

LEGEND

EIP	Existing Iron Pipe
IPS	3/4" Iron Pipe Set
ERB	Existing Rebar
RBS	Rebar Set
R/W	Right-of-Way
EPK	Existing PK Nail
PKS	New PK Nail
ECM	Exist. Concrete Mon.

MBL	Minimum Building Line
ES	Existing Steel Spindle
OHUL	Overhead Utility Line
EN	Existing Nail
EMN	Existing Magnetic Nail
MNS	Magnetic Nail Set
SSMH	Sanitary Sewer Manhole
ST.SDI	Storm Sewer Drop In
RCP	Reinforced Concrete Pipe
TP	Telephone Pedestal

REFERENCES:

TRACT 1 – BEING A PORTION OF THE LAND DESCRIBED IN PLAT BOOK 123, PAGE 383, SECOND TRACT, PLAT BOOK 1, PAGE 116, AND ALL OF PARCEL B.

TRACT 2 – BEING A PORTION OF THE LAND DESCRIBED IN PLAT BOOK 123, PAGE 383, SECOND TRACT, PLAT BOOK 1, PAGE 116.

TRACT 3 – BEING A PORTION OF THE LAND DESCRIBED IN PARCEL A – BEING A PORTION OF THE LAND DESCRIBED IN PLAT BOOK 123, PAGE 383, PLAT BOOK 34, PAGE 116.

TRACT 4 – BEING A PORTION OF THE LAND DESCRIBED IN PARCEL B – BEING A PORTION OF THE LAND DESCRIBED IN PLAT BOOK 93, PAGE 150.

SUBJECT PROPERTY PIN: 1912 11 65 9292

Certification. I, Berry H. Oakles, do hereby certify that this map was prepared 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; that the ratio of precision _____ computed from altitudes and departures is 1:25,000; that the lines not actually surveyed are drawn as broken lines plotted from references noted herein; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, seal and registration number this 15th day of November, 2024.

Barry H. Oakes, PLS L-3061

CERTIFICATE

1. Barry H. Oakes, certify to one or more of the following as indicated thus, _____

- This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- This survey is located in such a portion of a county or municipality that is unregulated as to parcels of land and does not create parcels of land;
- Any one of the following:
 - That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

3. That the survey is a control survey.

d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (c) through (d) above.

Barry H. Oakes, PLS
L-3061

CLARA HERNANDEZ
ARCEL 2 - DEED BOOK 932
AGE 356
PIN: 1912 11 65 4114

TRACT 2
1.3605 AC.

NOTES:

1. ALL AREAS WERE COMPUTED BY THE COORDINATE METHOD.
2. ALL AREAS ARE INCLUSIVE OF ALL AFFECTED RIGHTS OF WAY AND EASEMENTS.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE CURATIVE ACT, AND THEREFORE IT IS POSSIBLE THAT THERE MAY BE UNRECORDED OR UNDEVELOPED RIGHTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY.
5. THERE ARE NO EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WISCONSIN.
6. PARCEL A WILL BE COMBINED WITH THE ADJOINING PROPERTY OWNED BY THE RAGLAND HEIRS.
7. PARCEL B WILL BE COMBINED WITH THE SUBJECT PROPERTY OWNED BY BETSY SUIT OAKLEY AND REBECCA SUIT WALSH.
8. PARCEL C WILL BE COMBINED WITH THE SUBJECT PROPERTY OWNED BY BETSY SUIT OAKLEY AND REBECCA SUIT WALSH.
9. PARCEL D WILL BE COMBINED WITH THE SUBJECT PROPERTY OWNED BY BETSY SUIT OAKLEY AND REBECCA SUIT WALSH.

RONALD McDUFFIE RAGLAND HEIRS
HUGH RAGLAND, JR. HEIRS
DEED BOOK 93, PAGE 150

SEE MUNIMENT OF TITLE AFFIDAVIT
DEED BOOK 1957, PAGE 63
PIN: 1912 04 54 7286

BEING A PORTION OF THE LAND DEED
DEED BOOK 123, PAGE 383, SECOND
PLAT BOOK 34, PAGE 116
PIN: 1912 11 65 9292

RECOMBINATION SURVEY FOR:

BETSY SUITT OAKLEY

AND
REBECCA SUITT WALSH

FISHING CREEK TOWNSHIP, GRANVILLE COUNTY, NORTH CAROLINA
CITY OF OXFORD EXTRA-TERRITORIAL JURISDICTION
DATE: NOVEMBER 15, 2024 SCALE: 1" = 40' FILE NO.: 24-071

CITY OF OXFORD EXTRA-TERRITORIAL JURISDICTION
DATE: NOVEMBER 15, 2024 SCALE: 1" = 40' FILE NO.: 24-071

Doc ID: 003888060001 Type: CRP
Recorded: 11/21/2024 at 10:04:19 AM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 54 PG 73

BK 54 PG 73

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH-BEARING
C-1	5903.21'	91.32'	182.65'	182.64'	S 0°02'52.00" W
C-2	5903.21'	19.44'	38.88'	38.88'	S 08°45'28" W


 Type: CRP
 at 10:04:09 AM
 of Reads

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