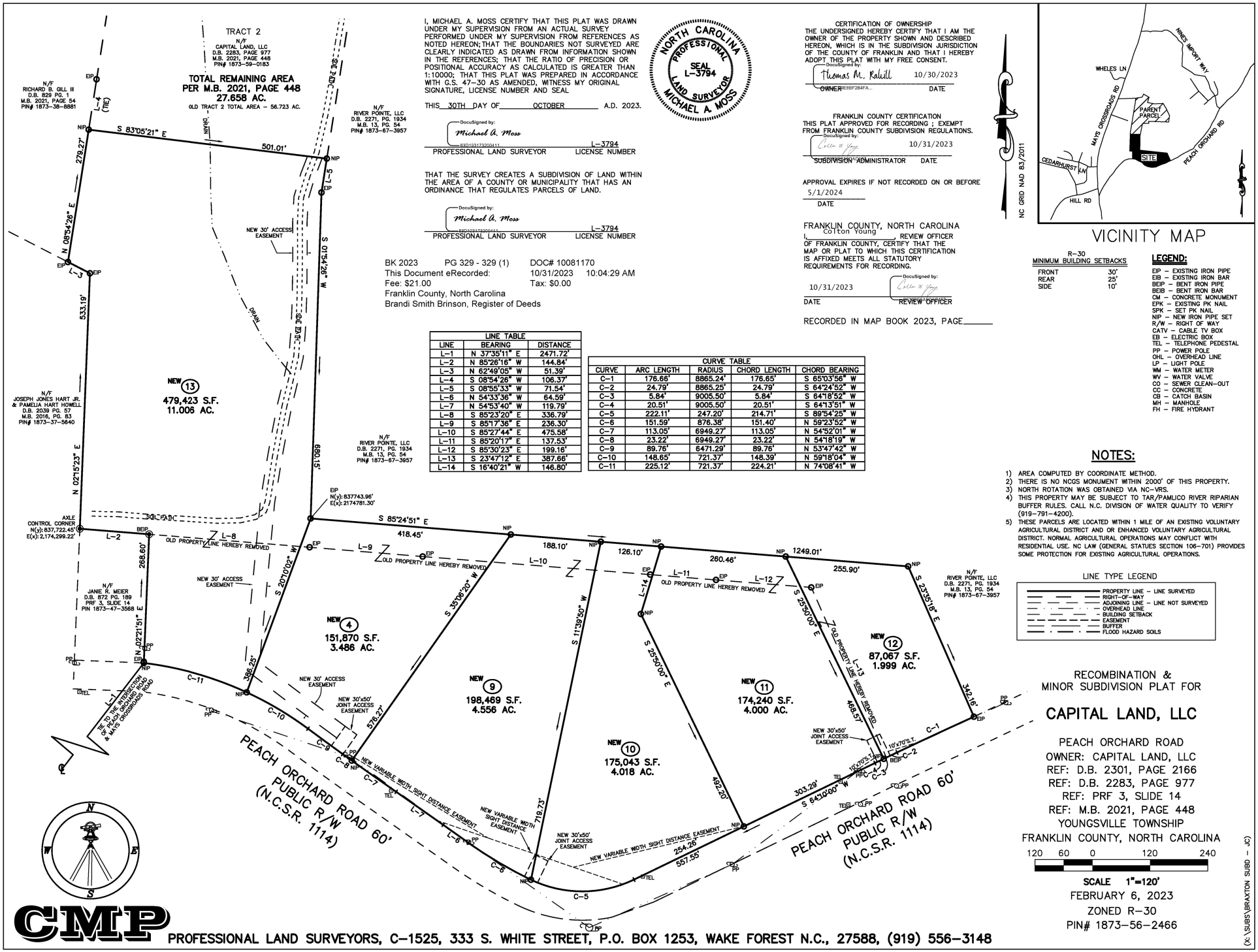
DocuSign Envelope ID: 11336EFB-4791-41BD-AF0A-8C7BA0D83955



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 30TH DAY OF OCTOBER A.D. 2023.

DocuSigned by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR — L-3794 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.

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

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

BK 2023 PG 329 - 329 (1) DOC# 10081170
This Document eRecorded: 10/31/2023 10:04:29 AM
Fee: $21.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

CERTIFICATION OF OWNERSHIP
THE UNDERSIGNED HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF FRANKLIN AND THAT I HEREBY ADOPT THIS PLAT WITH MY FREE CONSENT.

DocuSigned by: Thomas M. Kalvill 10/30/2023
OWNER DATE

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

DocuSigned by: Colton Young 10/31/2023
SUBDIVISION ADMINISTRATOR DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 5/1/2024
DATE

FRANKLIN COUNTY, NORTH CAROLINA
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.

DocuSigned by: Colton Young 10/31/2023
REVIEW OFFICER DATE

RECORDED IN MAP BOOK 2023, PAGE_____

NC GRID NAD 83/2011

VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 37°35'11" E	2471.72'
L-2	N 85°26'16" W	144.84'
L-3	N 62°49'05" W	51.39'
L-4	S 08°54'26" W	106.37'
L-5	S 08°55'33" W	71.54'
L-6	N 54°33'36" W	64.59'
L-7	N 54°53'40" W	119.79'
L-8	S 85°23'20" E	336.79'
L-9	S 85°17'36" E	236.30'
L-10	S 85°27'44" E	475.58'
L-11	S 85°20'17" E	137.53'
L-12	S 85°30'23" E	199.16'
L-13	S 23°47'12" E	387.66'
L-14	S 16°40'21" W	146.80'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	176.66'	8865.24'	176.65'	S 65°03'56" W
C-2	24.79'	8865.25'	24.79'	S 64°24'52" W
C-3	5.84'	9005.50'	5.84'	S 64°18'52" W
C-4	20.51'	9005.50'	20.51'	S 64°13'51" W
C-5	222.11'	247.20'	214.71'	S 89°54'25" W
C-6	151.59'	876.38'	151.40'	N 59°23'52" W
C-7	113.05'	6949.27'	113.05'	N 54°52'01" W
C-8	23.22'	6949.27'	23.22'	N 54°18'19" W
C-9	89.76'	6471.29'	89.76'	N 53°47'42" W
C-10	148.65'	721.37'	148.39'	N 59°18'04" W
C-11	225.12'	721.37'	224.21'	N 74°08'41" W

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
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

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 RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
5) 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.

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

RECOMBINATION & MINOR SUBDIVISION PLAT FOR

CAPITAL LAND, LLC

PEACH ORCHARD ROAD
OWNER: CAPITAL LAND, LLC
REF: D.B. 2301, PAGE 2166
REF: D.B. 2283, PAGE 977
REF: PRF 3, SLIDE 14
REF: M.B. 2021, PAGE 448
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

120 60 0 120 240
SCALE 1"=120'
FEBRUARY 6, 2023
ZONED R-30
PIN# 1873-56-2466

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.

(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