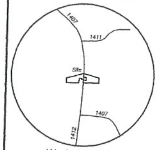


Vicinity Map
(Not to Scale)

NOTE
This survey has been completed without the benefit of a title report and therefore does not necessarily indicate all encumbrances on the subject property.

All Areas By Coordinate Method

This plat is subject to all easements, agreements, and Rights of Way of Record prior to the date of this plat.

This will certify that the subject property is not located in a Special Flood Hazard Area as determined by the Dept. of Housing and Urban Development and/or the Federal Emergency Management Agency. Effective 04/16/2007 Comm. Panel 3720 2920 00 K

I hereby certify that I am the owner of the property shown and described hereon, which was conveyed to me by deed recorded in D.B. 858, Pg. 794, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building lines and dedicate all streets, alleys, walks, parks, drainageways, and other open areas to public or private use as noted. Further, I certify that the land shown hereon is within the Unified Development Ordinance of Franklin County, N.C.

07/05/2024
Date

Owner/Agent

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.

Approval expires if not recorded on or before 1/10/2025 and must be submitted for reapproval.

7/10/2024
Date

Subdivision Administrator

Doc No: 10069604
Recorded: 07/10/2024 11:33:15 AM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2024 PG 203 - 203 (1)

BRANDI S. BRINSON
REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED:
DATE:
TIME:
BOOK:
PAGE(S):

References

1, 2B, & 3
D.B. 858, Pg. 794
M.B. 1, Pg. 172
Tract 5
F.C. Tax Parcel
012360

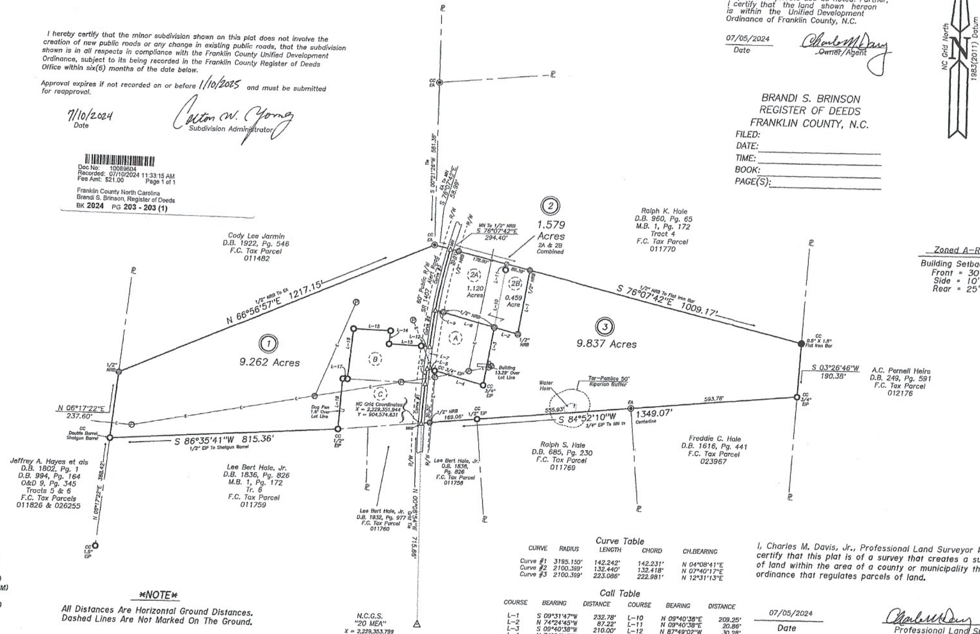
2A
D.B. 624, Pg. 101
F.C. Tax Parcel
011391

Other References

A
Owner – Harry Pearce
D.B. 1986, Pg. 755
D.B. 624, Pg. 223
F.C. Tax Parcel
012157

B
Owner – Betty R. Lloyd
D.B. 2363, Pg. 2043
PRF 3, Sl. 93–77
F.C. Tax Parcel
028336

C
Owner – Vernell Frazier
D.B. 1648, Pg. 253
M.B. 2007, Pg. 308
F.C. Tax Parcel
040154



Zoned A–R
Building Setbacks
Front = 30'
Side = 10'
Rear = 25'

Curve Table

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
Curve #1	3195.150'	142.242'	142.231'	N 04°08'41"E
Curve #2	2100.399'	132.440'	132.418'	N 07°40'17"E
Curve #3	2100.399'	223.086'	222.981'	N 12°31'13"E

Call Table

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L–1	S 09°31'47"W	232.78'	L–10	N 09°40'38"E	209.25'
L–2	N 74°24'45"W	87.22'	L–11	N 09°40'38"E	20.86'
L–3	S 09°40'38"W	210.00'	L–12	N 87°49'02"W	30.28'
L–4	N 74°24'45"W	180.78'	L–13	N 87°49'02"W	116.93'
L–5	N 74°24'45"W	28.76'	L–14	N 05°42'51"E	47.22'
L–6	N 05°42'58"E	54.20'	L–15	N 87°49'36"W	133.38'
L–7	N 05°42'58"E	78.90'	L–16	S 05°42'35"W	180.36'
L–8	N 74°24'45"W	189.51'	L–17	N 87°35'40"W	16.71'
L–9	N 74°24'45"W	30.17'	L–18	S 04°07'43"W	180.61'

I, Charles M. Davis, Jr., Professional Land Surveyor #L–3270, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

07/05/2024
Date

Professional Land Surveyor

SYMBOL LEGEND

○ Existing Iron Pipe(EIP)	○ New Iron Pipe(NIP)
▲ Existing PK Nail(EPK)	△ New PK Nail(NPK)
■ Existing RR Spike(ERS)	□ New RR Spike(NRS)
◆ Ex. Conc. Mon.(ECM)	◇ New Conc. Mon.(NCM)
50 Penny Nail	Existing Rebar
Existing Axle(EA)	Computed Point(CP)
Power Pole	CC Control Corner
● Existing Solid Iron(ESI)	Light Pole
Electric Lines	△ Grid Monument
℄ Center Line	℞ Property Line
R/W Right of Way	⊠ R/W Monument
Man Hole	Telephone Lines
Existing Planted Stone	Utility Lines
New Rebar(NRB)	EMN Existing Mag Nail
MN New Mag Nail	

NOTE
All Distances Are Horizontal Ground Distances.
Dashed Lines Are Not Marked On The Ground.

200 0 200 400 600
GRAPHIC SCALE – FEET

I Charles M. Davis, Jr., certify that under my direction and supervision, this map was drawn from an actual field survey, (D.B. 858, Pg. 794), that the ratio of precision as calculated, before and adjustments, is 1: 30,000+, and that this map was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, license number and seal this 5th day of July, 2024

PLS–3270

NORTH CAROLINA PROFESSIONAL SEAL L–3270 LAND SURVEYOR CHARLES M. DAVIS, JR.

State Of North Carolina
County Of Franklin

I, Colton Young, Review Officer Of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording as required by GS 47–30 as amended.

7/10/2024
Date

Review Officer

PIEDMONT SURVEYS, INC.

PIEDMONT SURVEYS, INC.

Charles M. Davis, Jr.
Professional Land Surveyor
105 CHURCH STREET – P.O. BOX 562
LOUISBURG, NC 27549 (919)496–3797
FAX (919)496–5157

License No: C–0799

The name of the owner(s) as shown is for indexing purposes only, and shall not be construed as title certification.

Survey Of Property Owned By
HARRY PEARCE,
SCOTT PEARCE, &
KELLY P. MOORE
Sandy Creek Township
Franklin County, North Carolina

Scale 1" = 200'

July 5, 2024

Job 24HSP.crd; 24–F–48–L