DocuSign Envelope ID: E2AB91D1-6901-48E8-8A78-682CA89BF9DA

BK 2023 PG 68 - 68 (1) DOC# 10072654
This Document eRecorded: 03/07/2023 02:31:44 PM
Fee: $21.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 22ND DAY OF FEBRUARY A.D. 2023.

DocuSigned by: Michael A. Moss
83D193173200411...
PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

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

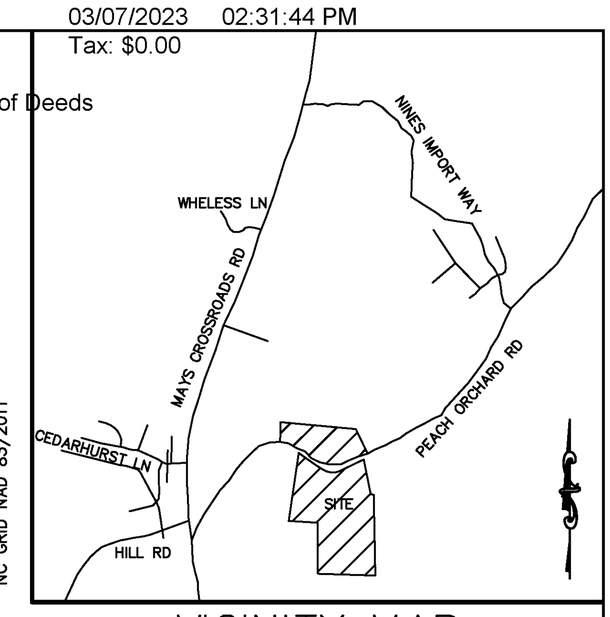
DocuSigned by: Michael A. Moss
83D193173200411...
PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

NOTES:

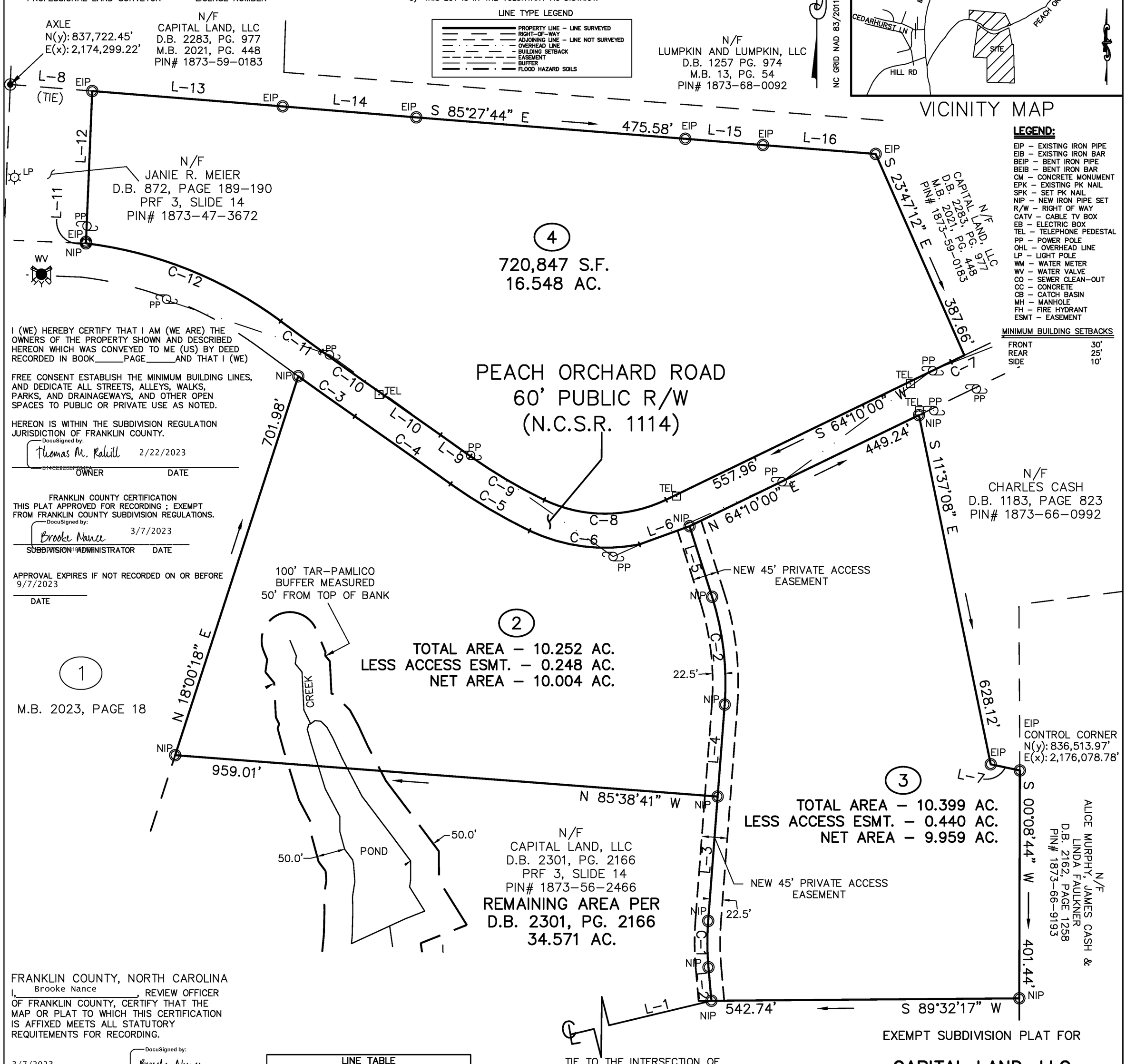
1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
4) THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
5) THIS LOT IS IN THE VOLUNTARY AG DISTRICT.

LINE TYPE LEGEND
- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

NC GRID NAD 83/2011



VICINITY MAP



LEGEND:
- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- ESMT - EASEMENT

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK_____PAGE_____AND THAT I (WE)

FREE CONSENT ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

DocuSigned by: Thomas M. Rahill 2/22/2023
B14CE9E0BF284FA...
OWNER DATE

FRANKLIN COUNTY CERTIFICATION
THIS PLAT APPROVED FOR RECORDING ; EXEMPT FROM FRANKLIN COUNTY SUBDIVISION REGULATIONS.

DocuSigned by: Brooke Nance 3/7/2023
SUBDIVISION ADMINISTRATOR DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 9/7/2023
DATE

FRANKLIN COUNTY, NORTH CAROLINA
I, Brooke Nance, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUITEMENTS FOR RECORDING.

3/7/2023 DocuSigned by: Brooke Nance
985C270B49B442E...
DATE REVIEW OFFICER

TIE TO THE INTERSECTION OF PEACH ORCHARD ROAD & MAYS CROSSROADS ROAD

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 76°33'04" E	2683.75'
L-2	N 05°00'58" W	59.26'
L-3	N 04°21'19" E	219.83'
L-4	N 04°21'19" E	162.39'
L-5	N 17°41'31" W	130.58'
L-6	N 70°05'01" E	93.90'
L-7	S 78°04'29" E	52.53'
L-8	S 85°26'16" E	144.84'
L-9	N 54°33'36" W	64.59'
L-10	N 54°53'40" W	119.79'
L-11	N 02°21'51" E	2.58'
L-12	N 02°21'51" E	266.02'
L-13	S 85°23'20" E	336.79'
L-14	S 85°17'36" E	236.30'
L-15	S 85°20'17" E	137.53'
L-16	S 85°30'23" E	199.16'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	81.78'	500.00'	81.69'	N 00°19'49" W
C-2	192.40'	500.00'	191.21'	N 06°40'06" W
C-3	122.07'	6531.29'	122.07'	S 54°39'35" E
C-4	206.60'	15732.73'	206.60'	S 54°49'08" E
C-5	161.96'	936.38'	161.76'	S 59°23'52" E
C-6	198.70'	307.20'	195.25'	S 82°52'56" E
C-7	26.09'	9005.50'	26.09'	S 64°15'04" W
C-8	222.11'	247.20'	214.71'	S 89°54'25" W
C-9	151.59'	876.38'	151.40'	N 59°23'52" W
C-10	136.27'	6949.27'	136.27'	N 54°46'17" W
C-11	89.76'	6471.29'	89.76'	N 53°47'42" W
C-12	373.77'	721.37'	369.61'	N 68°14'29" W

EXEMPT SUBDIVISION PLAT FOR

CAPITAL LAND, LLC

PEACH ORCHARD ROAD
OWNER: CAPITAL LAND, LLC
REF: D.B. 2301, PAGE 2166
REF: PRF 3, SLIDE 14
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

120 60 0 120 360
SCALE 1"=120'
FEBRUARY 6, 2023
ZONED R-30
PIN# 1873-56-2466

(X:\SUBS\BRAXTON SUBD - JC)

CMP
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

Submitted electronically by "Cawthorne, Moss & Panciera, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.