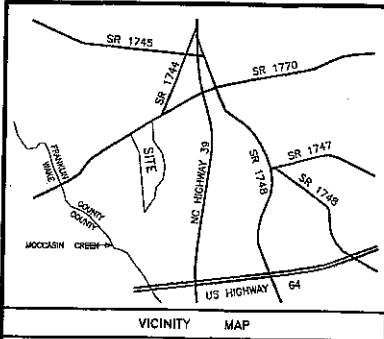




NOTE: THESE PARCELS ARE LOCATED WITHIN 1/2 MI. OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT AND OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SECTION 105-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

Doc No: 100641
Recorded: 2/22/2024 08:49:01 AM
Fee Amt: \$21.00
Page 1 of 1
Franklin County North Carolina
Grand S. Birney, Register of Deeds
BK 2024 PG 43-43 (1)



I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. 1-2647
CERTIFY THAT THIS PLAT IS OF A SURVEY THAT WAS MADE UNDER MY SUPERVISION
SUBDIVISION OF LAND WITHIN THE AREA OF FRANKLIN COUNTY, NORTH CAROLINA
MUNICIPALITY THAT HAS AN ORDINANCE THAT REQUIRES THE SUBDIVISION OF LAND
PARCELS OF LAND.

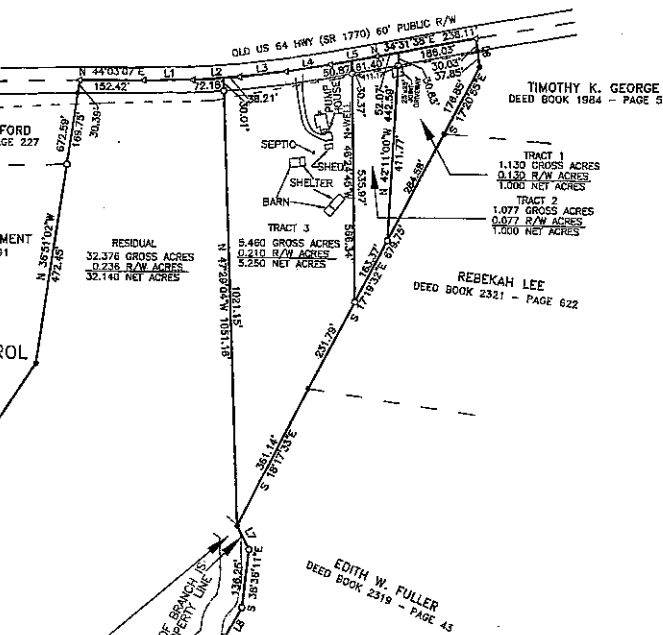
DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. 1-2647
DANNY O. WILLIAMS
I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
DESCRIPTION RECORDED IN BOOK _____ PAGE _____
THAT THE RATIO OF PRECISION AS CALCULATED
FOUND IN BOOK _____ PAGE _____
IS 1:10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE
AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND DATE
THIS 13TH DAY OF SEPTEMBER, A.D. 2023

NOTE: BRING A DIVISION OF THE RUTH S. ALFORD
HEIRS PROPERTY.
REFERENCE: MAP BOOK 2003 PG 2
MAP BOOK 2018 PG 101
MAP BOOK 2005 PG 374
MAP BOOK 3 PG 38
MAP BOOK 2012 PG 153
MAP BOOK 2010 PG 57
PG # 3 SUDE 90-144

NOTE: AREA COMPUTED BY COORDINATE METHOD.
P.M. # 2717-54-8271
ZONED R-30
SETBACKS:
FRONT - 30'
REAR - 25'
SIDE 10'
NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.

NOTE: TIE TO GRID MONUMENT TAKEN FROM PLAT RECORDED IN PLAT
RECORD FILE # 3; SUDE 169-E.

MOCCASIN CREEK DEVELOPMENT
DEED BOOK 1391 - PAGE 491
RESIDUAL
32.376 GROSS ACRES
0.238 R/W ACRES
32.140 NET ACRES
5.460 GROSS ACRES
0.210 R/W ACRES
5.250 NET ACRES



Course	Bearing	Distance
L1	N 43°48'08" E	114.78
L2	N 41°14'28" E	110.30
L3	N 37°48'50" E	108.01
L4	N 35°00'32" E	106.87
L5	N 34°14'41" E	112.27
L6	S 53°00'07" E	67.89
L7	S 72°11'09" E	62.96
L8	S 15°03'07" E	78.88
L9	S 10°02'46" E	48.03
L10	S 07°14'59" W	76.63
L11	S 05°07'04" W	72.75
L12	S 18°23'09" W	111.77
L13	S 15°15'29" E	86.47
L14	S 30°49'36" W	120.58
L15	S 31°15'38" W	141.22
L16	S 23°28'53" W	80.57
L17	S 15°15'15" W	144.49
L18	S 38°23'29" W	48.09
L19	S 25°11'35" W	35.28
L20	S 17°42'40" W	74.82

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS
BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF
FRANKLIN COUNTY, WITH ALL VARIANCES NOTED IN THE MINUTES
OF THE FRANKLIN COUNTY PLANNING BOARD, THAT ALL EASEMENTS,
SHOWN HEREON, ARE ACCEPTED BY FRANKLIN COUNTY, SUBJECT TO
APPROVAL BY THE N.C. DEPARTMENT OF TRANSPORTATION, WHICH
ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, AND
THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE
OF THE REGISTER OF DEEDS.

Colton W. Young 2/2/2024
SUBDIVISION ADMINISTRATOR DATE
APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 8/12/2024
AND MUST BE SUBMITTED FOR REAPPROVAL

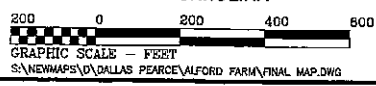
I (WE) HEREBY CERTIFY THAT I AM (WE AND THE OWNER(S)) OF THE
PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED
TO ME (US) BY DEED RECORDED IN DEED BOOK _____ PAGE _____
AND THAT I (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH
MY (OUR) FREE CONSENT, ESTABLISH THE UNIFORM BUILDING LINES,
AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRIVEWAYS,
AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN
THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY, NC.

Pamela A. Privette 1/31/2024
OWNER(S) DATE

State of North Carolina
County of Franklin
Colton W. Young Review Officer of Franklin County.
certify that the map/plat to which this certification is
affixed meets all statutory requirements for recording as
required by GS 47-30.

Colton W. Young
Review Officer

MINOR SUBDIVISION FOR
RUTH S. ALFORD HEIRS
DUNN TOWNSHIP
FRANKLIN COUNTY
NORTH CAROLINA



Williams-Pearce and Assoc., Professional Land Surveyors, P.A.
P.O. Box 892, Zebulon, N.C. 27597 Tel.(919) 269-9605
Lia. # C-0243

- LEGEND:
- = EXISTING IRON PIN
 - = NEW PK NAIL
 - = NEW IRON PIPE
 - = POWER POLE

Date 2/2/2024



JOB FILE: E001340
FIELD BOOK: 1199
DATE: 12-12-2023
SCALE: 1" = 200'