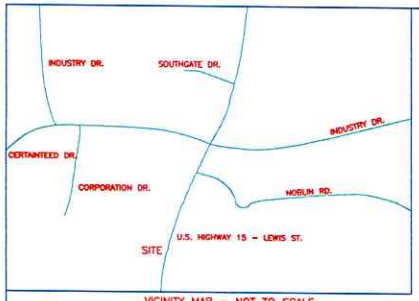


VICINITY MAP - NOT TO SCALE

CERTIFICATE OF EXCEPTION

I hereby certify that the property shown and described hereon on this subdivision plat for recordation, qualifies and is an exception to the provisions of the Subdivision Regulation of the City of Oxford, Granville County, North Carolina under Section 6.2.11 :

RECOMBINATION
Title of Exception

Director of Planning
City of Oxford, Granville County, North Carolina

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 hereon; that the ratio of precision as computed from latitudes and departures is 1:_____ , that the lines not actually surveyed are drawn as broken lines plotted from references noted hereon; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, seal and registration number this_____ day of_____ , 2024.

Barry H. Oakes, PLS L-3061

CERTIFICATE

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

__ a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
__ b. This survey is located in such a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
__ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
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 subdivison.
__ 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 (a) through (d) above.

Barry H. Oakes, PLS L-3061

NOTE:
This plat is subject to all easements, agreements, and rights-of-way of record prior to the date of this plat.

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.
PP	Power Pole
CP	Computed Point
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 Inlet
RCP	Reinforced Concrete Pipe
TP	Telephone Pedestal

N.C. GRID NORTH NAD 83/2001

REFERENCES:

TRACT 1 - BEING A PORTION OF THE LAND DESCRIBED IN DEED BOOK 123, PAGE 383, SECOND TRACT, PLAT BOOK 34, PAGE 116, AND ALL OF PARCEL B.

TRACT 2 - BEING A PORTION OF THE LAND DESCRIBED IN DEED BOOK 123, PAGE 383, SECOND TRACT, PLAT BOOK 34, PAGE 116.

PARCEL A - BEING A PORTION OF THE LAND DESCRIBED DEED BOOK 123, PAGE 383, PLAT BOOK 34, PAGE 116.

PARCEL B - BEING A PORTION OF THE LAND DESCRIBED DEED BOOK 93, PAGE 150.

SUBJECT PROPERTY PIN: 1912 11 65 9292

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

TIE LINE
N 26°26'42"E
20.35'

EXISTING BENT EIP

EIP

S 74°39'30"E 77.83'

IPS AT EXISTING BENT EIP

WOODEN FENCE

DIVYA HOSPITALITY, INC.
DEED BOOK 1470, PAGE 437
PIN: 1912 11 65 5342
PIN: 1912 11 65 3388

DONALD WATKINS, JR.
RANDALL C. WATKINS
DEED BOOK 1138, PAGE 919
PIN: 1912 11 65 2302

N 26°44'26"E 370.11'

WOODEN FENCE

CLARA HERNANDEZ
PARCEL 2 - DEED BOOK 932
PAGE 356
PIN: 1912 11 65 4114

S 03°46'41"W 243.64'

TRACT 2
1.3605 AC.

1 1/2" OPEN EIP

TIE LINE
N 64°10'01"W 193.61'

ERB

END OF WOOD RAIL FENCE

GATE

WOODEN FENCE

EIP

N 00°48'11"E 77.86'

IPS

S 75°43'00"E 293.90'

243.85'

WOODEN FENCE

GUY WIRE

PP

OHUL

ERB AT BASE OF EXISTING BENT EIP

50.05'

CP

C/L

R/W

N 64°38'51"W 221.28'

N 16°17'58"E 87.14'

IPS

TRACT 1
1.2320 AC.

DRAINAGE DITCH

CHAIN-LINK FENCE

BASEMENT ENTRANCE

1-STORY HOUSE W/BRICK EXTERIOR AND BASEMENT

CONCRETE BLOCK WELL HOUSE

PORCH

CHIMNEY

C-1

S 64°38'51"E TO BE REMOVED

152.32'

N 47°25'52"W 67.65'

IPS

PARCEL B
1370 SQ.FT.

N 81°32'49"W 48.84'

IPS

N 72°44'30"W 41.38'

OHUL

IPS

GRAVELED DRIVEWAY

S 79°40'58"E 93.98'

96.58'

TPO

IPS

143.69'(T)

49.71'

CP

PARCEL A
2792 SQ.FT.(T)
1177 SQ.FT.(NET)

GRAVELED DRIVEWAY

ERB

53.26'

N 64°38'51"W 149.84' (T) TO BE REMOVED

C-2

TO BE REMOVED

C/L

TIE LINE
S 80°20'33"E
48.99'

ERB

R/W

US HIGHWAY 15 - LEWIS STREET - 100' PUBLIC R/W

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

BETSY SUITT OAKLEY
REBECCA SUITT WALSH
BEING A PORTION OF THE LAND DESCRIBED IN DEED BOOK 123, PAGE 383, SECOND TRACT
PLAT BOOK 34, PAGE 116
PIN: 1912 11 65 9292

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 REPORT AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY.
5. SUBJECT PROPERTY IS ZONED HIGHWAY BUSINESS.
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 SUITT OAKLEY AND REBECCA SUITT WALSH.
8. TRACT 2 WILL BE COMBINED WITH THE ADJOINING PROPERTY OWNED BY DONALD WATKINS, JR. AND RANDALL C. WATKINS.

State of North Carolina
County of Granville

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

Review Officer

RECOMBINATION SURVEY FOR:

BETSY SUITT OAKLEY
AND
REBECCA SUITT WALSH

FISHING CREEK TOWNSHIP, GRANVILLE COUNTY, NORTH CAROLINA
CITY OF OXFORD EXTRA-TERRITORIAL JURISDICTION
DATE: SEPTEMBER 2, 2024 SCALE: 1" = 40' FILE NO.: 24-071

0 20 40 80 120

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH.BEARING
C-1	5903.21'	91.33'	182.65'	182.64'	S 09°52'59"W
C-2	5903.21'	19.44'	38.88'	38.88'	S 08°48'28"W

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Oxford, North Carolina 27565
Tel.# (919) 693-3260
Email: bhospo@gmail.com
C-1581