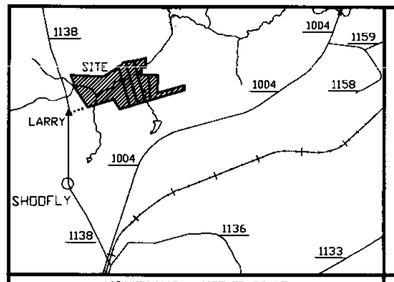

VICINITY MAP – NOT TO SCALE

EXCEPTION PLAT FOR
4059 FARM, LLC
OWNER
4059 FARM, LLC
TALLY HO TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA
SCALE 1" = 200' JUNE 8, 2021
FILE # 39-19-003F-L
PIN 0980-00-34-4548

CHARLES' SURVEYING
LICENSE NUMBER: F-1326
133 BRISTOL MEADOWS ROAD
KITTRELL, N.C. 27544
PHONE # 252-213-9599

ALL DISTANCES SHOWN ON THE FACE OF THIS PLAT ARE HORIZONTAL GROUND DISTANCES.

ALL OF THE FOLLOWING PROPERTY MARKERS ARE CONTROL CORNERS UNLESS OTHERWISE NOTED: EIP, ECS, NRB, ERB, EMN, NMN.

THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A "TITLE REPORT" AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

AREA COMPUTED BY COORDINATED METHOD

Course	Bearing	Distance
TIE L1	N 64°43'04" E	70.80'
L2	N 64°42'57" E	33.44'
L3	N 03°42'44" W	55.32'
L4	N 23°49'06" W	138.18'
L5	N 23°53'05" W	31.19'
L6	N 19°43'05" W	148.92'
TIE L7	S 19°36'51" E	179.89'

EXISTING 60' PRIVATE ACCESS EASEMENT FROM S.R. 1138 AS PER PLAT BOOK 46, PAGE 83

RANDALL C. WATKINS, SR.
ROSE B. WATKINS
RANDALL C. WATKINS, JR.
DEED BOOK 1661, PAGE 186
PLAT BOOK 46, PAGE 83
PIN 0980-00-15-9398

RANDALL C. WATKINS, SR.
ROSE B. WATKINS
RANDALL C. WATKINS, JR.
DEED BOOK 1661, PAGE 186
PLAT BOOK 46, PAGE 83
PIN 0980-00-15-9398

CHRISTY GOSS
AIRROC GOSS
DEED BOOK 1785, PAGE 778
PLAT BOOK 48, PAGE 137
LOT 2
PIN 0980-00-34-4639

VICTORIA LYNNE MARKLEY
JOHN EARL MARKLEY
DEED BOOK 1780, PAGE 481
PLAT BOOK 48, PAGE 137
LOT 3
PIN 0980-00-34-3399

MT TAX ADVISOR, INC.
DEED BOOK 1791, PAGE 209
PLAT BOOK 48, PAGE 137
LOT 4
PIN 0980-00-34-3110

JASON D. LEHMAN
DANITA L. LEHMAN
DEED BOOK 1763, PAGE 79
PLAT BOOK 48, PAGE 137
LOT 5
PIN 0980-00-33-5764

10.001 ACRES
435,648 SQ. FT.
DEED BOOK 1726, PAGE 783
PLAT BOOK 48, PAGE 43
PIN 0980-00-34-4548
⑦

10.001 ACRES
435,643 SQ. FT.
DEED BOOK 1726, PAGE 783
PLAT BOOK 48, PAGE 43
PIN 0980-00-34-4548
⑥

10.001 ACRES
435,643 SQ. FT.
DEED BOOK 1726, PAGE 783
PLAT BOOK 48, PAGE 43
PIN 0980-00-34-4548
⑧

10.001 ACRES
435,643 SQ. FT.
DEED BOOK 1726, PAGE 783
PLAT BOOK 48, PAGE 43
PIN 0980-00-34-4548
⑨

43.475 ACRES
1,893,782 SQ. FT.
DEED BOOK 1726, PAGE 783
PLAT BOOK 48, PAGE 43
PIN 0980-00-34-4548
⑩

PHILLIP TURNER
RHONDA R. TURNER
MELISSA TURNER ANDREWS
DEED BOOK 1447, PAGE 564
PLAT BOOK 41, PAGE 88
PIN 0980-00-02-1941

MATTHEW T. CATES
DEED BOOK 1327, PAGE 20
PLAT BOOK 38, PAGE 34
TRACT 3
PIN 0980-00-11-5957

PENELOPE BLEVINS SAVAGE
DEED BOOK 1468, PAGE 852
PLAT BOOK 38, PAGE 157
LOT 36
PIN 0980-00-12-2006

MARY LOU G. BROGDEN
LARRY R. BROGDEN
DEED BOOK 1313, PAGE 636
PLAT BOOK 38, PAGE 10
TRACT 2
PIN 0980-00-22-6235

BELINDA G. ELLIS
VERNON K. ELLIS
DEED BOOK 1313, PAGE 633
PLAT BOOK 38, PAGE 10
TRACT 1
PIN 0980-00-32-4651

ROELLA M. DANIEL
DEED BOOK 148, PAGE 168
PIN 0980-00-32-9143

S.R. 1138 – CULBRETH ROAD

S.R. 1004 OLD 75

EXISTING FARM PATH

PROPOSED 50' ACCESS EASEMENT

EXISTING 50' ACCESS EASEMENT AS PER PLAT BOOK 48, PAGE 121

CALLS ALONG THE CENTERLINE OF 50' ACCESS EASEMENT. ALL POINTS ARE CP.

Course	Bearing	Distance
L1	S 74°24'07" W	318.04'
L2	S 75°50'30" W	351.96'
L3	S 76°50'47" W	156.50'
L4	S 69°41'32" W	181.32'
L5	S 71°18'41" W	174.57'
L6	S 77°01'45" W	99.21'
L7	S 87°12'32" W	56.67'
L8	N 66°05'41" W	57.45'
L9	N 50°36'34" W	60.07'
L10	N 61°16'22" W	72.11'
L11	S 62°13'42" W	53.59'
L12	S 39°12'18" W	81.21'
L13	S 36°48'20" W	82.78'
L14	S 39°54'34" W	54.10'
L15	S 60°27'40" W	49.22'
L16	S 69°41'51" W	248.77'
L17	S 73°37'15" W	150.00'

Doc ID: 003564420001 Type: CRP
Recorded: 07/20/2021 at 11:28:26 AM
Fee Amt: $21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 50 PG 105

N.C.G.S. "LARRY"
N: 902,591.58 M
E: 2,079,915.22 M
NAD 83/86

LEGEND

ERB	EXISTING REBAR FOUND
NRB	NEW REBAR SET
EIP	EXISTING IRON PIPE OR PIN FOUND
NIP	NEW IRON PIPE OR PIN SET
ESF	EXISTING STONE FOUND
EAF	EXISTING IRON AXLE FOUND
EMN	EXISTING MAGNETIC NAIL FOUND
NMN	NEW MAGNETIC NAIL SET
ECS	EXISTING COTTON SPINDLE SPIKE FOUND
NCS	NEW COTTON SPINDLE SPIKE SET
ERS	EXISTING RAILROAD SPIKE FOUND
NRS	NEW RAILROAD SPIKE SET
ECM	EXISTING CONCRETE MONUMENT FOUND
NCM	NEW CONCRETE MONUMENT SET
ENL	EXISTING NAIL FOUND
NNL	NEW NAIL SET
CP	COMPUTED POINT (NOT ON THE GROUND)
CL	CENTERLINE
CO	CLEAN OUT
ETB	ELECTRIC TRANSFORMER BOX
FH	FIRE HYDRANT
MBL	MINIMUM BUILDING LIMITS
MHC	MANHOLE COVER
N/F	NOW OR FORMERLY
OHL	OVERHEAD UTILITY LINE(S)
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SSL	SANITARY SEWER LINE(S)
TP	TELEPHONE PEDESTAL
TVP	TELEVISION PEDESTAL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE

I CERTIFY 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.

CHARLES E. THOMPSON, JR., P.L.S. L-4395

I, CHARLES E. THOMPSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS SHOWN ON THE FACE OF THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND ON THE FACE OF THIS PLAT. THAT THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT IS 1 : 10,000 +; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 8th DAY OF JUNE, A.D., 2021.

CHARLES E. THOMPSON, JR., P.L.S. L – 4395

ZONED: AR 40
MBL SETBACKS
50' FRONT FROM R/W
15' SIDE MBL
20' REAR

NORTH CAROLINA PROFESSIONAL SEAL L 4395 LAND SURVEYOR CHARLES E. THOMPSON, JR.

N.C. GRID NORTH (NAD 83/86)

200 0 200 400 600
GRAPHIC SCALE – FEET

NOTES:

1. ENVIRONMENTAL CONDITIONS, WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL AUTHORITIES WERE NOT INVESTIGATED. RIPARIAN BUFFERS AND OTHER RESTRICTIONS MAT BE APPLICABLE.

2. OVERHEAD UTILITIES, NOT DEPICTED HERON, EXIST AND MAY BE SUBJECT TO A UTILITY EASEMENT.

3. A GRAVEL FARM PATH EXIST WITHIN THE EXISTING 50' ACCESS EASEMENT.

STATE OF NORTH CAROLINA, COUNTY OF GRANVILLE
I, Barry Baker, REVIEW OFFICER OF GRANVILLE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
7-20-21
REVIEW OFFICER

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 Granville County, North Carolina under Section 10.020 titled:

GREATER THAN 10 ACRES
Title of Exception

Land Development Administrator
Granville Co., N.C.
7-20-21
Date