

Doc ID: 00078880001 Type: CAP
Recorded: 02/15/2024
Fee Amt: \$51.00 Page 1 of 1
Nash County North Carolina
Sandra D. Davis Register of Deeds
BK 45 PG 79

- LEGEND**
- EXISTING IRON PIPE
 - EXISTING IRON ROD
 - IRON ROD SET
 - △ CALCULATED POINT
 - BOUNDARY LINE
 - ADJOINER LINE
 - - - EASEMENT LINE

- NOTES:**
- NO OBST MONUMENT RECOVERED WITHIN 200' OF THE SUBJECT PROPERTY.
 - SURVEYED ON 06/20/2022
 - ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
 - ALL AREAS COMPUTED BY COORDINATE METHOD
 - THE PARCELS SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
 - A 5' UTILITY AND DRAINAGE EASEMENT TO BE PROVIDED AROUND THE PERIMETER OF EACH LOT.
 - LOANS NOT SURVEYED ARE SHOWN DASHED.
 - IMPERVIOUS SURFACE IS 7,500 SF PER LOT.

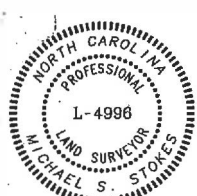
CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. 270380100K & 270381100K
EFFECTIVE DATE: 1/18/2017
DATE: 06/20/2022

I, MICHAEL STOKES, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REGARDLESS SHOWN HEREON) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE RECORDS SHOWN HEREON THAT THIS RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16th DAY OF FEBRUARY, A.D. 2024

SIGNATURE: MICHAEL S. STOKES



SURVEYOR CERTIFICATION

I, MICHAEL S. STOKES, CERTIFY THE FOLLOWING:
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

COGGIN LAND SERVICES, LLC
DB 2806 PG 651
PPE: 38010085202

CONTROL CORNER & MONUMENT
NORTHING 818,422.09'
EASTING 2,308,567.98
ELEVATION 182.08'

HENRY F. WHEELER AND WIFE
ASIA WHEELER
DB 1008 PG 725
PPE: 38010090751

STANLEY NEAL WHEELER AND WIFE
WENDY LEONOR WHEELER
DB 1230 PG 687
PPE: 38010072873

CALE POWELL MATTHEWS AND
RONALD JAMES MATTHEWS
DB 338 PG 647
PPE: 38010091409

STEVEN C. JAMES
DB 1022 PG 475
PPE: 38010097557

RED OAK FARMS
DEVELOPMENT, LLC
DB 3214 PG 425
PPE: 38010097168

STRACKS

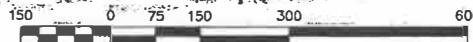
MAXIMUM FRONT: 33'
MINIMUM SIDE: 15'
MINIMUM REAR: 22'
MINIMUM CORNER: 172'
MINIMUM LOT SIZE: 15,000 S.F.
LOT WIDTH: 100'

REFERENCES

DB 3222 PG 475 DB 2775 PG 58 DB 3218 PG 940
DB 2385 PG 647 DB 2808 PG 651 DB 1021 PG 332
DB 2535 PG 687 DB 797 PG 647 DB 1525 PG 1016
DB 2443 PG 577 DB 1196 PG 723 DB 3214 PG 425
DB 1428 PG 75 DB 1202 PG 434 DB 3176 PG 261
DB 1340 PG 195 DB 2810 PG 195 DB 39 PG 210

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919) 914-7897
www.stokes-surveying.com



SHEET 1 OF 2
SCALE: 1" = 150'
REVISION: 2/6/2024
DRAWN BY: MSP
CHECKED BY: MSS
FIELD BY: WJH
CADD FILE: 22035

BREEDLOVE SUBDIVISION
Prepared for:
RED FARM DEVELOPMENT, LLC
COUNTY: NASH STATE: NORTH CAROLINA
TOWNSHIP: NASHVILLE DATE: 02/09/2024
ZONED: R-15 PPE: 1883-96-2748

10'X70' SIGHT TRIANGLE
S.D.E. (TYP.)

R = 25'

TYPICAL INTERSECTION DETAIL
S.D.E. (TYP.) SIGHT DISTANCE EASEMENT

JAMES GREGORY BUNN
DB 3198 PG 723
PPE: 380200914633

D. P. HODGKIN, III
NO DEED LISTED
PPE: 381200019758

KENNETH JOHN PARKER AND
CRISTINA MARK PARKER
DB 3218 PG 940
PB 28 PG 201
PPE: 381100191475

JMR LIMITED PARTNERSHIP
DB 1702 PG 454
PPE: 381200216140

PRIOR TO A CERTIFICATE OF OCCUPANCY, BUILDER SHALL PROVIDE STREET TREES AT 3' O.C.

ROADS CONSTRUCTED IN THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE TOWN OF NASHVILLE ASSUMES RESPONSIBILITY FOR THE MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

THE DRAINAGE EASEMENTS MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR STORMWATER CONTROL MEASURES IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTION, MONITORING, ETC., THE STORMWATER CONTROL MEASURE AS NEEDED. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.

- CORRECTIONS MADE TO PLAN**
- PROPERTY LINE CALL L-111 BETWEEN LOTS 26 & 27 WAS CORRECTED
 - THIS PROPERTY LINE CALL ACROSS THE BACK OF LOTS 11 & 12 WAS CORRECTED
 - THE EASTERN RIGHT OF WAY OF SWEET POTATO LANE AT LOTS 17 & 18 WAS CORRECTED
 - LINE CALL BETWEEN LOTS 12 & 13 WAS CORRECTED
 - ROAD LABEL ON SHEET 2 INSET CORRECTED TO PECAN DRIVE