JM

LEGEND

EIP.	EXISTING IRON PIPE
EIS.∘	EXISTING IRON STAKE
IS. ∘	5/8" REBAR SET
MON∘	CONCRETE MONUMENT
℄	CENTER LINE
M.H.∘	MAN HOLE
R\W	RIGHT-OF-WAY
-o-o-o-o-o-o-	OVERHEAD ELECTRIC
-O-	UTILITY POLE
PT.∘	COMPUTED POINT
F.H.∘	FIRE HYDRANT

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAYS OF RECORD WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

NOTE:
NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES OR WASTE WATER TREATMENT SYSTEMS.

ALL IRONS SET ARE 5/8" REBAR SET FLUSH WITH THE GROUND.

RALPH WAYNE MARTIN
D.B.746–PG.210

S.R.1592
S. BEESON RD.
(50' R/W)
PAVEMENT

ARTHUR RAY EDWARDS
D.B.1206–PG.398

SEE MAP FOR
LISA JONES
BY SAMUEL J. COLEMAN, JR.
12–14–1998
D.B.1001–PG.1733

ARTHUR RAY EDWARDS
D.B.1206–PG.393

SEE MAP FOR
WALTER MOYER HYLTON, JR.
BY C. E. ROBERTSON
10–7–1987
REVISED 6–13–1990

1" E.I.P.
PT
30.00'
133.41'
I.S.
END PAVEMENT

ANGELA B. TILLEY
D.B.1353–PG.439

SEE MAP FOR
WILLIAM J. EDWARDS
BY WILLIAM S. MAY, JR.
3–22–1978
D.B.719–PG.749

JAMES DARRYL TAYLOR &
BRENDA W. TAYLOR
D.B.876–PG.2369

SEE MAP FOR
JOSEPH A. BRUMBELOE
BY WILLIAM S. MAY, JR.
6–26–1978
D.B.725–PG.108

1/2" E.I.P.
(736.75')
376.53'
N68°19'12"E
330.22'
FENCE
3/4" E.I.P.
N:1,010,500.07(GRID)
E:1,755,401.98(GRID)

APPROXIMATE LOCATION
PLANTATION GAS LINE
GAS

9.130 Ac. (TOTAL)
0.021 Ac. (IN R/W S.R.1592)
9.109 Ac. (NET)
BY COORDINATE COMPUTATIONS

D.B.1562–PG.633

455.19'
S07°34'29"W
(586.60')
FENCE
GRAVEL
I.S.
GRAVEL ROAD

ARTHUR RAY EDWARDS
D.B.1206–PG.393

SEE MAP FOR
WALTER MOYER HYLTON, JR.
BY C. E. ROBERTSON
10–7–1987
REVISED 6–13–1990

1/2" E.I.P.
320.01'
(688.66')
N00°24'51"W
369.67'
FENCE

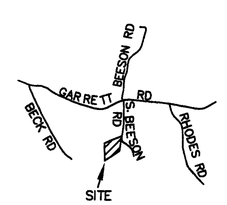
SEE MAP FOR
WALTER MOYER HYLTON, JR.
BY C. E. ROBERTSON
10–7–1987,
REVISED 6–13–1990

711.09'
S57°31'06"W
FENCE

ANGELA B. TILLEY
D.B.1353–PG.447

LONNIE T. GANTT L/E
D.B.1595–PG.1910
D.B.781–PG.1233

3/4" E.I.P.
N:1,009,810.40(GRID)
E:1,755,406.96(GRID)



"VICINITY MAP"
NO SCALE

NC GRID NAD 83(2011)

SURVEYORS CERTIFICATE

I, C.E. ROBERTSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1562–PAGE 633); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY 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 15TH DAY OF SEPTEMBER, 2022.

C E Robertson
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: L–1421

CERTIFICATE OF GPS SURVEY

I, C. E. ROBERTSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER BY SUPERVISION IN PART 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: 0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK
(4) DATES OF SURVEY: SEPTEMBER, 2022
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED–CONTROL USED: NCRTN
(7) GEOID MODEL: GEOID18
(8) COMBINED GRID FACTOR: 1.00009077
(9) UNITS: US SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-1421 LAND SURVEYOR C.E. ROBERTSON

THIS 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.
G.S.47–30 (f)(11)(c)(1)

C E Robertson
C. E. ROBERTSON, PLS L–1421

BOOK 93 PAGE 10 (1)

632011

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Benjamin J. Curtis, Register of Deeds
09/21/2022 04:20:06 PM
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BRITTANY P. PRATT

PLAT OF SURVEY
FOR

CSS LANDCO, LLC

LEAKSVILLE TOWNSHIP ROCKINGHAM COUNTY
NORTH CAROLINA
SEPTEMBER 15, 2022 SCALE 1"= 100'

100 0 100 200 300

SCALE

C.E. ROBERTSON & ASSOCIATES, P.C.
PROFESSIONAL LAND SURVEYOR L–1421
CERTIFICATION NUMBER: C–2928
P.O. BOX 584
EDEN, NC 27289
PH. (336) 627–0498
EMAIL: lfoulks@cersurveyors.com

JOB NAME: 20220903_BEESONRD
SEE ALSO: PRATTFARM2017