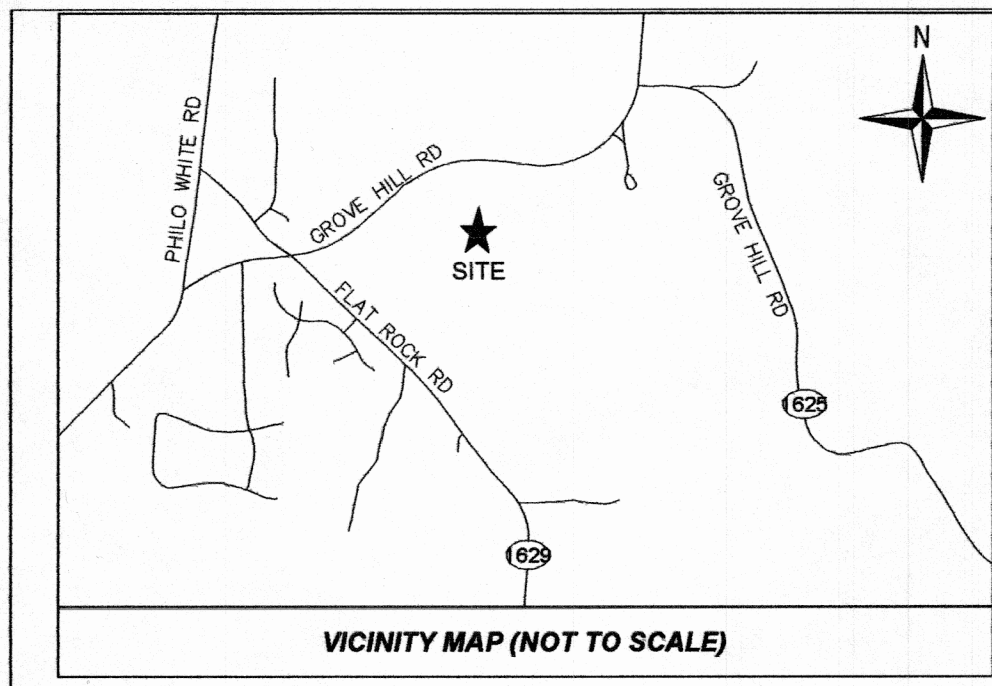
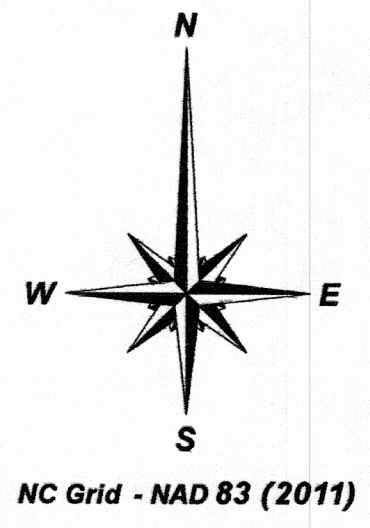




LINE AND SYMBOL LEGEND	
	PROPERTY LINE (PL)
	PL NOT SURVEYED
	TIE LINE
	R/W RIGHT OF WAY
	EDGE OF CONCRETE
	SETBACK/BUFFER
	EDGE OF GRAVEL
	EDGE OF RIPRAP
	EDGE OF WATER
	OVERHEAD UTILITY LINE
	WALL
	WIRE FENCE
	STORM DRAINAGE PIPE
	MAILBOX
	ELECTRIC METER
	WELL
	SEWER CLEAN OUT
	UTILITY POLE
	TELEPHONE PEDESTAL
	CABLE TV PEDESTAL
	LIGHT POLE
	PROPANE TANK

ABBREVIATION LEGEND	
IRF	IRON REBAR FOUND
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
CP	COMPUTED POINT
DB	DEED BOOK
PL	PLAT BOOK

Doc ID: 003910210002 Type: CRP
Recorded: 03/17/2025 at 01:52:30 PM
Fee Amt: \$42.00 Page 1 of 2
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 54 PG 148-149



- ### GENERAL NOTES
- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2011).
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - AREA BY COORDINATE GEOMETRY.
 - REFERENCES: DB 82 PG 323; DB 231 PG 495; PB 9 PG 242; PB 34 PG 151; OF THE GRANVILLE COUNTY REGISTRY, NC PIN: 183700570568
 - THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720182600J DATED 4/16/2007.
 - NO IMPERVIOUS RESTRICTIONS KNOWN AT TIME OF SURVEY. CONTACT GRANVILLE COUNTY PLANNING FOR CONFIRMATION.
 - ZONE: AR-40 ; SETBACKS: FRONT:50', REAR:25', SIDE:15' PER GRANVILLE COUNTY CODE OF ORDINANCES. FURTHER RESTRICTIONS MAY APPLY CONTACT GRANVILLE COUNTY PLANNING FOR CONFIRMATION.
 - NO NCOS MONUMENTS FOUND WITHIN 2000 FEET.
 - NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY.

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.
Angela D. Blount 3-17-25
Review Officer Date
Planning Certificate
I hereby certify that the Subdivision Plat as depicted hereon has been granted final approval pursuant to the Granville County Subdivision Regulations.
3-17-25 Angela D. Blount
DATE Land Development Administrator

Certificate of Ownership
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which was conveyed to me(us) by Deed recorded in the Granville County Register of Deeds Office in Book 2016 Page 273, and that I (we) hereby adopt this Plan of Subdivision with my(our) free consent. Further, I (we) hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of the Granville County, North Carolina.

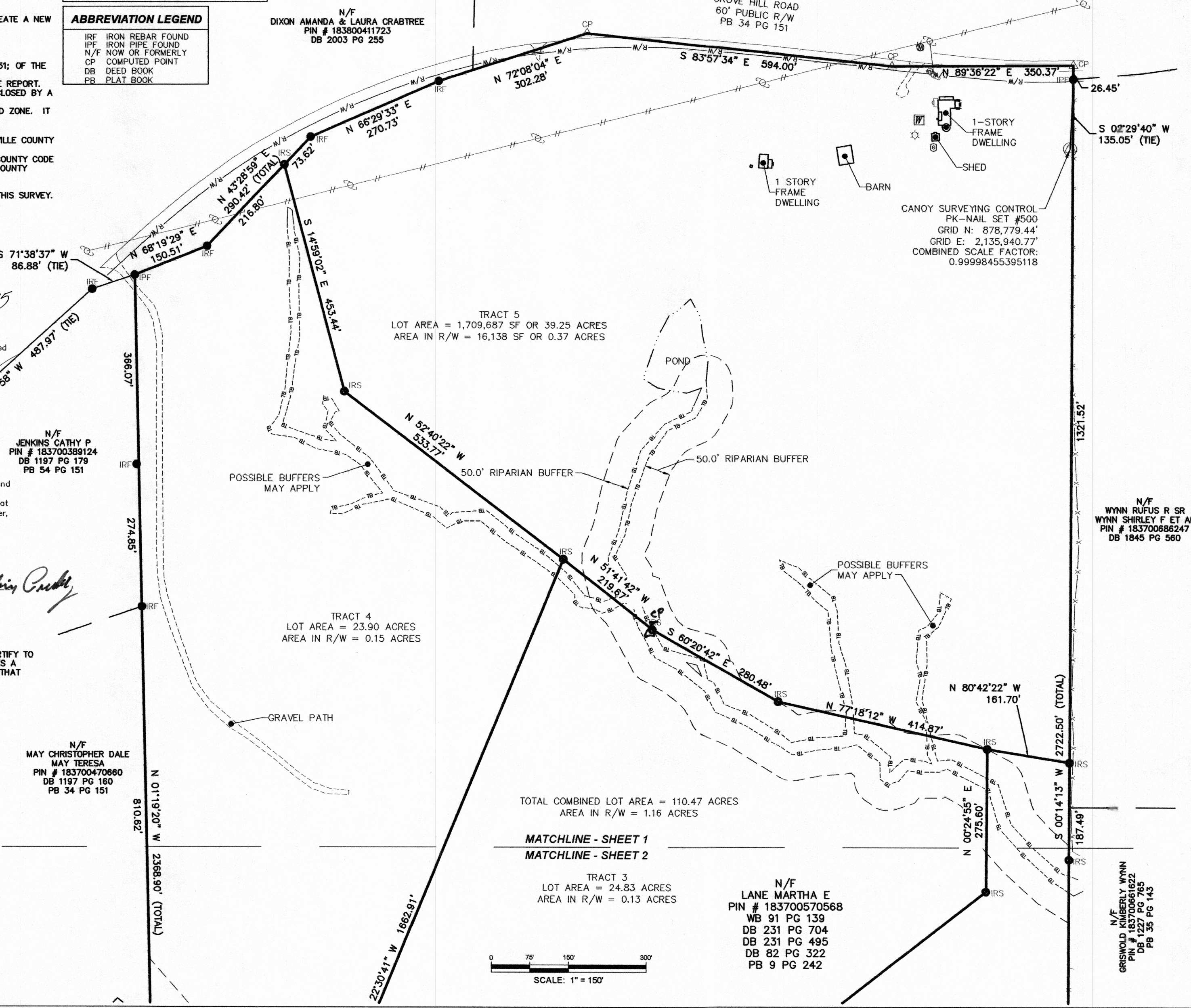
3/14/25 Jeffrey Oliver Preddy Jeffrey Oliver Preddy
Date Owner (Printed) Owner (Signature)

SURVEYORS CERTIFICATE [G.S. 47-30]
I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5276 CERTIFY TO ONE OF THE FOLLOWING: THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
Adam R. Canoy
ADAM R. CANOY, P.L.S. N.C. REG. NO.: L-5276

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 82, PAGE 322; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN GRANVILLE COUNTY GIS; THAT THE RATIO OF PRECISION IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS SEAL 17 DAY OF March, 2025

Adam R. Canoy
ADAM R. CANOY, PLS L-5276



N/F
PREDDY GLENN JAMES
PREDDY JOELLE A
PIN # 183700594714
DB 646 PG 441

GROVE HILL ROAD
60' PUBLIC R/W
PB 34 PG 151

1-STORY FRAME DWELLING
SHED
CANOY SURVEYING CONTROL
PK-NAIL SET #500
GRID N: 878,779.44'
GRID E: 2,135,940.77'
COMBINED SCALE FACTOR:
0.99998455395118

N/F
WYNN RUFUS R SR
WYNN SHIRLEY F ET AL
PIN # 183700688247
DB 1845 PG 560

N/F
GRISWOLD KIMBERLY WYNN
PIN # 183700861622
DB 1227 PG 785
PB 35 PG 143

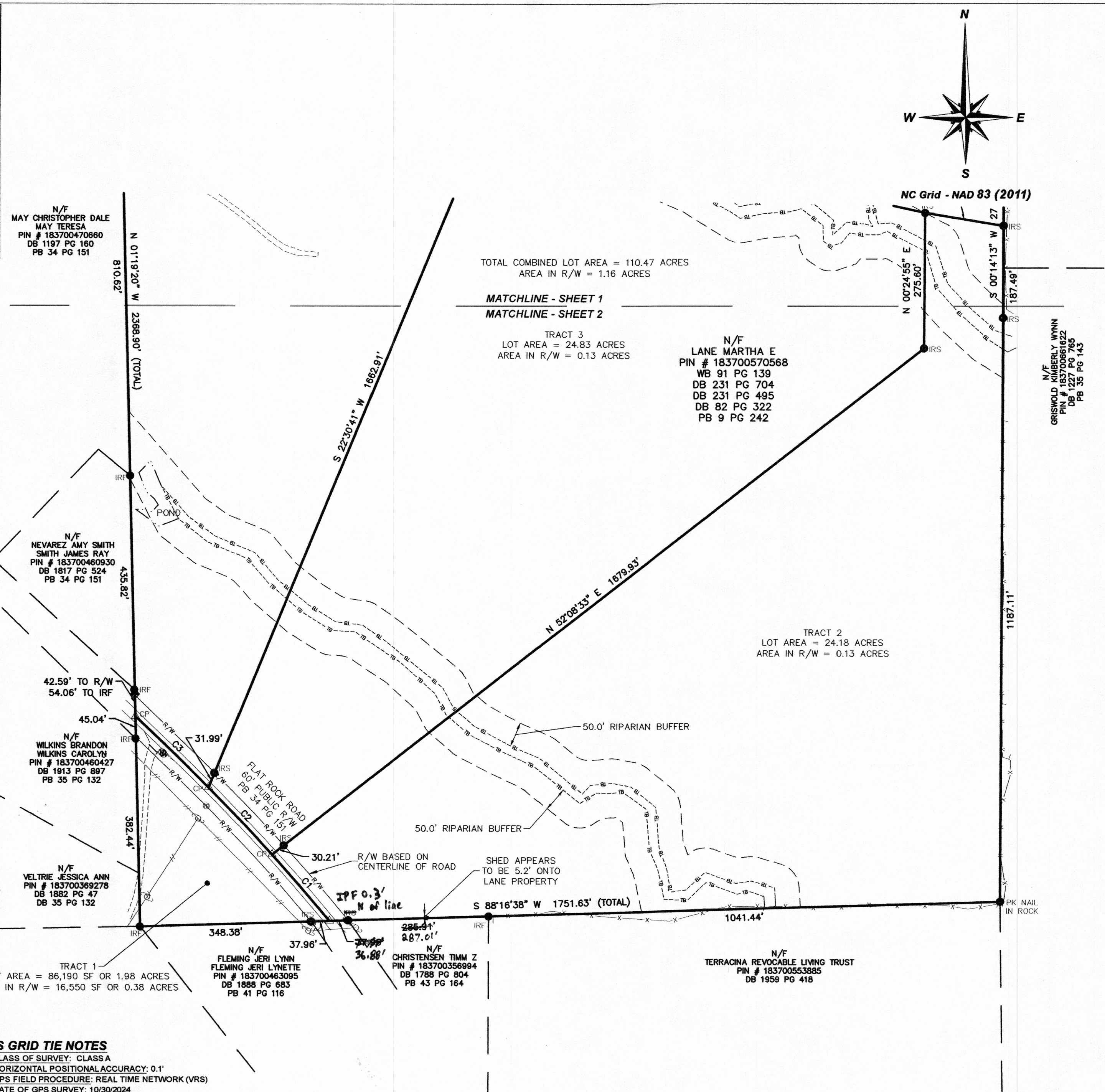
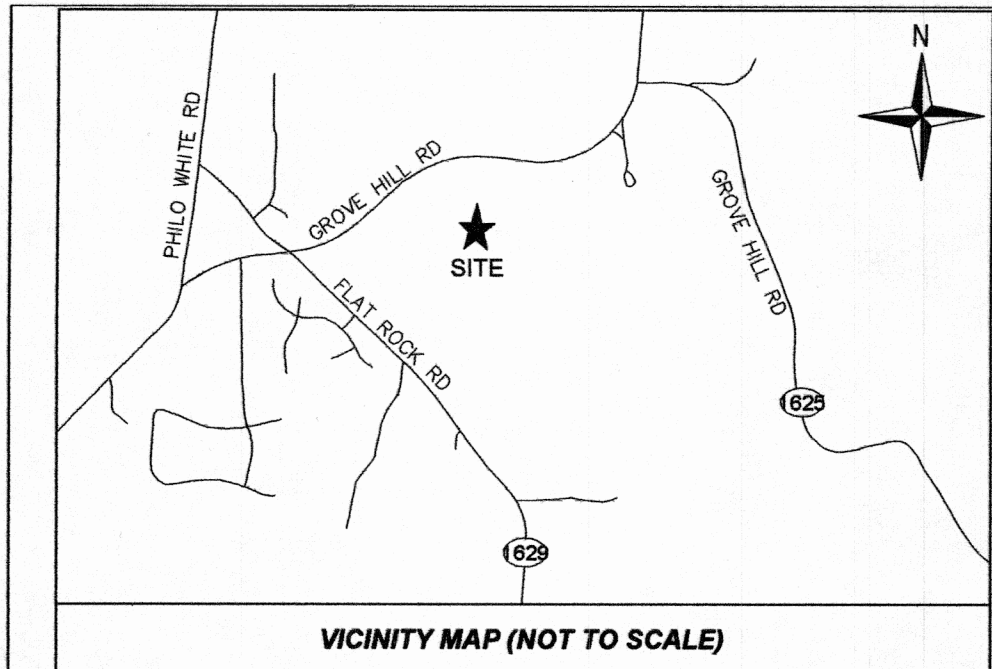
TOTAL COMBINED LOT AREA = 110.47 ACRES
AREA IN R/W = 1.16 ACRES

MATCHLINE - SHEET 1
MATCHLINE - SHEET 2

TRACT 3
LOT AREA = 24.83 ACRES
AREA IN R/W = 0.13 ACRES

N/F
LANE MARTHA E
PIN # 183700570568
WB 91 PG 139
DB 231 PG 704
DB 231 PG 495
DB 82 PG 322
PB 9 PG 242

PREPARED FOR:	JEFF PREDDY
PREPARED BY:	CANOY SURVEYING P-1938 1154 SHONELE LANE STEM, NC 27581 PHONE (984) 377-2626
MINOR SUBDIVISION 2819 GROVE HILL DR FRANKLINTON, NORTH CAROLINA PIN # 183700570568 PB 9 PG 242 GRANVILLE COUNTY - BRASSFIELD TOWNSHIP	
DATE OF SURVEY:	11/9/2024
SCALE:	1" = 150'
DRAWN BY:	DL
CHECKED BY:	ARC
PROJECT:	2819 GROVE HILL DR
SHEET:	1 / 2



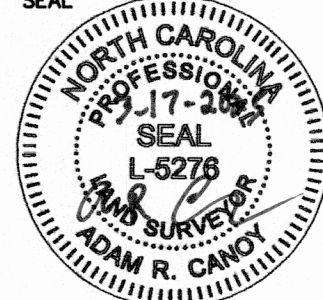
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THIS 17 DAY OF March, 2025

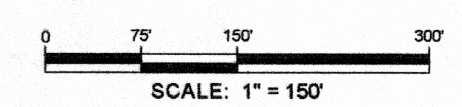


ADAM R. CANOY, PLS L-5276

GPS GRID TIE NOTES

- 1) CLASS OF SURVEY: CLASS A
- 2) HORIZONTAL POSITIONAL ACCURACY: 0.1'
- 3) GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
- 4) DATE OF GPS SURVEY: 10/30/2024
- 5) DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011)
- 6) PUBLISHED / FIXED CONTROL USED: CORS(NC RTN)
- 7) GEIOD MODEL: GEIOD 18
- 8) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- 9) ROOT MEAN SQUARE ERROR AT 95% CONFIDENCE LEVEL USED TO CHECK CCURACY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4371.24'	179.18'	179.17'	N 41°00'58" W	2°20'55"
C2	4371.24'	187.92'	187.90'	N 43°25'19" W	2°27'47"
C3	4271.24'	207.49'	207.47'	N 46°00'48" W	2°47'00"



PREPARED FOR:
JEFF PREDDY

CANOY SURVEYING
P-1938
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

PREPARED BY:
ADAM R. CANOY

MINOR SUBDIVISION
2819 GROVE HILL DR
FRANKLINTON, NORTH CAROLINA
PIN # 183700570568 PB 9 PG 242
GRANVILLE COUNTY - BRASSFIELD TOWNSHIP

DATE OF SURVEY: 11/9/2024

SCALE: 1" = 150'

DRAWN BY: DL

CHECKED BY: ARC

PROJECT: 2819 GROVE HILL DR

SHEET: 2 / 2