I, Russell N. Vogel certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 1284, page 460 ; that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision as calculated is 1 10,000+; that the Global Positioning System (GPS) survey and the following was used to perform the GPS survey:

Class of Survey A
Positional accuracy 0.03 USFT
Type of GPS field procedure Real-Time Kincmatic
Date of survey 07-13-18
Datum/Epoch NAD 83 (2011) Conus
Published/Fixed-control use OPUS
Geoid model GEOID12B
Combined grid factor(s) 0.9998890
Units USFT

That this plat was prepared in accordance with G.S. 47-30 as amended.
That this plat meets the requirements of G.S. 47-30 section F-11-D.

Witness my hand and seal this 27th day of July, 2018

Russell N. Vogel L-3106

North Carolina Professional SEAL L-3106 Land Surveyor Russell N. Vogel

I, Russell N. Vogel, P.L.S., L-3106 certify to one or more of the following as indicated by an X.

X a. That the plat is of a property that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. – Tracts 2A,4A,5A, & 5B

___ b. That the plat is of a property that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

___ c. That the plat is of a survey of an existing parcels of land.

___ d. That the plat is of a survey of another category, such as the recombination of an existing parcels, a court-ordered survey or or the other exception to the definition of subdivision.

___ e. 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 the provisions contained in a. through d. above.

Signature Russell N. Vogel L-3106
Surveyor Registration No.

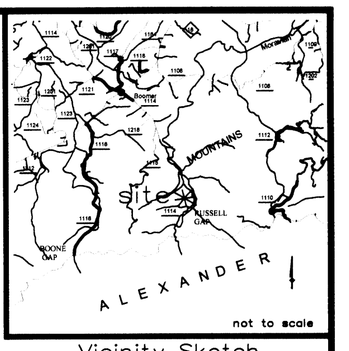
I, Richard M. Brown, Review Officer of Wilkes County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

7-30-2018
Date Review Officer

Certification of Approval for Recording Plat for Level 2 Minor Subdivision

I, Edward Barnes, Director of the Wilkes County Planning Department, Wilkes County, North Carolina, do certify that on the 30 day of July, 2018, the Wilkes County Planning Department approves this plat for recording as a Level 2 Minor Subdivision.

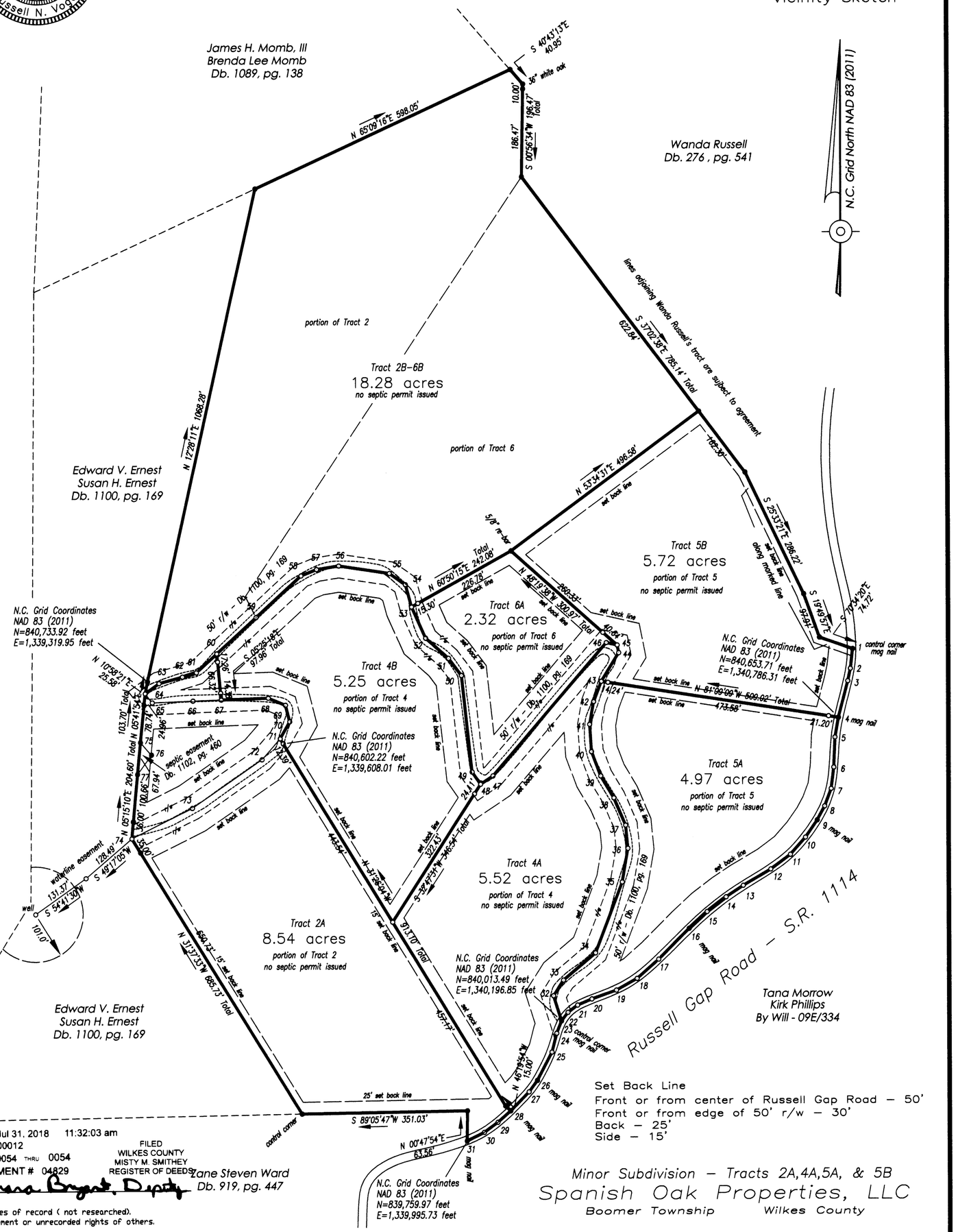
Edward L. Barnes 7-30-18
Director, Wilkes County Planning Department Date



Vicinity Sketch

Line Chart

COURSE	BEARING	DISTANCE
1–2	S 06°32'06"W	41.97'
2–3	S 12°05'01"W	26.89'
3–4	S 14°39'44"W	79.86'
4–5	S 10°02'13"W	42.23'
5–6	S 02°29'10"W	63.74'
6–7	S 07°04'12"W	45.40'
7–8	S 20°35'37"W	39.33'
8–9	S 28°25'34"W	33.76'
9–10	S 34°40'27"W	44.16'
10–11	S 41°30'33"W	48.41'
11–12	S 53°15'14"W	51.74'
12–13	S 59°31'09"W	68.09'
13–14	S 56°42'36"W	44.01'
14–15	S 52°28'16"W	50.86'
15–16	S 47°07'25"W	51.79'
16–17	S 44°50'08"W	91.89'
17–18	S 48°34'21"W	61.23'
18–19	S 60°48'52"W	50.38'
19–20	S 70°15'20"W	55.50'
20–21	S 67°01'11"W	33.00'
21–22	S 53°27'44"W	25.37'
22–23	S 37°22'28"W	22.63'
23–24	S 21°26'25"W	28.25'
24–25	S 14°19'53"W	41.17'
25–26	S 27°30'13"W	67.43'
26–27	S 36°12'27"W	30.00'
27–28	S 44°14'31"W	55.82'
28–29	S 48°41'56"W	36.39'
29–30	S 53°24'42"W	35.76'
30–31	S 63°55'02"W	40.92'
23–32	N 17°31'15"W	55.57'
32–33	N 32°25'24"E	39.34'
33–34	N 49°58'13"E	89.28'
34–35	N 20°52'06"E	160.39'
35–36	N 09°47'12"E	72.45'
36–37	N 05°25'52"W	49.16'
37–38	N 23°12'35"W	63.27'
38–39	N 30°50'34"W	54.06'
39–40	N 20°39'22"W	55.10'
40–41	N 03°43'05"W	57.72'
41–42	N 09°59'51"E	48.83'
42–43	N 20°50'01"E	45.90'
43–44	N 31°31'02"E	70.95'
44–45	N 11°07'12"W	16.54'
45–46	N 77°12'34"W	23.64'
46–47	S 40°35'17"W	370.50'
47–48	S 56°12'00"W	31.53'
48–49	N 34°46'53"W	31.64'
49–50	N 06°14'06"W	205.42'
50–51	N 36°53'01"W	45.44'
51–52	N 48°23'21"W	64.94'
52–53	N 24°11'15"W	72.52'
53–54	N 15°23'29"W	49.10'
54–55	N 54°47'11"W	41.57'
55–56	N 81°28'42"W	108.67'
56–57	S 81°02'30"W	47.63'
57–58	S 68°06'39"W	35.59'
58–59	S 47°24'53"W	130.00'
59–60	S 47°24'53"W	113.68'
60–61	S 47°24'53"W	58.77'
61–62	S 73°07'04"W	30.93'
62–63	S 74°46'09"W	51.65'
63–64	S 53°40'06"W	36.41'
64–65	S 37°55'24"E	24.43'
65–66	N 87°37'57"E	86.47'
66–67	N 88°01'02"E	59.91'
67–68	N 88°01'02"E	100.00'
68–69	S 67°32'47"E	39.51'
69–70	S 14°29'32"E	35.99'
70–71	S 29°30'08"W	41.32'
71–72	S 41°07'49"W	58.78'
72–73	S 55°19'51"W	179.73'
73–74	S 63°28'34"W	144.11'
75–76	S 41°19'44"E	35.35
76–77	S 35°43'31"W	50.64'



Set Back Line
Front or from center of Russell Gap Road – 50'
Front or from edge of 50' r/w – 30'
Back – 25'
Side – 15'

Cerification 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, establish minimum building lines, and dedicate all roads, alleys, walks, parks, and other sites to public (N.C.D.O.T.) or private (non N.C.D.O.T.) use as noted. Further, I (we) certify the land as shown hereon is within the platting jurisdiction of Wilkes County.

Owner Or Authorized Agent _____
Date 7-30-18

FILED Jul 31, 2018 11:32:03 am
BOOK 00012
PAGE 0054 THRU 0054
INSTRUMENT # 04829
FILED
WILKES COUNTY
MISTY M. SMITHEY
REGISTER OF DEEDS
Pamela Bryant, Deputy

Notes:

Area by coordinate geometry.
This property is subject to any restrictions, zoning, ordinances, or utilities of record (not researched).
No attempt has been made to ascertain the existence of any latent easement or unrecorded rights of others.
Current tax records used to identify adjoining owners.
This survey was performed without the benefit of a current and accurate title report, and which may reveal additional conveyances, right-of-ways, or other restrictions not shown.
Any alteration, reproduction, or unauthorized use of this document is strictly prohibited.
Copyright © , Foresight Surveying. All rights reserved. Reproduction or use of the contents of this document, in whole or part, without written consent of the land surveyor, is prohibited.
Only copies from the original of this document, marked with an original signature and embossed seal of the surveyor shall be considered to be valid, true copies.
Any liability for this survey on the part of the surveyor is solely to Spanish Oaks Properties.
This property is subject to the right of way of Russell Gap Road - S.R. 1114 (width not researched).

150 75 0 150 300 450 600 750
GRAPHIC SCALE 1"=150'

Site Data
Acreage in total – 24.93 acres
Acreage in streets – none
Average lot size – 6.23 acres
Total number of lots – 4

LEGEND
EXISTING CORNER
IRON SET
COMPUTED POINT
RIGHT-OF-WAY
Db.____, pg.____ Deed Book & Page
PP power pole

all existing corners are 5/8" re-bars unless otherwise noted on map.
all irons set are 1/2" re-bars unless otherwise noted on map.

Minor Subdivision – Tracts 2A,4A,5A, & 5B
Spanish Oak Properties, LLC
Boomer Township Wilkes County

Reference Deed: Db. 1284, pg. 460

BOUNDARY SURVEY FOR		TOWNSHIP	COUNTY
Spanish Oaks Properties, LLC		Boomer	Wilkes
PROPERTY OF	SCALE	STATE	DATE
Spanish Oaks Properties, LLC	1"=150'	N.C.	07–27–18

Foresight Surveying
2593 CONGO ROAD
WILKESBORO, NC 28697
RUSSELL N. VOGEL, P.L.S., L-3106
PHONE: (336) 667–2505