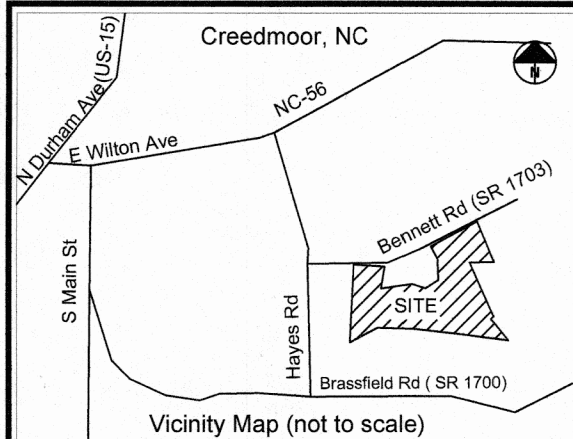




PROPERTY DATA
Current Owner: Emily Moss
Mailing Address: 2492 Patton Lane, Franklinton, NC 27525
Site Address: Bennett Rd, Creedmoor, NC 27522
PIN: 1805-02-78-7451
Reference: DB 1730, PG 196
As Deeded Area: 44.212 AC
As Surveyed Area: 1,926,344 SF / 44.222 AC

Area Table			
Pin	Old Area	New Area	Excluding R/W
1805-02-78-7451	44.22 AC	-	43.896 AC
	New Tract 1	11.062 AC	10.874 AC
	New Tract 2	10.509 AC	10.373 AC
	New Tract 3	10.662 AC	-
	New Tract 4	11.989 AC	-
1805-02-89-2066 + New Tract 4	-	17.903 AC	-

- GENERAL NOTES:**
- The purpose of this survey is to divide PIN: 1805-02-78-7451 into 4 tracts greater than 10 acres, recombine new Tract 4 and PIN: 1805-02-89-2066, and to create an Access Easement on the lands William and Lauren Adcock to give road access to Tract 3 and Tract 4.
 - Upon examination of Flood Insurance Rate Map, Panel Number 1804 of Community Number 370325, bearing Map # 3720180400K, revised date of 12/16/2019: The subject property lies in Zone X and Zone AE.
 - Area(s) calculated by the coordinate method.
 - All distances are Horizontal distances in US survey feet.
 - Subject parcel is located within the Lower Falls Watershed Area and restrictions apply, see attached notice.
 - Subject parcel has ownership to centerline of Old Bennett Road. When Bennett Road was improved and moved, the new southern R/W did not meet the CL of Old Bennett Road, creating a 1249 SF / 0.029 Acre area belonging to Timothy and Elizabeth Karan, being part of PIN: 180502799677.
 - Property is Zoned AR-40
-Minimum required setbacks are: Front = 50', Side = 15', Rear = 25'
-Accessory Structures = 10' from side and rear and not beyond the front corner of the house.
 - This plat has been prepared without the benefit of a title report and does not necessarily show all encumbrances on the title. This plat should not be relied upon as a complete record of all easements that may affect this property.

George and Marsha Spirio
PIN: 1805-02-79-1403
DB 582 PG 52
DB 663 PG 128
PB 12 PG 109
PB 16 PG 162

Lynwood Hicks
PIN: 1805-02-79-3286
DB 1817 PG 308
PB 12 PG 131

Victoria Dronzek
PIN: 1805-02-79-6236
DB 1661 PG 867

Warren Scott Brogden
PIN: 1805-02-78-2974
DB 1615 PG 47
PB 45 PG 59

Warren Scott Brogden
PIN: 1805-02-78-7915
DB 1226 PG 347
PB 45 PG 59

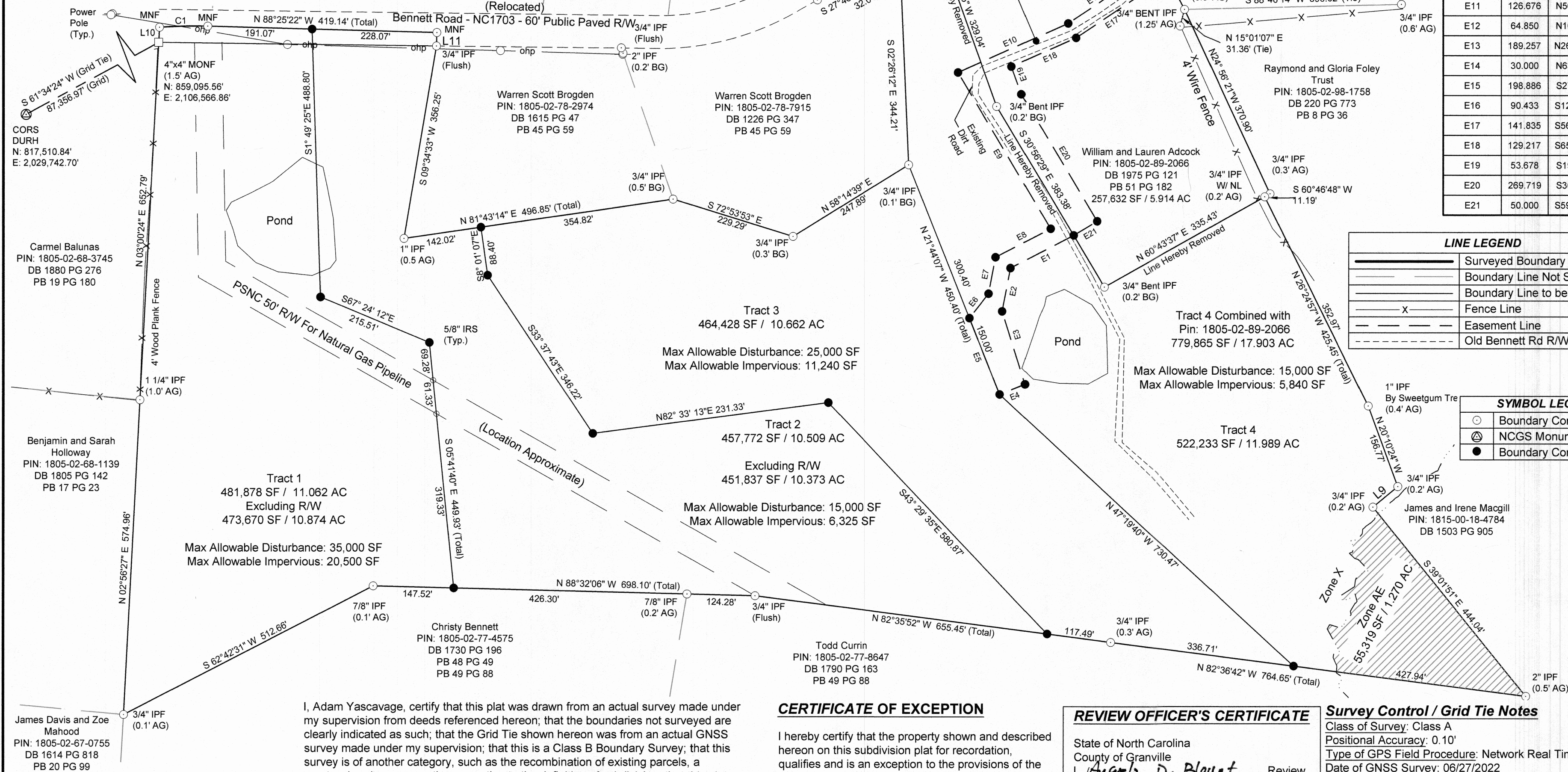
Tract 3
464,428 SF / 10.662 AC
Max Allowable Disturbance: 25,000 SF
Max Allowable Impervious: 11,240 SF

Tract 2
457,772 SF / 10.509 AC
Excluding R/W
451,837 SF / 10.373 AC
Max Allowable Disturbance: 15,000 SF
Max Allowable Impervious: 6,325 SF

Tract 1
481,878 SF / 11.062 AC
Excluding R/W
473,670 SF / 10.874 AC
Max Allowable Disturbance: 35,000 SF
Max Allowable Impervious: 20,500 SF

Tract 4 Combined with
Pin: 1805-02-89-2066
779,865 SF / 17.903 AC
Max Allowable Disturbance: 15,000 SF
Max Allowable Impervious: 5,840 SF

Tract 4
522,233 SF / 11.989 AC



Benjamin and Sarah Holloway
PIN: 1805-02-68-1139
DB 1805 PG 142
PB 17 PG 23

James Davis and Zoe Mahood
PIN: 1805-02-67-0755
DB 1614 PG 818
PB 20 PG 99

Notice to lot owners- Local Storm Water Management Regulations apply in The Falls Lake Watershed, Residential Land Disturbance of 0.5 acre or more and non-residential land disturbance of 12,000 Sq. Ft. 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. Property is also located within a WS-IV-GW Public Watershed Area.

I, Adam Yascavage, certify that this plat was drawn from an actual survey made under my supervision from deeds referenced hereon; that the boundaries not surveyed are clearly indicated as such; that the Grid Tie shown hereon was from an actual GNSS survey made under my supervision; that this is a Class B Boundary Survey; that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal.

Adam Yascavage, PLS
NC License No.: L-5449
SEAL
L-5449
Adam Yascavage

Certificate of Ownership

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 Regulations of Granville County, North Carolina under Section 10.02:

Recombination - New tracts greater than 10 acres
Type of Exception
Director of Planning Granville County, North Carolina

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH
C1	791.81'	87.86'	6°21'28"	87.82'

ABBREVIATIONS

AC Acres
AG Above Ground
BG Below Ground
CORS Continuously Operating Reference Station
DB Deed Book
EX Existing
IPF Iron Pipe Found
IRF Iron Rebar Found
IRS Iron Rebar Set
MNF Mag Nail Found
PB Plat Book
PG Page
P/L Property Line
R/W Right-of-Way
SF Square Feet
TYP Typical

Easement Line Table		
E Line #	Length	Direction
E1	129.720	S62° 31' 25.74"W
E2	80.355	S10° 59' 33.07"W
E3	139.744	S17° 29' 18.35"E
E4	50.000	S68° 15' 53.35"W
E5	150.000	N21° 44' 06.65"W
E6	56.795	N38° 14' 39.90"E
E7	67.564	N10° 49' 43.29"E
E8	113.167	N62° 33' 53.90"E
E9	331.394	N30° 45' 15.07"W
E10	220.424	N65° 52' 42.09"E
E11	126.676	N56° 19' 03.90"E
E12	64.850	N10° 35' 23.21"E
E13	189.257	N26° 38' 12.84"W
E14	30.000	N63° 15' 52.44"E
E15	198.886	S27° 45' 00.91"E
E16	90.433	S12° 19' 23.46"W
E17	141.835	S56° 19' 03.90"W
E18	129.217	S65° 52' 42.09"W
E19	53.678	S19° 46' 04.57"E
E20	269.719	S30° 54' 17.67"E
E21	50.000	S59° 05' 42.33"W

LINE LEGEND	
	Surveyed Boundary Line
	Boundary Line Not Surveyed
	Boundary Line to be Removed
	Fence Line
	Easement Line
	Old Bennett Rd R/W

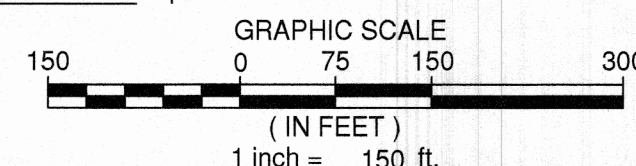
SYMBOL LEGEND	
	Boundary Corner Found
	NCGS Monument
	Boundary Corner Set

REVIEW OFFICER'S CERTIFICATE

State of North Carolina
County of Granville
I, Angela D. Blount, Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Date 5-6-2024 Review Officer Angela D. Blount

Survey Control / Grid Tie Notes

Class of Survey: Class A
Positional Accuracy: 0.10'
Type of GPS Field Procedure: Network Real Time Kinematic
Date of GNSS Survey: 06/27/2022
Datum/Epoch: NAD83 (2011)/ 2010.00
Published/Fixed Control Used: NC VRS CORS- NCRD
Geoid Model: Geoid18
Combined Grid Factor: 0.99989887 (Not Applied)
Units: US Survey Foot
GNSS Antenna: Spectra Precision- 80



Exempt Subdivision and Recombination Survey

For

Emily Moss
Bennett Road
Creedmoor, NC 27522
Brassfield Township, Granville, North Carolina

REVISIONS

DESIGNED BY:	
DRAWN BY:	ADY
CHECKED BY:	ADY
SCALE:	1" = 150'
DATE:	05/03/2024
PROJECT NUMBER:	20220627

Adam Yascavage, PLS
Land Surveying

504 Granite View Drive, Rolesville NC 27571
(717) 228-7890 / adamyascavage@gmail.com