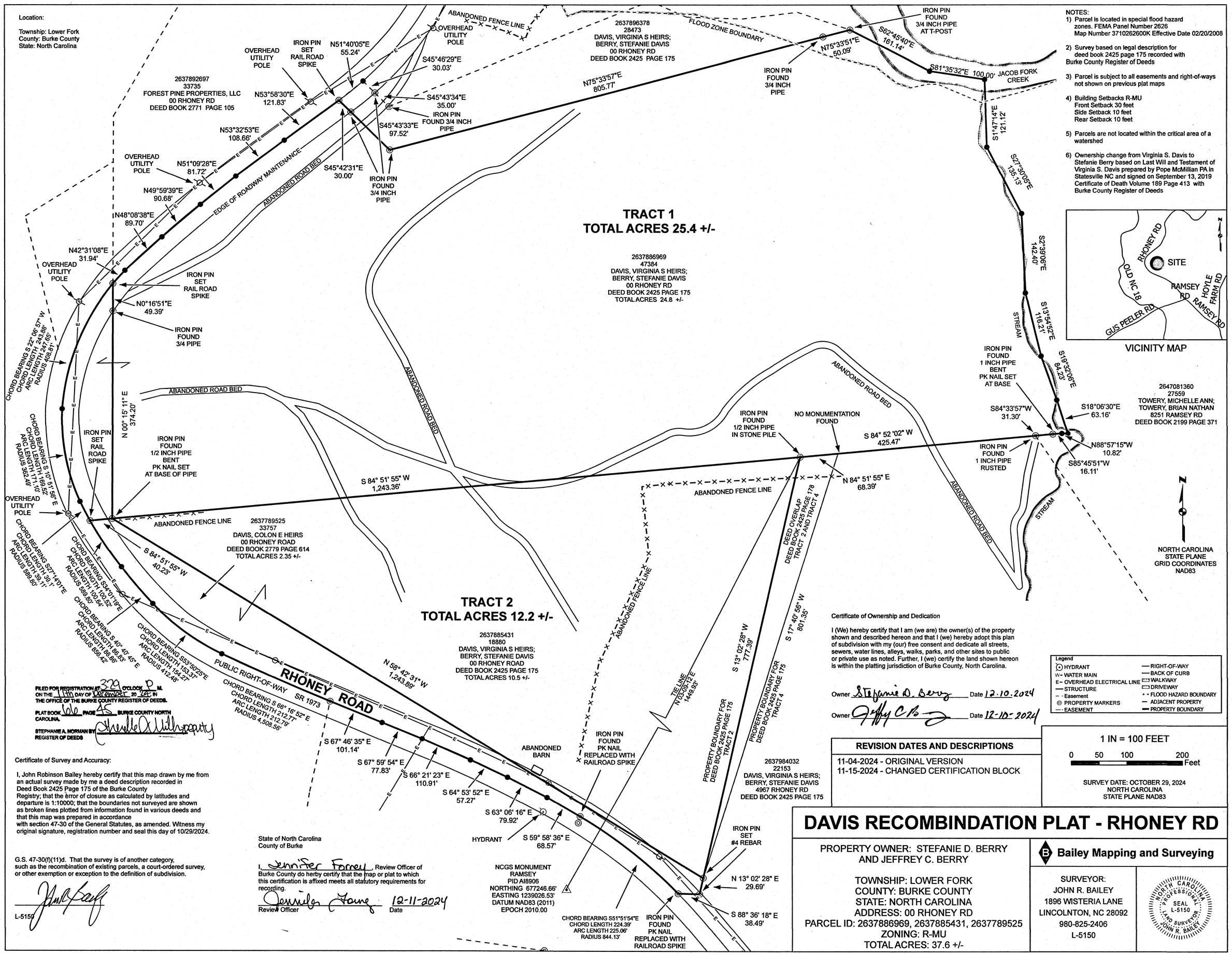
INSTRUMENT # 2024011004

FOR REGISTRATION REGISTER OF DEEDS
STEPHANIE A. NORMAN
Burke County, NC
12/11/2024 at 03:29:33 PM
Book 66 Page 45 (1)
FEE: $21.00

INSTRUMENT # 2024011004

Location:

Township: Lower Fork
County: Burke County
State: North Carolina



NOTES:

1) Parcel is located in special flood hazard zones. FEMA Panel Number 2626 Map Number 3710262600K Effective Date 02/20/2008
2) Survey based on legal description for deed book 2425 page 175 recorded with Burke County Register of Deeds
3) Parcel is subject to all easements and right-of-ways not shown on previous plat maps
4) Building Setbacks R-MU
   Front Setback 30 feet
   Side Setback 10 feet
   Rear Setback 10 feet
5) Parcels are not located within the critical area of a watershed
6) Ownership change from Virginia S. Davis to Stefanie Berry based on Last Will and Testament of Virginia S. Davis prepared by Pope McMillian PA in Statesville NC and signed on September 13, 2019 Certificate of Death Volume 189 Page 413 with Burke County Register of Deeds

FILED FOR REGISTRATION AT 3:29 O'CLOCK P M. ON THE 11th DAY OF December 20 24 IN THE OFFICE OF THE BURKE COUNTY REGISTER OF DEEDS.
PLAT BOOK 66 PAGE 45 BURKE COUNTY NORTH CAROLINA.
STEPHANIE A. NORMAN BY Michelle A. Willoughby
REGISTER OF DEEDS

Certificate of Survey and Accuracy:

I, John Robinson Bailey hereby certify that this map drawn by me from an actual survey made by me a deed description recorded in Deed Book 2425 Page 175 of the Burke County Registry; that the error of closure as calculated by latitudes and departure is 1:10000; that the boundaries not surveyed are shown as broken lines plotted from information found in various deeds and that this map was prepared in accordance with section 47-30 of the General Statutes, as amended. Witness my original signature, registration number and seal this day of 10/29/2024.

G.S. 47-30(f)(11)d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

L-5150

State of North Carolina
County of Burke

I, Jennifer Forney, Review Officer of Burke County do herby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer — Date 12-11-2024

Certificate of Ownership and Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and dedicate all streets, sewers, water lines, alleys, walks, parks, and other sites to public or private use as noted. Further, I (we) certify the land shown hereon is within the platting jurisdiction of Burke County, North Carolina.

Owner Stefanie D. Berry Date 12.10.2024

Owner Jeffrey C Berry Date 12-10-2024

Legend

HYDRANT	RIGHT-OF-WAY
W - WATER MAIN	BACK OF CURB
E - OVERHEAD ELECTRICAL LINE	WALKWAY
STRUCTURE	DRIVEWAY
Easement	FLOOD HAZARD BOUNDARY
PROPERTY MARKERS	ADJACENT PROPERTY
EASEMENT	PROPERTY BOUNDARY

REVISION DATES AND DESCRIPTIONS

11-04-2024 - ORIGINAL VERSION
11-15-2024 - CHANGED CERTIFICATION BLOCK

1 IN = 100 FEET

0 50 100 200 Feet

SURVEY DATE: OCTOBER 29, 2024
NORTH CAROLINA
STATE PLANE NAD83

DAVIS RECOMBINDATION PLAT - RHONEY RD

PROPERTY OWNER: STEFANIE D. BERRY AND JEFFREY C. BERRY

TOWNSHIP: LOWER FORK
COUNTY: BURKE COUNTY
STATE: NORTH CAROLINA
ADDRESS: 00 RHONEY RD
PARCEL ID: 2637886969, 2637885431, 2637789525
ZONING: R-MU
TOTAL ACRES: 37.6 +/-

Bailey Mapping and Surveying

SURVEYOR:
JOHN R. BAILEY
1896 WISTERIA LANE
LINCOLNTON, NC 28092
980-825-2406
L-5150

NORTH CAROLINA PROFESSIONAL SEAL L-5150 LAND SURVEYOR JOHN R. BAILEY