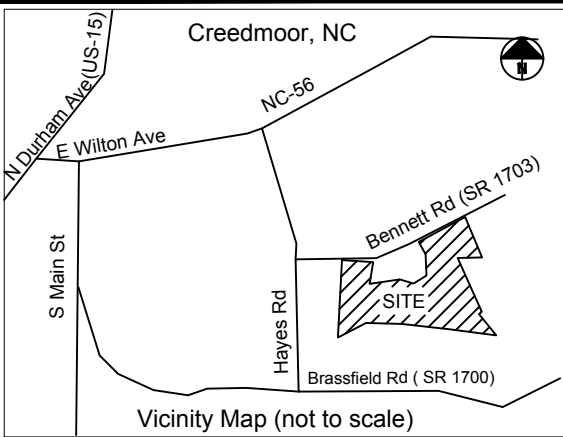




PROPERTY DATA

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	-

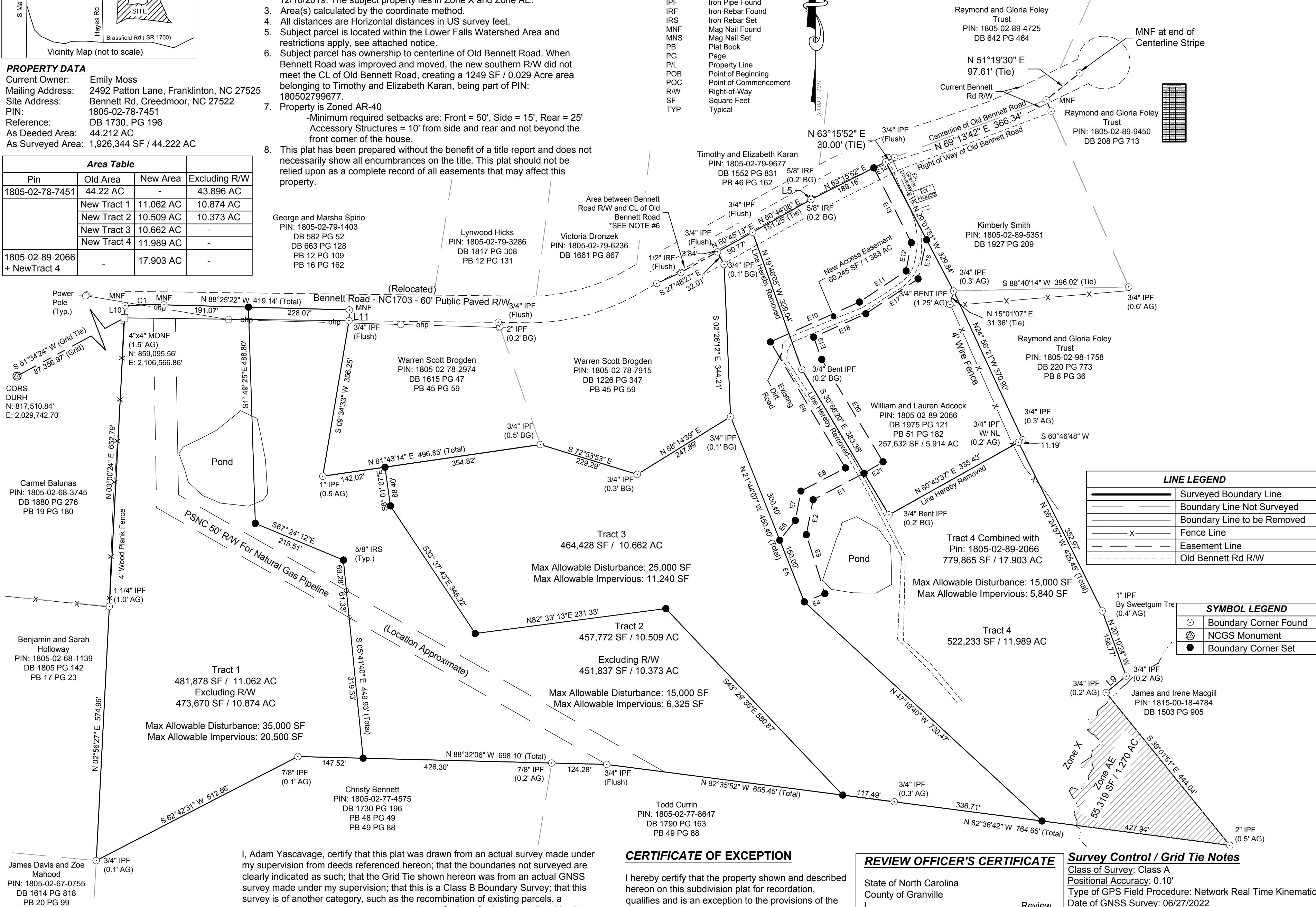
GENERAL NOTES:

- 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.

ABBREVIATIONS

AC	Acre
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
MNS	Mag Nail Set
PB	Plat Book
PG	Page
P/L	Property Line
POB	Point of Beginning
POC	Point of Commencement
R/W	Right-of-Way
SF	Square Feet
TYP	Typical

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	791.81'	87.86'	6°21'28"	87.82'	N 88°35'58" E



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.

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

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

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 Regulations of Granville County, North Carolina under Section 10.02:

Recombination - New tracts greater than 10 acres
Title of Exception

Director of Planning Granville County, North Carolina

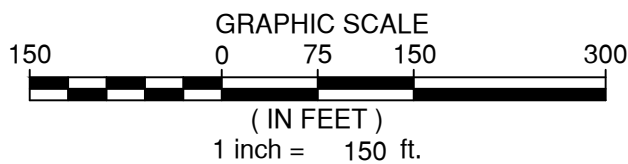
REVIEW OFFICER'S CERTIFICATE

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.

Date Review Officer

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: 05/02/2024
PROJECT NUMBER:
20220627

1 of 1

Adam Yascavage, PLS
Land Surveying

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