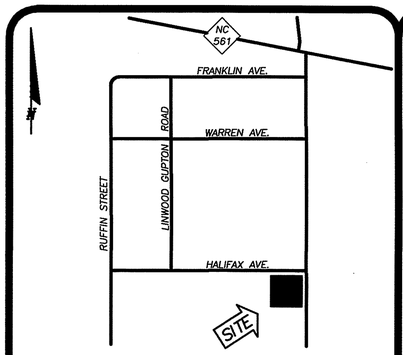


VICINITY MAP NTS

CERTIFICATE OF SURVEY AND ACCURACY

I, DONALD S. HILHORST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK (SEE), PAGE (NOTE 13) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (SEE), PAGE (NOTE 15); 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 8th DAY OF APRIL, A.D., 2019.

PURPOSE OF PLAT

I, DONALD S. HILHORST, PROFESSIONAL LAND SURVEYOR L-3785, CERTIFY THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LANDAND DOES NOT CREATE ANY NEW ROADS.

NORTH CAROLINA PROFESSIONAL SEAL L-3785 LAND SURVEYOR DONALD S. HILHORST

DONALD S. HILHORST, PROFESSIONAL LAND SURVEYOR NO. L-3785

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

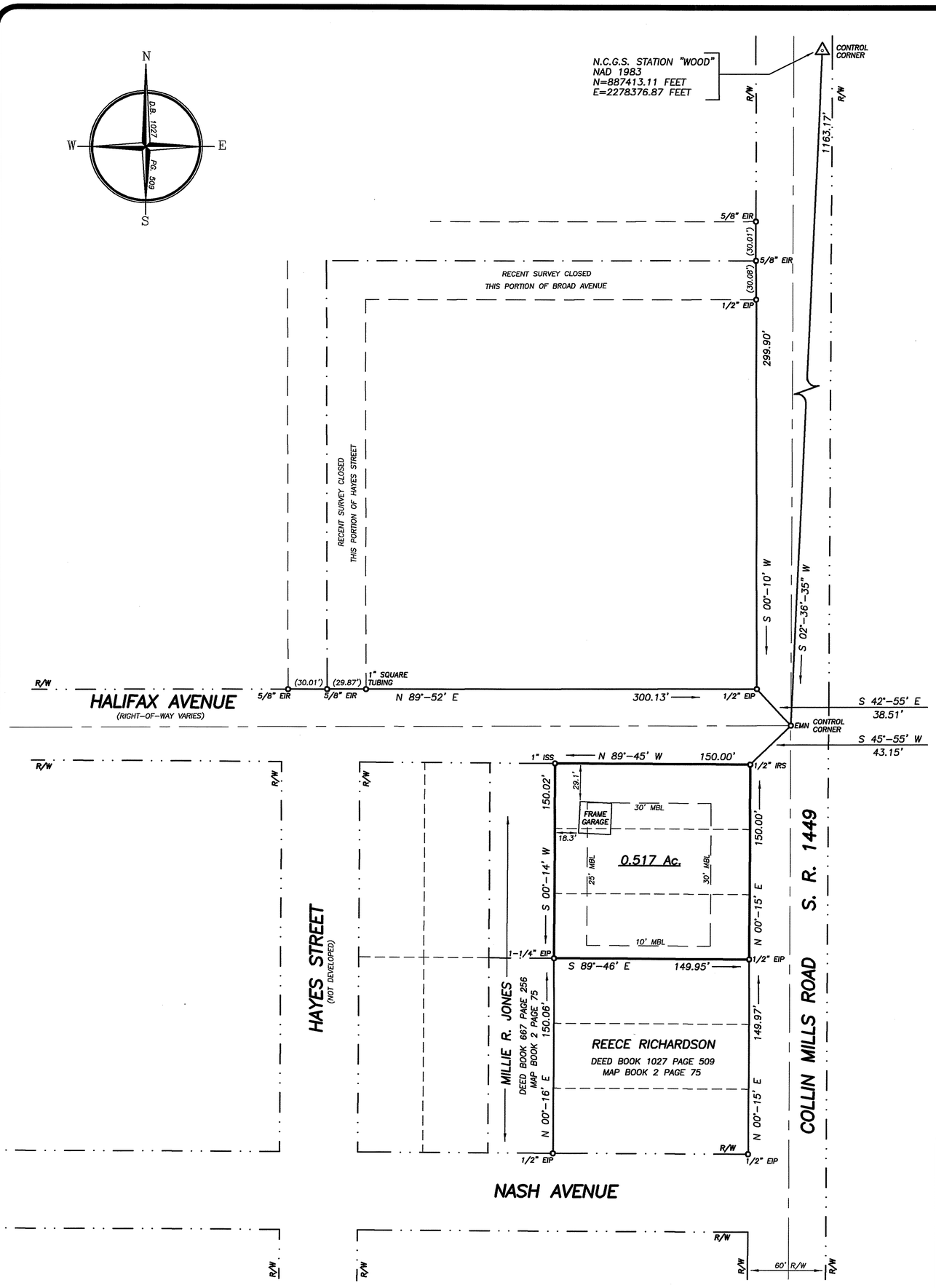
I, ... REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4/25/19
DATE

REVIEW OFFICER

LEGEND

———	=	SUIBJECT PROPERTY LINE
—·—·—	=	ADJACENT PROPERTY LINE
———	=	SURVEYED LINE
—·—·—	=	ROAD RIGHT-OF-WAY
- - - -	=	OLD PROPERTY LINE
CP	=	COMPUTED POINT (NO IRON)
EMN	=	EXISTING MAGNETIC NAIL
MBL	=	MINIMUM BUILDING LINE
EIS	=	EXISTING IRON STAKE
EIP	=	EXISTING IRON PIPE
EIR	=	EXISTING IRON ROD
ISS	=	IRON STAKE SET
℄	=	PROPERTY LINE
IPS	=	IRON PIPE SET
IRS	=	IRON ROD SET
R/W	=	RIGHT OF WAY
NTS	=	NOT TO SCALE
℄	=	CENTER LINE



NOTES :

1.-THIS SURVEY IS OF AN EXISTING PARCEL, AND IS EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION REGULATIONS.
2.-AREA IS COMPUTED BY COORDINATE METHOD.
3.-SURVEYOR ONLY LOCATED ABOVE GROUND UTILITIES.
4.-SURVEYOR IS NOT RESPONSIBLE FOR ANY SUBSURFACE STRUCTURES SUCH AS UTILITIES, TANKS OR PIPES LOCATED IN THE AREA SHOWN HEREON.
5.-DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
6.-ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
7.-SURVEYOR DID NOT FIND ANY CEMETERIES LOCATED ON SUBJECT PROPERTY AND IS NOT RESPONSIBLE FOR ANY UNMARKED GRAVES OR OTHER BURIAL SITES.
8.-TOTAL ACREAGE = 0.517 Ac.
9.-TOTAL AREA IN RIGHT-OF-WAY = 0.000 Ac.
10.-TOTAL NUMBER OF LOTS = 1
11.-THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAYS RECORDED PRIOR TO THE DATE OF THIS PLAT. THIS SURVEYING FIRM WAS NOT PROVIDED WITH A TITLE SEARCH, OPINION OF TITLE OR TITLE COMMITMENT, THEREFORE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCUMBRANCES RESULTING FROM A THOROUGH TITLE SEARCH.
12.-PROPERTY ZONING INFORMATION
ZONE: AR
ZONING SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'
13.-LEGAL REFERENCE: BEING ALL OF PROPERTY DESCRIBED IN DEED BOOK 2169 PAGE 484, RECORDED AT THE FRANKLIN COUNTY PUBLIC REGISTRY.
14.-PARCEL ID NO. - 013076
15.-ADJACENT PROPERTY LINES SHOWN AS DASHED LINES WERE NOT SURVEYED AND WERE DRAWN FROM DEEDS AND PLATS REFERENCED HEREON.
16.-ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
17.-ALL SURVEYED LINES SHOWN HEREON HAVE THE SAME IMPORTANCE, LINE THICKNESS OR LINE TYPE SHOULD NOT BE CONSTRUED TO HAVE MORE SIGNIFICANCE OR IMPORTANCE.
18.-THE INTENT OF THIS PLAT IS TO SHOW THE PROPERTY DESCRIBED IN DEED BOOK 2169 PAGE 484, NO NEW PROPERTY LINES ARE BEING CREATED. NO APPROVAL IS REQUIRED BY THE FRANKLIN COUNTY PLANNING DEPARTMENT BEFORE RECORDATION AT THE FRANKLIN COUNTY REGISTER OF DEEDS.

Doc No: 10011815
Recorded: 04/26/2019 01:55:33 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2019 PG 133 - 133 (1)

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

(IN FEET)
1 inch = 60 ft.

SURVEY FOR

J. SHARPE PROPERTY INVESTMENTS, LLC.

COLLINS MILL ROAD, S.R. 1449, WOOD, GOLDMINE TWSP., FRANKLIN COUNTY, NORTH CAROLINA.

SCALE : 1" = 60' | DATE : APRIL 8, 2019.

DONALD S. HILHORST
PROFESSIONAL LAND SURVEYOR
403 S. BARNES STREET NASHVILLE, N.C. (252) 459-0017

F.B. 44 Pg. 45 J19075 DRWN BY: TVW