STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

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

_____ _____
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 office in Book 658, Page 233, 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.

_____
Owner / Date

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

_____
Land Development Administrator / Granville County, N.C. Date

Notes: -Areas 1 and 2 are to be Re-Combined with Landmark Baptist Church property.
- Lines "A" to "C" to "D" were incorrect as seen in P.B. 39-75, the correct lines were "A" to "E" to "D" Existing iron pin "E" was monumented day of survey by this office and was present this survey.
- Lines "A" to "B" in a clockwise direction were NOT surveyed this date, but were computed from other references as shown herein.
- Site is in the WS-IV-NSW Watershed District
- Site has some flood zone areas as shown.
-Zoning is AR-40
-Setbacks are, Front - 50', Sides-15', and Rear - 25'
-Site is located in the Lower Falls Lake Watershed. Please contact Granville County before conducting end land disturbance activity.
-Notice to lot owners:
Local Storm Water Management Regulations apply in the Falls Lake Watershed. Residential land disturbance of 0.50 acres or more and non-residential land disturbance of 12,000 SF or more require submittal of a storm water plan for compliance and applicable standards to Granville County. Lot owners seeking building permits for land disturbances exceeding these thresholds must submit a storm water plan.

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: 7-23
(5) Datum/Epoch: NAD83 (NSRS 2011)
(6) Published/Fixed-control use: RTK Network
(7) Geoid model: CONUS 2018
(8) Combined Grid Factor: 1.000028503971
(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 areas 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. 658-233 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 1:10,000+; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, license number and seal this 1st day of August, 2023.

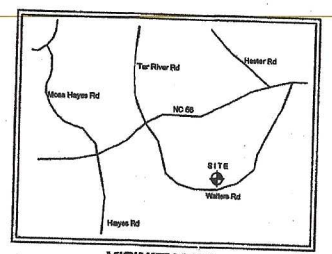
_____
Professional Land Surveyor (L-2679)

NORTH CAROLINA PROFESSIONAL L-2679 LAND SURVEYOR BENJAMIN L. BRYAN

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" - 150'
150' 0' 300'
75' 150' 450'

N.C. Grid North (NAD83)



VICINITY MAP
NOT TO SCALE

LEGEND
- EIP - Existing Iron Pin
- IPS - Iron Pin Set
- EN - Existing Nail
- CP - Computed Point

Easement Centered On Existing Waterline. Location is Approximate

Line Table

Line	Bearing	Dist.
L-1	S82°09'03"W	71.13'
L-2	S89°12'36"W	100.06'
L-3	S87°19'09"W	108.90'
L-4	S86°58'31"W	108.79'
L-5	S87°58'11"W	38.95'
L-6	S47°00'43"W	37.46'

Curve Data
S51°56'51"W
109.02'
R = 1005.62'
L = 109.07'

1816-00-23-0137
Brandon C. Smith & Ashley M. Smith
D.B. 1685-364, P.B. 24-202

1816-00-42-0993
Kuruville Verghese & Margrith Vergheses
D.B. 1255-259, P.B. 36-147

Tract 1
38.45 Ac.
1816-00-42-1536
Ellen S. Averette
D.B. 658-233, P.B. 2-73
Est. File 2011-104

Tract 2
3.46 Ac.
1816-00-42-1536
Ellen S. Averette
D.B. 658-233, P.B. 2-73
Est. File 2011-104

AREA 1
0.07 Ac. (2868.08 S.F.)

AREA 2
0.27 Ac. (11,902.59 S.F.)

1816-00-31-6817
Landmark Baptist Church of Granville Co. N.C., Inc.
D.B. 1028-73, P.B. 29-178
D.B. 1293-333, P.B. 37-97
D.B. 1371-935, P.B. 39-75

1816-00-21-7760
Michael F. Moerlean
D.B. 1926-782, P.B. 37-97

1816-00-41-6720
Mark White & Sarah D. White
D.B. 1246-134, P.B. 35-72

1816-00-41-6465
Steven Paul Beezley & Sandra Gaye Beezley
D.B. 1873-2, P.B. 36-143, 38-65

Walters Road - S.R. 1704 - 60' R/W

Property of and Minor Subdivision Survey for
Ellen S. Averette
Brassfield Township - Granville County - North Carolina
Date: August 1, 2023 - Scale: 1" = 150' - File No.: 2023124
Recorded, Granville County Registry, Book ___, Page ___.