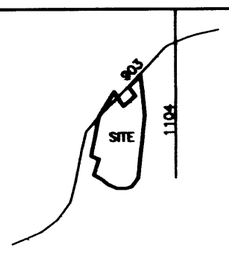

EIP-----Existing Iron Pipe
NIP-----New Iron Pipe
EIS-----Existing Iron Stake
NIS-----New Iron Stake
PKS-----P.K.Nail Set
PKF-----P.K.Nail Found
NPS-----No Point Set
RRSF-----Rail Road Spike Found
RRSS-----Rail Road Spike Set
CMF-----Concrete Monument Found
P.P.-----Power Pole
CSF-----Cotton Spindle Found
CSS-----Cotton Spindle Set
℄ -----Center Line
R/W-----Right of Way
● ----- 5/8" EIP

LEGEND

I, James D. Grant, PLS certify:

- ☐ a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ b. That the survey is located in such a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ c. Any one of the following:
  1. That the survey is of an existing parcel or parcels of land and does not create a new street or change and existing street.
  2. That the survey is of an existing building or other structure, or natural feature, such as a water course; or
  3. That the survey is a control survey.
- ☒ 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.
- ☐ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to the provisions in (a) through (d) above.

James D. Grant, PLS L-3752

NORTH CAROLINA PROFESSIONAL SEAL L-3752 LAND SURVEYOR JAMES D. GRANT

I, James D. Grant, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, page REF.) that the boundaries not surveyed are clearly indicated as drawn from information found in books referenced; that the ratio of precision as calculated is 1: 10,000+ ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 29th day of NOVEMBER, 20 23, A.D.

James D. Grant, PLS L-3752

NORTH CAROLINA PROFESSIONAL SEAL L-3752 LAND SURVEYOR JAMES D. GRANT

NOTES: IT IS NOT THE INTENT OF THIS PLAT TO SHOW WETLANDS, FLOOD BOUNDARIES, AREAS SUBJECT TO NEUSE RIVER BASIN RIPARIAN BUFFERS OR ANY OTHER ENVIRONMENTAL ISSUES OR IMPACTING FEATURES.

TRACT "1A" IS A PORTION OF THE DEEDED AND PREVIOUSLY MAPPED AREA THAT MAY BE OVERLAPPING WITH THE ADJOINING DEEDS OF THE LANCASTER PROPERTY RECORDED IN D.B. 739, Pg. 351

TRACT "1-B" IS A UNDEVELOPABLE PARCEL AND CANNOT BE USED FOR RESIDENTIAL PURPOSES IN ITS CURRENT CONFIGURATION.

N.C.G.S. MARKER "SCOTTY"
N = 620,228.89
E = 2,390,199.98
NAD 83 (2011)

N.C. GRID
NAD 83 (2011)
FIELD DIST. USED

N.C. HWY. 903 (60' R/W)

S 45°02'45"W 3322.81' N.C. GRID TIE NOT TO SCALE "SCOTTY" TO "OCEAN"

N 44°48'20"E 198.95'
N 43°11'25"E 42.80'
N 48°42'40"E 200.51'
N 39°40'00"E 230.49'

PKS
5/8" EIP
"E"
"D"
"C"
"B"
"A"
"L-1"
"L-2"
"L-3"
"L-4"
"L-5"

TURNAGE 20-E-90

N.C.G.S. MARKER "OCEAN"
N = 617,881.34
E = 2,387,848.66
NAD 83 (2011)

S 25°15'47"W 157.74'
S 60°45'29"E 82.49'
CMF
AXLE FD.
N 29°20'41"E 101.69'
S 56°35'37"E 229.79'
69.52'
200.27'
29.44'
N 61°48'27"W 203.67'
233.11'
S 27°00'25"W 226.35'
N 26°14'47"E 255.00'
S 54°36'21"E 230.00'

LANCASTER PROPERTY
D.B. 739, Pg. 351

1A
0.99 acres
INCLUDING R/W
BY COMPUTER

1B
0.51 acres
INCLUDING R/W
BY COMPUTER

TAX ID: 0806240

1
117.54 acres
INCLUDING R/W
BY COMPUTER

TAX ID: 0806239

N 21°38'05"E 1287.74'
N 24°27'38"E 851.68'

NOW OR FORMERLY N.C. NATURAL GAS
40' R/W

PKS
5/8" EIP
64.86'
N 02°59'18"W 482.58'
417.92'
5/8" EIP
N 74°12'21"W 744.69'
RR SPIKE FD.

BUSTOS
D.B. 612, Pg. 309

JOYNER PROPERTY
D.B. 709, Pg. 29
M.B. 26, Pg. 40

N 12°58'25"E 224.22'
N 48°42'40"E 58.24'
2" EIP
N 39°40'00"E 123.04'
2" EIP
2" EIP
"14" "13" "12" "11" "10" "9" "8" "7" "6" "5" "4" "3" "2" "1"
SHORT BRANCH

HARRISON PROPERTY
D.B. 655, Pg. 522
M.B. 23, Pg. 136

S 13°01'23"W 2026.84'

BYNUM PROPERTY
03-E-158

MARLENE HART
21-E-9

BYNUM PROPERTY
D.B. 755, Pg. 516

1 1/2" EIP
CONTROL CORNER

S 07°52'46"E 37.49'
5/8" EIP
S 07°55'59"E 171.89'
5/8" EIP
JENNIFER LN.
PINE VILLAGE
M.B. 20, Pg. 23
S 07°58'44"E 175.25'
5/8" EIP

WARREN PROPERTY
D.B. 474, Pg. 2

S 07°27'29"E 883.91'

WARREN PROPERTY
D.B. 682, Pg. 721

5/8" EIP
S 07°35'51"E 503.85'
PATRICK DR.
WOODLAWN SUBDIVISION
M.B. 21, Pg. 86
5/8" EIP
CONTROL CORNER

MARLENE HART
21-E-9

ADJOINING PROPERTY OWNERS

"A" - TAYLOR
D.B. 742, Pg. 241

"B" - MEWBORN
D.B. 649, Pg. 286

"C" - ANDREWS
D.B. 741, Pg. 830

"D" - TAYLOR
20-E-59

"E" - TAYLOR
D.B. 645, Pg. 741

"L-1" THRU "L-5"

COURSE	BEARING	DISTANCE
L-1	N 27°08'25"E	88.94'
L-2	N 31°49'48"E	198.35'
L-3	N 37°21'53"E	135.48'
L-4	N 40°13'42"E	100.19'
L-5	N 42°30'26"E	99.80'

COURSES AND DISTANCES ALONG SHORT BRANCH

"1" - "14"

COURSE	BEARING	DISTANCE
1	S 46°48'57"W	130.30'
2	S 78°42'46"W	193.87'
3	S 59°01'02"W	95.72'
4	S 59°55'00"W	101.14'
5	S 68°27'09"W	71.39'
6	S 76°25'41"W	73.82'
7	S 74°44'06"W	43.43'
8	N 73°55'46"W	76.59'
9	N 24°55'04"W	71.00'
10	N 66°35'50"W	87.89'
11	N 44°33'32"W	150.93'
12	N 66°59'40"W	162.32'
13	N 87°24'30"W	113.45'
14	N 42°10'55"W	12.66'

THE LINES SHOWN ALONG SHORT BRANCH WERE NOT SURVEYED BUT WERE TAKEN FROM AN UNRECORDED SURVEY PREPARED BY MARTIN L. BARROW, JR. ENTITLED: "SURVEY FOR CHARLES W. TESNEER AND WIFE LINDA J. TESNEER" DATED: MARCH 12, 1990

EXEMPTION APPROVAL STATEMENT

THIS PROPERTY IS EXEMPT FROM THE GREENE COUNTY SUBDIVISION REGULATIONS PER SECTION 4.2 - (1) THEREOF.

SUBDIVISION ADMINISTRATOR

11-30-2023
DATE

SURVEY FOR

JOEL HENRY DAVIS, JR.

AND

JOEL HENRY DAVIS FAMILY LIMITED PARTNERSHIP

(OWNERS: CHARLES W. AND LINDA J. TESENEER)

THE TESENEER PROPERTY RECORDED IN 351, Pg. 223 & D.B. 323, Pg. 206 AND SHOWN ON M.B. 1, Pg. 58 OF THE GREENE COUNTY REGISTER OF DEEDS.

SNOW HILL TWSP. - GREENE CO., N.C.

SCALE: 1" = 250' DATE: 11/29/2023

250 125 0 250 500 750
GRAPHIC SCALE INCHES/FEET

REFERENCES: D.B. 468, Pg. 120
D.B. 468, Pg. 117
M.B. 1, Pg. 58
D.B. 323, Pg. 206
D.B. 351, Pg. 223
D.B. 739, Pg. 351

CERTIFICATE OF REVIEW OFFICER

NORTH CAROLINA GREENE COUNTY

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

REVIEW OFFICER

11-30-2023
DATE

GRANT & ASSOCIATES, P.A.
LAND SURVEYING SERVICES
907 S.E. 2nd STREET
SNOW HILL, N.C. 28580
(252) 747-7777
LIC. No. C-2168

DATE: 11/29/23	DRAWN BY: JDG	FB/Pg 155/24	FILE No.: 23085