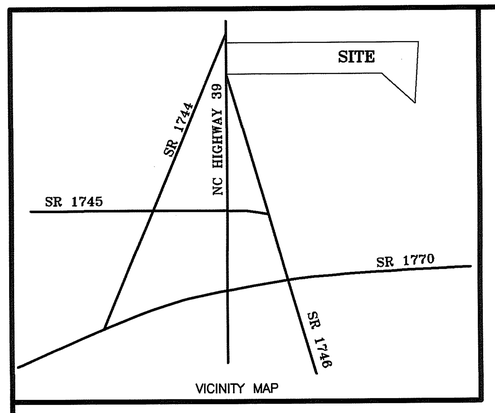
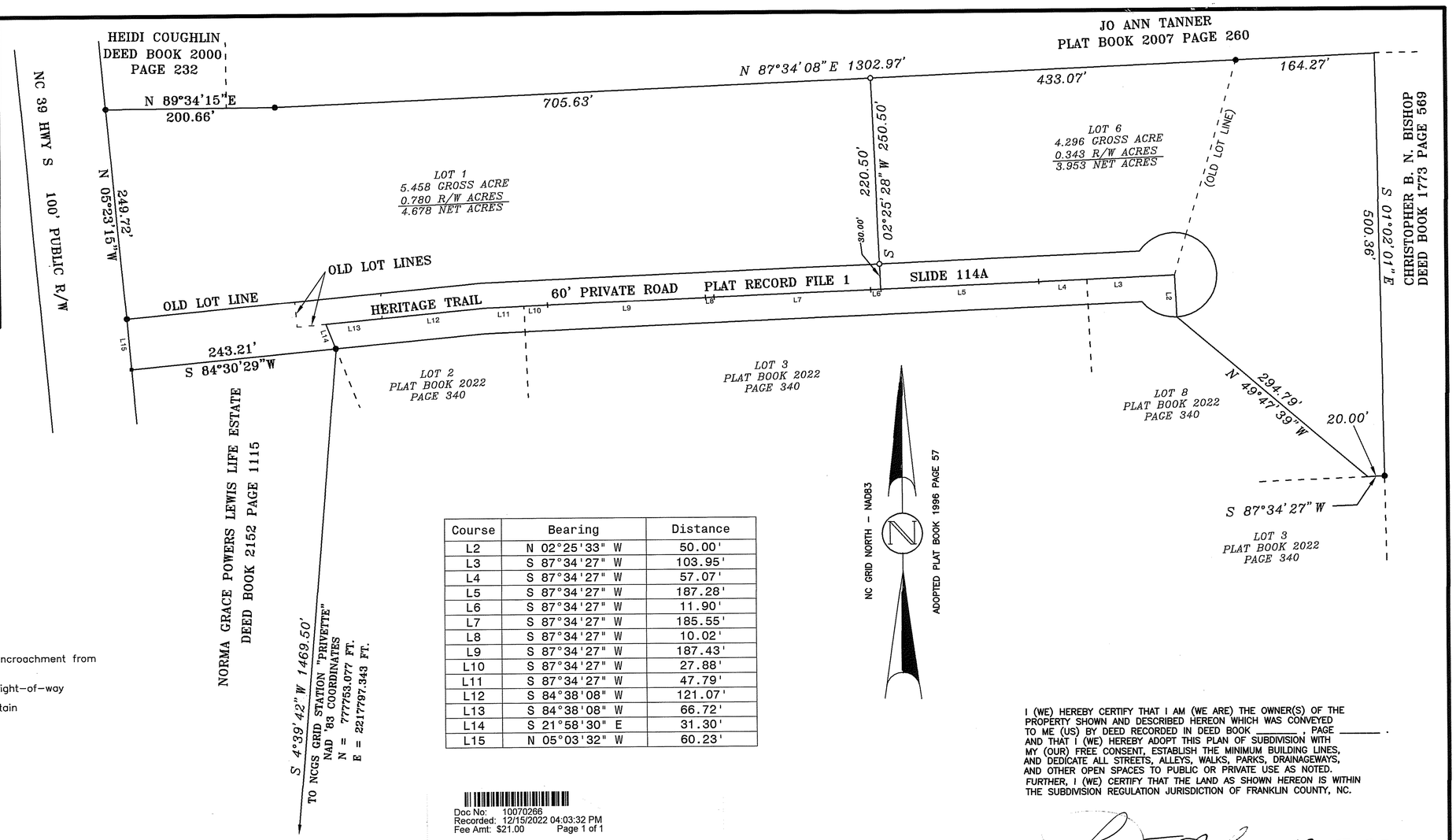


NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PIN #'S 2717-89-3400 & 2717-99-0353



Course	Bearing	Distance
L2	N 02°25'33" W	50.00'
L3	S 87°34'27" W	103.95'
L4	S 87°34'27" W	57.07'
L5	S 87°34'27" W	187.28'
L6	S 87°34'27" W	11.90'
L7	S 87°34'27" W	185.55'
L8	S 87°34'27" W	10.02'
L9	S 87°34'27" W	187.43'
L10	S 87°34'27" W	27.88'
L11	S 87°34'27" W	47.79'
L12	S 84°38'08" W	121.07'
L13	S 84°38'08" W	66.72'
L14	S 21°58'30" E	31.30'
L15	N 05°03'32" W	60.23'

NOTES

NOTE: Sight distance triangles shall take precedence over the proposed signage easements.

NOTE: No off-site septic systems or easements.

NOTE: Approved NCDOT driveway permits.

NOTE: Property frontage shall not be piped without an approved encroachment from NCDOT

NOTE: Only NCDOT approved structures can be placed within the right-of-way

NOTE: It shall be the responsibility of the property owner to maintain open space and drainage easements.

NOTE: ALL LOTS ARE DESIGNED TO BE SERVED BY INDIVIDUAL/PRIVATE WELL AND SEPTIC SYSTEMS.

NOTE: These parcels are located within one (1) mile of an Existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC Law (General Stautes Section 106-701) provides some protection for existing agricultural operations.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

Doc No: 10070266
Recorded: 12/15/2022 04:03:32 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK **2022** PG **423 - 423 (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 DEED 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, DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY, NC.

OWNER(S) DATE 12-7-22

State of North Carolina,
County of Franklin

I, _____, 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.

Review Officer

Date 12/15/22

I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to 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 12/15/22

I, DANNY O. WILLIAMS , PROFESSIONAL LAND SURVEYOR NO. L-2647 CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 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 2ND DAY OF NOVEMBER, A.D., 2022.

Seal or Stamp

Registration Number L-2647

RECOMBINATION MAP FOR HERITAGE WOODS DUNN TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA

OWNER:
GEORGE M. & BETTY B. RAY
IRREVOCABLE TRUST
P O BOX 40
ZEBULON, NC 27597

Lic. # C-0243

100 0 100 200 300
GRAPHIC SCALE - FEET *JOB: EB0818 COORDINATE FILE*
S:\NEWMAPS\B\BETTY RAY\HERITAGE WOODS\RECOMBINATION MAP MAP.DWG

ZONED R-30
SETBACKS: FRONT - 30'
REAR - 25'
SIDE - 10'

WILLIAMS, PEARCE & ASSOC.,P.A.
PROFESSIONAL LAND SURVEYORS
ZEBULON, NORTH CAROLINA
TELEPHONE: (919) 269-9605

DRAWN BY: DOW
CHECKED BY: DOW
DATE: 11-02-2022
SCALE: 1"= 100'
FB: 1155

LEGEND
▪ EXISTING MONUMENT
● EXISTING IRON PIPE
○ NEW IRON PIPE

REFERENCE: PLAT BOOK 2007 PAGE 356
PLAT BOOK 2022 PAGE 340
PLAT BOOK 2022 PAGE 336
DEED BOOK 1126 PAGE 396
DEED BOOK 684 PAGE 267
PLAT RECORD FILE 1 SLIDE 114A

WILLIAMS - PEARCE & ASSOC., P.A.
Professional Land Surveyors P.O. Box 892, Zebulon, N.C. Phone (919)269-9605