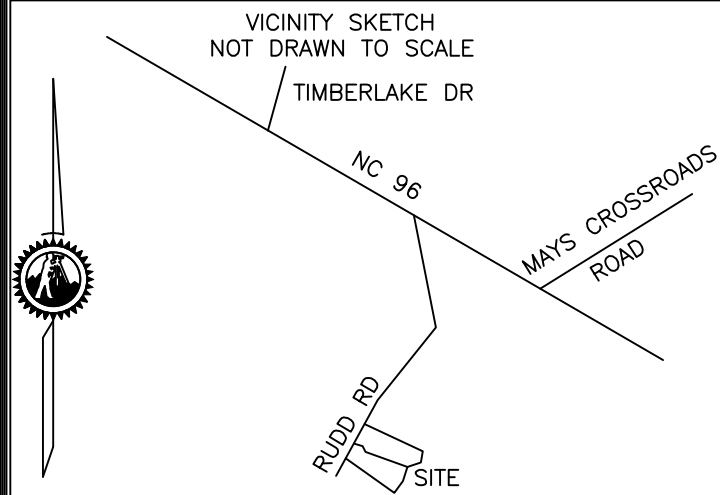




GENERAL ACRONYM'S AND ABBREVIATION:
DB = DEED BOOK
BM = BOOK OF MAPS
PG = PAGE
SF = SQUARE FEET
P/L = PROPERTY LINE
C/L = CENTERLINE
R/W = RIGHT OF WAY
ECM = EXISTING CONCRETE MONUMENT
NC = NORTH CAROLINA
TWSP = TOWNSHIP
N/F = NOW OR FORMERLY
EIP = EXISTING IRON PIPE
IPS = IRON PIPE SET
UP = UTILITY POLE
PK = EXISTING PK NAIL
PKS = PK NAILSET
XP/L = CROSSES PROPERTY LINE
FG = FLUSH GRADE
AG = ABOVE GRADE
BG = BELOW GRADE
PRF = PLAT RECORD FILE
SL = SLIDE
PARID = PARCEL IDENTIFICATION
R/L = REFERENCE LINE
NP/L = NEW PROPERTY LINE

LINETYPE LEGEND

— P/L
- - - ADJOINER OR R/W
— OH — OH — OVERHEAD UTILITIES
- - - LINE TO BE REMOVED
- - - - - STREAM
- - - - - GRAVEL
- - - - - FEMA FLOOD LINE
- - - - - FENCE
- - - - - STREAM BUFFER
- - - - - REFERENCE LINE

This will certify that the subject property is located in a Special Flood Hazard Area as determined by the Dept. of Housing and Urban Development and/or the Federal Emergency Management Agency. Effective 01/16/04 Comm. Panel 3720 1862 00 J

I, TIMOTHY P. MURRAY, Professional Land Surveyor L-4833, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2168, page 1290, Book 2155 Page 234) ; 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 ___ day of _____, A.D., 2025.

, PLS L-4833



GENERAL LEGEND OF NOMENCLATURE

EIP EXISTING IRON PIPE/ROD 1234 STREET ADDRESS
1/2" IRON PIPE SET FG UTILITY POLE
PK PK NAIL # LOT NUMBER
PKS PK NAIL SET CP COMPUTED POINT
ECM CONCRETE MONUMENT

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

TERRESTRIAL SURVEYING PC

Professional Land Surveying / License C-3903
P.O. BOX 91041 / Raleigh, North Carolina 27675
p. 919.219.4278 / e. info@TerrestrialSurveying.com

FILE NAME: RUDD RD-295-S.dwg

I, Timothy P Murray, Professional Land Surveyor #L-4833, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Date

Professional Land Surveyor

I, _____ Review Officer of FRANKLIN County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date

Review Officer

I hereby certify that I am the owner of the property shown and described hereon, which was conveyed to me by deed, recorded in D.B. 2168, PG. 1290, D.B. 2155, PG. 234, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building lines and dedicate all streets, alleys, walks, parks, drainageways, and other open areas to public or private use as noted. Further, I certify that the land shown hereon is within the Unified Development Ordinance of FRANKLIN County, North Carolina.

Date

OWNER

Date

OWNER

SITE DATA
MANUEL GARCIA
PARID : 005666 LOT 11
PARID : 005668 LOT 12
DB 2168 PG 1290 LOT 11
DB 2155 PG 234 LOT 12
PRF 3 SL 65C
YOUNGVILLE TOWNSHIP
FRANKLIN COUNTY
ZONED R-30

I TIMOTHY MURRAY ATTEST:

a. 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.

b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

c. Any one of the following:

1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.

General Assembly Of North Carolina Session 2017

House Bill 454-Second Edition Page 5

3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.

4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.

d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

L-4833

PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER

I herby certify that the subdivision shown heron is exempt from the Unified Development Ordinance of Franklin County Pursuant to Article 4.5.8 Section A 2b i. Combination/Recombination. Approval expires if not recorded by _____ & must be resubmitted.

Date

Subdivision Administrator/Assistant

11
NEW AREA
TOTAL AREA
58133 SF
1.3345 ACRES
AREA IN R/W
6272 SF
0.1439 ACRES
NET AREA
51861 SF
1.1905 ACRES

12
NEW AREA
TOTAL AREA
127641 SF
2.9302 ACRES
AREA IN R/W
5670 SF
0.1301 ACRES
NET AREA
121971 SF
2.8001 ACRES

LINE	BEARING	DISTANCE
L1	N 09°23'46" W	100.25'
L2	N 09°40'15" E	120.73'
L3	S 74°17'41" E	52.83'
L4	S 29°48'12" E	58.16'
L5	S 09°44'08" W	171.62'
L6	S 38°48'42" E	60.00'
L8	N 09°40'15" E	48.96'
L9	N 80°02'03" E	101.33'
L10	S 26°54'05" W	60.64'
L11	S 26°54'05" W	74.75'
L12	S 31°49'58" W	114.77'
L13	S 31°53'28" W	103.35'
L14	S 26°34'47" W	93.73'
L15	S 43°34'47" W	124.45'
L16	S 25°27'25" W	60.04'
L17	S 29°06'44" W	41.73'
L18	S 09°30'16" W	24.93'
L19	S 39°11'05" W	40.17'
L20	S 27°21'52" W	85.59'
L21	S 33°31'55" W	102.32'
L22	S 23°04'24" W	86.61'
L23	S 45°31'00" W	57.45'
L24	S 35°13'03" W	48.16'
L25	S 52°27'03" W	37.71'
L26	S 38°51'53" E	3.24'
L27	S 54°09'09" E	4.52'
L28	N 09°28'02" W	12.68'

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.

RECOMBINATION SURVEY FOR MANUEL GARCIA

YOUNGVILLE TWSP., FRANKLIN COUNTY, N.C.

MARCH 06, 2025 SCALE 1" = 100'



BAR GRAPH 1 inch = 100 ft.

