

I, L. JORDAN PARKER, JR. 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 _____ DAY OF _____, 2024.

PROFESSIONAL LAND SURVEYOR L-4685
LICENSE NUMBER

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.

PROFESSIONAL LAND SURVEYOR L-4685
LICENSE NUMBER

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) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) 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. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

OWNER DATE

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.

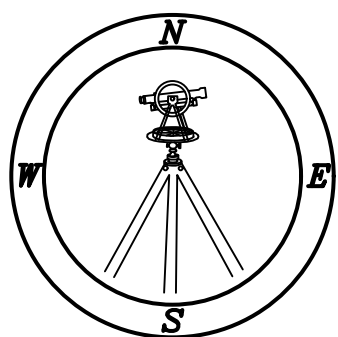
ADMINISTRATOR/ASSISTANT DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE

DATE
AND MUST BE RESUBMITTED FOR REAPPROVAL.

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

DATE REVIEW OFFICER



CMP

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

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

DISTRICT ENGINEER DATE

N/F
KEN PRETTYMAN
TIFFANY PRETTYMAN
D.B. 2224 PG. 1925
P.B. 2019 PG. 198
PIN# 2708-98-0874

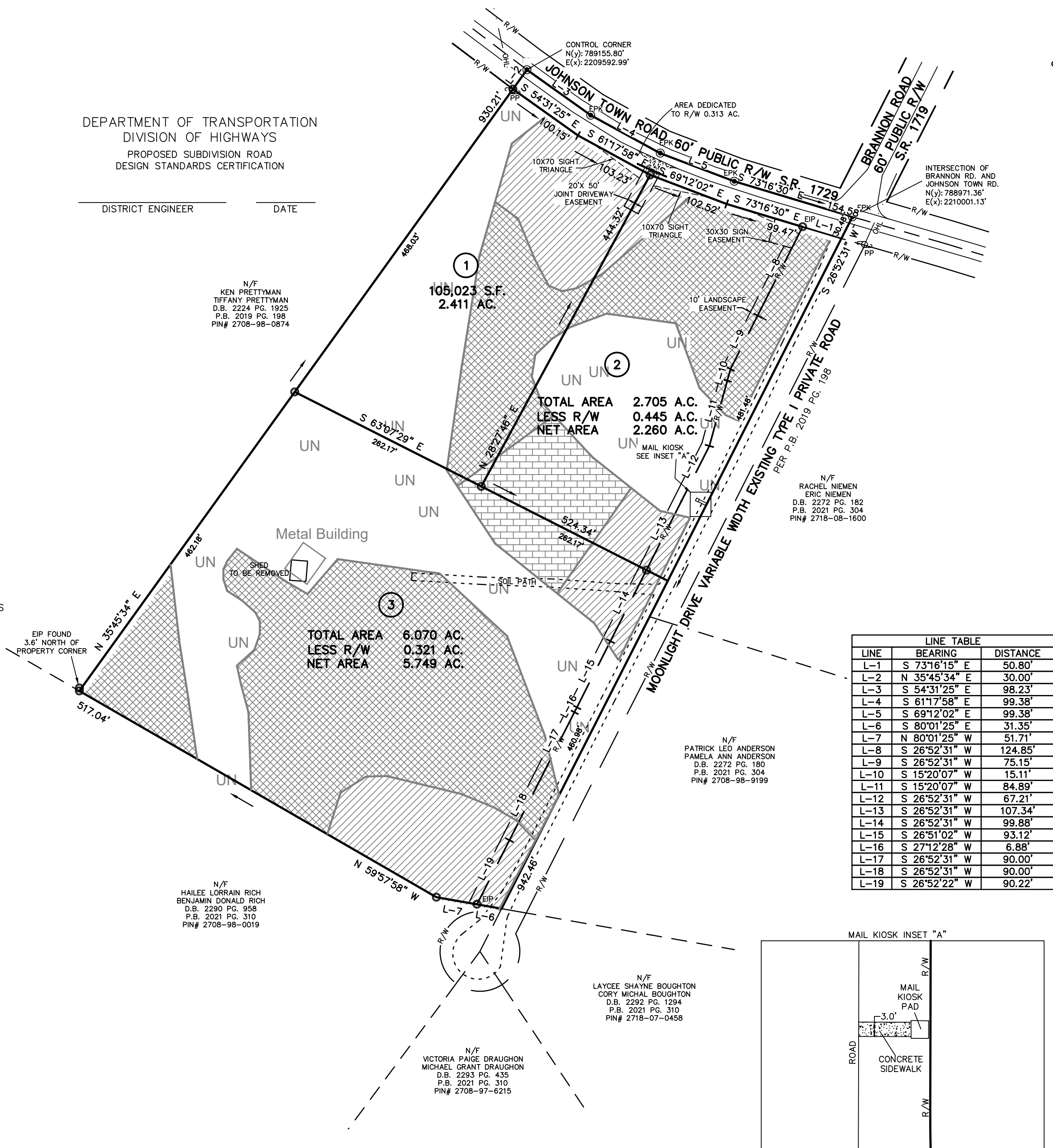
N/F
HAILEE LORRAIN RICH
BENJAMIN DONALD RICH
D.B. 2290 PG. 958
P.B. 2021 PG. 310
PIN# 2708-98-0019

N/F
VICTORIA PAIGE DRAUGHON
MICHAEL GRANT DRAUGHON
D.B. 2293 PG. 435
P.B. 2021 PG. 310
PIN# 2708-97-6215

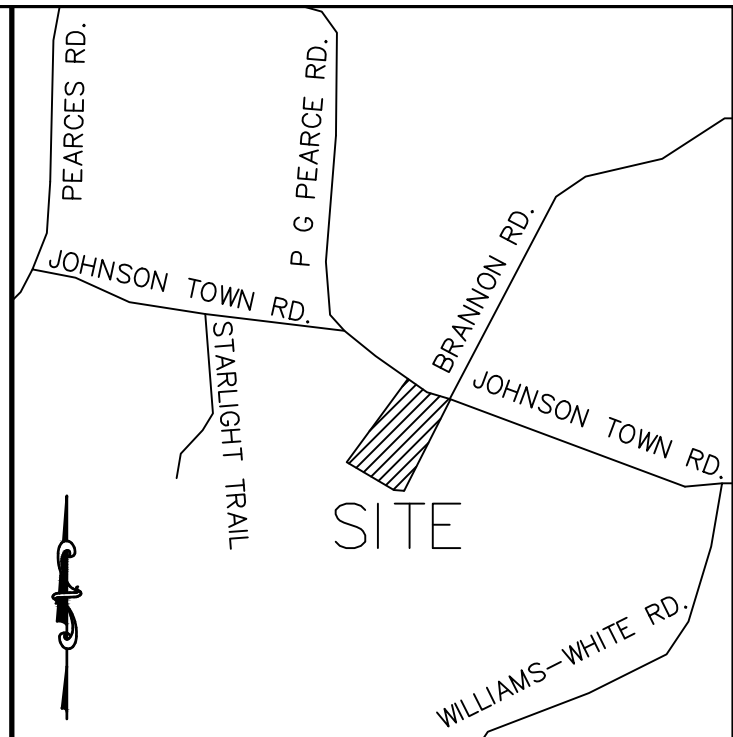
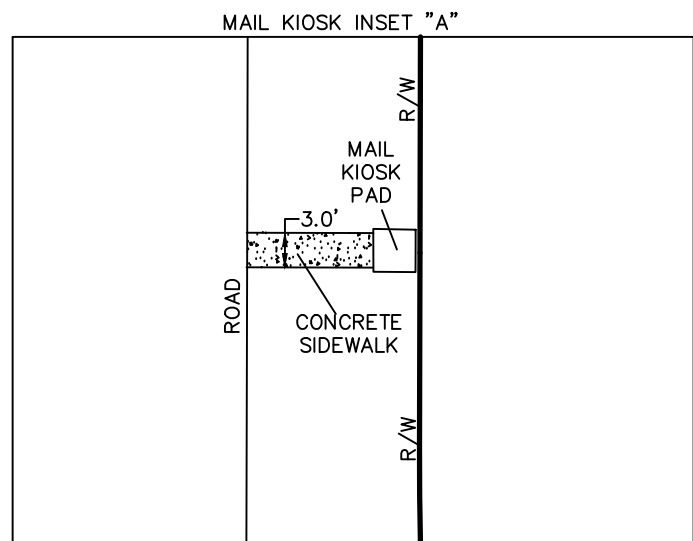
N/F
LAYCEE SHAYNE BOUGHTON
CORY MICHAL BOUGHTON
D.B. 2292 PG. 1294
P.B. 2021 PG. 310
PIN# 2718-07-0458

N/F
RACHEL NIEMEN
ERIC NIEMEN
D.B. 2272 PG. 182
P.B. 2021 PG. 304
PIN# 2718-08-1600

N/F
PATRICK LEO ANDERSON
PAMELA ANN ANDERSON
D.B. 2272 PG. 180
P.B. 2021 PG. 304
PIN# 2708-98-9199



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 73°16'15" E	50.80'
L-2	N 35°45'34" E	30.00'
L-3	S 54°31'25" E	98.23'
L-4	S 61°17'58" E	99.38'
L-5	S 69°12'02" E	99.38'
L-6	S 80°01'25" E	31.35'
L-7	N 80°01'25" W	51.71'
L-8	S 26°52'31" W	124.85'
L-9	S 26°52'31" W	75.15'
L-10	S 15°20'07" W	15.11'
L-11	S 15°20'07" W	84.89'
L-12	S 26°52'31" W	67.21'
L-13	S 26°52'31" W	107.34'
L-14	S 26°52'31" W	99.88'
L-15	S 26°51'02" W	93.12'
L-16	S 27°12'28" W	6.88'
L-17	S 26°52'31" W	90.00'
L-18	S 26°52'31" W	90.00'
L-19	S 26°52'22" W	90.22'



VICINITY MAP

FRANKLIN COUNTY
ZONED R-30
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

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
O - 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

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.

LINE TYPE LEGEND

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

MINOR SUBDIVISION FOR
BRAELYNN DEVELOPMNET, LLC

1021 JOHNSON TOWN ROAD
OWNERS: BRAELYNN DEVELOPMENT LLC
REF: D.B. 2221 PG. 852
REF: P.B. 2019 PG. 198
DUNN TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'

APRIL 3, 2024
ZONED: FCO R-30
PIN# 2708-98-5620

(JOHNSON TOWN-MOONLIGHT.DWG - JML)