BP

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
OH OH	OVERHEAD ELECTRIC
	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.

STATIONS NOT OTHERWISE IDENTIFIED ARE POINTS.

ALL DISTANCES ARE GRID DISTANCES AND MEASURED IN U. S. SURVEY FEET UNLESS OTHERWISE NOTED.

CERTIFICATE OF APPROVAL FOR RECORDING, MINOR SUBDIVISION

I HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION COMPLIES WITH THE MINOR SUBDIVISION REGULATIONS FOR ROCKINGHAM COUNTY, NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE STANDARDS OF THE ROCKINGHAM UNIFIED DEVELOPMENT ORDINANCE. THIS PLAT SHALL BE RECORDED WITH THE REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE OF APPROVAL.

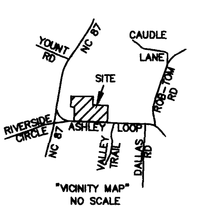
COMMUNITY DEVELOPMENT — DATE 9/23/26

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM

I, Mackenzie G. Dunn, PLAT REVIEW OFFICER FOR Rockingham County, CERTIFY THAT THE MAP OR PLAT OF SUBDIVISION TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE 9/23/26



"VICINITY MAP" NO SCALE

N.C. GRID NAD 83(2011)

PARCEL A
CLINTON TRAVIS YOUNG
D.B.862–PG.1605

SEE MAP FOR CLINTON T. YOUNG PROPERTY BY C. E. ROBERTSON 6–18–2008 P.B.64–PG.59

SEE MAP FOR PROPERTY OF J.J. RATLIFFE PART OF TRACT CONVEYED TO MAURICE HAMLIN BY S.B. DAMERON

PARCEL B
P.B.64–PG.59
TIMMY L. SMITH
PENNY SMITH
D.B.1715–PG.1812

RACHELLE SIMONE NEAL
D.B.1643–PG.2326
"TRACT 1"

"PINEY FORK CEMETERY"
D.B.321 –PG.432

1" FLAT IRON FD.
N: 983,907.67(GRID)
E: 1,775,012.60(GRID)

N89°53'09"E 115.13'

1.25" E.I.P.

N89°53'04"E 249.75'

I.S.

(437.60') 187.86'

5/8" REBAR FD.

N89°53'50"E 105.00'

1.5" FLAT IRON
N: 983,908.97(GRID)
E: 1,775,670.32(GRID)

1/2" E.I.S.

N77°30'31"E 518.04'

BRANCH

S15°00'25"E 169.57'

THIS TO BE COMBINED WITH CLINTON TRAVIS YOUNG D.B.1715–PG.1812

PARCEL D
1.000 Ac.
BY COORDINATE COMPUTATIONS
D.B.1273–PG.1761

RAILROAD

S03°32'41"W 164.18'

I.S.

S89°53'04"W 238.80'

SARA WRAY
D.B.1714–PG.2706

SEE MAP FOR SARA WRAY & TYLER WRAY BY C. E. ROBERTSON 7–14–2026 P.B.106–PG.7

PARCEL C
3.710 Ac.
BY COORDINATE COMPUTATIONS
D.B.1273–PG.1761

SEE MAP FOR HOUSE TRACT OF R.T. SAUNDERS AS DIVIDED IN MAY 1917 BY S. B. DAMERON

DIVERSE PROPERTY GROUP, LLC
D.B.1669–PG.1815

PARCEL B
SEE MAP FOR JOHN LESTER McDONALD BY C. E. ROBERTSON 4–18–2023 P.B.95–PG.43

N01°48'17"E 322.02'

3/4" E.I.P.

105.04' N88°12'26"W

1/2" E.I.P.

67.31'

(258.82') 94.64'

20' EXCLUSIVE USE EASEMENT TO SERVE PARCEL B ONLY AS SHOWN ON P.B.64–PG.59

1/2" E.I.S.

S87°57'06"E 451.31'

I.S. S87°57'06"E 150.00'

FLAT IRON FD.

(20' EXCLUSIVE USE EASEMENT TO SERVE PARCEL A OF P.B.64–PG.59)

250.56'

(420.13')

PARCEL E
7.543 Ac.
BY COORDINATE COMPUTATIONS
D.B.1273–PG.1761

PROPOSED 50' ACCESS & UTILITY EASEMENT TO SERVE SARA WRAY PROPERTY SEE P.B.106–PG.7

BARRY RAY COBB, JR.
D.B.1306–PG.381

482.07' S02°09'25"W

(497.49')

PROPOSED 20' ACCESS & UTILITY EASEMENT TO SERVE SARA WRAY PROPERTY

15.42'

I.S.

PT. IN R/W

TIMOTHY W. HAIZLIP
D.B.1352–PG.224

S01°50'05"W 164.81'

(381.18') 127.00'

I.S.

S88°05'58"E 254.18'

I.S.

PARCEL B
1.000 Ac.
BY COORDINATE COMPUTATIONS

PARCEL A
2.000 Ac.
BY COORDINATE COMPUTATIONS
D.B.1273–PG.1761

1" E.I.P.

CLINTON T. YOUNG
D.B.942–PG.1096

PARCEL A
SEE MAP FOR JOHN LESTER McDONALD BY C. E. ROBERTSON 4–18–2023 P.B.95–PG.43

N01°50'12"E (414.70')

343.00'

30' ACCESS EASEMENT TO PARCEL C

S01°50'12"W 343.00'

D.B.1273–PG.1761

SEE MAP FOR ANNIE O.TATUM BY C.E. ROBERTSON 5–13–1988 D.B.811–P.1839

GRAVEL DRIVE

HOUSE

15.9'

48.2'

4.39'

I.S.

1" E.I.P.

(542.28') 127.00'

I.S.

253.80' N88°05'58"W

(20' EXCLUSIVE USE EASEMENT TO SERVE PARCEL A OF P.B.64–PG.59)

343.00' S01°54'02"W

I.S.

161.48'

PT. C1 PT.

400.85' N87°48'53"W

S.R.2203

ASHLEY LOOP
(60' R/W) (PUBLIC)

"CURVE TABLE"

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°17'05"	49.82'	10,030.00'	N87°57'25"W	49.82'

BOOK 106 PAGE 58 (1)

682831

Filed
Rockingham County, NC
Benjamin J. Curtis, Register of Deeds
09/23/2026 11:21:21 AM
Fee Amt: $21.00 NC Excise Tax: $0.00
JESSICA CORUM

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

C.E. ROBERTSON, PLS L–1421

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 1714–PAGE 2706); 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 10th DAY OF AUGUST, 2026.

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: JULY, 2026
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED–CONTROL USED: NCRTN
(7) GEOID MODEL: GEOID18
(8) COMBINED GRID FACTOR: 1.00005926
(9) UNITS: US SURVEY FEET
(10) ALL DISTANCES ARE NC GRID DISTANCE

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF ROCKINGHAM COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT.

I FURTHER CERTIFY THAT:
A. I UNDERSTAND THAT SUBDIVISION APPROVAL DOES NOT REMOVE OR NEGATE ANY DEED RESTRICTIONS THAT MAY EXIST ON THE PROPERTY.
B. I UNDERSTAND THAT ENFORCEMENT OF DEED RESTRICTIONS AND ANY OTHER CONTRACTUAL AGREEMENTS IS NOT THE RESPONSIBILITY OF ROCKINGHAM COUNTY, WILL NOT BE UNDERTAKEN BY ROCKINGHAM COUNTY, AND IS THE SOLE RESPONSIBILITY OF THE PARTIES SUBJECT TO SUCH DEED RESTRICTIONS AND CONTRACTUAL AGREEMENTS.

David J. Young 9-17-26
OWNER(S) DATE

OWNER(S) DATE

Nida Jones 9-17-26
ATTEST DATE

PLAT OF SURVEY FOR

ANNIE O. TATUM ESTATE

WENTWORTH TOWNSHIP ROCKINGHAM COUNTY
NORTH CAROLINA
AUGUST 10, 2026 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 662
MADISON, NC 27025
PH. (336) 627–0498
EMAIL: lfoulks@cersurveyors.com
JOB NAME: 20220316CONROY

Document Unofficial Document