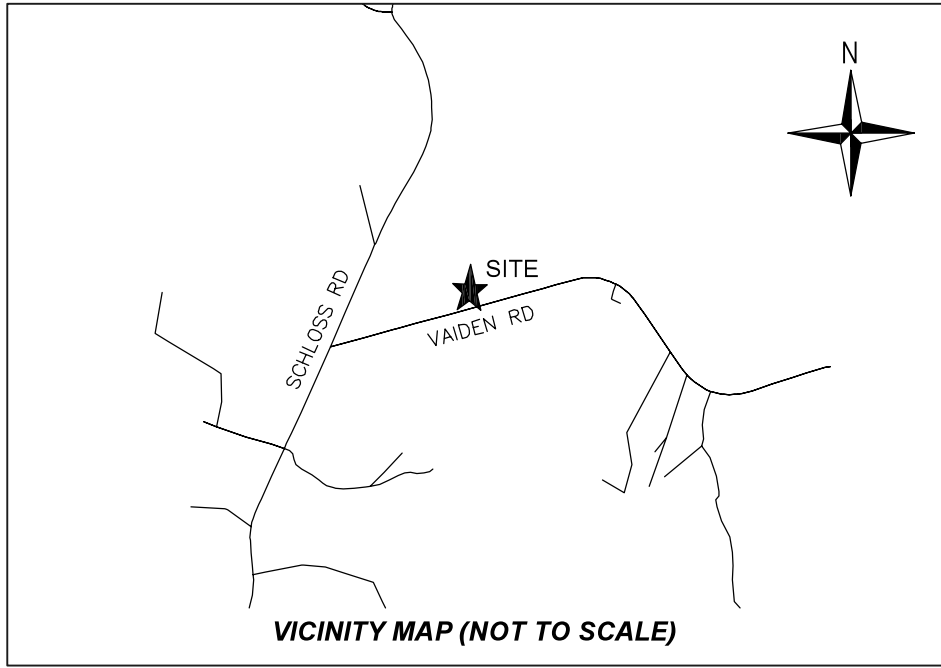
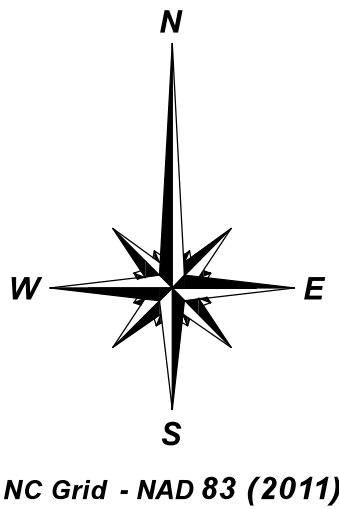




IMPERVIOUS SURFACES
BUILDING= 2,514 SF
SHED= 328 SF
DECK= 116 SF
SIDEWALK= 73 SF
HVAC= 18 SF

TOTAL IMPERVIOUS= 3,049 SF
TOTAL LOT AREA = 81,256 SF
AREA OUTSIDE R/W = 74,982 SF
PERCENT IMPERVIOUS= 4%



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
2. BEARINGS FOR THIS SURVEY ARE BASED ON NAD83(2011)
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCES: DB 2243 PG 2151; PB 2021 PG 28; OF THE FRANKLIN COUNTY REGISTRY, PIN: 2859-27-7876
6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720284800J DATED 1/16/2004.
8. NO IMPERVIOUS RESTRICTIONS KNOWN AT TIME OF SURVEY.
9. ZONE: AR; SETBACKS: FRONT: 30', REAR: 25', SIDE: 10'. REF PB 2021 PG 28. CONTACT FRANKLIN CO PLANNING FOR FURTHER RESTRICTIONS.
10. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
11. NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED.

ABBREVIATION LEGEND

IRF IRON REBAR FOUND
IPF IRON PIPE FOUND
N/F NOW OR FORMERLY
CP COMPUTED POINT
DB DEED BOOK
PB PLAT BOOK

LINE AND SYMBOL LEGEND

PROPERTY LINE (PL)
PL NOT SURVEYED
TIE LINE
EDGE OF CONCRETE
EDGE OF PAVEMENT
RIGHT-OF-WAY
STORM DRAINAGE PIPE
MAILBOX
ELECTRIC METER
WATER METER
SEPTIC ACCESS
HVAC
WELL
UTILITY POLE
TELEPHONE PEDESTAL

N/F
ERDYNE Y VEREEN
PIN # 2859-28-6111
DB 1997 PG 600

N/F
TERRI LONG
PIN # 2859-38-0008
DB 2223 PG 1808

N/F
SEANA M SPRAKE
PIN # 2859-27-7876
DB 2243 PG 2151
PB 2021 PG 28
ZONED = AR

N/F
ROSALYN BRODIE
PIN # 2859-27-6723
DB 743 PG 502

CANOY SURVEYING CONTROL
#500-NAIL SET
GRID N: 897,682.42'
GRID E: 2,252,818.27'
COMBINED SCALE
FACTOR: 0.99999705794443
N 81°44'56" E
94.27' (TIE)

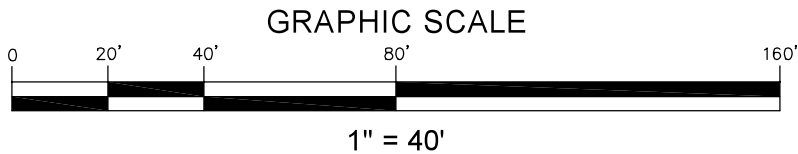
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2243, PAGE 2151; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 2021, PAGE 28; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 4th DAY OF May, 2023
SEAL



ADAM R. CANOY, PLS L-5276

LINE	BEARING	DISTANCE
L1	S 16°51'41" E	30.00'
L2	N 16°50'51" W	44.31'



PREPARED FOR:

CANOY SURVEYING

P-1938

1154 SHONELE LANE

STEM, NC 27581

PHONE (984) 377-2626

PREPARED BY:

PROPERTY SURVEY

137 VAIDEN ROAD

SURVEY FOR: SOUTH LAW FIRM PLLC

137 VAIDEN ROAD, LOUISBURG

FRANKLIN COUNTY - SANDY CREEK TOWNSHIP - NORTH CAROLINA

REVISIONS:

DATE OF SURVEY: 4/28/2023

SCALE: 1" = 40'

DRAWN BY: BCD

CHECKED BY: ARC

PROJECT: 137VAIDENRD

SHEET:

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