

52

CERTIFICATE OF SURVEY ACCURACY (SEE SURVEY NOTES)

I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that the same is a true and correct copy of the original plat as the same was prepared by me or under my direct supervision.

Subscribed and sworn to before me this 5th day of May, 2024.

Notary Public for North Carolina

Signature: *[Signature]* Date: 5/20/24



CERTIFICATE OF APPROVAL OF REQUIRED IMPROVEMENTS

The undersigned hereby certifies that the proposed improvements have been made on the property in accordance with the requirements of the Subdivision Ordinance of Rockingham County, North Carolina, and that the same are in accordance with the requirements of the Subdivision Ordinance and all other applicable regulations.

Subscribed and sworn to before me this 5th day of May, 2024.

Notary Public for North Carolina

Signature: *[Signature]* Date: 5/20/24

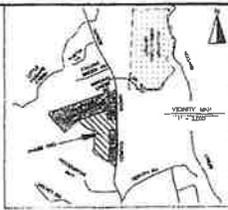
CERTIFICATE OF APPROVAL OF THE RECORDING AGENT

I hereby certify that the plat or subdivision has been found to comply with the Subdivision Ordinance of Rockingham County, North Carolina, and that the same has been approved according to the provisions of said Ordinance as amended in the Rockingham County Ordinance of the Board of County Commissioners, North Carolina, Chapter 170, Section 1. This plat shall be recorded in the Office of the Register of Deeds after 30 days of this approval.

Subscribed and sworn to before me this 5th day of May, 2024.

Notary Public for North Carolina

Signature: *[Signature]* Date: 5/20/24



SEAL OF TOWN

Rockingham County, North Carolina

Registration Number: 112701

CERTIFICATE OF FINANCIAL AND DESIGNATION

I hereby certify that (a) the owner of the property shown on the subdivision plat is the same as the owner of the property shown on the plat and (b) the property shown on the plat is the same as the property shown on the plat and (c) the property shown on the plat is the same as the property shown on the plat.

Subscribed and sworn to before me this 5th day of May, 2024.

Notary Public for North Carolina

Signature: *[Signature]* Date: 5/20/24

CONFORMANCE STATEMENT CERTIFICATE FOR PUBLIC SUBDIVISION RECORD

I (we) on (our) the conformity of the plat with the requirements of the Subdivision Ordinance of Rockingham County, North Carolina, and that the same is in accordance with the requirements of the Subdivision Ordinance and all other applicable regulations.

Subscribed and sworn to before me this 5th day of May, 2024.

Notary Public for North Carolina

Signature: *[Signature]* Date: 5/20/24

APPROVAL - ENVIRONMENTAL HEALTH

The lots shown on this map have been evaluated in accordance with the requirements of the Subdivision Ordinance of Rockingham County, North Carolina, and that the same are in accordance with the requirements of the Subdivision Ordinance and all other applicable regulations.

Subscribed and sworn to before me this 5th day of May, 2024.

Notary Public for North Carolina

Signature: *[Signature]* Date: 5/20/24

APPROVAL - ENVIRONMENTAL HEALTH

The lots shown on this map have been evaluated in accordance with the requirements of the Subdivision Ordinance of Rockingham County, North Carolina, and that the same are in accordance with the requirements of the Subdivision Ordinance and all other applicable regulations.

Subscribed and sworn to before me this 5th day of May, 2024.

Notary Public for North Carolina

Signature: *[Signature]* Date: 5/20/24

APPROVAL - ENVIRONMENTAL HEALTH

The lots shown on this map have been evaluated in accordance with the requirements of the Subdivision Ordinance of Rockingham County, North Carolina, and that the same are in accordance with the requirements of the Subdivision Ordinance and all other applicable regulations.

Subscribed and sworn to before me this 5th day of May, 2024.

Notary Public for North Carolina

Signature: *[Signature]* Date: 5/20/24

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED IMPROVEMENT ROAD

APPROVED BY: *[Signature]* DATE: 5/20/24

LEGEND

EM EXISTING HIGHWAY
 HW HIGHWAY
 NS NEW HIGHWAY
 CS CENTERLINE
 EA EXISTING SIDE PAVEMENT
 AL ALTERNATE SIDE PAVEMENT
 LF LOT LINE
 CL CENTERLINE
 CS CENTERLINE
 EP EDGE OF PAVEMENT
 CE CENTERLINE
 LG LOT LINE
 CD CENTERLINE
 SD SHORT DISTANCE ELEMENT
 PD PAVEMENT DISTANCE ELEMENT
 PD PAVEMENT DISTANCE ELEMENT
 PD PAVEMENT DISTANCE ELEMENT
 PD PAVEMENT DISTANCE ELEMENT



SITE DATA

OWNER/DEVELOPER: B & S DEVELOPMENT, INC.
 1100 Carillon Dr., Durham, NC 27704

PROPERTY ADDRESS: GIDEON GROVE CHURCH RD.
 ROCKINGHAM, NC 27853

PROPOSED: PHASE TWO (51 LOTS) 10.85 AC. 1
 PHASE ONE (13 LOTS) 2.08 AC. 1

ZONING: R-10

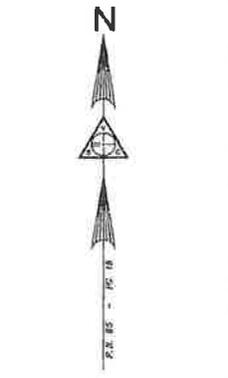
TOTAL AREA: 23.01 AC. 1

AREA IN LOTS: PHASE TWO (51 LOTS) 10.85 AC. 1
 PHASE ONE (13 LOTS) 2.08 AC. 1

ADJACENT: GIDEON GROVE CHURCH RD. (1.78 AC. 1)
 (1.78 AC. 1)

ENVIRONMENTAL SERVICES: QUALITY WELLS
 PRIVATE SEPTIC

DATE	REVISION
5/20/24	1



LOT	AREA	PERCENTAGE
1	0.10	0.43%
2	0.10	0.43%
3	0.10	0.43%
4	0.10	0.43%
5	0.10	0.43%
6	0.10	0.43%
7	0.10	0.43%
8	0.10	0.43%
9	0.10	0.43%
10	0.10	0.43%
11	0.10	0.43%
12	0.10	0.43%
13	0.10	0.43%
14	0.10	0.43%

DATE	REVISION
5/20/24	1

PLAT NO. 98 P. 70 (1)
 62854

Rockingham County, NC
 Douglas J. Curtis, Register of Deeds
 1000 S. 21st St., Suite 210
 Raleigh, NC 27601
 Phone: 919.873.1100
 Fax: 919.873.1101

FINAL PLAT

PHASE TWO

KNIGHT FARM

OWNER:
 B & S DEVELOPMENT, INC.
 a North Carolina Corporation
 HUNTSVILLE, VIRGINIA | ROCKINGHAM COUNTY, N.C.

SCALE: 1" = 100'

DATE: MAY 7, 2024

DESIGNED BY: OLIVIERO TOSCANI ARCHITECTS
 110 S. MARKET STREET, WASHINGTON, N.C. 27888
 (757) 477-0212 | info@olivierotoscani.com
 LICENSE NO. 0-21868

Document Information Document

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE IN FEET.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR RIGHTS OF WAY RECORDING AND APPROVED DURING THE HISTORY OF THE LAND SHOWN ON THE PLAT.

3. THIS PLAT IS BASED ON THE INSTRUMENTS OF RECORD REFERENCED HEREON. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REFLECT ALL ENCUMBRANCES ON THE PROPERTY, OR OTHER MATTERS THAT MAY AFFECT THE RECORD.

APPENDIX:
 SHEET A PORTION OF THE B & S DEVELOPMENT, INC. LOTS 1 THROUGH 14 IS SHOWN ON PLAT NO. 98.