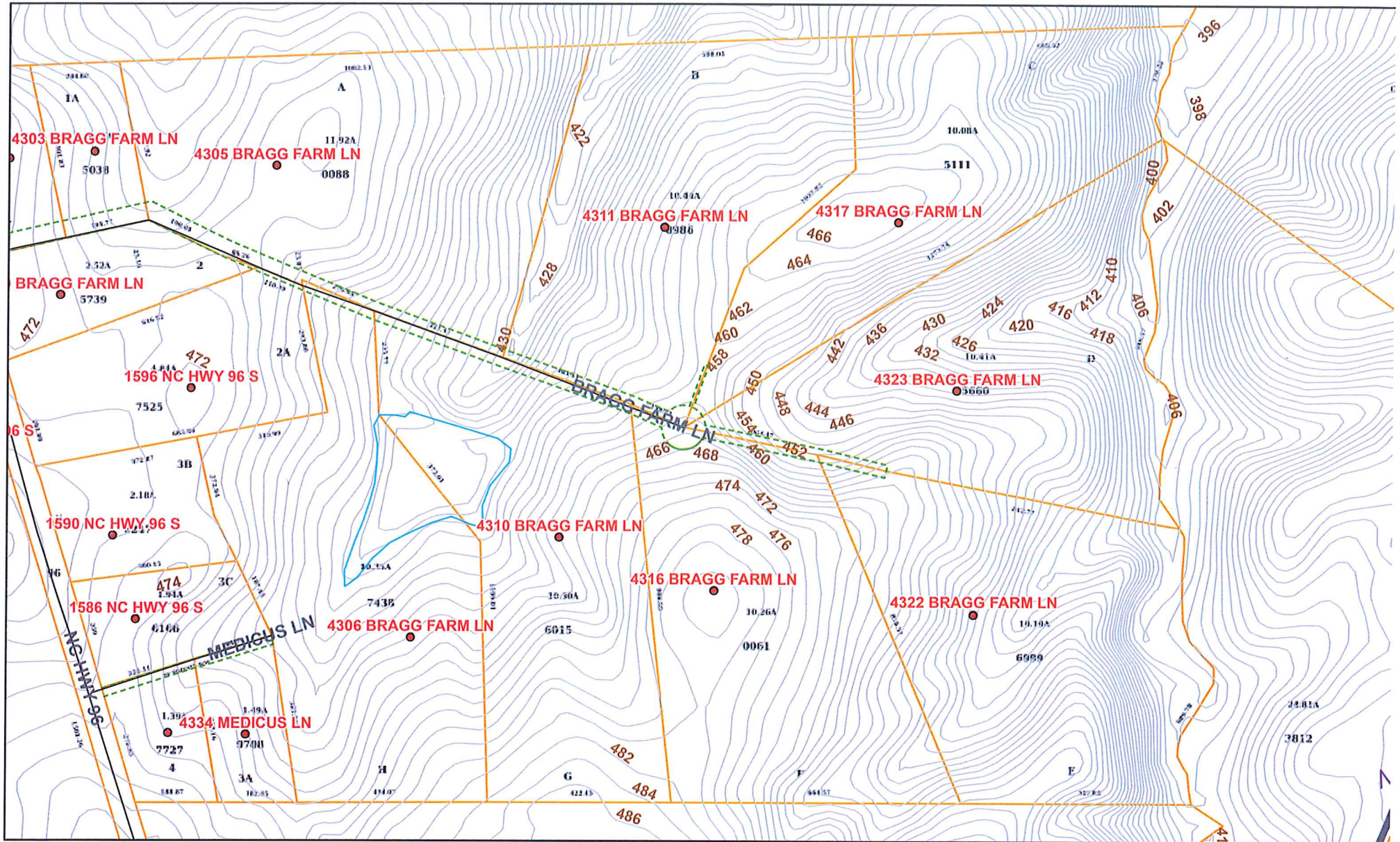
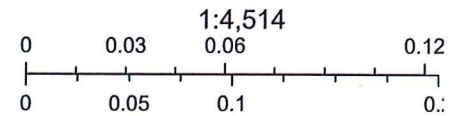
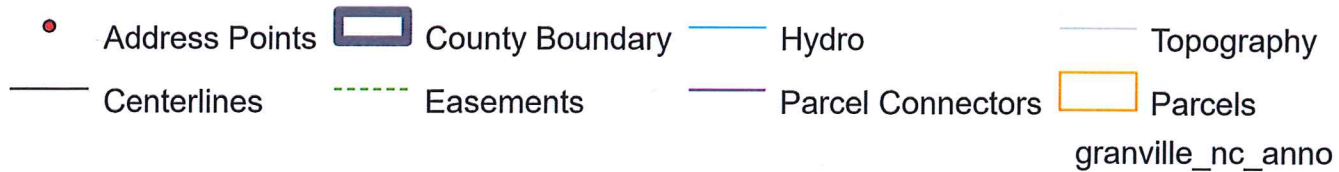


Granville County, NC



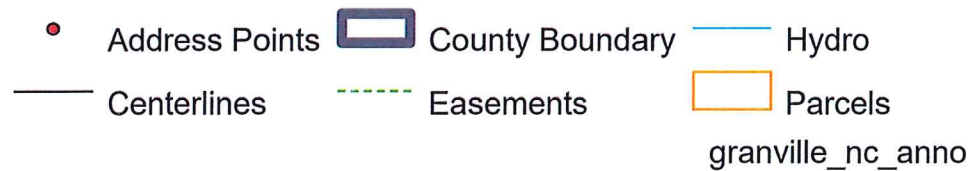
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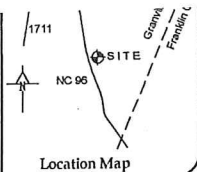


Granville County, NC



6/21/2025, 3:47:30 PM





- 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 0.9999636.
 - 3) All buildings, surface, subsurface improvements and utilities are not necessarily depicted hereon.
 - 4) No life report provided. Easements and 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) Duke Energy electrical utilities subject to easement set forth in Deed Book 1937, page 507. 15' easement on both sides of overhead lines, 20' on both sides of underground lines, and 10' on all sides of associated transformers or enclosures.
 - 7) Falls Lake Watershed mapped using N.C. GIS data referenced to N.C. SPC NAD 83(2011).
 - 8) This plat amends the lot numbers to correspond with the associated stormwater plan.

Stormwater Note
Lots 3-B and 3-C on this plat are subject to an approved stormwater plan. Please contact the Granville County Planning Department prior to conducting any land-disturbing activity.

Surveyor's Certificate
I, Stephen M. Puckett, hereby certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

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 does not exceed 0.15' plus 150 ppm; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 12th day of January A.D., 2024.

Stephen M. Puckett
Professional Land Surveyor, License Number L-3991



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

PO Box 2351
Oxford, NC 27565
P. 919.528.8900

File 22046-10

Legend (unless otherwise noted)

- | | |
|-------------------------|-----------|
| #4 Rebar Found | ● |
| #4 Rebar Set | ○ |
| Nail Set | △ |
| Calculated Point | ▲ |
| Concrete Monument | ■ |
| Right of Way | RAW |
| Centerline | CL |
| Property Line | PL |
| Overhead Utilities | OHU |
| Total Distance | (T) |
| Property Line Surveyed | --- |
| Property Line Tie | ---- |
| Deed or Plat Line | ----- |
| Right of Way Line | - - - - - |
| Overhead Utility Line | - - - - - |
| Utility Pole | □ |
| Pole mounted area Right | ⊥ |
| Rebar Found | RF |
| State Plane Coordinates | SPC |

SPC
NAD 83(2011)
N:853674.13
E:2133571.36

N.C. HIGHWAY 96
60' PUBLIC R/W

KATHRYN A. TAYLOR
DB 1961/757
PB 51/196, LOT 2-A

OHU
DUKE ENERGY
UTILITY EASEMENT
DB 1937/507
NOTE 6

LOT 3-B
95,103 SF
2.1833 ACRES

LOT 3-C
84,348 SF
1.9364 ACRES

JSW PARTNERS
DB 1920/167
PB 52/37
LOT 4
1.39 ACRES

LUANN THOMPSON
DB 257/616

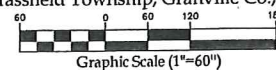
Site Data
1) PIN 163500346166
Record No. 41241

- 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 53/14

Owner
JSW Partners
10931 Strickland Rd Ste 111
Raleigh, NC 27615

Amendment Plat
Amendment to Plat Book 53/14
Survey for:
JSW Partners
November 27, 2023
Brassfield Township, Granville Co., N.C.



Doc ID: 003851440001 Type: CPD
Recorded: 01/12/2024 AT 09:46:47 AM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy H. Taylor Reg of Deeds
Bk 53 Pg 16

N.C. State Plane
Coordinate System
NAD 83(2011)
PB 52/37

