I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS_____DAY OF_____, A.D. 2023.

PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

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.

PRELIMINARY FOR REVIEW PURPOSES ONLY

PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

CERTIFICATION OF OWNERSHIP AND DEDICATION
I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HERON, WICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WARREN COUNTY AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE AS NOTED.

DATE/OWNERS

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

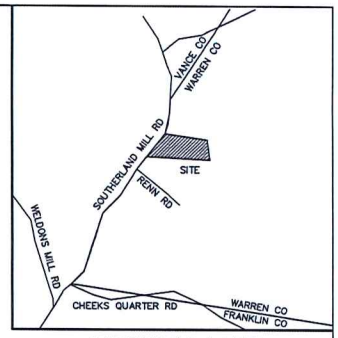
NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

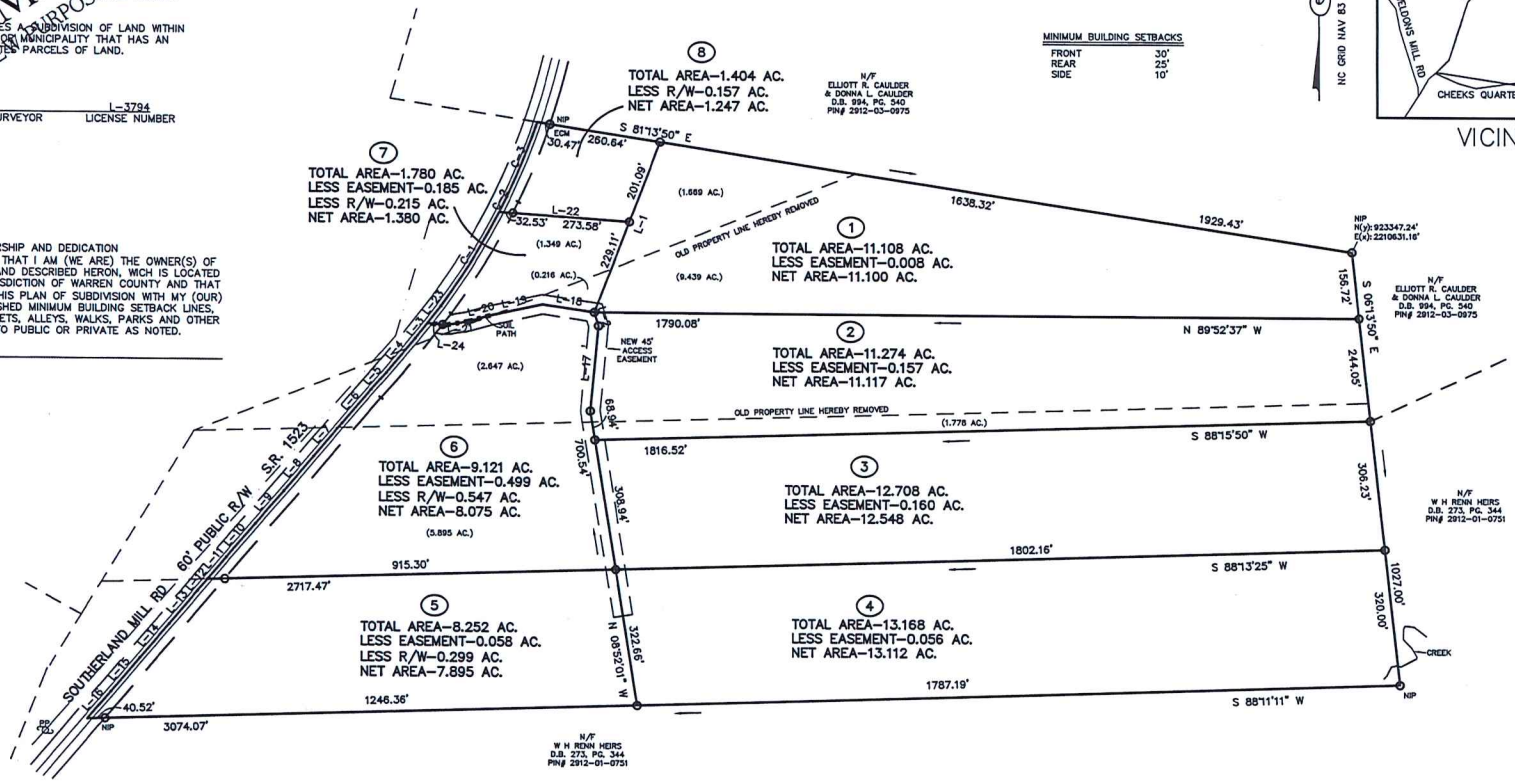
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

NC GRID NAV 83 (2011)



VICINITY MAP



LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
○ – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT

CERTIFICATION BY THE REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF WARREN

I,_____, REVIEW OFFICER OF WARREN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER/DATE

DEDICATION OF WATER SUPPLY AND SEWAGE DISPOSAL
THE SUBDIVISION WILL BE SERVED BY THE FOLLOWING: (CHECK 2 OF 4): CENTRAL WATER SYSTEM ; CENTRAL SEWER SYSTEM ; INDIVIDUAL WATER WELL ; AND/OR INDIVIDUAL SEPTIC TANKS . THESE IMPROVEMENTS ARE PROPOSED TO BE INSTALLED ; THESE IMPROVEMENTS ARE INSTALLED .

DATE/OWNER/DEVELOPER

CERTIFICATION OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WARREN COUNTY, WITH ALL VARIANCES NOTED IN THE MINUTES OF THE WARREN COUNTY PLANNING BOARD, AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

DATE/WARREN COUNTY PLANNING BOARD REPRESENTATIVE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	261.87'	1659.67'	261.60'	N 31°28'08" E
C-2	40.91'	1659.67'	40.90'	N 26°12'33" E
C-3	188.50'	1597.85'	188.39'	N 22°19'08" E

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 20°37'41" W	430.20'
L-2	S 16°36'45" E	33.46'
L-3	S 37°51'24" W	45.90'
L-4	S 40°02'13" W	105.71'
L-5	S 41°06'59" W	53.80'
L-6	S 40°18'13" W	105.45'
L-7	S 40°30'13" W	103.16'
L-8	S 40°21'38" W	107.38'
L-9	S 40°32'45" W	103.10'
L-10	S 40°36'53" W	104.53'
L-11	S 40°30'02" W	68.42'
L-12	S 40°30'02" W	36.00'
L-13	S 40°14'02" W	102.83'
L-14	S 40°34'59" W	105.64'
L-15	S 40°28'00" W	104.54'
L-16	S 40°25'41" W	84.42'
L-17	S 05°28'52" W	202.23'
L-18	N 81°43'15" W	123.19'
L-19	S 77°32'01" W	126.03'
L-20	S 74°08'57" W	52.68'
L-21	S 80°31'59" W	52.60'
L-22	N 86°01'50" W	273.58'
L-23	S 37°51'24" W	50.92'

FINAL SUBDIVISION PLAT FOR

TEMPE SOUTHERLAND YOUNGER

OWNER: TEMPE SOUTHERLAND YOUNGER
REF: D.B. 1118, PG. 135
REF: P.B. B, PG 48 (VANCE CO)
REF: P.B. 375, PG 16 (WARREN CO)
SANDY CREEK TOWNSHIP
WARREN COUNTY, NORTH CAROLINA

200 100 0 200 400

SCALE 1"=200'

APRIL 24, 2023
ZONED A-R
PIN # 2902-92-3894

(SOUTHERLAND MILLS – JW)

CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148