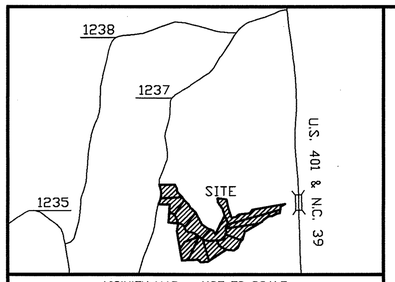



VICINITY MAP – NOT TO SCALE

CALLS FROM POINTS "A" TO "B" ALONG THE CENTERLINE OF S.R. 1237. ALL POINTS ARE EMN UNLESS OTHERWISE NOTED.

| Course | Bearing | Distance |
|---|---|---|
| L1 | N 17°34'01" E | 175.97' |
| L2 | N 16°23'01" E | 94.98' |
| L3 | N 10°56'01" E | 99.98' |
| L4 | N 04°00'01" E | 99.98' |
| L5 | N 03°49'59" W | 86.61' |
| L6 | N 12°15'59" W | 85.33' |
| L7 | N 16°05'59" W | 114.24' |
| L8 | N 13°04'59" W | 117.44' |

CALLS FROM POINTS "C" TO "D" ALONG A 15' OFFSET OF THE CENTERLINE OF AN EXISTING 60' EASEMENT AS PER DEED BOOK 1003, PAGES 5–11. SAID 60' EASEMENT BEING REDUCED TO 45' IN WIDTH AS PER THIS PLAT. ALL POINTS ARE CP.

| Course | Bearing | Distance |
|---|---|---|
| L9 | S 42°02'52" E | 70.95' |
| L10 | S 58°53'52" E | 213.49' |
| L11 | S 23°05'52" E | 385.90' |

CALLS FROM POINTS "D" TO "K" ALONG THE CENTERLINE OF PROPOSED 30' PRIVATE ACCESS EASEMENT TO REPLACE AN EXISTING 60' EASEMENT AS PER DEED BOOK 1003, PAGES 5–11. ALL POINTS ARE CP.

| Course | Bearing | Distance |
|---|---|---|
| L12 | S 73°25'52" E | 105.92' |
| L13 | S 58°21'52" E | 124.05' |
| L14 | S 44°54'52" E | 116.11' |
| L15 | S 10°58'52" E | 88.21' |
| L16 | S 27°38'52" E | 80.48' |
| L17 | S 52°11'52" E | 114.32' |
| L18 | N 89°19'08" E | 99.17' |
| L19 | S 83°20'52" E | 97.47' |
| L20 | S 62°56'52" E | 196.32' |
| L21 | S 49°01'52" E | 139.59' |
| L60 | S 53°43'12" E | 178.32' |
| L61 | S 64°02'59" E | 124.21' |
| L62 | S 81°51'27" E | 241.45' |
| L63 | N 77°44'50" E | 157.19' |
| L64 | S 89°15'24" E | 210.31' |
| L65 | N 78°29'44" E | 137.24' |
| L66 | N 56°32'06" E | 81.45' |
| L67 | N 28°33'11" E | 95.40' |
| L68 | N 18°47'12" E | 113.79' |
| L69 | N 22°56'15" E | 122.63' |
| L70 | N 23°25'11" W | 88.50' |
| L71 | N 05°58'55" W | 64.13' |
| L72 | N 23°41'52" E | 86.87' |
| L73 | N 38°21'46" E | 84.36' |
| L74 | N 16°53'20" E | 66.52' |
| L75 | N 24°39'25" W | 100.55' |
| L76 | N 16°51'52" W | 133.13' |
| L77 | N 28°32'33" W | 145.59' |

CALLS FROM POINTS "E" TO "F" ALONG A BRANCH. THE RUN OF THE BRANCH IS THE PROPERTY LINE. ALL POINTS ARE EIP UNLESS OTHERWISE NOTED.

| Course | Bearing | Distance |
|---|---|---|
| L22 | S 28°10'31" E | 202.17' |
| L23 | S 03°08'03" E | 114.71' |
| L24 | S 42°34'07" E | 341.43' |
| L25 | S 30°07'56" E | 150.92' |
| L26 | S 49°05'57" E | 265.28' |
| L27 | S 24°12'22" E | 137.14' |
| L28 | S 50°42'16" E | 154.13' |
| L29 | S 43°01'34" E | 165.18' |
| L30 | S 28°25'35" E | 604.57' |
| L31 | S 54°04'01" E | 313.28' |
| L32 | S 71°21'05" E | 109.64' |
| L33 | S 68°13'17" E | 139.46' |
| L34 | S 32°40'08" E | 183.65' |

CALLS FROM POINTS "G" TO "H" ALONG BEAR SWAMP CREEK. THE RUN OF BEAR SWAMP CREEK IS THE PROPERTY LINE. ALL POINTS ARE EIP UNLESS OTHERWISE NOTED.

| Course | Bearing | Distance |
|---|---|---|
| L35 | S 63°50'48" W | 215.18' |
| L36 | S 07°54'43" W | 305.93' |
| L37 | S 84°52'03" W | 129.92' |
| L38 | S 63°36'07" W | 242.76' |
| L39 | S 89°45'47" W | 110.50' |
| L40 | S 56°30'02" W | 283.80' |
| L41 | S 41°33'15" W | 115.04' |
| L42 | S 59°33'25" W | 872.45' |
| L43 | S 15°30'54" W | 340.30' |
| L44 | S 40°29'06" W | 150.74' |
| L45 | S 23°58'54" W | 250.97' |
| L46 | S 53°59'54" W | 209.18' |

REFERENCES
DEED BOOK 2351, PAGE 1038
TRACT TWO
DEED BOOK 1003, PAGE 7–8
TRACT 2
PARCEL ID 015865

DEED BOOK 2351, PAGE 1038
TRACT THREE
DEED BOOK 1003, PAGES 10–11
LOT 2
PARCEL ID 015866

DEED BOOK 2351, PAGE 1038
TRACT ONE
DEED BOOK 769, PAGE 406
DEED BOOK 1003, PAGE 9
PARCEL ID 017697

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 FEBRUARY, A.D., 2024.

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

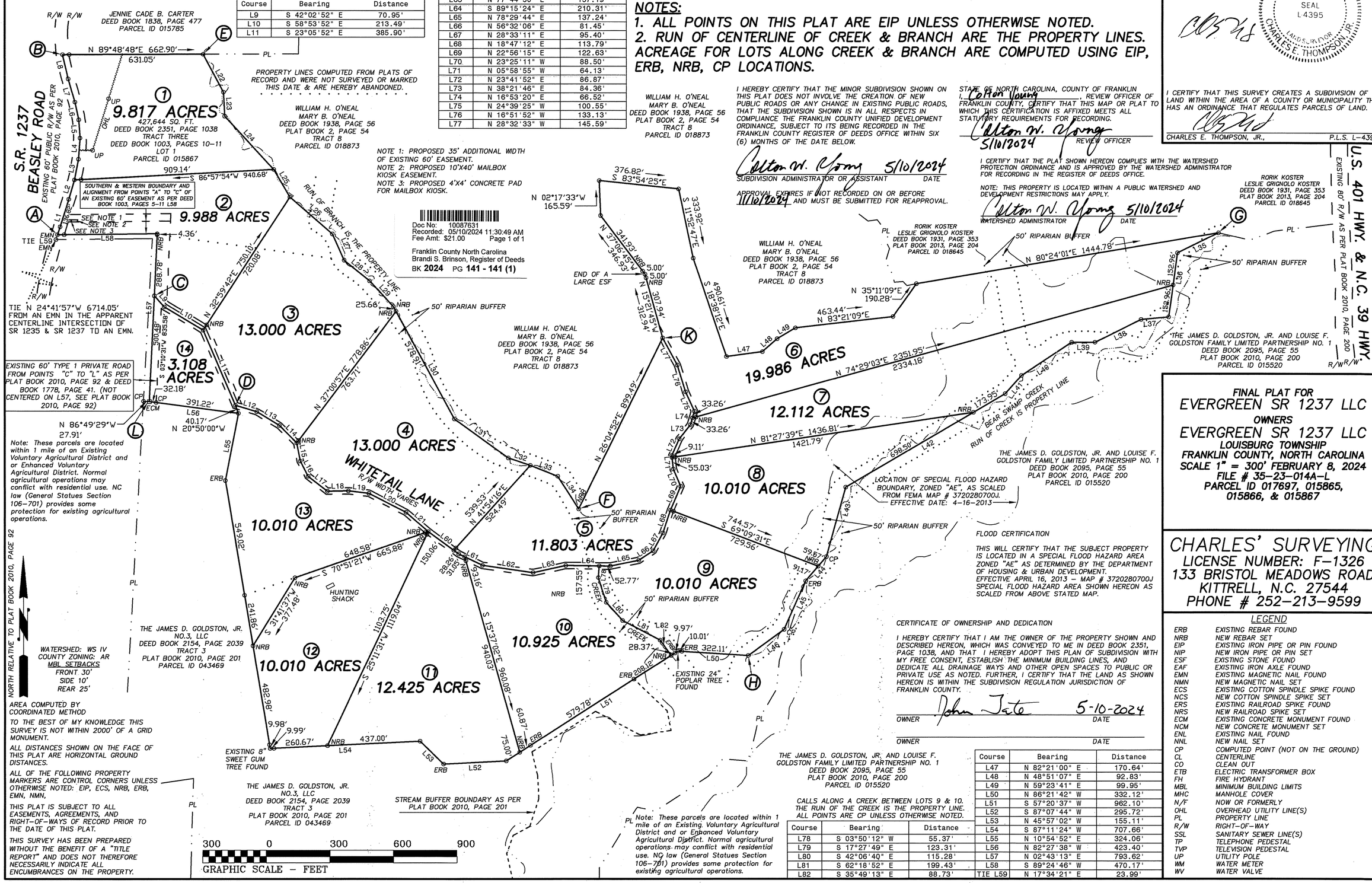
NORTH CAROLINA PROFESSIONAL SEAL L-4395 LAND SURVEYOR CHARLES E. THOMPSON, JR.

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.

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

## NOTES:

1. ALL POINTS ON THIS PLAT ARE EIP UNLESS OTHERWISE NOTED.
2. RUN OF CENTERLINE OF CREEK & BRANCH ARE THE PROPERTY LINES. ACREAGE FOR LOTS ALONG CREEK & BRANCH ARE COMPUTED USING EIP, ERB, NRB, CP LOCATIONS.




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 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.

Colton W. Young 5/10/2024
SUBDIVISION ADMINISTRATOR OR ASSISTANT DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 11/10/2024 AND MUST BE SUBMITTED FOR REAPPROVAL.

STATE OF NORTH CAROLINA, COUNTY OF FRANKLIN
I, Colton Young, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Colton W. Young 5/10/2024
REVIEW OFFICER

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 WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

Colton W. Young 5/10/2024
WATERSHED ADMINISTRATOR DATE

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONED "AE" AS DETERMINED BY THE DEPARTMENT OF HOUSING & URBAN DEVELOPMENT. EFFECTIVE APRIL 16, 2013 – MAP # 3720280700J SPECIAL FLOOD HAZARD AREA SHOWN HEREON AS SCALED FROM ABOVE STATED MAP.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME IN DEED BOOK 2351, PAGE 1038, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGE WAYS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

John Tate 5-10-2024
OWNER DATE

OWNER DATE

CALLS ALONG A CREEK BETWEEN LOTS 9 & 10. THE RUN OF THE CREEK IS THE PROPERTY LINE. ALL POINTS ARE CP UNLESS OTHERWISE NOTED.

| Course | Bearing | Distance |
|---|---|---|
| L78 | S 03°50'12" W | 55.37' |
| L79 | S 17°27'49" E | 123.31' |
| L80 | S 42°06'40" E | 115.28' |
| L81 | S 62°18'52" E | 199.43' |
| L82 | S 35°49'13" E | 88.73' |

| Course | Bearing | Distance |
|---|---|---|
| L47 | N 82°21'00" E | 170.64' |
| L48 | N 48°51'07" E | 92.83' |
| L49 | N 59°23'41" E | 99.95' |
| L50 | N 86°21'42" W | 332.12' |
| L51 | S 57°20'37" W | 962.10' |
| L52 | S 87°07'44" W | 295.72' |
| L53 | N 45°57'02" W | 155.11' |
| L54 | S 87°11'24" W | 707.66' |
| L55 | N 10°54'52" E | 324.06' |
| L56 | N 82°27'38" W | 423.40' |
| L57 | N 02°43'13" E | 793.62' |
| L58 | S 89°24'46" W | 470.17' |
| TIE L59 | N 17°34'21" E | 23.99' |

Note: These parcels are located within 1 mile of an Existing Voluntary Agricultural District and or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC law (General Statues Section 106–701) provides some protection for existing agricultural operations.

AREA COMPUTED BY COORDINATED METHOD

TO THE BEST OF MY KNOWLEDGE THIS SURVEY IS NOT WITHIN 2000' OF A GRID MONUMENT.

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.

300 0 300 600 900
GRAPHIC SCALE – FEET

# FINAL PLAT FOR EVERGREEN SR 1237 LLC

OWNERS
EVERGREEN SR 1237 LLC
LOUISBURG TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA
SCALE 1" = 300' FEBRUARY 8, 2024
FILE # 35–23–014A–L
PARCEL ID 017697, 015865, 015866, & 015867


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


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 |