

NOTE:
This plat is subject to all
assessments, easements, and
other encumbrances shown
prior
to the date of this plat.

AMY B. MALUGEN
DEED BOOK 744, PAGE 785
PLAT BOOK 21, PAGE 198
PIN: 1908 00 10 4547
30.75 ACRES REMAIN PER GIS

NORTH REFERENCED TO PLAT BOOK 37, PAGE 192

REFERENCES:
DEED BOOK 744, PAGE 785
PLAT BOOK 21, PAGE 198
PIN: 1908 00 10 4547

Certification:
I, Barry H. Oakes, do hereby certify that this map was
drawn by me or under my direction and supervision from
an actual field survey made by me or under my
direction and supervision, from references noted herein,
and that the lines shown on this map are the lines of the
surveyed area shown as broken lines plotted from
references noted herein; that this map was prepared
in accordance with G.S. 42-35 as amended. Witness
my original signature, date and registered number
this 10th day of October, 2024.

Barry H. Oakes, PLS
L-3061



1. That the survey is of an existing parcel or
portion of land and does not create a new
parcel of land.
2. That the survey is of an existing building
or other structure, or natural feature,
such as a watercourse or
the recombination of existing parcels, a court-
defined or subdivision.
3. That the survey is of an existing parcel or
portion of land and does not create a new
parcel of land.
4. That the information available to the surveyor
is such that the surveyor is unable to make a
professional quality map to provisions contained
in (a) through (d) above.



NOTES:

1. AREA WAS COMPLETED BY THE COORDINATE METHOD.
2. AREA IS INCLUSIVE OF THE ADJACENT ROAD OR WAY.
3. INFORMATION, THERE MAY BE OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.
4. MINIMUM BUILDING SETBACK REQUIREMENTS.
5. MINIMUM BUILDING SETBACK REQUIREMENTS.
6. ACCESSORY BUILDINGS: 10' AND NOT BEYOND THE FRONT CORNER OF THE HOUSE.

MINOR SUBDIVISION FOR AND PROPERTY OF:

AMY B. MALUGEN

SASSAFRAS FORK TOWNSHIP, GRANVILLE COUNTY, NORTH CAROLINA
DATE: OCTOBER 10, 2024 SCALE: 1" = 60' FILE NO.: 24-086



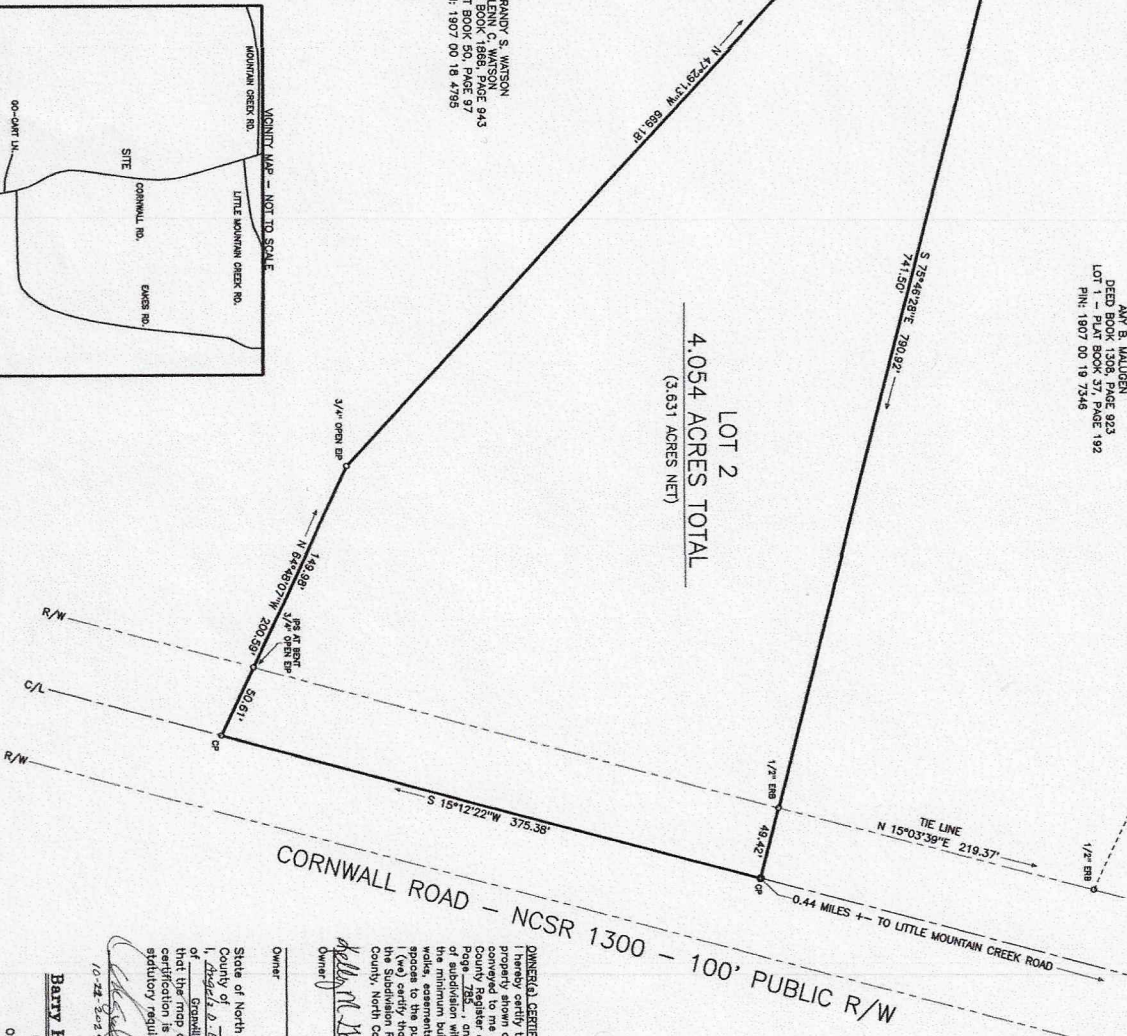
I hereby certify that the subdivision
as depicted hereon has been granted
final approval pursuant to the Granville
County Subdivision Regulations.

Land Development Administrator
10-22-2024

- LEGEND
- EP Existing Iron Pipe / Iron Pin
 - 3/4" Existing Iron Pipe
 - ES Existing Steel Spindle
 - R/W Right-of-Way
 - EPK Existing PK Nail
 - PKS New PK Nail
 - ECM Existing Concrete Mon.
 - CP Compacted Point
 - MBL Minimum Building Line
 - ES Existing Steel Spindle
 - CHL Overhead Utility Line
 - ENL Existing Electric Line
 - ENL Existing Gas Line
 - MNS Magnolia Nail Set
 - SSM Storm Sewer Drop Inlet
 - STSD Storm Sewer Drop Inlet
 - RCP Reinforced Concrete Pipe

AMY B. MALUGEN
DEED BOOK 744, PAGE 785
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LOT 2
4.054 ACRES TOTAL
(3.631 ACRES NET)



CORNWALL ROAD - NCSR 1300 - 100' PUBLIC R/W

BRANDY S. WATSON
GLENN C. WATSON
DEED BOOK 1868, PAGE 943
PLAT BOOK 501, PAGE 37
PIN: 1807 00 19 4785

OWNER'S CERTIFICATION
I, the owner(s) of the
property shown and described herein which was
conveyed to me by deed recorded in the Granville
County Register of Deeds Office in Book 744,
Page 785, and that I (we) hereby adopt this plan
to be a subdivision of the land shown hereon into
the minimum building lines, and dedicate all alleys,
walks, easements, paths, roads, streets and open
spaces to the public or private use as noted. Further
the Subdivision Regulations jurisdiction of Granville
County, North Carolina.

Owner: *Barry H. Oakes* Date: *10-21-2024*

State of North Carolina
County of Granville
I, Barry H. Oakes, Review Officer
of Granville County, certify
that this map or plat to which this
certification is attached complies with the
statutory requirements for recording.

Barry H. Oakes
10-22-2024
Review Officer

Barry H. Oakes Surveying, P.A.
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S.W. 10th Street
Oxford, North Carolina 27565
Tel: (919) 693-3280
Email: bhoakes@bhoakes.com
C-1581