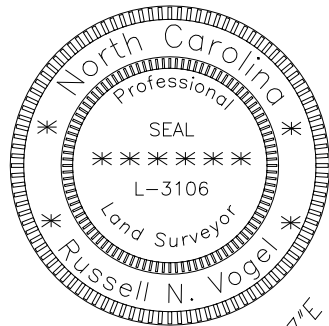


I, Russell N. Vogel certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 1422, page 226; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1422, page 226; that the ratio 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 0.10 USFT
Type of GPS field procedure Real-Time Kinematic
Date of survey 08-13-25
Datum/Epoch NAD 83 (2011) Cerus
Published/fixed-control use NC GNSS RTN
Geoid model GEOID18
Combined grid factor(s) 0.99997111
Units USFT

That this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my hand and seal this 13th day of August, 2025

Russell N. Vogel
Russell N. Vogel L-3106



- I, Russell N. Vogel, P.L.S., L-3106 certify to one or more of the following as indicated by an X.
- ☒ a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing streets.
 2. That the survey is of an existing buildings or other structures, or natural feature, such as a watercourse, or
 3. That the survey is a control survey.
- ☐ d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey 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.

Brenda Egan
Db. 1356, pg. 28

Randy Lee Harris
Brenda A. Harris
Db. 1037, pg. 126

James D. Holloway
Jonathan D. Holloway
Db. 1285, pg. 302

Clifton G. Hutchison
Margie Hutchison
Derek D. Hutchison
Db. 1309, pg. 361

Victor Garcia Azua
Chicora Genek
Db. 1305, pg. 79

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 B & C Land and Timber, LLC.

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 (DOT) or private (non DOT) use as noted. Further, I (we) certify the land as shown hereon is within the platting jurisdiction of Wilkes County.

Date _____ Owner(s) of Authorized Agent(s) _____

I, _____, Director or Designee of the Wilkes County Planning Department, Wilkes County, North Carolina, do hereby certify that County Planning Department approved this for recording as a:

☐ Exempt Plat (No Approval Required) in accordance with G.S. 47-30 as amended

☐ Subdivision Modification

☐ Level 1 Minor Subdivision

☐ Level 1 Family Subdivision

☐ Estate Settlement Subdivision

☐ Mobile Home Park

☐ Level 2 Minor Subdivision

☐ Level 2 Family Subdivision

☐ Major Subdivision

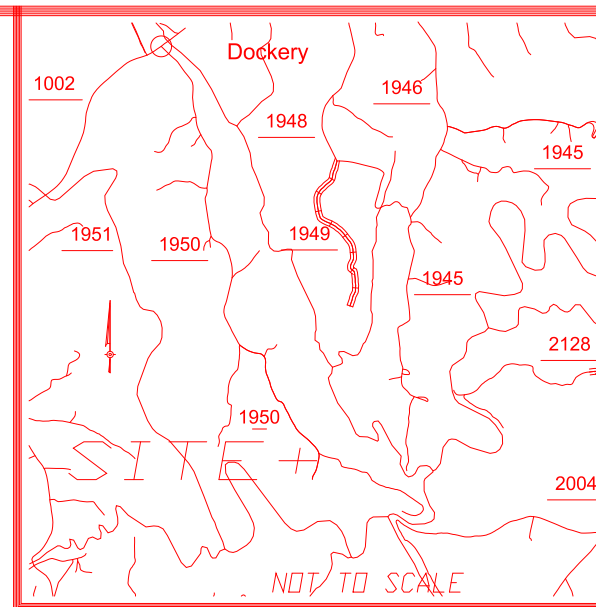
☐ Recreational Vehicle Park

Pursuant to the Wilkes County Subdivision Ordinance

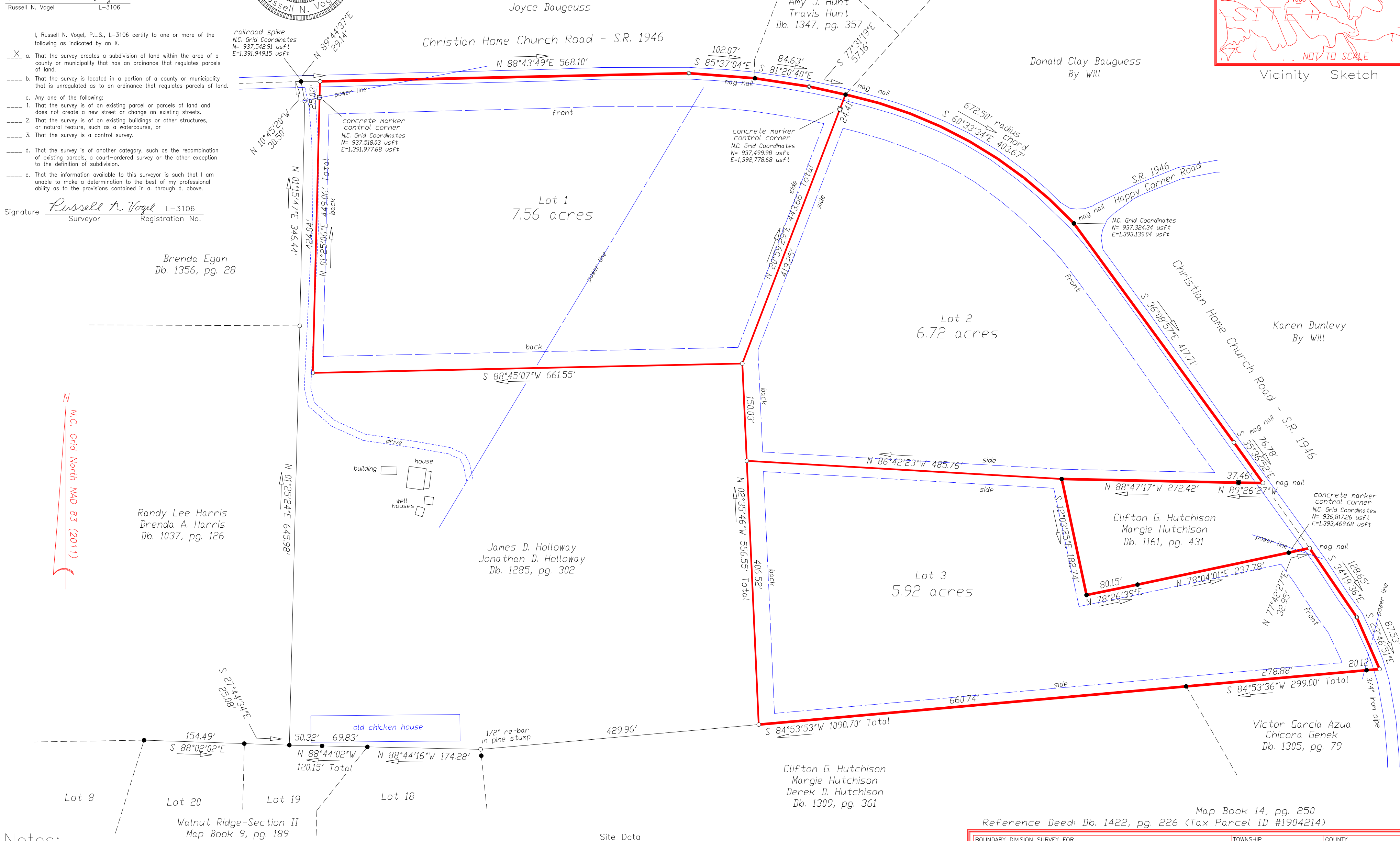
Director or Designee, Wilkes County Planning Department Date _____

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

Date _____ Review Officer _____



Vicinity Sketch



Site Data

Total Number of Lots - 3
Acreage in Total - 20.20 acres
Average Lot Size - 6.73 acres
Smallest Lot Size - 5.92 acres
Largest Lot Size - 7.56 acres
All lots is served by neither public water nor public sewer.

LEGEND

EXISTING CORNER
IRON SET
COMPUTED POINT
RIGHT-OF-WAY
Db. _____, pg. _____
PP

Deed Book & Page
power pole

ALL EXISTING CORNER ARE 1/2" IRON PIPES UNLESS OTHERWISE NOTED ON MAP
ALL IRON SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED ON MAP

Map Book 14, pg. 250
Reference Deed: Db. 1422, pg. 226 (Tax Parcel ID #1904214)

BOUNDARY DIVISION SURVEY FOR		TOWNSHIP	COUNTY
B & C Land and Timber, LLC		Traphill	Wilkes
PROPERTY OF	SCALE	STATE	DATE
B & C Land and Timber, LLC	1"=100'	N.C.	08-13-25

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