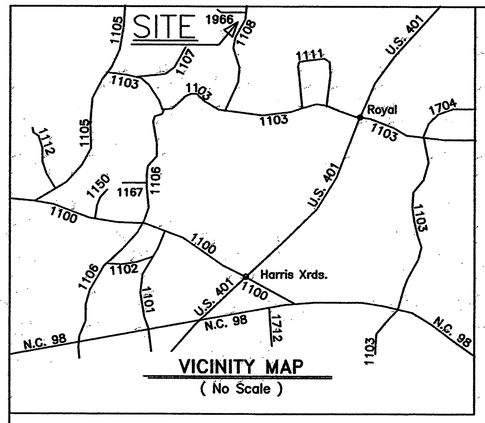


VICINITY MAP
(No Scale)

LEGEND

- EIP – EXISTING IRON PIN
- NIP – NEW IRON PIN
- ECM – EXISTING CONCRETE MONUMENT
- CM – CONCRETE MONUMENT
- EPKN – EXISTING PK NAIL
- PKN – PK NAIL
- EMN – EXISTING MAG NAIL
- MN – MAG NAIL
- R/W – RIGHT OF WAY
- CL – CENTERLINE
- CP – COMPUTED POINT
- DB – DEED BOOK
- P – PAGE
- PP – POWER POLE
- TP – TELEPHONE PEDESTAL
- CATV – CABLE TV PEDESTAL
- ERRS – EXISTING RAILROAD SPIKE
- RRS – RAILROAD SPIKE
- —E— – OVERHEAD ELECTRIC
- WV – WATER VALVE
- WM – WATER METER
- ERB – EXISTING REBAR
- NRB – NEW 5/8" REBAR
- EN – EXISTING NAIL
- ESI – EXISTING SOLID IRON

MINIMUM BUILDING SETBACK LINES
FRONT – 30'; REAR – 25'; SIDE – 10'.

THERE ARE NO KNOWN NCGS CONTROL MONUMENTS WITHIN 2000'.

AGRICULTURAL DISTRICT 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.

Doc No: 10095296
Recorded: 12/18/2024 03:17:01 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2024 PG 391 - 391 (1)

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 1001, PAGE 352, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGE WAYS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
FURTHER I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF FRANKLIN COUNTY.

James O. Murphy 12-13-24
OWNER OR AGENT FOR OWNER DATE

THIS PLAT IS APPROVED FOR RECORDING PURSUANT TO SECTION 4.5.8.A.2.B OF THE FRANKLIN COUNTY SUBDIVISION REGULATIONS.

Aaron Cooke 12/18/2024
SUBDIVISION ADMINISTRATOR DATE

REVIEW OFFICER'S CERTIFICATE

FRANKLIN COUNTY, NORTH CAROLINA

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

Aaron Cooke 12/18/2024
REVIEW OFFICER DATE

NORTH CAROLINA, FRANKLIN COUNTY

I, JAMES O. MURPHY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1001, PAGE 352, ETC.) (OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 13 DAY OF DECEMBER, A.D., 2024.

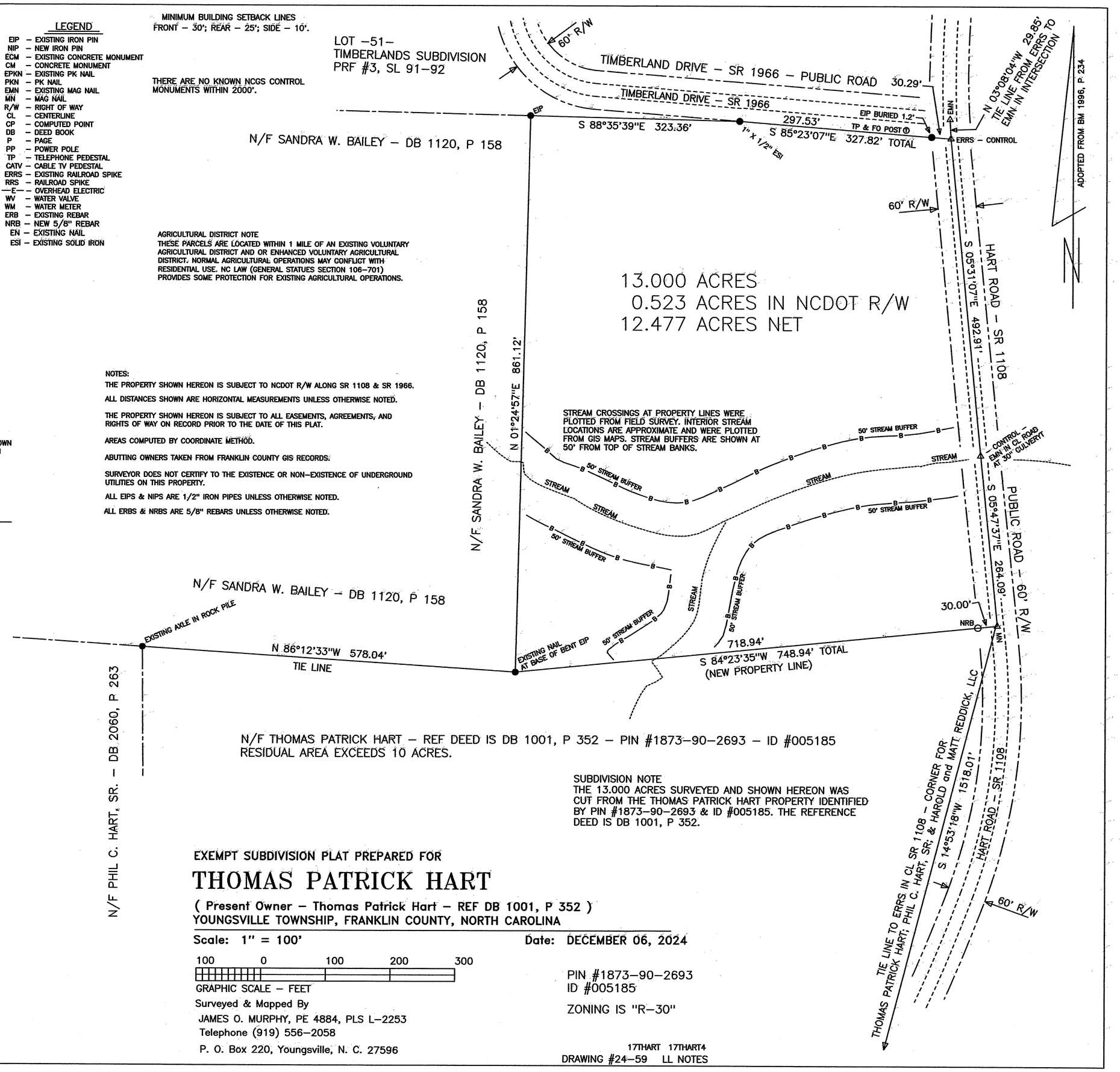
NORTH CAROLINA PROFESSIONAL SEAL L-2253 LAND SURVEYOR JAMES O. MURPHY

James O. Murphy 12-13-24
SURVEYOR
PE 4884, PLS L–2253

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.

James O. Murphy 12-13-24
JAMES O. MURPHY, PE 4884, PLS L–2253 DATE

NOTES:
THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG SR 1108 & SR 1966.
ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS PLAT.
AREAS COMPUTED BY COORDINATE METHOD.
ABUTTING OWNERS TAKEN FROM FRANKLIN COUNTY GIS RECORDS.
SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON–EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.
ALL EIPS & NIPS ARE 1/2" IRON PIPES UNLESS OTHERWISE NOTED.
ALL ERBS & NRBS ARE 5/8" REBARS UNLESS OTHERWISE NOTED.



SUBDIVISION NOTE
THE 13.000 ACRES SURVEYED AND SHOWN HEREON WAS CUT FROM THE THOMAS PATRICK HART PROPERTY IDENTIFIED BY PIN #1873–90–2693 & ID #005185. THE REFERENCE DEED IS DB 1001, P 352.

EXEMPT SUBDIVISION PLAT PREPARED FOR

THOMAS PATRICK HART

(Present Owner – Thomas Patrick Hart – REF DB 1001, P 352)
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY, NORTH CAROLINA

Scale: 1" = 100' **Date: DECEMBER 06, 2024**

100 0 100 200 300
GRAPHIC SCALE – FEET

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L–2253
Telephone (919) 556–2058
P. O. Box 220, Youngsville, N. C. 27596

PIN #1873–90–2693
ID #005185

ZONING IS "R–30"

17THART 17THART4
DRAWING #24–59 LL NOTES