I, Charles E. Thompson, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision from deeds shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information found on the face of this plat; that the ratio of precision as calculated before adjustment is 1 : 10,000 +; that the plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 19th day of JULY, A.D., 2019.

Charles E. Thompson, Jr., P.L.S. L - 4395

NORTH CAROLINA PROFESSIONAL SEAL L-4395 LAND SURVEYOR CHARLES E. THOMPSON JR.

I certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Charles E. Thompson, Jr., P.L.S. L - 4395

LEGEND

ERB	EXISTING REBAR FOUND
NRB	NEW REBAR SET
EIP	EXISTING IRON PIPE OR PIN FOUND
NIP	NEW IRON PIPE OR PIN SET
ESF	EXISTING STONE FOUND
EAF	EXISTING IRON AXLE FOUND
EMN	EXISTING MAGENTIC NAIL FOUND
NMN	NEW MAGENTIC NAIL SET
ECS	EXISTING COTTEN SPINDLE SPIKE FOUND
NCS	NEW COTTEN SPINDLE SPIKE SET
ERS	EXISTING RAILROAD SPIKE FOUND
NRS	NEW RAILROAD SPIKE SET
ECM	EXISTING CONCRETE MONUMENT FOUND
NCM	NEW CONCRETE MONUMENT SET
ENL	EXISTING NAIL FOUND
NNL	NEW NAIL SET
CP	COMPUTED POINT (NOT ON THE GROUND)
CL	CENTERLINE
CO	CLEAN OUT
ETB	ELECTRIC TRANSFORMER BOX
FH	FIRE HYDRANT
MBL	MINIMUM BUILDING LIMITS
MHC	MANHOLE COVER
N/F	NOW OR FOMERLY
OHL	OVERHEAD UTILITY LINE(S)
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SSL	SANITARY SEWER LINE(S)
TP	TELEPHONE PEDESTAL
TVP	TELEVISION PEDESTAL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE

FINAL PLAT FOR
4059 FARM, LLC
OWNER
4059 FARM, LLC
TALLY HO TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA
SCALE 1" = 100' JULY 19, 2019
FILE # 39-19-003A-L
PIN 0980-00-34-4548

CHARLES' SURVEYING
LICENSE NUMBER: F-1326
133 BRISTOL MEADOWS ROAD
KITTRELL, N.C. 27544
PHONE # 252-213-9599

WATERSHED CERTIFICATE OF EXCLUSION

I certify that this property is not located within the boundaries of a Public Water Supply Watershed, as shown on the Granville County Watershed Map Atlas.

Date

Watershed Administrator
Granville County, N.C.

FLOOD CERTIFICATION

This will certify that the Subject Property is not located in a Special Flood Hazard Area zoned "AE" as determined by The Department of Housing & Urban Development. Effective APRIL 16, 2007 – MAP # 3720098000J Special Flood Hazard Area shown hereon as scaled from above stated map.

BELINDA G. ELLIS
VERNON K. ELLIS
DEED BOOK 1313, PAGE 633
PLAT BOOK 38, PAGE 10
TRACT 1
PIN 0980-00-32-4651

4059 FARM, LLC
DEED BOOK 1726, PAGE 783
PLAT BOOK 48, PAGE 43
PIN 0980-00-34-4548
274.181 ACRES REMAINING

KENNETH RAY THOMPSON
LINDA W. THOMPSON
DEED BOOK 1595, PAGE 126
PLAT BOOK 26, PAGE 51
LOT 2
PLAT BOOK 29, PAGE 7
LOT 2A
PIN 0980-00-52-8772

DANNY LIN WHITE
SANDY OAKLEY WHITE
DEED BOOK 1269, PAGE 453
PLAT BOOK 36, PAGE 191
LOT 3B
PIN 0980-00-52-5813

ANDREW NEAL SIGORA
DEED BOOK 1493, PAGE 129
PLAT BOOK 26, PAGE 51
LOT 3
PLAT BOOK 26, PAGE 246
LOT 3A
PIN 0980-00-52-6677

ROELLA M. DANIEL
DEED BOOK 148, PAGE 168
PIN 0980-00-32-9143

4059 FARM, LLC
DEED BOOK 1726, PAGE 783
PLAT BOOK 48, PAGE 43
PIN 0980-00-34-4548
274.149 ACRES REMAINING

TIE S 00°59'34"E 1371.33' 1144.77'
TIE N 74°37'12"E 227.01'
TIE N 16°08'56"W 195.63'
TIE N 74°58'58"E 285.68' 256.01'
TIE S 16°20'59"E 539.92'
TIE S 75°00'19"W 269.25' 229.23'
TIE S 75°02'02"W 190.04'
TIE 60.79' S 74°59'51"W
TIE S 74°58'58"W 1075.00'
N 74°58'58"E 1050.00'
PROPOSED 60' ACCESS EASEMENT N 75°02'36"E 201.72'
PROPOSED 60' ACCESS EASEMENT S 15°01'02"E 325.00'
PROPOSED 60' ACCESS EASEMENT N 15°01'02"W 215.84' 245.84'
S 16°20'59"E 245.91' 215.93'
N 15°01'02"W 295.00'
S 15°01'02"E 325.00'
S 75°02'30"W 242.44' 207.44'
40.02'
29.67'
30.92'
29.98'
25.00'
35.00'
30.00'
150.00'

① 1.119 ACRES 48,750 SQ. FT. GROSS 44,250 SQ. FT. LESS R/W DEED BOOK 1726, PAGE 783 PLAT BOOK 48, PAGE 43 PIN 0980-00-34-4548

② 1.119 ACRES 48,750 SQ. FT. GROSS 44,250 SQ. FT. LESS R/W DEED BOOK 1726, PAGE 783 PLAT BOOK 48, PAGE 43 PIN 0980-00-34-4548

③ 1.119 ACRES 48,750 SQ. FT. GROSS 44,250 SQ. FT. LESS R/W DEED BOOK 1726, PAGE 783 PLAT BOOK 48, PAGE 43 PIN 0980-00-34-4548

④ 1.119 ACRES 48,750 SQ. FT. GROSS 44,250 SQ. FT. LESS R/W DEED BOOK 1726, PAGE 783 PLAT BOOK 48, PAGE 43 PIN 0980-00-34-4548

⑤ 1.119 ACRES 48,750 SQ. FT. GROSS 44,250 SQ. FT. LESS R/W DEED BOOK 1726, PAGE 783 PLAT BOOK 48, PAGE 43 PIN 0980-00-34-4548

⑥ 1.119 ACRES 48,750 SQ. FT. GROSS 44,250 SQ. FT. LESS R/W DEED BOOK 1726, PAGE 783 PLAT BOOK 48, PAGE 43 PIN 0980-00-34-4548

⑦ 1.119 ACRES 48,750 SQ. FT. GROSS 44,250 SQ. FT. LESS R/W DEED BOOK 1726, PAGE 783 PLAT BOOK 48, PAGE 43 PIN 0980-00-34-4548

⑧ 1.155 ACRES 50,293 SQ. FT. GROSS 44,081 SQ. FT. LESS R/W DEED BOOK 1726, PAGE 783 PLAT BOOK 48, PAGE 43 PIN 0980-00-34-4548

ZONED: AR 40
MBL SETBACKS
50' FRONT FROM R/W
15' SIDE MBL
25' REAR

OLD 75 - S.R. 1004

RAINEY WAY
EXISTING 60' PRIVATE R/W
AS PER PLAT BOOK 10, PAGE 171

OAK VALLEY DR.
EXISTING 60' PRIVATE R/W

MAPLE LANE
EXISTING 60' PRIVATE R/W

EXISTING FARM PATH

100 0 100 200 300
GRAPHIC SCALE - FEET

I herby certify that the subdivision plat as depicted hereon has been granted final approval pursuant to the Granville County Subdivisions Regulations and requirements cited therein.

8-29-19 Date — Land Development Administrator

State of North Carolina
County of Granville

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

8-29-19 Review Officer

OWNER(S) CERTIFICATION

I(we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which was conveyed to me (us) by deed recorded in the Granville County Register of Deeds Office in Book 1726, Page 783, and that I (we) hereby adopt this plan of subdivision with my (our) free consent. Futher,I (we) hereby certify that the land as shown herron is within the subdivision regulation jurisdiction of Granville County, North Carolina.

Owner — Date (95 agent 8-28-19)

Owner — Date

Area computed by Coordinate Method

To the best of my knowledge, this survey is not within 2000' of a Grid monument.

All distances shown on the face of this plat are horizontal ground distances.

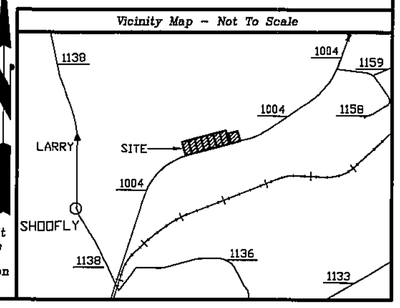
This plat is subject to all easements, agreements, and right-of-ways of record prior to the date of this plat.

All of the following property markers are control corners unless otherwise noted: NRB, NMN, ERB, EIP, EPK, EMN, EIS.

This survey has been prepared without the benefit of a "Title Report" and does not therefore necessarily indicate all encumbrances on the property.

Doc ID: 003357530001 Type: CRP
Recorded: 08/29/2019 at 01:33:17 PM
Fee Amt: $21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 48 PG 105

Vicinity Map - Not To Scale



NORTH RELATIVE TO PLAT BOOK 48, PAGE 43