016  
DRAWN BY : WBF, DWF DATE OF SURVEY : NOVEMBER 2016  
CAMP. FILE #0441  
2016-084  
DRAW FILE 10121/planmp1

FD. BK. TDS  
JOB NO. 16121

# CERTIFICATIONS & NOTES :

NCDOT STATEMENT :  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 CONSTRUCTION STANDARDS CERTIFICATION  
 APPROVED : DISTRICT ENGINEER  
 DATE :  

CERTIFICATE OF APPROVAL FOR RECORDING :  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY  
 WITH ARTICLE 5, SUBDIVISION STANDARDS OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT  
 ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED BY LINCOLN COUNTY ON    
 FOR RECORDATION IN THE LINCOLN COUNTY REGISTER OF DEEDS.

SUBDIVISION ADMINISTRATOR   DATE  

REVIEW OFFICER CERTIFICATE :  
 STATE OF NORTH CAROLINA  
 COUNTY OF LINCOLN

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

REVIEW OFFICER   DATE  

WATER SUPPLY WATERSHED CERTIFICATE :  
 THE LOTS WITHIN THE MEY RIDGE SUBDIVISION, TO THE BEST OF MY KNOWLEDGE,  
 DO NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE NORTH CAROLINA  
 DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION  
 MAP OF LINCOLN COUNTY.

SUBDIVISION ADMINISTRATOR   DATE  

PUBLIC ROAD CERTIFICATION :  
 ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC. THE MAINTENANCE OF ALL ROADS  
 IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND, IT SHALL BE THEIR  
 RESPONSIBILITY TO BRING THE ROADS UP TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT  
 OF TRANSPORTATION SECONDARY ROADS.

OWNER   DATE  

## CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS :

LINCOLN COUNTY  
 SUBDIVISION NAME : MEY RIDGE  
 NAME OF ROAD IN SUBDIVISION : MEY COURT  
 DEVELOPER : MEY RIDGE SUBDIVISION  
 I HEREBY STATE, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL ROAD WORK  
 TO BE PERFORMED IN THIS SUBDIVISION WILL BE CHECKED BY ME OR MY AUTHORIZED  
 REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS SECTIONS, DIMENSIONS,  
 AND OTHER REQUIREMENTS OF THE PLAT HEREON. THE PLAT HEREON HAS BEEN  
 REVIEWED AND APPROVED BY THE APPROPRIATE DISTRICT ENGINEER, NORTH  
 CAROLINA DEPARTMENT OF TRANSPORTATION. ANY SIGNIFICANT CHANGES OR DEVIATIONS  
 WILL BE APPROVED BY THE APPROPRIATE DISTRICT ENGINEER. THE DEVELOPER OR HIS  
 REPRESENTATIVE, WHEN THE ROADS HAVE THE PROPER NUMBER OF HOMES CONSTRUCTED  
 ON THEM, WILL TURN OVER THE ROADS TO THE LOCAL DEPARTMENT OF TRANSPORTATION AND  
 THEM TO THEIR SYSTEM FOR MAINTENANCE. UNTIL THAT TIME I WILL KEEP THE ROADS IN  
 A PROPER STATE OF MAINTENANCE.

I ALSO KNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME  
 TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER G.S. 14-100, 136-102.4.

SIGNED :   DATE    
 DEVELOPER  
 OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION :  
 I/WE DO HEREBY CERTIFY THAT I/WE ARE ALL OF THE OWNERS OF THE SIMPLE TITLE  
 TO THE LAND LOCATED IN THE MEY RIDGE SUBDIVISION, WHICH IS LOCATED IN THE  
 SUBDIVISION JURISDICTION OF LINCOLN COUNTY AND THAT I/WE HEREBY ADOPT  
 THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT AND ESTABLISH MINIMUM  
 LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

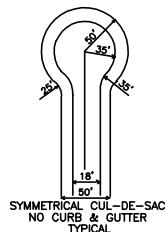
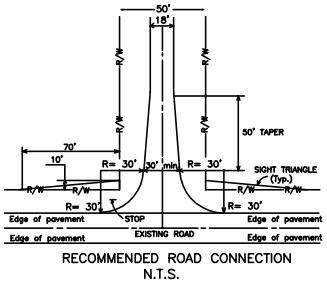
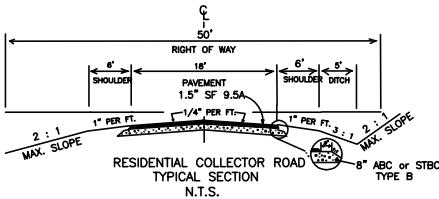
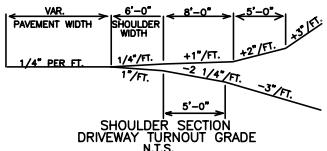
OWNER   DATE  

NORTH CAROLINA   COUNTY  

I,  , A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE  
 EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND  
 OFFICIAL STAMP OR SEAL THIS   DAY OF  , 20 .

NOTARY PUBLIC  
 MY COMMISSION EXPIRES :  



MAJOR SUBDIVISION Ivey Ridge PHASE TWO MAP 2 OF 2 IRONTON TOWNSHIP LINCOLN COUNTY, N.C.			
REF. DEED BK. 617	PG. 49	REF. PLAT BK.	PG.
REF. DEED BK.	PG.	PARCEL# 28471	PIN# 3656-20-8256
SURVEY FOR : KEVIN DEMENY 2209 GATEWAY LANE LINCROFT, NC 28082 PHONE : 704-400-8056			
FREEMAN SURVEYING LICENSURE NO. F-2085 W. BRADLEY FREEMAN, P.L.S. L-3119 1416 PLEASANT GROVE CHURCH ROAD CROUSE, N.C. 28033 (704) 732-0404			
SCALE : 1" = 100'	SURVEY BY : WBF		
CHECKED BY : WBF		DATE OF PLAT PREPARATION : NOV. 17, 2016	
DRAWN BY : WBF, DWF		DATE OF SURVEY : NOVEMBER 2016	
FD. BK. TDS		JOB NO. 16121	
COMP. FILE 0841 SEE FILE 0841 DRAW FILE 16121ph3mp2d			

CERTIFICATE OF SURVEY AND ACCURACY :  
 I, W. BRADLEY FREEMAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT  
 WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION  
 AND SUPERVISION. THAT THE PLAT PREPARED IS IN ACCORDANCE WITH THE STANDARDS  
 NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION SHOWN  
 HEREON; 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 NOVEMBER, 2016.

THIS IS AN ELECTRONICALLY TRANSMITTED DRAWING AND SHOULD NOT  
 BE CONSIDERED A CERTIFIED COPY.

PROFESSIONAL LAND SURVEYOR  
 L-3119  
 LICENSE NUMBER