



**DAVIDSON COUNTY PLANNING DEPARTMENT**

GOVERNMENTAL CENTER  
913 GREENSBORO STREET  
POST OFFICE BOX 1067

LEXINGTON, NORTH CAROLINA 27293-1067

C. SCOTT LEONARD  
PLANNING DIRECTOR

R. LEE CROOK, JR.  
ZONING ADMINISTRATOR

LEXINGTON 336-242-2220

TO: Planning Board Members  
FROM: Scott Leonard, Director  
SUBJECT: Next Planning Board Meeting  
DATE: August 8, 2023

The next meeting of the Planning Board will be on Tuesday, August 15<sup>th</sup> at 6:00PM. Currently there are three rezoning requests and three subdivisions on the Agenda. Both Chairman Greene and Vice-Chairman Myers have notified staff of their absence at this meeting due to prior commitments, therefore please make every effort to attend in order to have a quorum.

The first rezoning request is from James Houck to rezone property in Tyro Township from RA-2 to RM-1 in order to build several duplexes in a campus-style setting where the property does not have to be subdivided. This style of development is only allowed in the RM-1 and RM-2 zoning districts.

The second rezoning request is from David Mallard to rezone property off W Old US Hwy 64 in Tyro Township from RC to RA-1. There used to be a business on the property and it ceased several years ago, therefore Mr. Mallard wishes to return the zoning to its original state.

The third rezoning request is from Tyler and Stephanie Holt to rezone property off E US Hwy 64 in Conrad Hill Township from RA-1 to RA-3 in order to place a single wide mobile home as their residence.

In regards to the Subdivisions, we have one final plat approval for Coble Farm Phase 1 off Old Salisbury Road, and two preliminary extensions for Arbor Park off Nifong Road and Patel's Place off NC Highway 8. The two subdivisions seeking extensions received preliminary approval back in August of 2022 right before the minimum lot sizes were increased. Neither development has been physically altered, therefore it is the burden of the developer to explain to the Board, not only the reason for the delay, but also the future schedule of activity for the development. The Board has the right to extend the development for up to one more year.

If you have any questions regarding any of the items on the Agenda, please reach out to staff. If not, we look forward to seeing you all next Tuesday.

SL/srw

DAVIDSON COUNTY PLANNING BOARD AGENDA

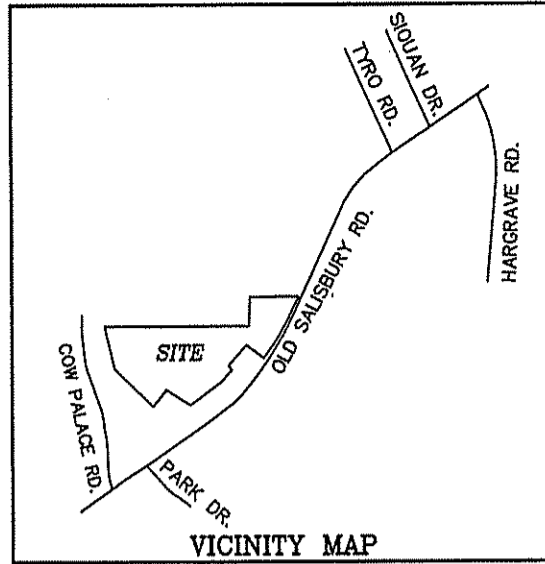
8/15/2023

6:00PM

- I. *Welcome by the Chairman*
- II. *Adoption of the Agenda*
- III. *Public Address*
- IV. *Approval of the Planning Board Minutes*
  - A. *8/1/2023*
- V. *Rezoning Requests*
  - A. *James Houck- RA-2 to RM-1- Tyro Township*
  - B. *David Mallard- RC to RA-1- Tyro Township*
  - C. *Tyler & Stephanie Holt- RA-1 to RA-3- Conrad Hill Township*
- VI. *Subdivisions*
  - A. *Coble Farm Phase I- Final Plat Approval- Tyro Township*
  - B. *Arbor Park- Preliminary Plat Extension- Hampton Township*
  - C. *Patel's Place- Preliminary Plat Extension- Healing Springs Township*
- VII. *Adjournment*

Persons with disabilities who may need special accommodations to participate in this meeting should notify the County Manager's office at 336-242-2200 at least twenty-four hours prior to the start of the meeting.

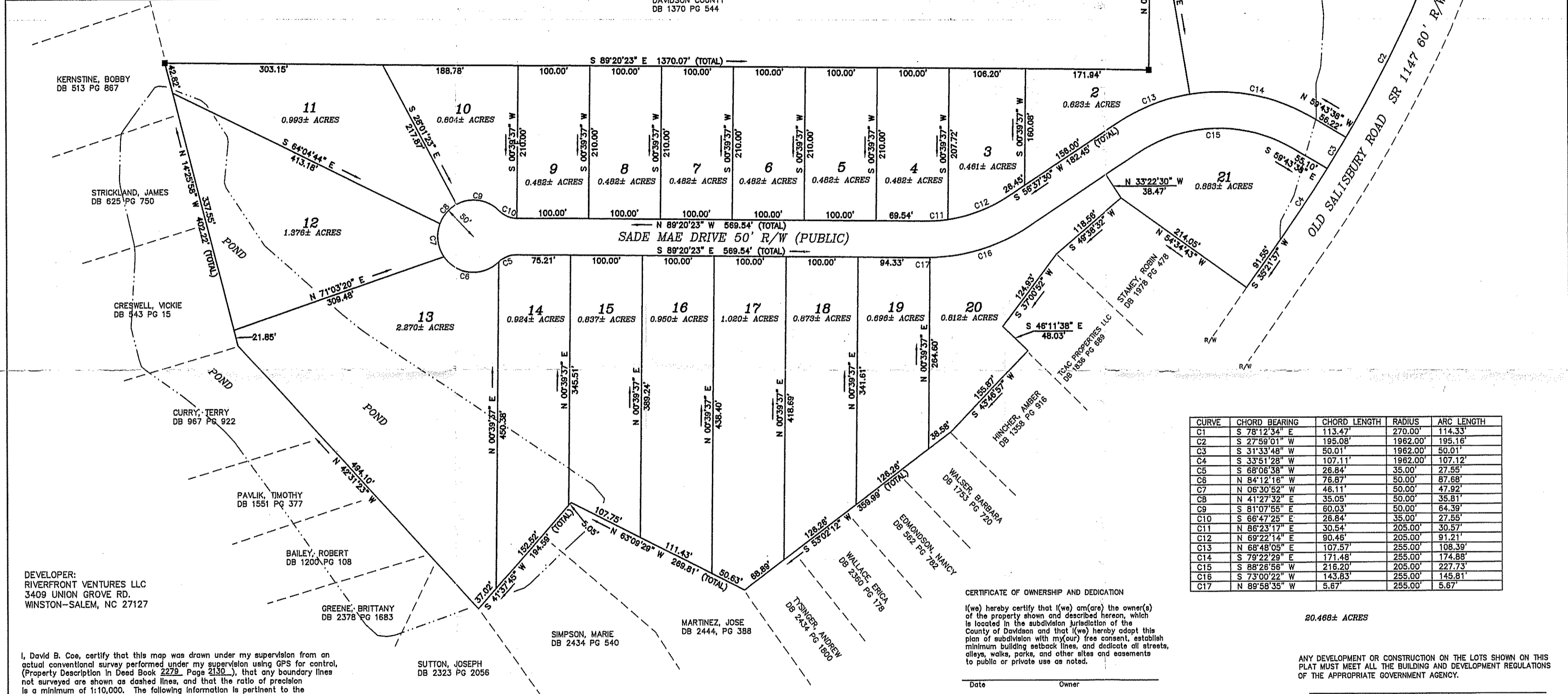
COMMISSIONERS MEETING ROOM  
DAVIDSON COUNTY GOVERNMENTAL CENTER  
913 GREENSBORO STREET, LEXINGTON, NORTH CAROLINA



"The NC Grid coordinates shown on this plat were derived by RTK differential GPS observations using one Leica GS08plus receiver."



DAVIDSON COUNTY  
DB 1370 PG 544



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 78°12'34" E	113.47'	270.00'	114.33'
C2	S 27°59'01" W	195.08'	1962.00'	195.16'
C3	S 31°33'48" W	50.01'	1962.00'	50.01'
C4	S 33°51'28" W	107.11'	1962.00'	107.12'
C5	S 68°06'38" W	26.84'	35.00'	27.55'
C6	N 84°12'16" W	76.87'	50.00'	87.68'
C7	N 06°30'52" W	46.11'	50.00'	47.92'
C8	N 41°27'32" E	35.05'	50.00'	35.81'
C9	S 81°07'55" E	60.03'	50.00'	64.39'
C10	S 66°47'25" E	26.84'	35.00'	27.55'
C11	N 86°23'17" E	30.54'	205.00'	30.57'
C12	N 69°22'14" E	90.46'	205.00'	91.21'
C13	N 68°48'05" E	107.57'	255.00'	108.39'
C14	S 79°22'29" E	171.48'	255.00'	174.88'
C15	S 88°26'58" W	216.20'	205.00'	227.73'
C16	S 73°00'22" W	143.83'	255.00'	145.81'
C17	N 88°58'35" W	5.67'	255.00'	5.67'

I, David B. Coe, certify that this map was drawn under my supervision from an actual conventional survey performed under my supervision using GPS for control, (Property Description in Deed Book 2278 Page 2130), that any boundary lines not surveyed are shown as dashed lines, and that the ratio of precision is a minimum of 1:10,000. The following information is pertinent to the GPS portion of the survey:

Class of Survey: A Positional Accuracy: 0.10' Type of GPS: RTK  
Date of Survey: 01/27/2022 Units: US Survey Feet  
Datum/Epoch: NAD83(2011) Published/Fixed Control: NCGS VRS/RTN  
Geoid Model: 2012 Combined Factor: 0.99988114

**PRELIMINARY**  
NOT FOR CONVEYANCES  
SALES OR RECORDATION  
L-3320  
DAVID BRADLEY  
LAND SURVEYOR

THIS MAP IS SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHETHER VISIBLE OR NOT. TITLE SEARCH NOT PROVIDED.

I, David B. Coe, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 2389 PG 118), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision as calculated is 1:10,000, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord 20\_\_\_\_\_

David B. Coe  
NC PLS #3320

I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:

- \_\_\_ a. That this plat creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- \_\_\_ b. That this survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- \_\_\_ c. Any of the following:
  - \_\_\_ 1. That the 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. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
  - \_\_\_ 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
  - \_\_\_ 3. That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.
  - \_\_\_ 4. That the survey is of a proposed easement for a public utility as defined in G.S. 82-2.
  - \_\_\_ d. That this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception of the definition of subdivision.
  - \_\_\_ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

SUTTON, JOSEPH  
DB 2323 PG 2056

SIMPSON, MARIE  
DB 2434 PG 540

MARTINEZ, JOSE  
DB 2444, PG 388

TSWENER, ANDREW  
DB 2434 PG 1550

WALLACE, FRIDA  
DB 2360 PG 178

EDMONDSON, NANCY  
DB 3027 PG 782

HANCOCK, AMBER  
DB 1338 PG 916

WILSON, BARBARA  
DB 1753 PG 720

STANLEY, ROBIN  
DB 1836 PG 478

FCM PROPERTIES, LLC  
DB 1836 PG 888

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

0.482± ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I (we) hereby certify that I (we) am (are) the owner(s) of the property shown and described herein, which is located in the subdivision jurisdiction of the County of Davidson and that I (we) hereby adopt this plan of subdivision with my(our) free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.  
Date \_\_\_\_\_ Owner \_\_\_\_\_

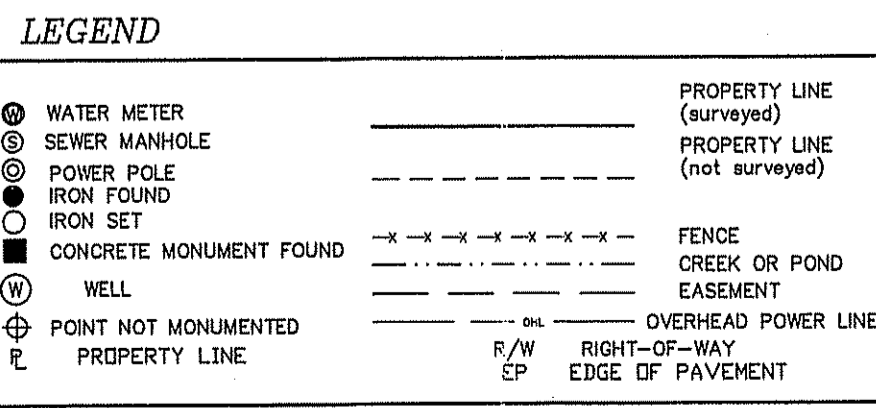
20.468± ACRES

ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.

SUBDIVISION ADMINISTRATOR/CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING BOARD

CERTIFICATE OF APPROVAL FOR RECORDING  
I certify that the plat shown herein complies with the watershed protection ordinance and is approved by the watershed administrator for recording in the Register of Deeds office.  
Watershed adm./Chmn.Review Board \_\_\_\_\_ Date \_\_\_\_\_

- NOTES:**
1. TOTAL AREA SURVEYED IS 20.468± ACRES.
  2. NO KNOWN N.C.G.S. MONUMENTS WITHIN 2000'.
  3. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
  4. 1/2" IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  5. THIS PROPERTY DOES NOT LIE WITHIN A S.F.H.A. PER FIRM MAP 3710670400J, PANEL 6704, DATED MARCH 16, 2009.



PLANNING DEPARTMENT / REVIEW OFFICER  
FINAL SUBDIVISION PLAT APPROVAL  
This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Davidson County.  
I, \_\_\_\_\_ Review Officer  
do hereby certify that the map or plat of which this certification is affixed meets all statutory requirements for recording.  
Approved \_\_\_\_\_  
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, DAVIDSON COUNTY NORTH CAROLINA

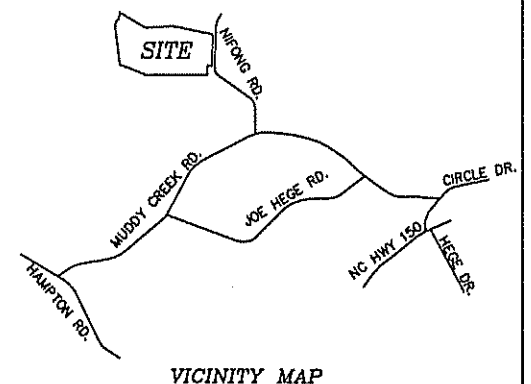
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.

SUBDIVISION ADMINISTRATOR/CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING BOARD

MAP FOR

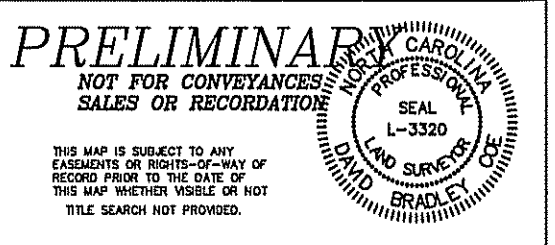
**COBLE FARM "PHASE 1"**

SCALE	COUNTY	TOWNSHIP	DATE	PREC. RATIO
1" = 100'	DAVIDSON	TWRO	01/27/2022	1 : 10,000 +
REF: DB 2278 PG 2130				
PIN # 8704-02-55-7785				
TAX LOT B TAX MAP 27				
AREA BY COORDINATES	COE FORESTRY & SURVEYING F-0141			JOB #
DRAFTED BY: LEE	P.O. BOX 36 WALLBURG, N.C. 27373 PHONE/FAX (336) 769-4673 EMAIL: coe@cof.com			22017
				SURVEYED BY DL



DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED \_\_\_\_\_ (DISTRICT ENGINEER)  
DATE \_\_\_\_\_  
NORTH CAROLINA - DAVIDSON COUNTY

I, David B. Coe, certify that this map was drawn under my supervision from an actual survey made under my supervision using GPS for control. (Property Description in Deed Book 1436, Page 051), that any boundary lines not surveyed are shown as dashed lines, and that the ratio of precision is a minimum of 1:10,000. The following information is pertinent to the GPS portion of the survey:  
Date of Survey: 07/25/2022  
Type of GPS: RTK  
Date of Survey: 07/25/2022  
Units: US Survey Feet  
Datum/Elevation: NAD83(2011) / Ellipsoid/Height Control: NAD83 VRS/RTN  
Code Model: 2012 Combined Factor: 4.92991001



**SURVEYOR CERTIFICATION FOR SUBDIVISION**  
I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:  
a. That this plot creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
b. That this survey is located in a portion of a county or municipality that is unincorporated so as to an ordinance that regulates parcels of land.  
c. Any of the following:  
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or driveway on existing streets. For the purpose of this subsection, an "existing parcel" or "existing easement" is a parcel or easement that is shown on a plat, legal description or legally recorded subdivision that has been or may be legally conveyed in a deed or other instrument.  
2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.  
3. That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.  
4. That the survey is of a proposed easement for a public utility as defined.  
d. That this survey is of another category, such as the recombination of existing parcels, a coast-wetland survey, or other exemption or exception to the definition of subdivision.  
e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (c) through (d) above.  
David B. Coe, PLS #3320

**SURVEYOR CERTIFICATION FOR CLOSURE**  
I, David B. Coe, certify that this plot was drawn under my supervision from an actual survey made under my supervision. (Description recorded in 201436 PG 051) that the boundaries not surveyed are clearly indicated as such, that the ratio of precision is a minimum of 1:10,000, and that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord 20\_\_\_\_.  
David B. Coe  
PLS #3320

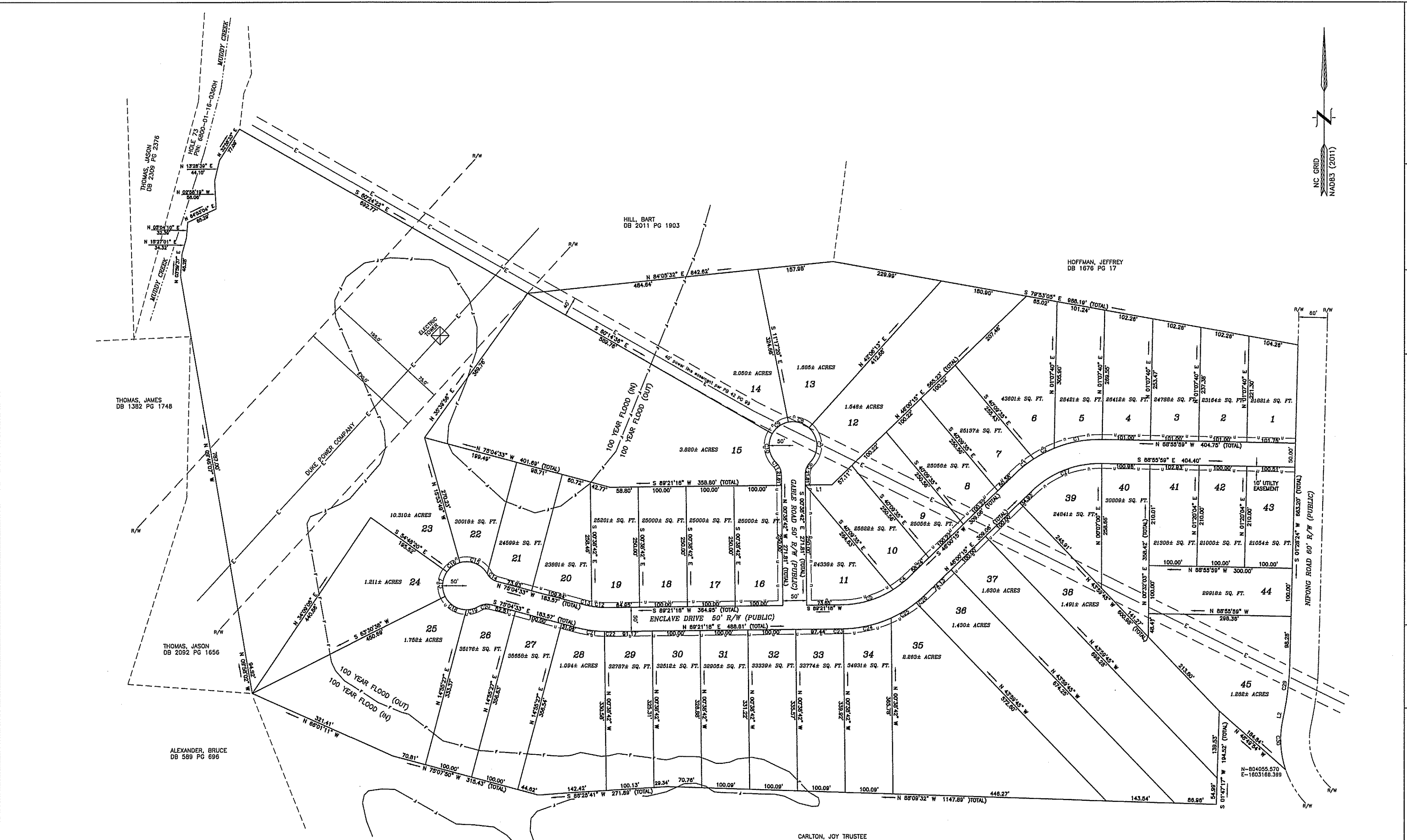
**PLANNING DEPARTMENT / REVIEW OFFICER**  
**FINAL SUBDIVISION PLAT APPROVAL**  
This is to certify that this plat meets the recording requirements of the United Development Ordinance Subdivision Regulations for Davidson County.  
I, \_\_\_\_\_, Planning Officer, do hereby certify that this plat meets the recording requirements for recording.  
Approved: \_\_\_\_\_ Review Officer  
The date \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. DAVIDSON COUNTY NORTH CAROLINA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.  
DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR / CHAIRMAN PLANNING BOARD

ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.  
DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR / CHAIRMAN PLANNING BOARD

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I certify that the plat shown hereon complies with the warranted protection ordinance and is approved by the registered administrator for recording in the Register of Deeds Office.  
Date \_\_\_\_\_ Warranted adm./Comm./Review Board

MAP FOR				
ARBOR PARK				
SCALE	COUNTY	TOWNSHIP	DATE	PREC. RATIO
1" = 100'	DAVIDSON	ARCADIA	07/25/2022	1:10,000 ±
PIN: 6800-03-04-7478				
REF: DB 1436 PG 051				
TAX LOT 10A TAX MAP 16				
AREA BY COORDINATES				
DRAFTED BY: LEE				
COE FORESTRY & SURVEYING F-0141 P.O. BOX 35 WALLBURG, N.C. 27373 PHONE/FAX (336) 769-4673 EMAIL: coefor@gmail.com				JOB# & CRD. 15200_20KP SURVEYED BY DL



**CURVE TABLE**

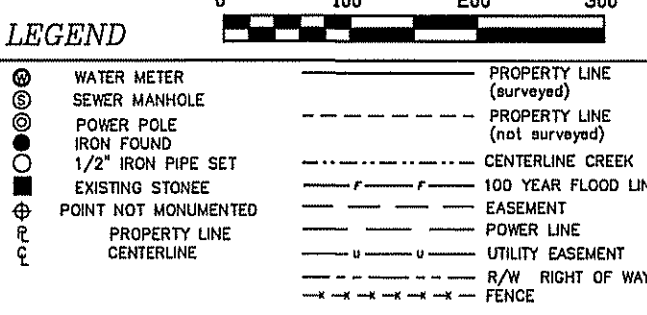
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 79°31'12" E	102.09'	255.00'	102.78'
C2	N 62°35'14" E	47.87'	255.00'	47.94'
C3	N 51°38'10" E	49.78'	255.00'	49.83'
C4	S 51°52'28" W	41.93'	205.00'	42.00'
C5	S 73°32'28" W	111.67'	205.00'	112.10'
C6	S 21°54'17" W	26.84'	35.00'	27.50'
C7	S 01°43'16" E	72.15'	50.00'	80.59'
C8	S 74°35'33" E	44.93'	50.00'	48.59'
C9	N 54°14'03" E	41.43'	50.00'	42.72'
C10	N 07°59'37" W	61.22'	50.00'	65.89'
C11	N 23°11'40" W	26.84'	35.00'	27.55'
C12	N 89°43'42" W	35.18'	205.00'	35.22'
C13	N 77°58'18" W	20.48'	205.00'	20.48'
C14	N 52°31'54" W	26.84'	35.00'	27.55'
C15	S 07°28'13" E	61.51'	50.00'	66.24'
C16	N 54°38'50" E	33.31'	50.00'	33.93'
C17	N 04°10'09" E	51.27'	50.00'	53.63'
C18	N 58°08'58" W	52.48'	50.00'	55.28'
C19	S 75°00'28" W	26.19'	50.00'	26.50'
C20	N 82°22'09" E	26.84'	35.00'	27.55'
C21	N 81°52'08" W	60.32'	255.00'	60.46'
C22	N 89°39'10" W	8.83'	255.00'	8.83'
C23	S 89°04'01" W	2.58'	255.00'	2.58'
C24	S 77°12'31" W	102.29'	255.00'	102.89'
C25	S 58°43'58" W	61.32'	255.00'	61.47'
C26	S 48°45'17" W	26.84'	255.00'	26.92'
C27	N 88°32'08" E	157.11'	205.00'	161.23'
C28	S 09°22'28" W	86.95'	573.42'	89.07'
C29	S 08°22'28" W	86.95'	573.42'	89.07'
C30	N 03°42'52" W	101.28'	185.20'	102.43'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°21'18" E	55.77'
L2	S 11°19'28" W	21.11'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I/We hereby certify that I/we on(our) the owner(s) of the property shown and described herein, which is located in the subdivision jurisdiction of the County of Davidson and that I/we hereby adopt this plan of subdivision with my/our free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other uses and easements to public or private use as noted.  
Date \_\_\_\_\_ Owner \_\_\_\_\_

- NOTES:**
1. THIS PROPERTY DOES HAVE AREAS THAT LIE IN A S.F.H.A. PER FIRM MAP 371008000J, PANEL 5800 DATED MARCH 16, 2009.
  2. NO ACTUAL FLOOD STUDY PERFORMED IN FIELD. INFORMATION SCALED FROM FIRM MAP IN NOTE 1.
  3. TOTAL AREA SURVEYED = 54,804± ACRES.
  4. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
  5. 1/2" IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



**DEVELOPER:**  
HUBBARD REALTY OF WINSTON-SALEM INC.  
1599 WESTBROOK PLAZA DR., SUITE 200  
WINSTON-SALEM, NC 27103

CARLTON, JOY TRUSTEE  
DB 2005 PG 458

THOMAS, JAMES  
DB 1382 PG 1748

THOMAS, JASON  
DB 2092 PG 1656

ALEXANDER, BRUCE  
DB 589 PG 696

HILL, BART  
DB 2011 PG 1903

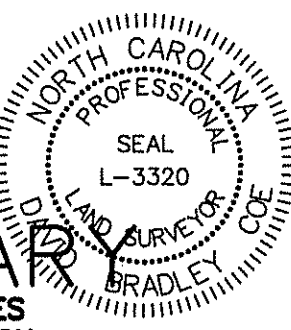
HOFFMAN, JEFFREY  
DB 1876 PG 17

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED ..... (DISTRICT ENGINEER) .....

DATE .....

NORTH CAROLINA - DAVIDSON COUNTY



**PRELIMINARY**  
**NOT FOR CONVEYANCES**  
**SALES OR RECORDATION**

SURVEYOR CERTIFICATION FOR SUBDIVISION

I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:

- That this plot creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- That this survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- That the 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. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
- That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
- That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.
- That this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception of the definition of subdivision.
- That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (c) through (f) above.

**SURVEYOR CERTIFICATION FOR CLOSURE**

I, David B. Coe, certify that this plot was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 2004, PC 104), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision as calculated is 1 : 10,000+, and that the plot was prepared in accordance with G.S. 47-17 as amended. Witness my original signature, registration number and seal this ..... day of ..... in the year of our Lord 20.....

David B. Coe  
NC PLS #3320

**PLANNING DEPARTMENT / REVIEW OFFICER**  
**FINAL SUBDIVISION PLAT APPROVAL**

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Davidson County. Davidson County certifies that the map or plat of which this certification is affixed meets all statutory requirements for recording.

Approved: ..... Review Officer

This the ..... day of ..... 20.....

DAVIDSON COUNTY  
NORTH CAROLINA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.

DATE: ..... SUBDIVISION ADMINISTRATOR/CHAIRMAN  
PLANNING BOARD

ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.

DATE: ..... SUBDIVISION ADMINISTRATOR / CHAIRMAN  
PLANNING BOARD

**CERTIFICATE OF APPROVAL FOR RECORDING**

I certify that the plot shown hereon complies with the watershed protection ordinance and is approved by the watershed administrator for recording in the Register of Deeds office.

Date: ..... Watershed adm./Chmn./Review Board

This planned subdivision lies within the Tuckertown Reservoir WS-IV watershed.

**NOTES:**  
Area of proposed R/W to be dedicated: 4.583 Ac. +/-  
Number of proposed lots: 59  
Total Area subdivided: 62.630 Ac. +/-

**LEGEND**

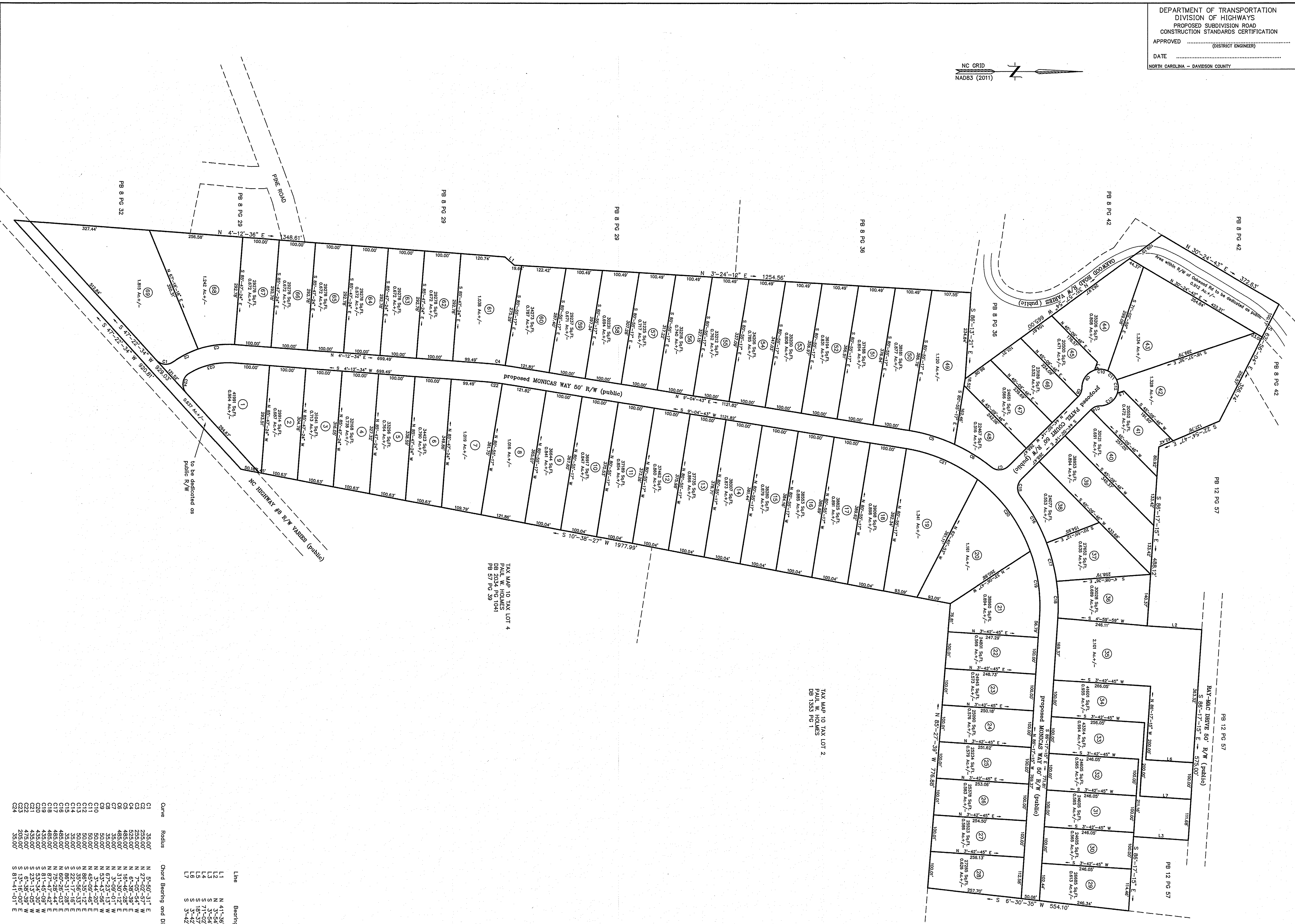
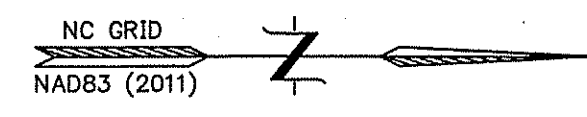
- WATER METER
- SEWER MANHOLE
- POWER POLE
- IRON FOUND
- IRON SET
- MONUMENT
- PROPERTY LINE (surveyed)
- PROPERTY LINE (not surveyed)
- POINT NOT MONUMENTED
- R/W RIGHT-OF-WAY
- STREAM
- OVERHEAD POWER LINE
- WELL
- STREET ADDRESS

**PRELIMINARY PLAT OF**  
**PATEL'S PLACE**

SCALE	COUNTY	TOWNSHIP	STATE	DATE
1" = 120'	DAVIDSON	HEALING SPRINGS	NORTH CAROLINA	24 JULY 2022

TAX MAP 10 TAX LOT 1 & TAX MAP BE-A TAX LOT 48

DB 2545 PG 2128	DB 2545 PG 2128	DB 2545 PG 2128	DB 2545 PG 2128
DB 12 PG 57 & PG 43 PG 21	DB 12 PG 57 & PG 43 PG 21	DB 12 PG 57 & PG 43 PG 21	DB 12 PG 57 & PG 43 PG 21
AREA BY	COORDINATES	DRAFTED BY:	CLJ
COE FORESTRY & SURVEYING F-041	P.O. BOX 36 DALLBURG, N.C. 27333	PHONE/FAX (336) 769-4673	EMAIL: coefor@gmail.com
JOB #	SURVEYED BY		



Curve	Radius	Chord Bearing and Distance	Line	Bearing	Distance
C1	35.00'	N 51°-50'-31" E	L1	N 41°-36'-32" E	34.00'
C2	2455.00'	N 27°-02'-57" W	L2	N 3°-54'-39" E	76.64'
C3	5225.00'	N 6°-38'-39" E	L3	N 1°-54'-39" W	44.80'
C4	4865.00'	N 16°-46'-38" E	L4	N 14°-49'-59" W	129.89'
C5	4525.00'	N 31°-50'-07" E	L5	N 18°-07'-12" W	183.27'
C6	4525.00'	N 31°-50'-07" E	L6	N 18°-07'-12" W	183.27'
C7	35.00'	N 67°-23'-13" W	L7	S 3°-42'-45" W	129.89'
C8	35.00'	N 67°-23'-13" W	L7	S 3°-42'-45" W	129.89'
C9	50.00'	N 53°-43'-36" W			
C10	50.00'	N 45°-08'-46" E			
C11	50.00'	N 89°-35'-12" E			
C12	50.00'	N 89°-35'-12" E			
C13	35.00'	S 86°-31'-28" E			
C14	35.00'	S 22°-17'-16" E			
C15	35.00'	S 86°-31'-28" E			
C16	465.00'	N 90°-28'-03" E			
C17	465.00'	N 90°-28'-03" E			
C18	465.00'	S 81°-44'-09" W			
C19	465.00'	S 81°-44'-09" W			
C20	465.00'	S 81°-44'-09" W			
C21	435.00'	S 23°-13'-05" W			
C22	475.00'	S 91°-35'-39" W			
C23	475.00'	S 91°-35'-39" W			
C24	25.00'	S 81°-41'-01" E			

TAX MAP 10 TAX LOT 4  
PAUL W. HODGES  
DB 2004, PC 104  
PB 57 PG 39

TAX MAP 10 TAX LOT 2  
PAUL W. HODGES  
DB 1583 PG 1

TAX MAP 8 TAX LOT 4  
LENNOR L.L.C.  
DB 2450 PG 1