MINOR SUBDIVISION/RECOMBINATION PLAT PREPARED FOR

PETER PUGLISI

(Present Owner – Peter Puglisi – DB 2241, P 2189 & DB 2320)
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY, NORTH CAROLINA

Scale: 1" = 100 — Date: JUNE 26, 2024 & JULY 23, 2024

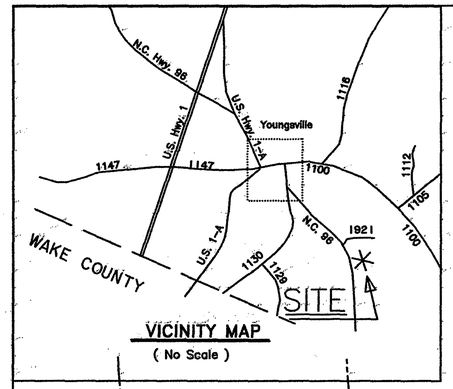
100 0 100 200 300
GRAPHIC SCALE – FEET

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L–2253
Telephone (919) 556–2058
P. O. Box 220, Youngsville, N. C. 27596

PIN #1862–04–3112 & ID #047139
PIN #1862–13–1783 & ID #047138
ZONING IS "R–30" WSII

DRAWING #24–30 — 24PETE LL NOTES

ADOPTED FROM BM 2022, P 54



VICINITY MAP
(No Scale)

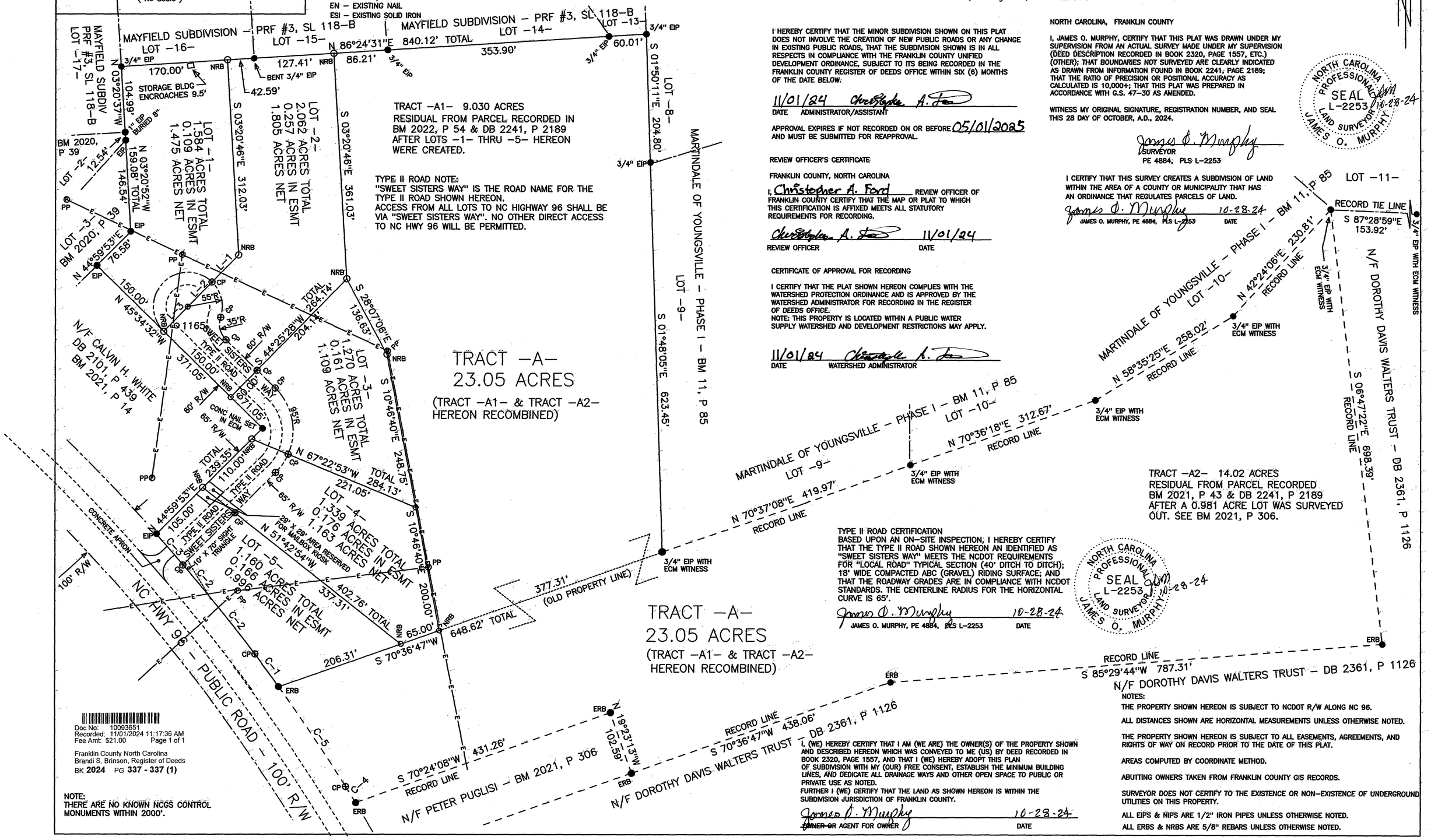
LEGEND

EIP	– EXISTING IRON PIN
NIP	– NEW IRON PIN
ECM	– EXISTING CONCRETE MONUMENT
CM	– CONCRETE MONUMENT
EPKN	– EXISTING PK NAIL
PKN	– PK NAIL
EMN	– EXISTING MAG NAIL
MN	– MAG NAIL
R/W	– RIGHT OF WAY
CL	– CENTERLINE
CP	– COMPUTED POINT
DB	– DEED BOOK
P	– PAGE
PP	– POWER POLE
TP	– TELEPHONE PEDESTAL
CATV	– CABLE TV PEDESTAL
ERRS	– EXISTING RAILROAD SPIKE
RRS	– RAILROAD SPIKE
—E—	– OVERHEAD ELECTRIC
WV	– WATER VALVE
WM	– WATER METER
ERB	– EXISTING REBAR
NRB	– NEW 5/8" REBAR
EN	– EXISTING NAIL
ESI	– EXISTING SOLID IRON

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C–1	3633.00'	64.96'	64.95'	N 35°53'58"W
C–2	3180.00'	182.72'	182.69'	N 38°55'56"W
C–3	3180.00'	65.15'	65.15'	N 41°09'54"W
C–4	2687.57'	30.18'	30.18'	N 31°38'07"W
C–5	3633.00'	192.15'	192.13'	N 33°52'19"W

COURSE	BEARING	DISTANCE
L–1	S 44°25'28"W	60.71'
L–2	S 44°25'28"W	55.00'
L–3	S 44°25'28"W	55.00'

ROAD MAINTENANCE AGREEMENT RECORDED DEED BOOK 2380, PAGE 186.



I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE, SUBJECT TO ITS BEING RECORDED IN THE FRANKLIN COUNTY REGISTER OF DEEDS OFFICE WITHIN SIX (6) MONTHS OF THE DATE BELOW.

11/01/24 Christopher A. Ford
DATE ADMINISTRATOR/ASSISTANT

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 05/01/2025 AND MUST BE SUBMITTED FOR REAPPROVAL.

REVIEW OFFICER'S CERTIFICATE

FRANKLIN COUNTY, NORTH CAROLINA

I, Christopher A. Ford REVIEW OFFICER OF FRANKLIN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Christopher A. Ford 11/01/24
REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.
NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

11/01/24 Christopher A. Ford
DATE WATERSHED ADMINISTRATOR

TYPE II ROAD CERTIFICATION
BASED UPON AN ON–SITE INSPECTION, I HEREBY CERTIFY THAT THE TYPE II ROAD SHOWN HEREON AN IDENTIFIED AS "SWEET SISTERS WAY" MEETS THE NCDOT REQUIREMENTS FOR "LOCAL ROAD" TYPICAL SECTION (40' DITCH TO DITCH); 18' WIDE COMPACTED ABC (GRAVEL) RIDING SURFACE; AND THAT THE ROADWAY GRADES ARE IN COMPLIANCE WITH NCDOT STANDARDS. THE CENTERLINE RADIUS FOR THE HORIZONTAL CURVE IS 65'.

James O. Murphy 10-28-24
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

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 BOOK 2320, PAGE 1557, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGE WAYS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
FURTHER I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDMISION JURISDICTION OF FRANKLIN COUNTY.

James O. Murphy 10-28-24
~~OWNER OR~~ AGENT FOR OWNER DATE

NORTH CAROLINA, FRANKLIN COUNTY

I, JAMES O. MURPHY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2320, PAGE 1557, ETC.) (OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2241; PAGE 2189; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 28 DAY OF OCTOBER, A.D., 2024.

James O. Murphy
SURVEYOR
PE 4884, PLS L–2253

NORTH CAROLINA PROFESSIONAL SEAL L–2253 LAND SURVEYOR JAMES O. MURPHY 10-28-24

I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

James O. Murphy 10-28-24
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

NORTH CAROLINA PROFESSIONAL SEAL L–2253 LAND SURVEYOR JAMES O. MURPHY 10-28-24

NOTES:
THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG NC 96.

ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS PLAT.

AREAS COMPUTED BY COORDINATE METHOD.

ABUTTING OWNERS TAKEN FROM FRANKLIN COUNTY GIS RECORDS.

SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON–EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.

ALL EIPS & NIPS ARE 1/2" IRON PIPES UNLESS OTHERWISE NOTED.

ALL ERBS & NRBS ARE 5/8" REBARS UNLESS OTHERWISE NOTED.

NOTE:
THERE ARE NO KNOWN NCGS CONTROL MONUMENTS WITHIN 2000'.

Doc No: 10093651
Recorded: 11/01/2024 11:17:36 AM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2024 PG 337 - 337 (1)