

I, J. Dean Slate, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 416, Page 682; Book ---, Page ---) that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A, that the ratio of precision as calculated is 1:10000, 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 (GS 47-30 (F)(II) a3) that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number and seal this 13 day of December, 2023.

Signed J. Dean Slate LPLS No. L-2618



I, J. Dean Slate further certify that the control for this survey is from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey.

Class of Survey: Class A  
Positional Accuracy: 0.10'  
Type of GPS (or GNSS) field procedure: RTK  
Date(s) of Survey: November 15 & 30, Dec. 11, 2023  
Datum/Epoch: NAD 83/NSRS 2011  
Geoid Model: 12B  
Combined Grid Factor: 1.00001020  
Units: U.S. Survey Foot  
Horizontal positions are referenced to NAD 83/NSRS (2011)

Lines 1 thru 16 are along the center of U.S. Hwy 311 (Main Street). Lines 17 thru 29 are along the western R/W of the Norfolk & Southern Railroad

LINE	BEARING	DISTANCE
L1	N 01°48'28" W	59.38'
L2	N 00°21'02" E	169.66'
L3	N 01°10'27" E	110.28'
L4	N 01°07'54" E	117.12'
L5	N 01°04'47" E	127.95'
L6	N 00°50'05" E	121.65'
L7	N 01°19'34" E	109.23'
L8	N 02°32'28" E	98.30'
L9	N 05°59'51" E	58.13'
L10	N 14°31'55" E	97.36'
L11	N 24°03'51" E	54.10'
L12	N 31°13'38" E	51.28'
L13	N 37°10'24" E	47.29'
L14	N 43°41'44" E	81.00'
L15	N 49°31'10" E	72.85'
L16	N 54°52'24" E	25.81'
L17	S 40°53'44" W	55.89'
L18	S 33°53'55" W	127.33'
L19	S 27°23'23" W	100.74'
L20	S 21°14'55" W	118.53'
L21	S 14°22'12" W	122.94'
L22	S 07°57'01" W	96.29'
L23	S 02°32'23" W	94.91'
L24	S 03°09'12" E	98.85'
L25	S 09°08'35" E	111.92'
L26	S 14°18'05" E	71.61'
L27	S 18°18'36" E	69.75'
L28	S 23°02'59" E	113.54'
L29	S 27°48'16" E	56.39'

FILED Dec 19, 2023 02:18 pm  
BOOK 00022  
PAGE 0019  
INST # 08063

STOKES COUNTY NC  
BRANDON S. HOOKER  
REGISTER OF DEEDS

Stokesburg United Methodist Church  
DB. 676, Pg. 624  
PARCEL # 5636

Robert E. Brinkley  
DB. 382, Pg. 417  
PARCEL # 5637

Jennifer L. Rothrock  
DB. 386, Pg. 1888  
PARCEL # 5624

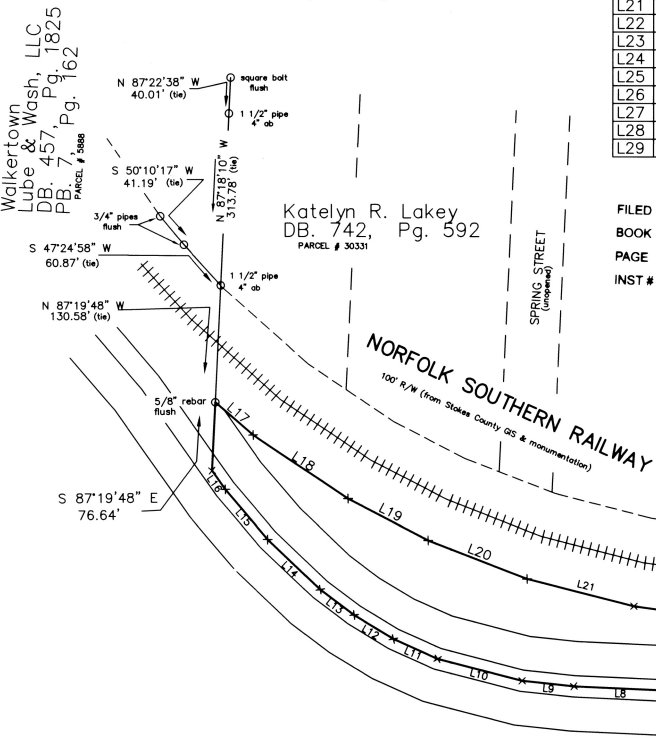
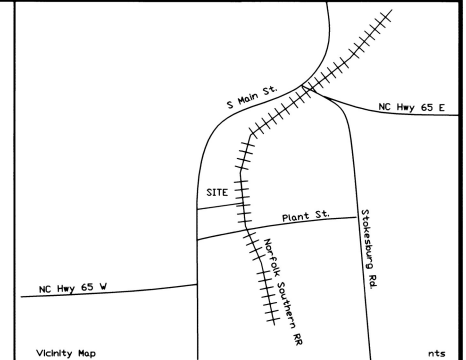
Robert E. Brinkley  
DB. 614, Pg. 1916  
PARCEL # 5639

AS & S Inc.  
DB. 639, Pg. 1477  
PARCEL # 5647

TRACT 2  
1.303 Ac. outside R/W  
0.859 Ac. within R/W  
1.562 Ac. TOTAL

TRACT 1  
2.016 Ac. outside R/W  
1.804 Ac. within R/W  
3.820 Ac. TOTAL

TOTAL AREA 5.182 Ac. (coord.)  
Date(s) of Survey  
Nov. 13 & 30,  
Dec. 11, 2023



US HWY 311 (MAIN STREET)  
(100' Public R/W)

PLANT STREET  
(40' Public R/W)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Certificate 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.

12/19/23 signed [Signature] Owner  
Date  
signed \_\_\_\_\_ Owner  
Date

CERTIFICATE OF APPROVAL FOR RECORDING BY ADMINISTRATIVE OFFICER

This is to certify that the subdivision plot shown hereon has been found to comply with the subdivision regulations of Walnut Cove, North Carolina with the exception of such variances, if any, as noted in the minutes of the Planning Board and recorded in the office of the Register of Deeds.

12/19/2023 signed [Signature] Administrative Officer, Town of Walnut Cove  
Date

- LEGEND
- R Property Line
  - R/W Right of Way
  - E Centerline
  - EP Edge of Pavement
  - x Point
  - Existing iron
  - Iron placed
  - R/W spike
  - Monument
  - Planted stone
  - Nail

NOTE: This plat is subject to any Easements, Agreements, or Rights of Way of record prior to date of this plat, which were not visible at the time of inspection.

REVISIONS	PLAT FOR	OWNER
		<b>KOSTASS INC.</b>
	RECORD REFERENCES:	DB. 616, Pg. 657 PIN # 6962243360.000 Parcel # 5646
	Owner	Kostass Inc.
Scale	Date	Township
1 in. = 50 ft.	Nov. 29, 2023	Sauratown
Job No.		County
172-23-3R		Stokes
		State
		NC
		Drawn by
		TA-20 ngh
		Checked by
		J.D.S.