



Development & Facilities Services

298 E. Depot Street, Ste 100 | Mocksville, NC 27028 | 336.753.6050 | f 336.751.7689

DavieCountyNC.gov



Board of Adjustment Davie County

**Agenda: Regular Meeting
October 19, 2021**

**Location: 123 S. Main Street Mocksville, NC
27028**

3:00 p.m.

A) Call to Order

B) Adopt Agenda

C) Approval of Minutes from September 21, 2021

D) Jarvis Kennedy Custom Homes c/o Mark Jarvis has applied for a **Special Use Permit for two Duplexes in the Residential 20 (R-20) zoning districts pursuant to §155.125 of the Davie County Zoning Ordinance. The subject properties are located at the intersection of Will Boone Road and NC HWY 801 S Mocksville NC 27028 and are further described as a 1.3 and 1.6 acre parcels of the Davie County Tax Map L60000000504 and L60000000503.**

E) Old or New Business

F) Adjourn

**Minutes of the
Davie County Board of Adjustment
September 21, 2021
Regular Meeting**

A. CALL TO ORDER

The meeting was called to order by Board attorney Dan Womble

Attendee Name	Title	Status
Barbara Owens	Alternate Member	Present
Wayne Webb	Chairman	Absent
Eddie Leagans	Board Member	Present
Diane Foster	Board Member	Present
Marty Carter	Board Member	Absent
Tim Hendrix	Board Member	Present
Robert Crews	Alternate Member	Present

Others attending: Dan Womble, Andrew Meadwell, Amy Flyte, and Adam Barr

B. ADOPT AGENDA

RESULT: ADOPTED [UNANIMOUS]
MOVER: Eddie Leagans
SECONDER: Tim Hendrix
AYES: Owens, Leagans, Foster, Hendrix, Crews
ABSENT: Webb, Carter

C. APPROVAL OF MINUTES FROM JANUARY 19, 2021

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Barbara Owens
SECONDER: Robert Crews
AYES: Owens, Leagans, Foster, Hendrix, Crews
ABSENT: Webb, Carter

D. ITEMS BEFORE THE BOARD- SPECIAL USE PERMIT

Cindy Stasinski applied for a **Special Use Permit for a private dog park/private recreation facility** in the Residential Agricultural and Residential 20 (R-A & R-20) zoning districts pursuant to §155.125 of the Davie County Zoning Ordinance. The subject property is located at along US HWY 158 Advance, NC 27006 across from Smith Grove Volunteer Fire Department and is further described as a 10.73 acres parcel of the Davie County Tax Map E60000009203.

Andrew Meadwell was sworn in and introduced the request.

Dan Womble opened the public hearing and invited anyone in favor to speak on the matter

1. Cindy Stasinski, applicant is sworn in and outlined the request and answered board questions.
2. Melvin Bates, 124 Roehoe Lane, was sworn in and spoke in favor to the request.

Dan Womble invited anyone in opposition to speak on the matter.

3. Elizabeth Agentis, 4156 US HWY 158, was sworn in and spoke in opposition to the request due to noise and privacy.

Dan Womble closed the public hearing.
The board held discussion.

Diane Foster made a motion to defer the application to a later meeting date for site plan revisions.

RESULT:	DEFER [UNANIMOUS]
MOVER:	Diane Foster
SECONDER:	Tim Hendrix
AYES:	Owens, Leagans, Foster, Hendrix, Crews
ABSENT:	Webb, Carter

E. OLD OR NEW BUSINESS

There was none.

F. ADJOURN

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tim Hendrix
SECONDER:	Robert Crews
AYES:	Owens, Leagans Foster, Hendrix, Crews
ABSENT:	Webb, Carter



DAVIE COUNTY DEVELOPMENT SERVICES

298 E Depot Street Mocksville, NC 27028
PH:(336)753-6050 FAX:(336)751-7689

October 19, 2021

Special Use Permit Request

Applicants:	Jarvis Kennedy Custom Homes c/o Mark Jarvis		
Description and Location of Property:	A 1.4-acre tract and a 1.634-acre tract at the intersection of Will Boone Rd and NC HWY 801 S.		
Tax Map / Parcel	L60000000504 & L60000000503	Watershed District:	WS-IV-P
Public Water:	Yes	Public Sewer:	No
Current Zoning:	Residential 20 (R-20)		
Current zoning in area:	Residential 20 (R-20) & Residential-Agricultural (R-A)		
Intended use of the property:	Two-Family Dwelling		
Existing Land Uses in the area:	Surrounding properties consist of residential homes and agricultural uses.		
Environmental concerns:	N/A		

Summary:

Mark Jarvis and David Foster have filed an application requesting a Special Use Permit to for a Two-Family Dwelling to construct a duplex on the subject 1.4 and 1.6 tracts of land. The Davie County Zoning Ordinance §155.125 allows such a use with the issuance of a Special Use Permit granted by the Board of Adjustment.

The Zoning Ordinance defines a duplex as:

Dwelling, Two-Family. A building arranged or designed to be occupied by two families living independently of each other.

The applicant has submitted a site plan showing two proposed duplexes on both lots with access coming from Will Boone Road.

As a special use permit request, the Board of Adjustment may place reasonable conditions on the use related to expected impacts to adjacent or nearby properties.

The Board of Adjustment, in order to grant a permit, must find that:

1. The use as proposed **will not** adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. The use as proposed **will not** be detrimental to the public welfare or injurious to property or public improvements in the neighborhood of the proposed use;
3. The use **will not** substantially injure the value of adjoining or abutting property; and,
4. The use meets all required conditions and specifications.

DRAFT FINDINGS OF FACT

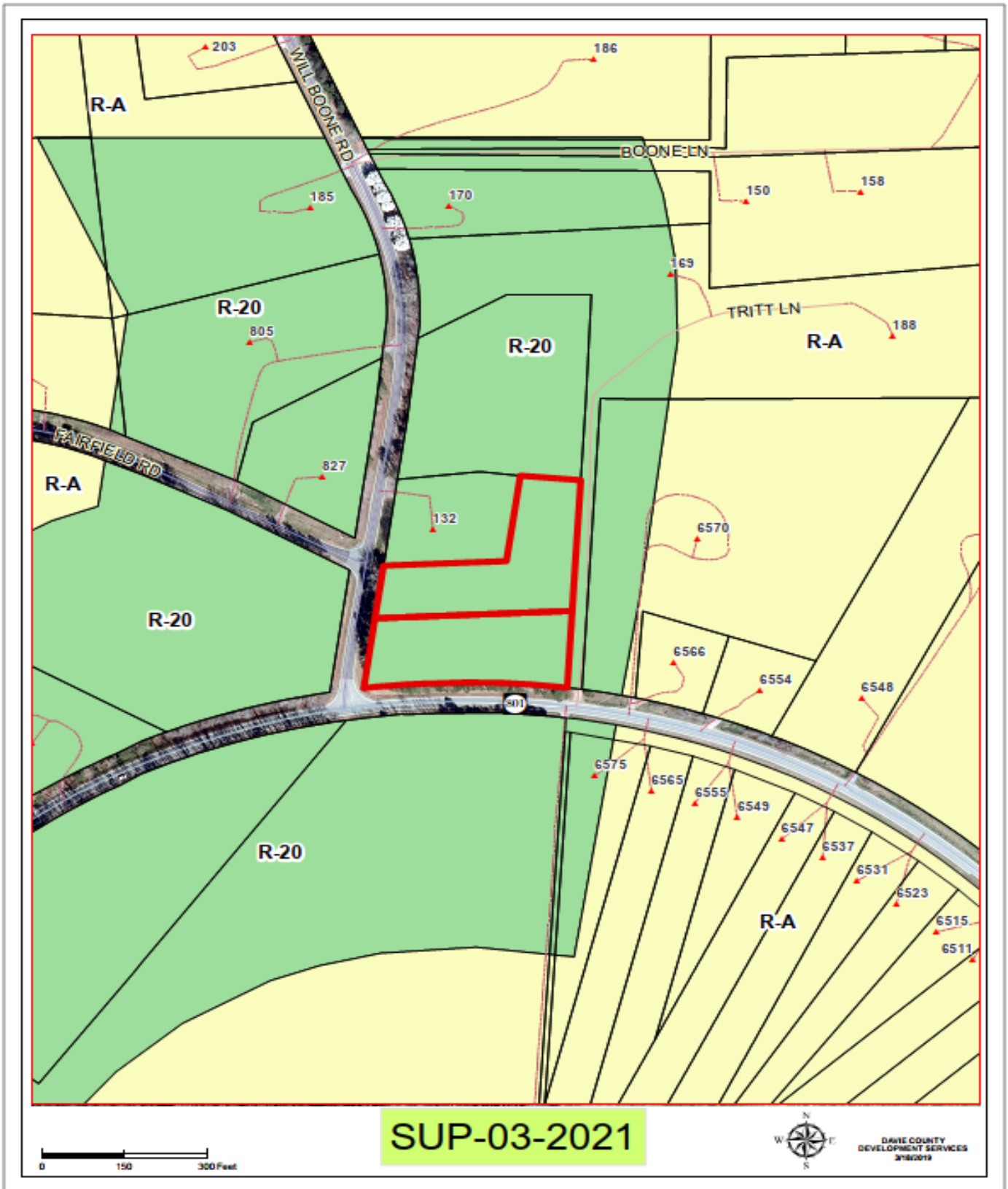
1. The existing use is two vacant tracts of land 1.4 and 1.634 acres in size, located at the intersection of Will Boone Rd and NC HWY 801 S and is presently zoned Residential-20, in an area comprised generally of single-family housing and open/agricultural lands.
2. The property is presently vacant but was previously used for timber.
3. A complete application for a Special Use Permit request was submitted on September 7, 2021. A duly noticed and advertised public hearing was conducted by the Board of Adjustment on October 19, 2021. All parties were given notice of the hearing and the opportunity to offer evidence and testimony related to the proposed Special Use Permit.

4. The property is presently owned by Jarvis-Kennedy Custom Homes, LLC.
5. The property was purchased by Jarvis-Kennedy Custom Homes, LLC on August 13, 2021.
6. Two-Family Dwellings in the R-20 zoning district are allowed with the approval of a Special Use Permit.
7. The property is classified as Rural Residential by the County's Comprehensive Land Use Plan. This classification is described in the County's Comprehensive Land Use Plan as "Rural activities including farming, rural commercial business, and limited residential development to preserve the rural character of the County. Not intended for intense urban or suburban development, including major residential subdivisions."
8. The property is classified as a Rural Growth Area on the Growth Strategy Map within the County's Comprehensive Land Use Plan. The Rural Growth Area is described as "This specialized area is characterized by traditional agricultural operations, pasture land, forestry, and open space scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is normally an abundance of large, undeveloped tracts not experiencing significant residential development encroachment or pressure. There are natural, scenic, historic, or other heritage assets that contribute to the special characteristics of the area that might require special conservation and management. Land use changes in this area should be designated to protect the rural character and discourage premature public infrastructure demands by sustaining groundwater recharge capacity."
9. If the specified conditions addressed in the special use permit are violated, the permit shall be revoked and the use will no longer be allowed. Only by reapplying to the Board of Adjustment for another special use permit and receiving their approval can the use be again permitted
10. The development of the property shall proceed in conformity with all plans and design features submitted as part of the Special Use Permit application and kept on file by the Davie County Development Services Department.
11. That the Special Use will/will not materially endanger the public health or safety, if located where proposed and developed according to the plan as proposed;
12. The use meets/does not meet all required conditions and specifications.
13. That the Special Use will/will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
14. The Special Use will be/will not be in harmony with the area in which it is to be located and will be in general conformity with the plan of development of the county.
15. The proposed use/project will be/will not be consistent with the Davie County Land Development Plan and/or other adopted plans and policies.

Staff Recommendation

If the Board of Adjustment finds that the Two Family Dwelling as proposed meets the spirit, intent, and purposes of the Zoning Ordinance(which are "to promote the public health, safety, morals, and general welfare of the county; promote the orderly development of the area; lessen congestion on the roads and streets; secure safety from fire, panic, and other dangers; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements"), Staff would recommend the following conditions(as well as any other conditions found necessary by the Board to meet the standards of the ordinance):

Zoning Map



Attachment: DC_BOA_docs_20211019 (SUP 2021-03 Jarvis Kennedy Duplex)

Aerial Map



Attachment: DC_BOA_docs_20211019 (SUP 2021-03 Jarvis Kennedy Duplex)

Fees required

Please refer to the **Zoning Fees Schedule** on the website for the current fee structure for Davie County. Fees for a Special Use Permit are under the subheading Zoning Reviews. All checks must be paid to the order of Davie County.

How will the public be notified of a Special Use Permit Application?

The public will be notified in three ways. First, a sign will be posted on the property requesting the Special Use Permit. Second, a notice being sent to all property owners located within 500 feet of the property lines of the property requesting the Special Use Permit. Thirdly, a notice being published in the *Davie County Enterprise* within one week of the hearing will notify the public.

When can I expect to have my Special Use Permit Application heard?

The Board of Adjustment meets the third Monday of each month. A completed application must be submitted 30 days prior to these scheduled meetings.

Project Overview Statement

On the following lines, please give a synopsis or overview of the project, including information relevant to use, density, lot, layout, housing type, planned amenities, and similar information. Please attach any supporting documentation to your application.

Jarvis Kennedy Custom Homes is requesting authorization to build two duplexes on the property located on Will Boone identified as Pin 575606110 and 5756055997. Each duplex will contain two homes of either 2 or 3 bedrooms w/ two baths and a one car garage.

Davie County Special Use Permit Application

SUP No. # _____

Date: 9/7/
2021**A. Request Type**☒ Special Use Permit☐ Special Use Permit Amendment (SUP #)

Note: All applicants are strongly urged to have a Pre-Application Conference with the Davie County Development Services Department staff.

B. Applicant/Owner Representative Information**Applicant**

Name:	David Foster
Address:	3000 S. Hulen ST Suite 124 / PMB 412 Fort
	Fort Worth TX 76108
Phone (w):	() 336 327 9613
Fax:	()
Email:	dfoster02@gmail.com

Property Owner (if Mark Jarvis

Name:	Jarvis Kennedy Custom Homes
Address:	837 Newington Clemmons NC 27012
Phone (w):	() 336 399 2559
Fax:	()
Email:	bjarvis@gmail.com

Will an attorney, engineer, or
represent the applicant and/or

Professional Affiliation:	property owner in this matter?
Name:	Mark Jarvis
Address:	See above
Phone (w)	()
Fax:	()
Email:	

realtor

C. Request Information

1. Present Zoning Classification(s): - R20
2. Describe the existing use of this property: - Vacant land previously
used for timber.
3. Describe the requested Special Use Permit uses/activities:
To construct 2 duplexes for sale

Note: The applicant/owner must complete the attached Special Use Permit Checklist. The Davie County Development Services staff will prepare a formal permit with the concurrence of the applicant/owner.

D. Property Identification, Location and Site Information

1. <u>Tax Map(s)</u>	<u>Tax Block(s)</u>	<u>Tax Lot(s)</u>	<u>Tax Map(s)</u>	<u>Tax Block(s)</u>	<u>Tax Lot(s)</u>
<u>005 03</u>	<u>LC</u>	<u>00</u>	<u>005 04</u>	<u>LC</u>	<u>00</u>

A copy of the most recent record deed(s) and tax map identifying the above noted tax lots must accompany this application, or the application will be considered incomplete and will be returned.

2. ☒ This Special Use Permit request includes entire parcel and/or recorded platted lots.
3. ☐ This Special Use Permit request includes a portion(s) of an existing parcel(s). A written legal description along with a map identifying that portion of the parcel(s) is attached.

E. Geographic location & address of site :

Lot 3 and 4 Will Boone Rd Mocksville NC
27006

F. Total acreage (square footage if less than one acre) of the subject property:3.035 acres**G. Square footage of building an/or portion of a building of the Special Use Permit request:**3018 sq ft per duplex

(A site plan identifying the building(s) or portion of the building in which the uses will be located is required to be attached.)

H. Supplemental Information

1. The Special Use Permit must meet applicable requirements of the Davie County Development Ordinance and the Board of Adjustment must make findings in order for the request to be approved.
2. The County of Davie does not produce a verbatim transcript of the hearing proceedings. If a verbatim transcript is required, the applicant or party requesting said transcript shall be responsible for arranging, producing and payment of all expenses for the production of said transcript. The applicant shall in no manner be responsible for providing the County of Davie a verbatim transcript of public hearings. Signing this application indicates the applicant's understanding and acceptance of this policy.
3. Application Withdrawal:
 - a) This application may only be withdrawn by written request from the applicant or property owner. If such request is received prior to submission of the public hearing notice to the newspaper, filing fees may be refunded. Filing fees will not be refunded after submission of the public hearing notice to the hearing.
 - b) After submission of the public hearing notice to the newspaper, an application may only be withdrawn by action of the Board of Adjustment at the public hearing.
4. No more than one (1) proposal for a major amendment to a Special Use Permit shall be considered within one (1) year after the date of the original authorization of such a permit.
5. If for any reason any condition imposed pursuant to these regulations is found to be illegal or invalid, such Special Use Permit shall be null and void and of no effect.
6. An approved Special Use Permit shall be void as authorized by the Board of Adjustment unless the use of the property has begun and/or a footing inspection has passed. Refer to the appropriate ordinance (Davie County - § 155.282 B).
7. If any Special Use is discontinued for a period or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and

the Special Use Permit shall be null and void and of no effect. Refer to the appropriate ordinance (Davie County - § 155.282 B).

All of the items required by this application must be turned in to the Davie County Development Services, FULLY COMPLETED, by 5:00 p.m. of the prescribed deadline. Incomplete applications will not be accepted. Applications submitted after the deadline will be held until the next deadline for processing.

I. Signatures

When the applicant is someone other than the current property owner, the signatures of both the current property owner and the applicant shall be provided unless a power of attorney authorization is in effect. If power of attorney is in effect, a properly executed copy is required to be submitted with this application.

Signature of Property Owner(s)

I/We the undersigned, do hereby certify that all information given above is true, complete and accurate to the best of my/our knowledge, and do hereby request the County of Davie Board of Adjustment to take action as sought by this application.

MARLA JAMES for Jarvis Kennedy [Signature] 9/17/2021
(Owner Print Name) (Owner Signature) (Date)

(Owner Print Name) (Owner Signature) (Date)

(Owner Print Name) (Owner Signature) (Date)

David Foster [Signature] 9/9/21
(Applicant Print Name) (Applicant Signature) (Date)

(Representative Print Name) (Representative Signature) (Date)

Note: If there are additional property owners, applicants or representatives, please attach an additional signature sheet with their names and signatures.

Corporations, Partnerships or other similar entities please include notarized Official Corporate Certification authorizing representative to sign on behalf of the corporation.

**Development & Facilities Services**

298 E. Depot Street, Ste 100 | Mocksville, NC 27028 | 336.753.6050 | f 336.751.7689

DavieCountyNC.gov**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF ADJUSTMENT**

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Chapter 160D-406 of the General Statutes of North Carolina and Section 155.235 of the Davie County Code of Ordinances, that the Davie County Board of Adjustment will hold a **Public Hearing** in the **Commissioners Room** of the Davie County Administration Building, 123 South Main Street Mocksville, NC on **Tuesday October 19, 2021 at 3:00 p.m.** to hear the following request:

Jarvis Kennedy Custom Homes c/o Mark Jarvis has applied for a **Special Use Permit for two Duplexes** in the Residential 20 (R-20) zoning districts pursuant to §155.125 of the Davie County Zoning Ordinance. The subject properties are located at the intersection of Will Boone Road and NC HWY 801 S Mocksville NC 27028 and are further described as a 1.3 and 1.6 acre parcels of the Davie County Tax Map L60000000504 and L60000000503.

A sign will be placed on the above listed properties to advertise the Public Hearing.

All parties and interested citizens are invited to attend said hearing at which time they shall have an opportunity to present facts and testimony in support of, or in opposition to, the request. Prior to the hearing, additional information on a request may be obtained by visiting the Development Services Department weekdays between 8:30 a.m. and 5:00 p.m. Monday through Friday, or by telephone at (336) 753-6050.

As a result of the public hearing, substantial changes might be made in the advertised proposal, reflecting objections, debate and discussion at the hearing. Anyone who needs an accommodation to participate in the meeting should notify the Development Services Department at least 48 hours prior to the meeting or call North Carolina Relay at 1-800-735-8262.

Andrew Meadwell
Planning Department

###

**Legal Notice
Affidavit Required**
**Publication Dates: October 7, 2021
 October 14, 2021**

Attachment: DC_BOA_docs_20211019 (SUP 2021-03 Jarvis Kennedy Duplex)

1190
0775

FILED ELECTRONICALLY
DAVIE COUNTY NC
KELLY C. FUNDERBURK
REGISTER OF DEEDS

D.1.a

=====

FILED	Aug 16, 2021
AT	01:36:00 PM
BOOK	01190
START PAGE	0775
END PAGE	0776
INSTRUMENT #	05870
EXCISE TAX	\$80.00

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX \$80.00

PIN: 5756066110 & 5756055997

Return after recording to: Grantee: P.O. Box 515, Lewisville, NC 27023

This instrument was prepared by: T. Dan Womble, Attorney at Law a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the index: Lots 3 & 4 Will Boone Road, Mocksville, NC 27028

THIS DEED made this 13th day of August, 2021 by and between

GRANTOR	GRANTEE
Chase Baxton Steele and wife, Hailee Dawn Steele 137 Austine Lane Advance, NC 27006	Jarvis-Kennedy Custom Homes, LLC a North Carolina limited liability company P.O. Box 515 Lewisville, NC 27023

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcels of land situated in Davie County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 3 and 4 as shown on a map entitled "Survey for: Ronald P. Fink & Jackson H. Glover, Phase 2" recorded in Plat Book 12 at Page 235 of the Davie County Registry, NC, reference to which is hereby made for a more particular description.

Property address: Lots 3 & 4 Will Boone Road, Mocksville, NC 27028

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. Submitted electronically by "T Dan Womble Attorney"

in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davie County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: easements and restrictions of record, if any; violated zoning ordinances, if any. 2021 taxes are to be pro-rated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the day and year first above written.

Chase Baxton Steele (SEAL)
Chase Baxton Steele

Hailee Dawn Steele (SEAL)
Hailee Dawn Steele

State of NC - County of Forsyth

I, Angela W. Campbell the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Chase Baxton Steele and wife, Hailee Dawn Steele personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of August 2021.

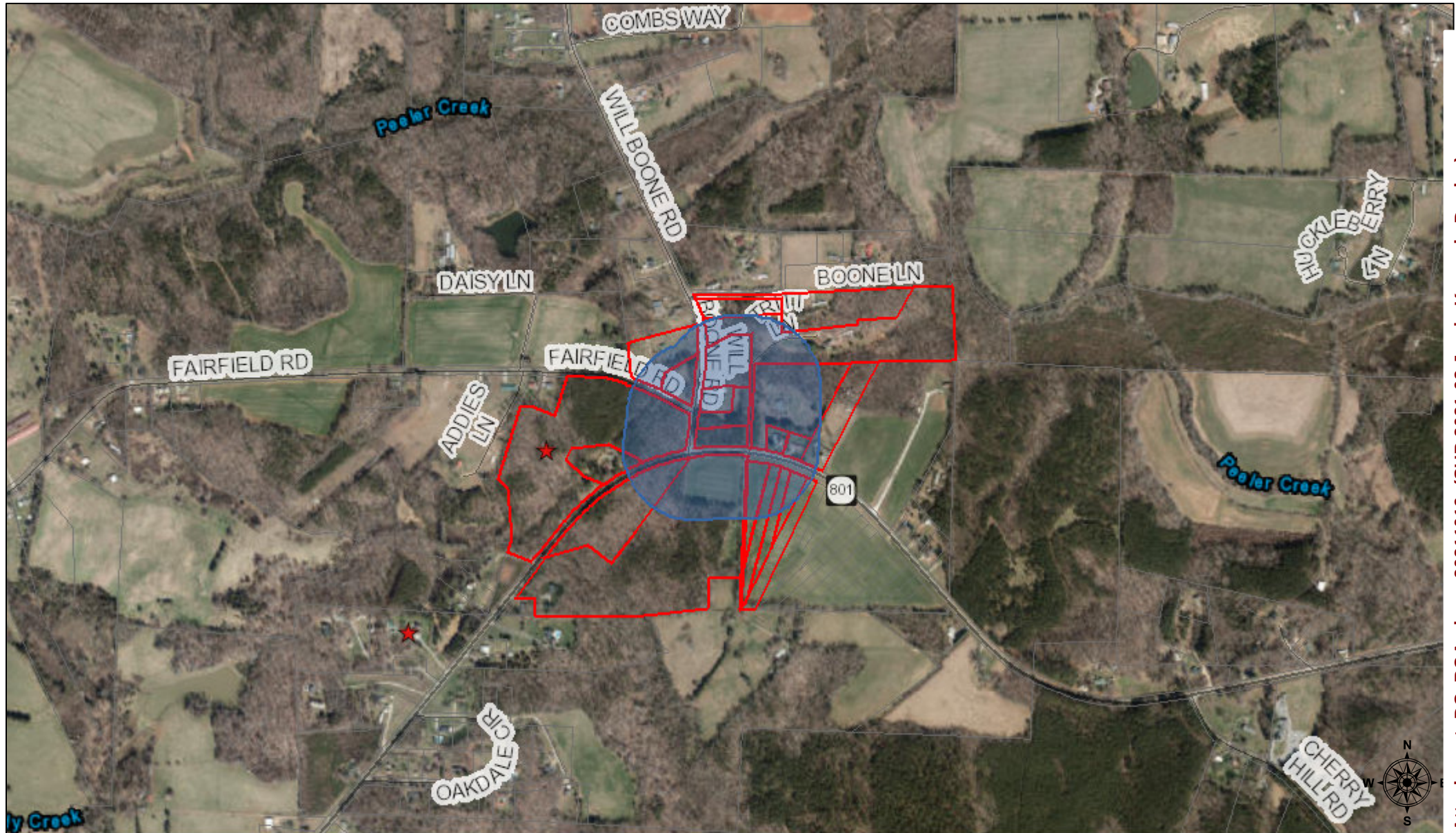
My Commission Expires: _____
(Affix Seal)

Angela W. Campbell Notary Public
Notary's Printed or Typed Name

ANGELA W. CAMPBELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Feb. 9, 2022

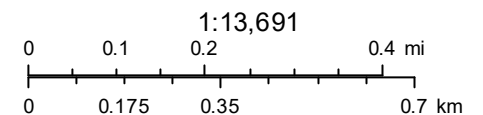
Mailing Letters Map

D.1.a



September 27, 2021

- ▲ Address
- ★ Special Uses & Variances
- Driveways
- ▨ Watershed Structure
- Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA/USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Packet Pg. 16

2021

Attachment: DC_BOA_docs_20211019 (SUP 2021-03 Jarvis Kennedy Duplex)

FINK RONALD P
172 CANTERBURY PLACE ROAD

MOORESVILLE, NC 28115

WJH LLC
3091 GOVERNORS LAKE DR

PEACHTREE COR, GA 30071-1143

MOSES DESIRAE NICHOLE
4612 US HWY 601 N

MOCKSVILLE, NC 27028-5184

STEELE CHASE BRAXTON
316 TOT ST

MOCKSVILLE, NC 27028-2342

LOWERY MARTHA CHILDRESS
170 WILL BOONE RD

MOCKSVILLE, NC 27028-5481

SHARPE BILLY LYNN
PO BOX 122

MOCKSVILLE, NC 27028-0122

MCBRIDE FLOYD D
132 WILL BOONE ROAD

MOCKSVILLE, NC 27028-5481

BROGDON ROBERT KEITH
PO BOX 925

COOLEEMEE, NC 27014-0000

BROGDON DORCAS ALEXANDER
6652 NC HIGHWAY 801 SOUTH

MOCKSVILLE, NC 27028-0000

JARDINE THOMAS J
6570 HWY 801 S

MOCKSVILLE, NC 27028-0000

BROADWAY KATHERINE ANN
1790 JUNCTION RD

MOCKSVILLE, NC 27028-0000

KETCHIE DESTINY R
242 HOBSON DRIVE

MOCKSVILLE, NC 27028

MCCOMBS WHITTNEY YVETTE
827 FAIRFIELD RD

MOCKSVILLE, NC 27028

TRITT DENNIS C
6578 HWY 801 S

MOCKSVILLE, NC 27028

HERNANDEZ PATRICIA
6566 NC HWY 801 S

MOCKSVILLE, NC 27028

JARVIS MARK
837 NEWINGTON DR

CLEMMONS, NC 27012

FOSTER DAVID
3000 S HULEN ST, Suite 124

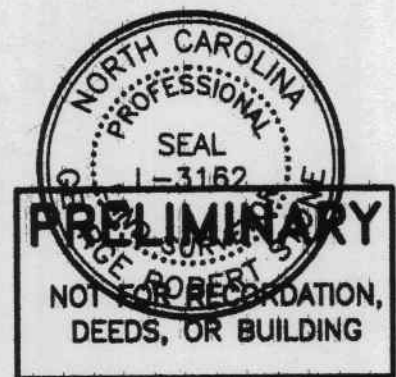
FORT WORTH, TX 76109

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (see description in Book 1180 & PG 426 or other reference source); that the boundaries not surveyed are indicated as drawn from information in Book 1180 & PG 426 or other reference source; that the ratio of precision or positional accuracy is _____; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1800)."

This _____ day of _____

Seal _____

Professional Land Surveyor



- I, George R. Stone, Professional Land Surveyor, L-3182, certify to one of the following as indicated by ☐ or ☒:
- That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
 - That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
 - That this plat is of a survey of an existing parcel or parcels of land;
 - That this plat is of a survey of another category, such as the reestablishment of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
 - That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to whether the survey is in compliance with (a) through (c) above.

George R. Stone, PLS
Professional Land Surveyor, L-3182

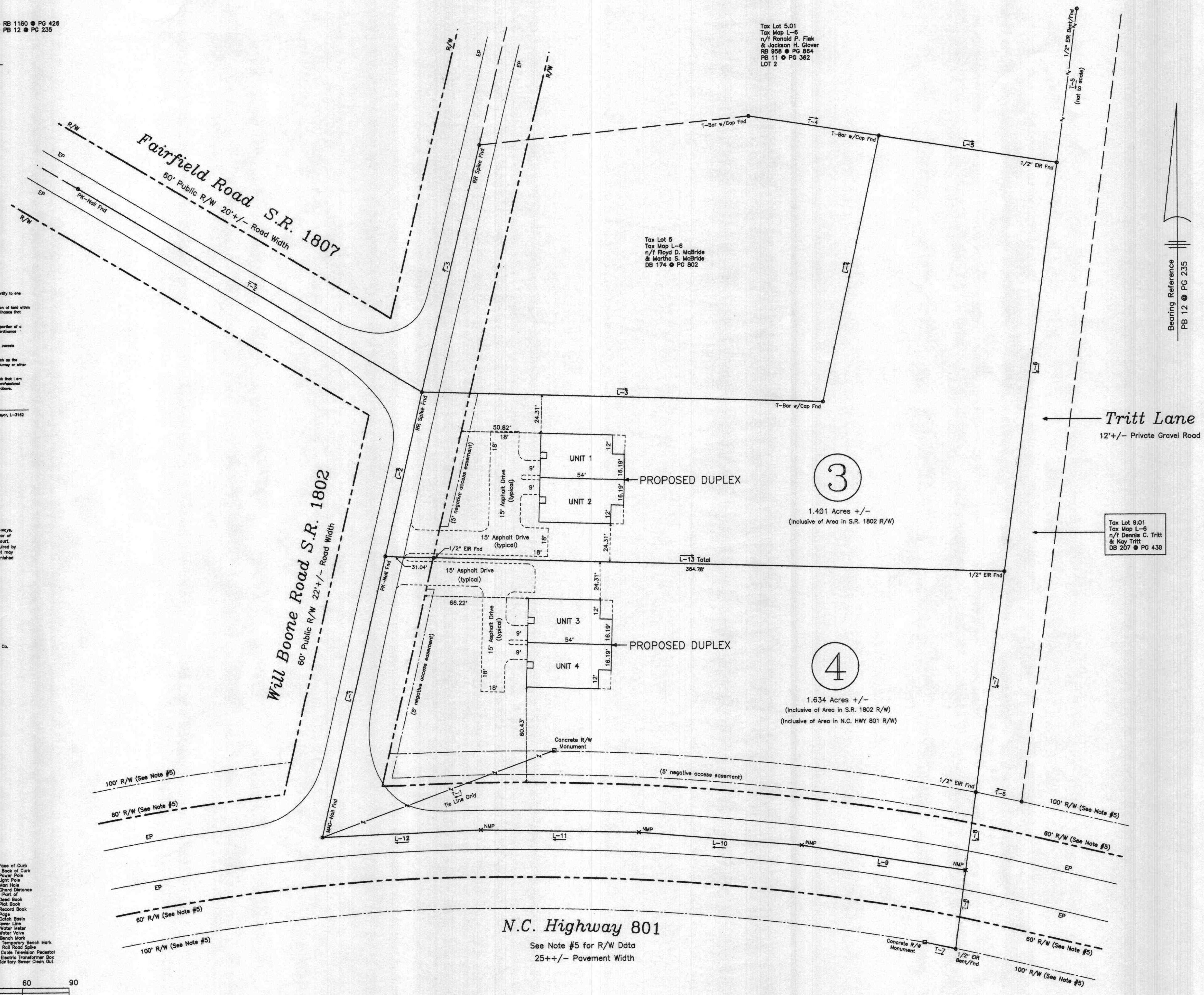
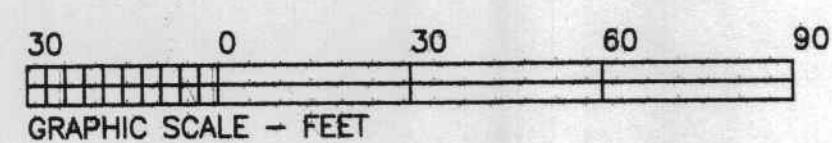
NOTE: This property is subject to all easements, right-of-ways, streets and assessments, if any, as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use. This survey is subject to any facts that may be discovered by a full and accurate title search, NOT furnished as of this date.

This map or drawing and any accompanying documents are furnished to the person(s) named thereon and no alterations or use by others is permitted unless authorized by Stone Land Surveying Co. Certified copies of this survey map will not be issued beyond ninety(90) days of the original survey date.

Map not for recordation.
Precision 1:10,000+

LEGEND

R/W - Right-of-Way	FC - Face of Curb
EP - Existing Iron Pipe	BoC - Book of Curb
ER - Existing Iron Rebar	EP - Power Pole
P - Post	LP - Light Pole
CM - Concrete Monument	WH - Man Hole
RS - Iron Rebar Set	CH - Chord Distance
P/O - Property Line	DB - Dead Book
C/A - Controlled Access	PS - Plat Book
CP - Concrete Pipe	RB - Record Book
CMP - Corrugated Metal Pipe	PG - Page
CPP - Corrugated Plastic Pipe	CB - Catch Basin
100 Year Flood Boundary	SL - Sewer Line
Overhead Utilities	WM - Water Meter
Fence	WV - Water Valve
Fnd - Found	BM - Bench Mark
r/y - New or Formerly	TBM - Temporary Bench Mark
NMP - Nonmonumented Point	BRS - Rail Road Spike
CL - Center Line	CTV - Cable Television Pedestal
EP - Edge of Pavement	TS - Telephone Pedestal
TP - Telephone Pedestal	W - Water Line
W - Water Line	



PROPERTY LINE CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 12°51'00"E	182.89'
L-2	N 12°51'00"E	107.05'
L-3	S 88°22'58"E	256.61'
L-4	N 12°13'12"E	172.67'
L-5	S 81°14'20"E	115.00'
L-6	S 07°39'03"W	281.87'
L-7	S 07°39'03"W	141.19'
L-8	S 07°38'13"W	49.95'
L-9	N 81°11'13"W	105.78'
L-10	N 85°08'50"W	104.56'
L-11	N 88°56'19"W	101.00'
L-12	S 87°29'40"W	101.24'
L-13	S 86°22'58"E	395.82'

TIE LINE CALL TABLE

COURSE	BEARING	DISTANCE
T-1	S 69°43'34"W	158.05'
T-2	S 95°16'53"E	254.49'
T-3	S 13°25'50"W	161.07'
T-4	S 81°14'20"E	84.39'
T-5	S 07°39'03"W	175.53'
T-6	N 78°08'12"W	29.95'
T-7	S 77°34'42"E	20.09'
T-8	N 07°36'13"E	50.36'

NOTES:

- Zoning: R-20
- Minimum Building Setback Lines: Front: 30', Rear: 30', Side: 15'
- Watermarked Classification: NC-M-P
- No USGS or NOAA Monuments Found Within 2000' of Site
- N.C. HWY 801 R/W has a 100' R/W Width per NCDOT Project 7316, but per NCDOT R/W Department in Winston-Salem, N.C. NCDOT only claims a 60' Wide R/W.

PRELIMINARY
NOT FOR RECORDATION,
DEEDS, OR BUILDING

Site for:
Mark Jarvis

LOT 3
Survey for:
Ronald P. Fink & Jackson H. Glover
Phase 2, Plat Book 12 @ Page 235
Tax Lot 5.03, Tax Map L-6
PIN 575606110
Record Book 1180 @ Page 426
1.401 Acres +/- by computer
(Inclusive of Area in S.R. 1802 R/W)

LOT 4
Survey for:
Ronald P. Fink & Jackson H. Glover
Phase 2, Plat Book 12 @ Page 235
Tax Lot 5.04, Tax Map L-6
PIN 575606110
Record Book 1180 @ Page 426
1.634 Acres +/- by computer
(Inclusive of Area in N.C. HWY 801 R/W & S.R. 1802 R/W)

SCALE
1" = 30'

TOWNSHIP
Jerusalem

COUNTY
Davie

STATE
North Carolina

DATE
6-25-20

Stone Land Surveying Company
Business Firm Certificate Number: C-1704
George Robert Stone, PLS L-3182
113 Drum Lane (336) 998-4733
Mocksville, N.C. 27028

JOB NO.
6121S
MAP NO.
6121S