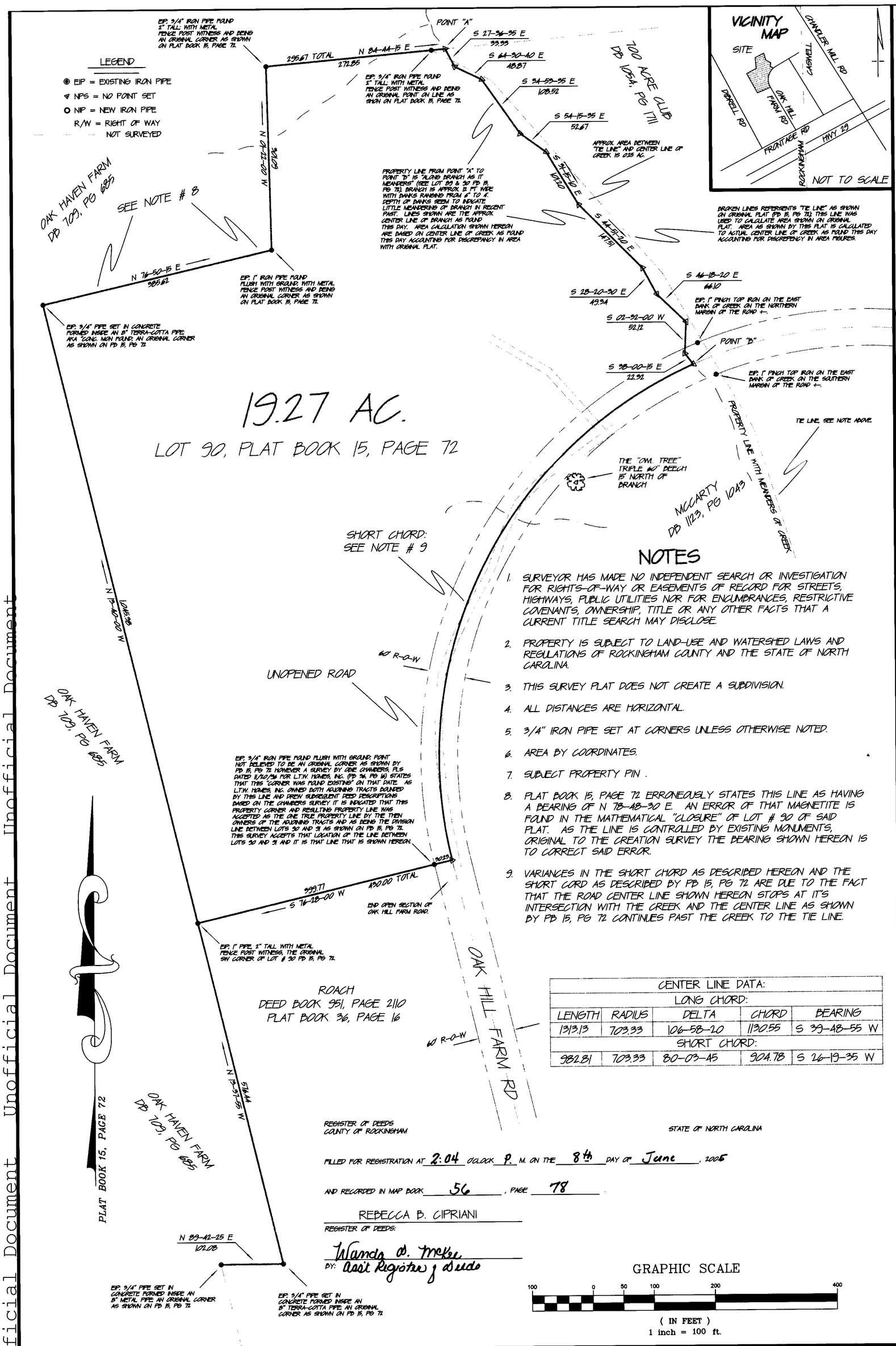
Unofficial Document Unofficial Document Unofficial Document



CENTER LINE DATA:				
LONG CHORD:				
LENGTH	RADIUS	DELTA	CHORD	BEARING
1313.13	703.33	106-58-20	1130.55	S 39-48-55 W
SHORT CHORD:				
982.81	703.33	80-03-45	904.78	S 26-19-35 W

NOTES

1. SURVEYOR HAS MADE NO INDEPENDENT SEARCH OR INVESTIGATION FOR RIGHTS-OF-WAY OR EASEMENTS OF RECORD FOR STREETS, HIGHWAYS, PUBLIC UTILITIES NOR FOR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
2. PROPERTY IS SUBJECT TO LAND-USE AND WATERSHED LAWS AND REGULATIONS OF ROCKINGHAM COUNTY AND THE STATE OF NORTH CAROLINA.
3. THIS SURVEY PLAT DOES NOT CREATE A SUBDIVISION.
4. ALL DISTANCES ARE HORIZONTAL.
5. 3/4" IRON PIPE SET AT CORNERS UNLESS OTHERWISE NOTED.
6. AREA BY COORDINATES.
7. SUBJECT PROPERTY PIN .
8. PLAT BOOK 15, PAGE 72 ERRONEOUSLY STATES THIS LINE AS HAVING A BEARING OF N 78-48-30 E. AN ERROR OF THAT MAGNETITE IS FOUND IN THE MATHEMATICAL "CLOSURE" OF LOT # 90 OF SAID PLAT. AS THE LINE IS CONTROLLED BY EXISTING MONUMENTS, ORIGINAL TO THE CREATION SURVEY THE BEARING SHOWN HEREON IS TO CORRECT SAID ERROR.
9. VARIANCES IN THE SHORT CHORD AS DESCRIBED HEREON AND THE SHORT CORD AS DESCRIBED BY PB 15, PG 72 ARE DUE TO THE FACT THAT THE ROAD CENTER LINE SHOWN HEREON STOPS AT IT'S INTERSECTION WITH THE CREEK AND THE CENTER LINE AS SHOWN BY PB 15, PG 72 CONTINUES PAST THE CREEK TO THE TIE LINE.

REGISTER OF DEEDS
COUNTY OF ROCKINGHAM

STATE OF NORTH CAROLINA

FILED FOR REGISTRATION AT 2:04 O'CLOCK P. M. ON THE 8th DAY OF June, 2005

AND RECORDED IN MAP BOOK 56, PAGE 78

REBECCA B. CIPRIANI
REGISTER OF DEEDS:

BY: Wanda A. McKee
Asst Register of Deeds

PROPERTY SURVEY FOR
SCOTT & KATHLEEN SCHERZER
RUFFIN TWSP ROCKINGHAM CO
NORTH CAROLINA
DEED REF.: DB 1103, PG 90
PLAT REF.: PB 15, PG 72
SURVEY IN JANUARY OF 2005
BY MICHAEL S. NIXON, PLS 2567

MICHAEL S. NIXON AND ASSOCIATES
511 BOONE RD EDEN, N.C. 27288
PHONE: 336/342-4041
ncsurveyor@nixonsurveying.com

DRAWN BY	MSN	DATE	01/07/05
CHECKED BY	DGM	DRAWING NUMBER	FB 03-03-XX

SURVEYOR'S CERTIFICATE:

I, MICHAEL S. NIXON PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY, THAT THIS PLAT IS DRAWN FROM AN ACTUAL FIELD LAND SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATES IS 1/20,000; THAT LINES NOT ACTUALLY SURVEYED ARE SHOWN AS BROKEN AND ARE DRAWN FROM INFORMATION FOUND IN DEEDS AND PLATS AS STATED; THAT THIS PLAT IS DRAWN IN ACCORDANCY WITH GS 47-30 AS AMENDED; THAT NO SUBDIVISION IS CREATED.

WITNESS MY HAND AND SEAL. *****

THIS THE 7TH DAY OF JANUARY, 2005

MICHAEL S. NIXON, PLS L-2567

NORTH CAROLINA PROFESSIONAL SEAL L-2567

STATE OF NORTH CAROLINA COUNTY OF ROCKINGHAM

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

6-8-2005

Frankie G. Legaux
REVIEW OFFICER

56-78