

I, CODY L. PETIT, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 1020, PG. 464-467); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN DEEDS REFERENCED ON THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ANY ADJUSTMENTS IS 1" IN 16,484'; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23 DAY OF MARCH, A.D. 2022.

TRANSLYVANIA COUNTY : NORTH CAROLINA

TRANSLYVANIA COUNTY : NORTH CAROLINA

Dorby Jewell  
GARY TALL  
REVIEW OFFICER OF TRANSLYVANIA COUNTY, CERTIFY THAT THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT FILE AT SLIDE THE DAY OF . A. D. AT O'CLOCK M.



Cody L. Petit  
PROFESSIONAL LAND SURVEYOR

L - 5345

LICENSE NUMBER



2023005495  
TRANSLYVANIA CO. NC FEE \$21.00  
RECORDED 11-07-2023 09:49:07 AM  
BETH C. LANDRETH  
REGISTERED 2022  
BY ANNE C. OWEN  
SOUTH TRANSLYVANIA COUNTY

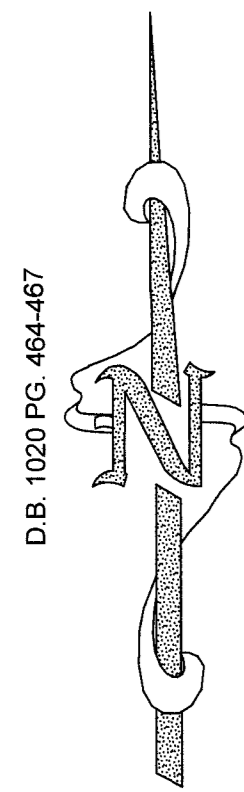
REVIEWED BY THE TRANSLYVANIA COUNTY PLANNING

DEPARTMENT EXCEPTION 1.4 MET.  
GARY TALL 11/7/2023  
PLANNING DEPARTMENT DATE

SURVEY CLASSIFICATION:

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION [G.S. 47-30(f)(1)(d)]. EXCEPTION 1.4.

Cody L. Petit  
PROFESSIONAL LAND SURVEYOR L-5345



D.B. 1020 PG. 464-467

Plat file 23 slide 307

C/L NEW 25' R/W			LINE TABLE		
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
N1	N86°08'36"E	31.61'	L1	S25°25'19"E	19.45'
N2	S65°34'56"E	14.39'	L2	S6°45'36"W	31.89'
N3	S42°48'26"E	21.35'	L3	S48°22'51"E	24.29'
N4	S44°14'28"E	22.95'	L4	S48°22'51"E	14.33'
N5	S81°38'31"E	27.61'	L5	S13°23'15"W	38.10'
N6	N86°16'33"E	15.16'	L6	S37°33'55"E	10.06'
N7	N63°44'22"E	11.36'	L7	S8°58'53"E	28.57'

TIE-LINE TABLE		
NUM	BEARING	DISTANCE
T1	S70°17'42"E	17.85'
T2	S83°03'42"E	12.40'

LEGEND

- EIP EXISTING IRON PIPE (SIZE BASED ON O.D.)
- EIR EXISTING IRON ROD (SIZE BASED ON O.D.)
- IRS IRON ROD SET # 5 REBAR ID CAP STAMPED "PETIT P-2072"
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- CP COMPUTED POINT
- R/W RIGHT OF WAY
- PSF PLANTED STONE FOUND
- CMP CORRUGATED METAL PIPE
- PP UTILITY POLE
- SP SERVICE POLE
- OHW OVERHEAD WIRES
- W.M. WATER METER
- CLF CHAIN LINK FENCE
- P.I. POINT OF INTERSECTION
- C.B. CATCH BASIN
- FH FIRE HYDRANT
- D.I. DROP INLET
- M.H. MANHOLE
- AMF ALUMINUM MONUMENT FOUND
- EIS EXISTING IRON STAKE
- PL PROPERTY LINE
- C/L CENTERLINE
- PMT TRANSFORMER
- PED PHONE PEDESTAL
- CPP CORRUGATED PLASTIC PIPE
- PVMT PAVEMENT
- CNR CORNER
- TYP TYPICAL
- POL POINT ON LINE
- PC POINT OF CURVATURE
- PT POINT OF TANGENT
- RP RADIUS POINT
- N/F NAIL FOUND
- N/S NAIL SET
- ABG ABOVE GRADE
- BLG BELOW GRADE
- P.F. PLAT FILE
- SLD SLIDE
- SB SETBACK LINE

LINE TYPES :

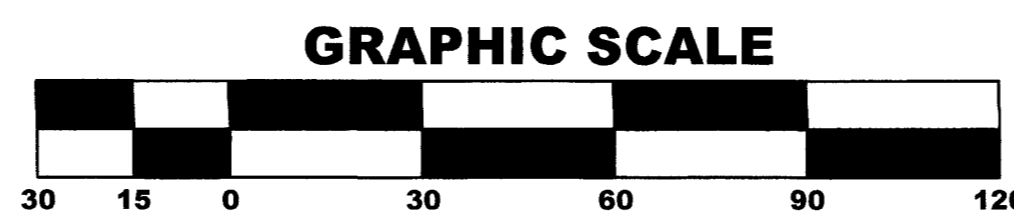
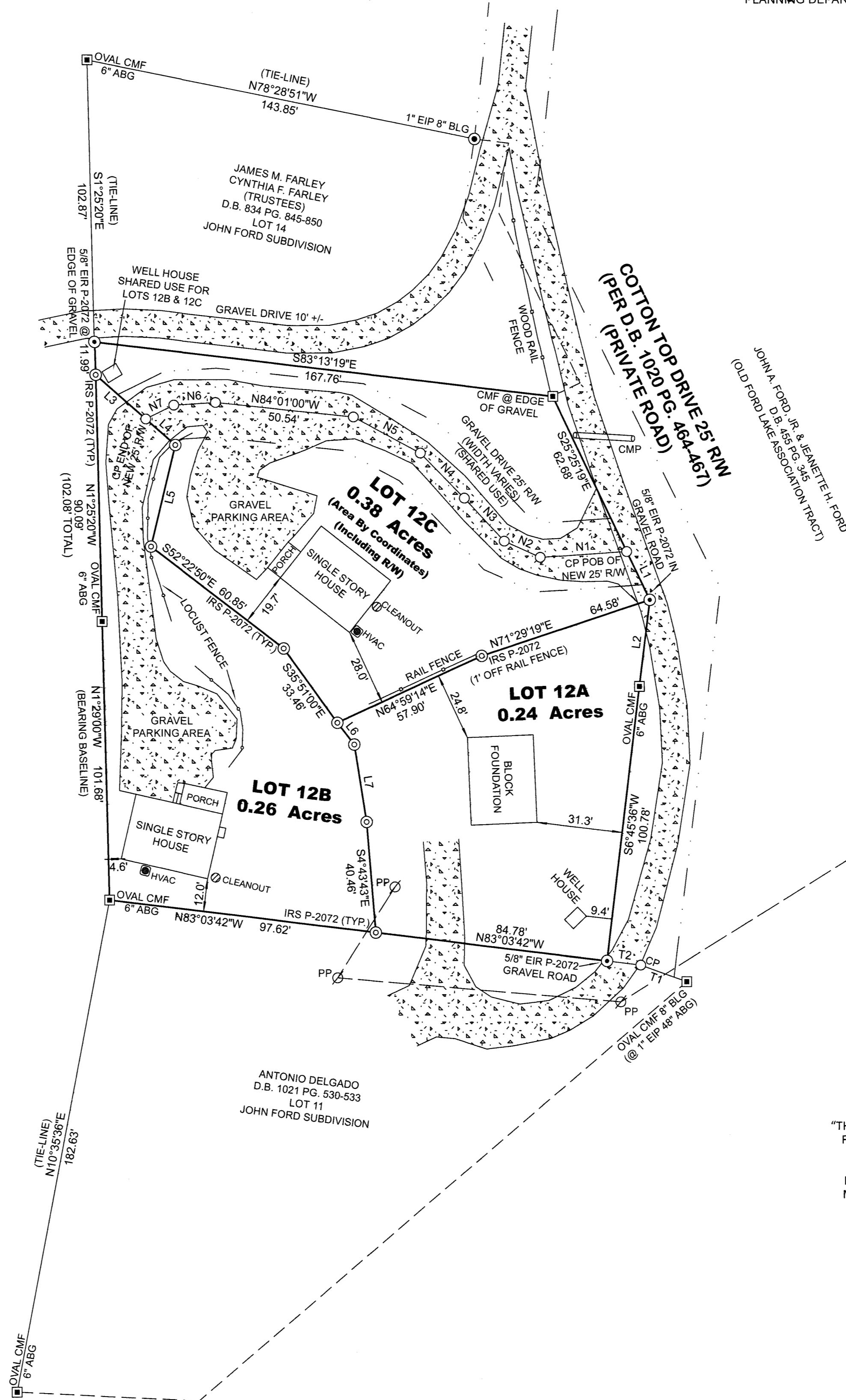
- OHW \_\_\_\_\_
- PLATTED LINE - - - - -
- R/W \_\_\_\_\_
- STREAM - - - - -
- FENCE - - - - -
- CULVERT [ ] [ ] [ ]
- SURVEYED LINE \_\_\_\_\_

SYMBOLS

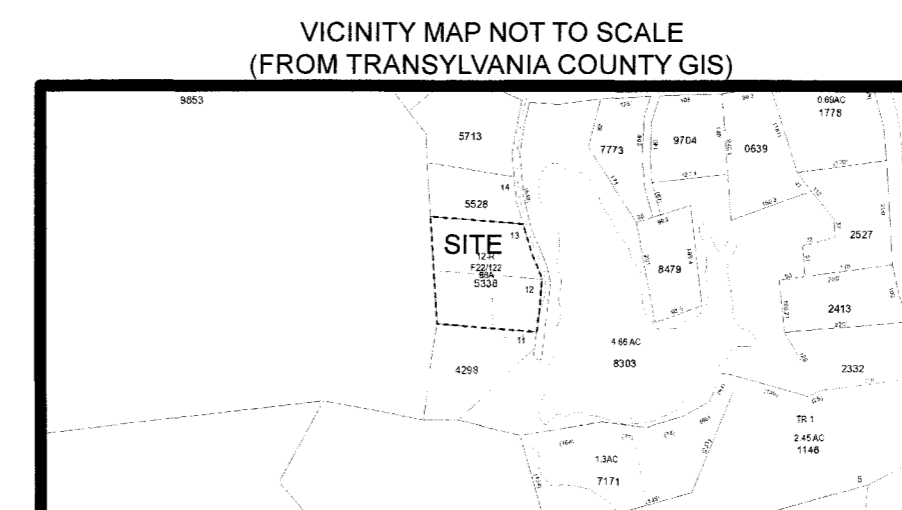
- AMF [ ]
- CMF [ ]
- CP [ ]
- EIP [ ]
- EIS [ ]
- N/S [ ]
- ABG [ ]
- BLG [ ]
- P.F. [ ]
- SLD [ ]
- SB [ ]
- MH [ ]
- N/F (NAIL FOUND) [ ]
- N/S (NAIL SET) [ ]
- PED [ ]
- PMT [ ]
- PP [ ]
- PSF [ ]
- WELL [ ]
- WM [ ]
- WATER VALVE [ ]
- RRSF [ ]

FLOOD CERTIFICATION  
THIS PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP 3700857300J.  
EFFECTIVE DATE : OCTOBER 2, 2009

JAMES M. FARLEY & CYNTHIA F. FARLEY (TRUSTEES)  
D.B. 834 PG. 845-890



"THIS SUBDIVISION IS ACCESSED BY A ROAD WHICH DOES NOT HAVE A FORTY-FIVE FOOT (45') MINIMUM RIGHT-OF-WAY. TRANSLYVANIA COUNTY EMERGENCY VEHICLES AND PUBLIC UTILITY ACCESS TO HOMES WITHIN THE SUBDIVISION MAY BE LIMITED. THE NC DEPARTMENT OF TRANSPORTATION IS UNLIKELY TO ACCEPT AND MAINTAIN ROADS WITHIN THE SUBDIVISION AS PUBLIC ROAD(S)."



PETIT LAND SURVEYING, PLLC  
P-2072  
964 G.W. WHITMIRE RD.  
ROSMAN, NC 28772  
828-553-3498  
828-884-3749  
Email: surveyor5345@gmail.com  
DWG. NO. 23-126

MINOR SUBDIVISION OF :

## JOHN FORD SUBDIVISION

### LOT 12A-12C

OWNER(S) OF RECORD : CHARLES LEE GALLOWAY & TIFFANY L. GALLOWAY  
DEED REFERENCE : D.B. 1020 PG. 464-467  
PLAT REFERENCE : N/A  
TOWNSHIP : EASTATOE  
TRANSLYVANIA COUNTY  
NORTH CAROLINA  
SURVEY DATE : 3/16/2022  
SCALE : 1" = 30 FEET  
TAX PIN : 8573-21-5438 & 8573-21-5338  
REVISED : 10/24/2023  
(SUBDIVIDED LOT 12 REVISED TO FORM LOTS 12A-12C)  
(LOCATED IMPROVEMENTS AS OF 10/24/2023)

NOTES :

BEING ALL OF THE CHARLES LEE GALLOWAY & TIFFANY L. GALLOWAY PROPERTY (LOTS 12 & 13) AS DESCRIBED IN BOOK 1020 AT PAGE 464-467 OF THE TRANSLYVANIA COUNTY REGISTRY.

THE WELL HOUSE SHOWN ON LOT 12C IS A SHARED USE WELL FOR LOTS 12B & 12C. COTTON TOP DRIVE IS THE PRIMARY ACCESS FOR LOT 12A & LOT 11.

THE NEW 25' R/W SHOWN IS THE PRIMARY ACCESS FOR LOT 12B.

SUBJECT TO ALL RESTRICTIONS AND EASEMENTS FOR UTILITIES AND RIGHTS OF WAY APPEARING ON THE PROPERTY OR OF RECORD AND ANY MATTERS FOUND BY A TITLE EXAMINATION.

REFER TO THE SYMBOLS CHART FOR ANY UNLABELED POINT.

TIE - LINES TO ANY BUILDINGS SHOWN ARE TO THE STRUCTURE WALLS.

ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND MEASURE UNLESS OTHERWISE NOTED.