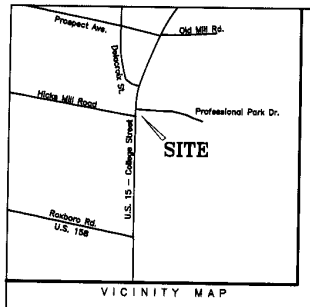


VICINITY MAP

REFERENCES

D.B. 908-135
Plat Book 27, Page 39

NOTES

1. Distances are horizontal ground distances.
2. N.C. grid stations DEVIL and CLARK were referenced on this survey.
3. Areas were computed by the coordinate method.
4. Areas are inclusive of all affected rights of way and easements.
5. 8" Magnetic nails set in lieu of iron pipes due to underground utilities and fiber optic lines.
6. Property is zoned O-I (OFFICE INSTITUTIONAL)

CERTIFICATE OF EXCEPTION

I hereby certify that the property shown and described hereon on this subdivision plat for recordation is "Exempt pursuant to the City of Oxford Land Use Ordinance" under Chapter 6, Section 6.2.1 (C), Item No.: 5.

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

I, R. David Wicker, Jr., Chairman of the Planning Board, do hereby certify that said Board fully approved the final plat of the Subdivision entitled SURVEY FOR AND PROPERTY OF: MARY ELIZABETH P. ADCOCK on the 23 day of May 2022.

Chairman

State of North Carolina
County of Granville

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

5/26/2022
Review Officer

Barry H. Oakes Surveying, P.A.
6650 Sidney Cottrell Road
P.O. Box 2059
Oxford, North Carolina 27565
Tel.# (919) 693-3260
Email: bhospa@gmail.com
C-1581

Certification

I, Barry H. Oakes, do hereby certify that this map was drawn by me or under my direction and supervision from ✓ an actual field survey made by me or under my direction and supervision, ___ from references noted hereon; that the ratio of precision as computed from latitudes and departures is 1:25,000+, that the lines not actually surveyed are drawn as broken lines plotted from references noted hereon; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, seal and registration number this 30TH day of MARCH, 2022.

Barry H. Oakes, PLS L-3061

CERTIFICATE

I, Barry H. Oakes, certify to one or more of the following as indicated thus, ✓

✓ a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
___ b. This survey is located in such 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 and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
___ d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other 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.

Barry H. Oakes, PLS L-3061

NORTH CAROLINA PROFESSIONAL SEAL L-3061 LAND SURVEYOR BARRY H. OAKES

NOTE:
This plat is subject to all easements, agreements, and rights-of-way of record prior to the date of this plat.

LEGEND

EIP	Existing Iron Pipe
IPS	Iron Pipe or Pin Set
ERB	Existing Rebar
NIS	New Iron Spike
R/W	Right-of-Way
EPK	Existing PK Nail
PKS	New PK Nail
ECM	Exist. Concrete Mon.
PP	Power Pole
CP	Computed Point
MBL	Minimum Building Line
ES	Existing Steel Spindle
OHUL	Overhead Utility Line
EN	Existing Nail
EMN	Existing Magnetic Nail
MNS	Magnetic Nail Set
SSMH	Sanitary Sewer Manhole
ST.SDI	Storm Sewer Drop Inlet
RCP	Reinforced Concrete Pipe

N.C. GRID NORTH - NAD 83/2001

N.C.G.S. STATION "CLARK"
NAD 83/2001 SPC
N = 939137.23'
E = 2120044.96'

(NOT TO SCALE) TIE LINE 1850.97' S 21°22'42"W

U.S. Hwy. 15 - College Street

Hicks Mill Road

Professional Park Drive - 50' R/W

asphalt roadway

R/W

N 88°53'57"E 173.86'

EIP C-3 EIP C-4 EIP L-1 CP

COMMUNICATION BOXES WITH U/G SERVICES

40.17'

86.56'

IPS

concrete

Wooden Storage Building

Wooden Garage

concrete patio

One Story Wood Framed House

C-1

TRACT 1
1.518 Acres

concrete driveway

N 02°06'35"W 83.56'

168.37'

S 03°50'07"W 251.52'

Granville County
Deed Book 1434, Page 937
Lot 4 - Granville Professional Park
Plat Book 25, Page 87

8" MAG NAIL SET

N 83°41'11"E 325.99'
(NEW LOT LINE)

N 01°38'50"W 10.08'

N 01°57'13"W 4.82'

TRACT 2
0.653 Acres

83.15'

N 01°57'13"W 95.35'

boundary line

OVERHEAD ELECTRIC LINES

S 81°18'26"W 119.00'

S 81°18'47"W 199.88'

COMMUNICATIONS MANHOLE

8" MAG NAIL SET

30' Carolina Power & Light Co. Easement D.B. 803-607

Sands Realty, LLC
Deed Book 1876, Page 738

COURSE	BEARING	DISTANCE
L-1	S 76°51'07"E	32.58'

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH.BEARING
C-1	778.40'	40.94'	81.80'	81.76'	N 00°14'54"E
C-2	40.00'	37.02'	59.74'	54.34'	N 46°03'35"E
C-3	380.00'	13.51'	27.02'	27.01'	S 89°11'46"E
C-4	380.00'	33.85'	67.53'	67.44'	S 82°00'30"E

Doc ID: 003679250001 Type: CRP
Recorded: 06/16/2022 at 03:56:34 PM
Fee Amt: $21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 51 PG 104

Survey For and Property Of:

Mary Elizabeth P. Adcock

City of Oxford, Oxford Township, Granville County, North Carolina
Date: March 30, 2022 Scale: 1" = 40' File No.: 22-013

0 20 40 80 120