

I, David B. Coe, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- 1) Class of survey: Class 1
- 2) Positional Accuracy: 0.10'
- 3) GPS Field Procedure Type: RTK, Carlson BRVX base/rover
- 4) Date(s) of survey: 27 January 2022
- 5) Datum/Elevation: USG/NA83
- 6) Published/Fixed Control: NC NTRIP RTK
- 7) Geoid Model: CONTINENTAL_1988_NAD83
- 8) Mean Combined Grid Factor: 0.99988114
- 9) Units: US Survey feet
- 10) All distances are horizontal ground.

David B. Coe
NC RLS #3330

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

APPROVED: *[Signature]*
DATE: **8-18-2023**
NORTH CAROLINA - DAVIDSON COUNTY

SURVEYOR CERTIFICATION FOR SUBDIVISION

I, David B. Coe, PLS #3330, certify to one or more of the following as indicated:

1. 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.
2. That this survey is a subdivision of land within a jurisdiction that has an ordinance that regulates parcels of land.
3. That the survey is of an existing parcel or parcels of land or one or more parcels of land.
4. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
5. That the survey is a control survey for the purposes of this subdivision, and the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
6. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
7. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
8. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
9. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
10. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.

David B. Coe, PLS #3330
[Signature] 3/23/23

SURVEYOR CERTIFICATION FOR CLOSURE

I, David B. Coe, PLS #3330, certify to one or more of the following as indicated:

1. 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.
2. That this survey is a subdivision of land within a jurisdiction that has an ordinance that regulates parcels of land.
3. That the survey is of an existing parcel or parcels of land or one or more parcels of land.
4. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
5. That the survey is a control survey for the purposes of this subdivision, and the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
6. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
7. That the survey is of a proposed subdivision of land that has been or may be legally conveyed to one or more persons by deed to its existing jurisdiction or other jurisdiction, or natural feature such as a watercourse.
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David B. Coe, PLS #3330
[Signature] 3/23/23

PLANNING DEPARTMENT / REVIEW OFFICER

I, **Scott Leonard**, Review Officer of Davidson County, certify that this map or plat is that of which this subdivision is to be effected in accordance with the provisions of the Subdivision Control Act, Chapter 205, of the North Carolina General Statutes.

Approved: *[Signature]*
Date: **8-18-2023**

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 IN ACCORDANCE TO THE PROCEDURES FURNISHED TO ME BY THE PLANNING BOARD.

DATE: **8-18-2023**
SUBDIVISION CONTROL ACT / PLANNING BOARD

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

DATE: **8-18-2023**
SUBDIVISION CONTROL ACT / PLANNING BOARD

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat shown hereon complies with the subdivision regulations of Davidson County, North Carolina, and that it is approved by the Planning Board of Davidson County, North Carolina.

DATE: **8-18-2023**
Recorder: *[Signature]*
Recorder: *[Signature]*

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, *[Signature]*, 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, without building setback lines, and dedicate to streets, alleys, walks, parks, and other uses and easements to public or private use as noted.

DATE: **8-18-2023**
owner: *[Signature]*

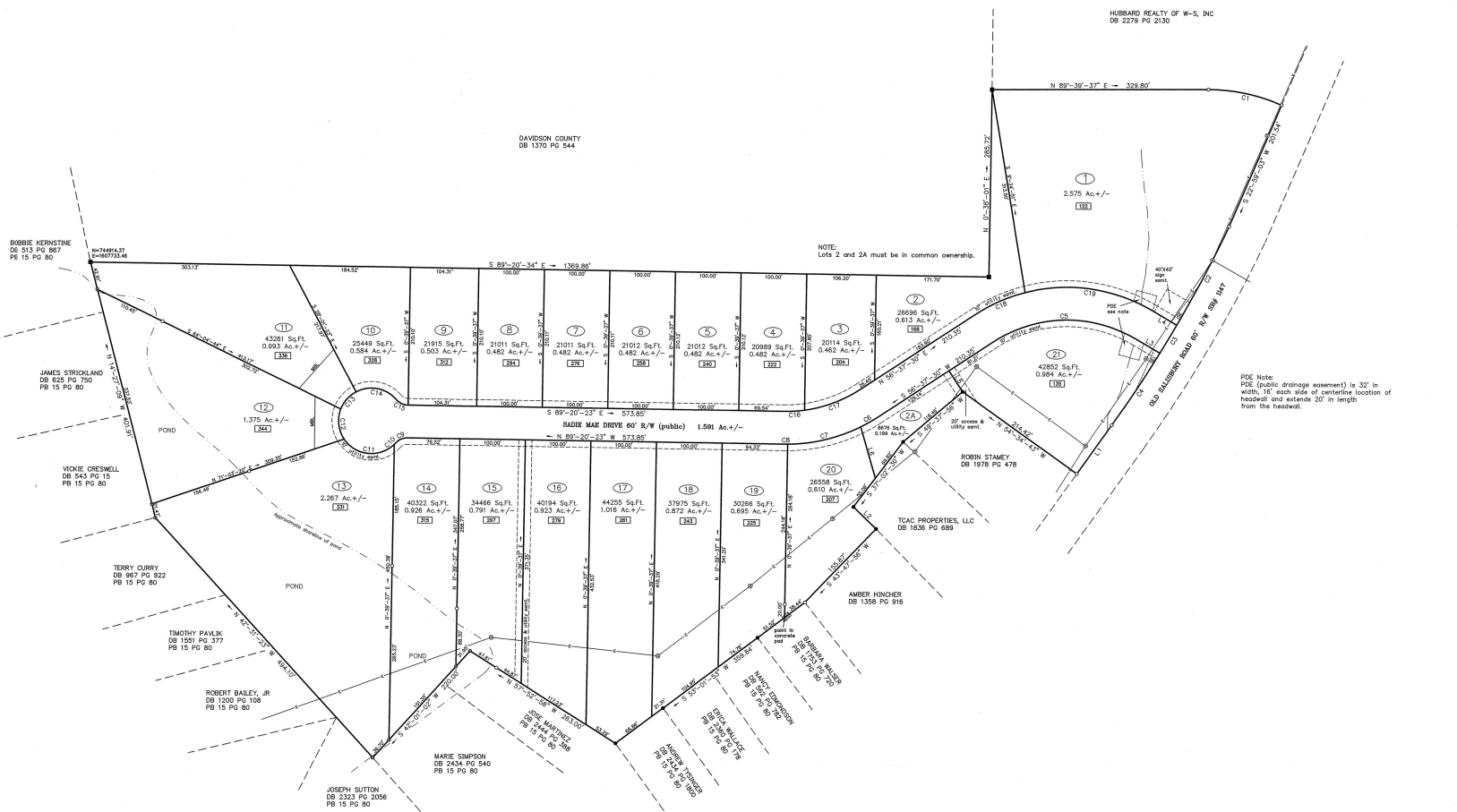
LEGEND

SE 10'x70' RIGHT EASEMENT
NOT TO SCALE
UTILITY POLE
IRON SET
CONCRETE MONUMENT
PRIORITY LINE
PRIORITY LINE (not surveyed)
RIGHT-OF-WAY
CROWN
OVERHEAD POWER LINE
STREET ADDRESS

PLAT OF
COBLE FARM Phase 1

SCALE: COUNTY TOWNSHIP STATE DATE
08-18-2023 01:52:20 PM
MICHAEL E. HORN
DAVIDSON COUNTY
PLANNING BOARD
DATE: **8-18-2023**

AREA BY: COE FORESTRY & SURVEYING F-041 JOB #
CONTRACT NO.: 2023014769 BALDWIN, N.C. 27173 2023014769.plt
DRAFTED BY: CLT PHONE/FAX (336) 799-9473 CHECKED BY:
DATE: 8/18/23 EMAIL: coe@coe.com 15



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	270.00'	S 78°-10'-21" E 113.81'	114.67'
C2	1962.00'	S 27°-37'-07" W 170.10'	170.16'
C3	1962.00'	S 32°-50'-07" W 50.00'	50.00'
C4	1962.00'	S 33°-29'-34" W 132.11'	132.14'
C5	255.00'	S 88°-55'-54" W 218.20'	227.73'
C6	255.00'	S 60°-25'-17" W 30.32'	30.37'
C7	255.00'	S 75°-25'-04" W 114.46'	115.44'
C8	255.00'	N 89°-35'-55" W 20.41'	20.47'
C9	255.00'	S 44°-01'-37" W 7.31'	21.03'
C10	50.00'	N 84°-12'-16" W 76.87'	87.82'
C11	50.00'	N 81°-30'-12" E 42.82'	47.82'
C12	50.00'	N 41°-27'-32" E 35.03'	36.81'
C13	50.00'	S 79°-31'-12" E 62.16'	67.68'
C14	25.00'	S 65°-14'-42" E 30.41'	21.03'
C15	25.00'	S 79°-31'-12" E 62.16'	67.68'
C16	255.00'	N 89°-23'-14" E 90.48'	91.21'
C17	255.00'	N 83°-55'-52" E 84.49'	82.84'
C18	255.00'	S 82°-14'-42" E 195.31'	200.43'

Line	Bearing	Distance
L1	S 35°-21'-37" W	91.37'
L2	S 46°-04'-10" E	48.19'
L3	N 59°-43'-39" W	43.43'
L4	S 59°-43'-38" E	43.82'
L5	N 33°-22'-30" W	36.86'
L6	N 16°-15'-20" W	81.29'

2023014769
DAVIDSON CO, NC FEE \$21.00

DAVIDSON COUNTY
08-18-2023 01:52:20 PM
MICHAEL E. HORN
DAVIDSON COUNTY
PLANNING BOARD
DATE: **8-18-2023**
PL 87
PG: 44-44

