

## General Notes

- 1) Area by Coordinate Method
- 2) Distances are horizontal ground U.S. Survey Feet
- 3) This survey performed without benefit of title examination and is made subject to any document which may affect subject property.
- 4) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.

## Surveyor's Certificate

I, Stephen M. Puckett, hereby 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

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in (see deed reference)); that the positional accuracy as calculated is 0.12'; that this plat was prepared in accordance with G.S. 47-50 as amended. Witness my original signature, license number and seal this 12th day of March, A.D., 2022

Professional Land Surveyor, License Number L-3991



State of North Carolina, County of Granville

ERIC R. DODSON

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

3/15/23  
Date

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 (see ref.), and that we hereby adopt this plan of subdivision with my free consent. Further, we hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of Granville County, North Carolina.

3-15-23  
Date

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

3/15/23  
Date

## Legend (unless otherwise noted)

- #4 Rebar Found
- #4 Rebar Set
- Nail Set
- Calculated Point
- Concrete Monument
- Right of Way
- Centerline
- Property Line
- Overhead Utilities
- Total Distance
- Property Line Surveyed
- Property Line Tie
- Deed or Plat Line
- Right of Way Line
- Overhead Utility Line
- Utility Pole
- Pole mounted area light
- Rebar Found
- State Plane Coordinates
- Franklin Co. Registry

**Puckett Surveyors, PLLC**  
Professional Land Surveyors  
FIRM LICENSE NO. (P-1168)

PO Box 2351  
Oxford, NC 27565  
P. 919.528.8900

File: 22046-3

## Notes

- 1) Area by Coordinate Method. Parcel areas calculated using scaled ground coordinates.
- 2) Property line measurements are grid distances in U.S. Survey Feet. Project combined factor is 0.9999036.
- 3) All buildings, surface, subsurface improvements and utilities are not necessarily depicted hereon.
- 4) No title report provided. Easements or rights of others not shown hereon may exist.
- 5) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.
- 6) Overhead utilities subject to a Duke Energy 10' maintenance easement.
- 7) Falls Lake Watershed mapped using N.C. GIS data referenced to N.C. SPC NAD 83(2011)

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| 1          | S64°23'12"E | 204.61'  |
| 2          | S68°32'52"E | 185.81'  |

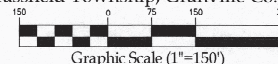
## Site Data

- 1) PIN 18350044/438  
Record No. 20632
- 2) Watershed: portion within Falls Lake
- 3) River Basin: Neuse & Tar Pamlico
- 4) Zone: AR-40
- 5) Setbacks: Street 50', Side 15', Rear 25'

## References

- DB 1920/167  
PB 24/250
- Owner  
JSW Partners, G.P.  
10931 Strickland Rd Ste 111  
Raleigh, NC 27615

Minor Subdivision  
Survey for:  
**JSW Partners, G.P.**  
March 1, 2023  
Brassfield Township, Granville Co., N.C.



Doc ID: 003748890001 Type: CRP  
Recorded: 03/16/2023 at: 09:16:08 PM  
Fee Amt: \$21.00 Page 1 of 1  
Granville County, NC  
Kelly H. Taylor Reg of Deeds  
BK 52 PG 37

