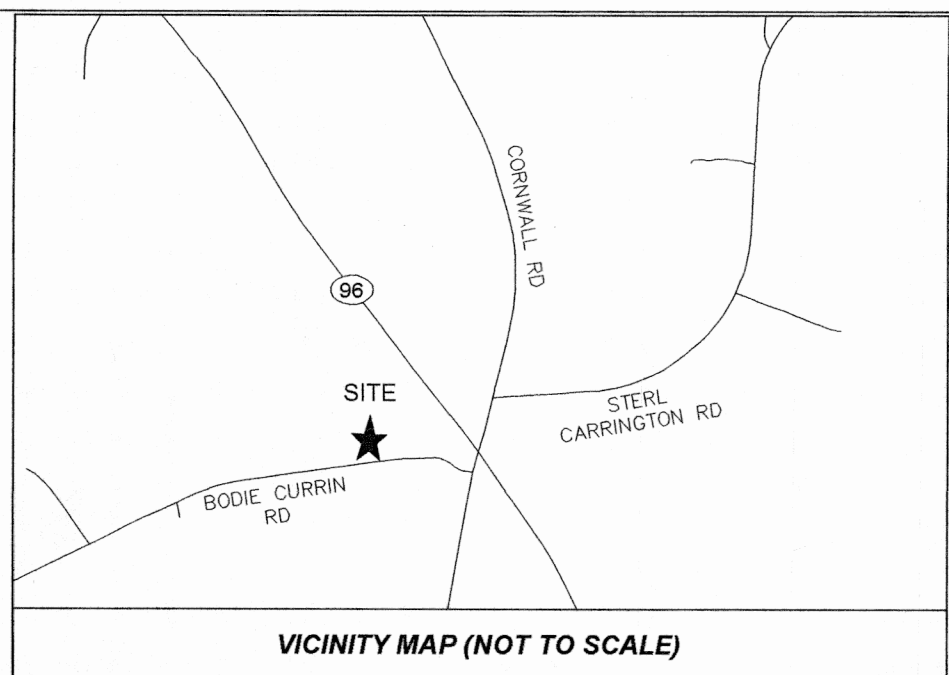
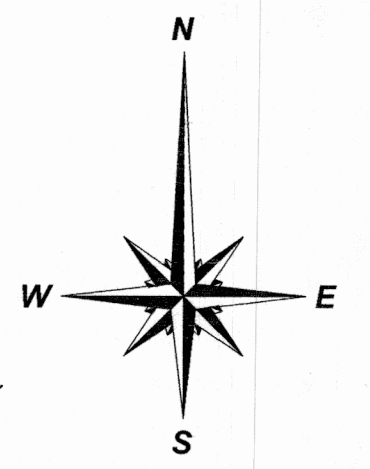




VICINITY MAP (NOT TO SCALE)

ABBREVIATION LEGEND	
IRF	IRON REBAR FOUND
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
CP	COMPUTED POINT
DB	DEED BOOK
PB	PLAT BOOK

Doc ID: 003855890001 Type: CRP
Recorded: 06/20/2024 at 02:10:45 PM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCES: DB 896 PG 601; OF THE GRANVILLE COUNTY REGISTRY. MAP #: 190402779640
6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720190400J DATED 4/16/2007.
8. NO IMPERVIOUS RESTRICTIONS KNOWN AT TIME OF SURVEY. CONTACT GRANVILLE PLANNING DEPT FOR FURTHER VERIFICATION.
9. ZONE: AR-40; SETBACKS: FRONT:50, REAR:25, SIDE:15. CONTACT GRANVILLE COUNTY PLANNING DEPT FOR FURTHER VERIFICATION.
10. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
11. NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY.

Certificate of Ownership

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 896 Page 601, and that I(we) hereby adopt this Plan of Subdivision with my(our) free consent. Further, I(we) hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of the Granville County, North Carolina.

6-4-2024
6-4-2024
Date

Mary McIntyre
Julian E McIntyre
Owner (Printed)

Mary McIntyre
Julian E McIntyre
Owner (Signature)

SURVEY CONTROL / GRID TIE NOTES

- 1) CLASS OF SURVEY: CLASS AA
- 2) POSITIONAL ACCURACY: 0.05'
- 3) GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
- 4) DATE OF GPS SURVEY: 7/17/2022
- 5) DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011)
- 6) PUBLISHED / FIXED CONTROL USED: CORS(NC RTN)
- 7) GEIOD MODEL: GEIOD 12B
- 9) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- 10) ROOT MEAN SQUARE ERROR AT 95% CONFIDENCE LEVEL USED TO CHECK ACCURACY

SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5276 CERTIFY TO ONE OF THE FOLLOWING: 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;

Adam R. Canoy
ADAM R. CANOY, P.L.S. N.C. REG. No.: L-5276

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 896, PAGE 601; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 10, PAGE 159; THAT THE RATIO OF PRECISION IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 20 DAY OF June, 2024
SEAL



Adam R. Canoy
ADAM R. CANOY, PLS L-5276

LINE AND SYMBOL LEGEND

- PROPERTY LINE (PL)
- PL NOT SURVEYED
- TIE LINE
- EDGE OF PAVEMENT
- SETBACK
- WIRE FENCE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY

0 30' 60' 120'
SCALE: 1" = 60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3187.08'	162.17'	162.15'	S 83°51'39" W	2°54'55"
C2	3187.08'	115.22'	115.22'	S 86°33'06" W	2°04'17"
C3	3187.07'	10.98'	10.98'	S 85°25'02" W	0°11'51"
C4	3157.08'	100.69'	100.69'	N 86°40'40" E	1°49'39"
C5	3157.08'	159.55'	159.53'	N 84°07'00" E	2°53'44"
C7	3127.08'	269.00'	268.92'	N 85°07'53" E	4°55'44"

N/F
IRA L YOUNG
MAP # 190402870917
DB 942 PG 366
PB 26 PG 94

N/F
DIANE THROCKMORTON
TAMEKA RENE THROCKMORTON
MAP # 190402872868
DB 1005 PG 741

CANOEY SURVEYING CONTROL
NAIL SET (499)
GRID N: 947802.11'
GRID E: 2108191.41'
COMBINED SCALE FACTOR:
0.9999963412043118

LINE	BEARING	DISTANCE
L1	S 48°19'20" E	42.03'
L2	S 48°19'20" E	39.15'
L3	N 86°41'15" E	65.00'
L4	S 87°09'09" W	35.03'
L5	S 86°41'15" W	89.44'
L6	S 53°45'54" W	10.05'

N/F
JAMES JUNIOR WILLIAMS
WANDA DIANNE WILLIAMS
MAP # 190402870494
DB 1915 PG 465
PB 12 PG 117

Planning Certificate

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

6-20-2024
DATE

Land Development Administrator

CANOEY SURVEYING

P-1938
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

MINOR SUBDIVISION PLAT
BODIE CURRIN ROAD
PROPERTY OF

MAP# 190402779640 - GRANVILLE COUNTY
OXFORD TOWNSHIP - OXFORD, NORTH CAROLINA

DATE OF SURVEY:	02/9/2024
SCALE:	1" = 60'
DRAWN BY:	DAD
CHECKED BY:	ARC
PROJECT:	BODIECURRINRD
SHEET:	1 / 1