

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, Shana Hester, Review Officer of Granville County, certify that
this map or plat to which this certification is affixed meets all statutory requirements for recordings.

Shana Hester 10/31/23
Review Officer Date

Owner Certificate

I hereby certify that I am the owner of the property shown and described hereon. Which
was conveyed to me by Deed recorded in the Granville County Register of Deeds in Book
801, Page 184, and that I hereby adopt this plan of subdivision with my free consent.
Further, I hereby certify that the land as shown hereon is within the subdivision regulation
jurisdiction of Granville County, North Carolina.

Steven T. Wheeler 10-30-23
Owner Date

LDA Certificate

I hereby certify that the subdivision plat as depicted hereon has been granted final approval
pursuant to the Granville County Subdivision Regulations.

Shana Hester, Deputy 10/31/23
Land Development Administrator / Granville County, North Carolina Date

NOTES:

- This property is NOT within any Watershed District
- This property is NOT located within any flood hazard area as defined by HUD.
- Minimum Building setbacks are: Front - 50', Sides - 15', Rear - 25'

Positional Accuracy Certification

I, Benjamin L. Bryan, certify that this map was drawn under my supervision
from an actual GPS survey made under my supervision and that the following
information was used to perform the survey.

- (1) Class of survey: Rural and Farmland Surveys (Class C)
- (2) Positional accuracy: 0.10'
- (3) Type of GPS field procedure: RTK Network
- (4) Date of survey: 10-23
- (5) Datum/Epoch: NAD83 (NSRS 2011)
- (6) Published/Fixed-control use: RTK Network
- (7) Geoid model: CONUS 2018
- (8) Combined Grid Factor: 1.00003931
- (9) Units: U.S. Survey Feet

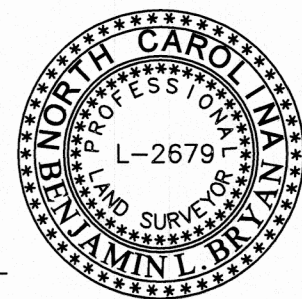
I, Benjamin L. Bryan, Professional Land Surveyor No. L-2679, certify that
a. That this plat is of a survey that creates a subdivision of land within the
area of a County or Municipality that has an ordinance that regulates parcels
of land.

STATE OF NORTH CAROLINA
GRANVILLE COUNTY

I, Benjamin L. Bryan, certify that this plat was prepared under my supervision
from an actual survey of description(s) as recorded in D.B. 801-184.
That the boundaries not surveyed are clearly indicated as such and was plotted
from information as referenced hereon; that the ratio of precision or
positional accuracy as calculated is greater than 1:15,000+; that
this plat was prepared in accordance with NCGS 47-30 as amended.

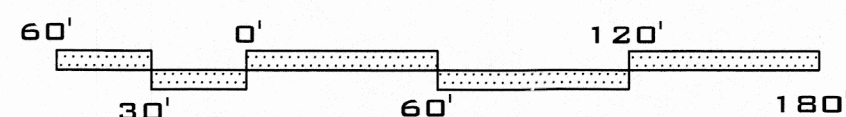
Witness my original signature, license number and seal this
30th day of October, 2023.

Benjamin L. Bryan
Professional Land Surveyor (L-2679)



Surveyed By:
Ben L. Bryan, P.A.(C-810)
4017 U.S. HWY 15 SOUTH
OXFORD, N.C. 27565
PH: 919-482-9447
Email: blbpa@ncol.net

Bar Scale
Scale 1" = 60'



Cannady Mill Road - S.R. 1622 - 60' R/W

TRACT 2
1.20 Acres

1828-00-83-1244
Steven T. Wheeler
D.B. 801-187
3102 Cannady Mill Rd.

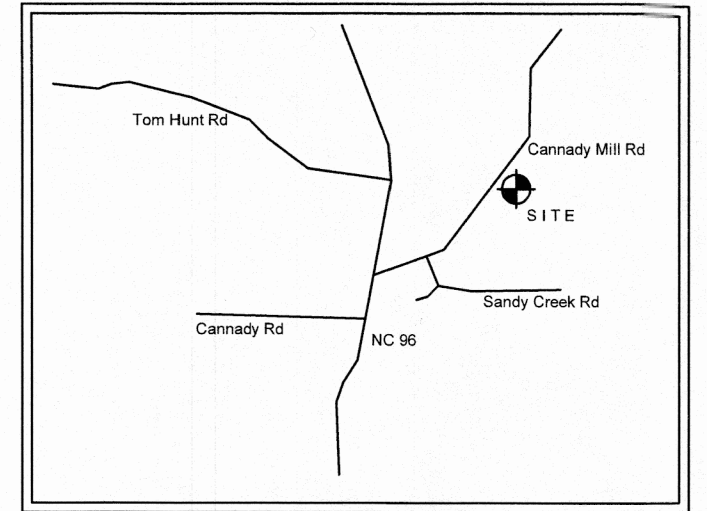
TRACT 1
1.58 Ac.

1828-00-73-5300
Steven T. Wheeler
D.B. 801-184, P.B. 24-120
3095 Cannady Mill Rd.

1828-00-73-5300
Steven T. Wheeler
D.B. 801-184, P.B. 24-120
(1.28 Ac. Being Recombined)

1828-00-53-8520
Joseph Milton
D.B. 159-359, P.B. 14-12

1828-00-83-1244
Steven T. Wheeler
D.B. 801-187
(44.2 +- Acres)



VICINITY MAP
NOT TO SCALE

LEGEND

- EIP - Existing Iron Pin
- IPS - Iron Pin Set
- EPKN - Existing PK Nail
- CP - Computed Point
- ◆ ECM - Existing Concrete Monument

Doc ID: 003799260001 Type: CRP
Recorded: 10/31/2023 at 09:24:00 AM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **52** PG **175**

Recombination & Minor Subdivision Survey for
Steven T. Wheeler, Heirs

Brassfield Township - Granville County - North Carolina
Date: October 30, 2023 - Scale: 1" = 60' - File No.: 2023155

Recorded, Granville County Registry, Book __, Page __.