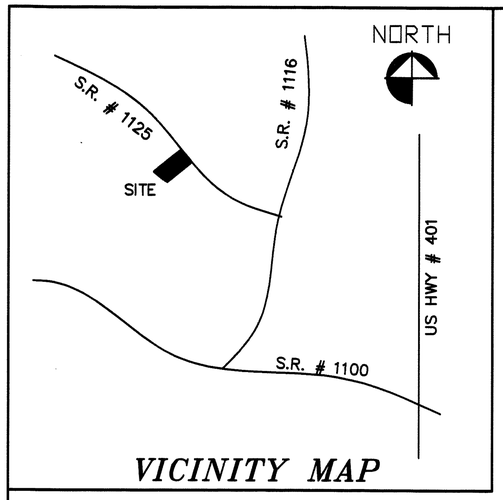


NOTES:
- PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND R.O.W.'S ON RECORD PRIOR TO THE RECORDING OF THIS PLAT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- NO NC GRID WITHIN 2000'
- A 10' UTILITY EASEMENT ABUTS ALL STREET RIGHT OF WAYS INTERIOR OF LOTS

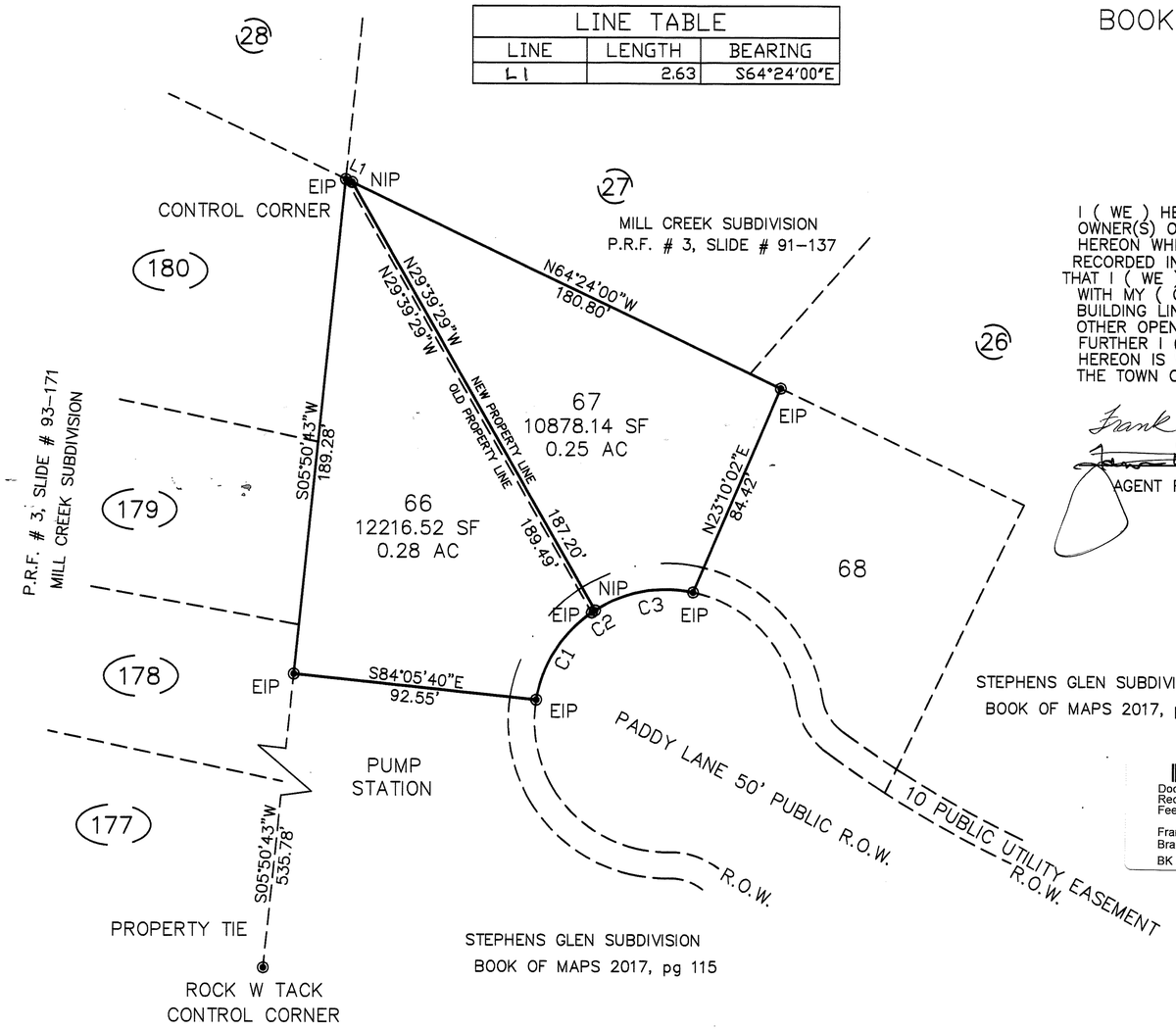
REFERENCES

BOOK OF MAPS # 2017, PAGE # 115

PLAT NORTH

BOOK OF MAPS # 2017, PG 115

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.63	S64°24'00"E



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 BOOK OF MAPS # 2017, PAGE # 115 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGEWAYS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF YOUNGSVILLE.

Frank Moody
AGENT FOR OWNER(S)

10/10/18
~~10/9/18~~
DATE

LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- EIP -- EXISTING IRON PIPE
- ECM --- EXISTING CONCRETE MONUMENT
- NIP --- NEW IRON PIPE
- PKN --- PK NAIL
- DMD --- DOUBLE MERIDIAN DISTANCE
- DB ---- DEED BOOK
- ROW ---- RIGHT OF WAY
- CP --- COMPUTED POINT
- ● --- EIP
- RRS --- RAILROAD SPIKE
- MN --- MASONRY NAIL

SETBACKS

FRONT = 30.0'
REAR = 25.0'
SIDES = 10.0'

NORTH CAROLINA
FRANKLIN COUNTY

I, JAMES WADE ATKINSON, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK OF MAPS # 2017, PAGE # 115, ECT.) (OTHER), THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000 AND THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE REFERENCES LISTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF OCTOBER, A.D., 2018.

SEAL OR STAMP

NORTH CAROLINA PROFESSIONAL SEAL L-3449 LAND SURVEYOR JAMES W. ATKINSON, JR.

SURVEYOR
L-3449
REGISTRATION NUMBER

NORTH CAROLINA
FRANKLIN COUNTY

Doc No: 10005583
Recorded: 10/15/2018 02:07:46 PM
Fee Amt: $21.00 Page 1 of 1
DocType: MAP
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2018 PG 272 - 272 (1)

THIS IS THE CERTIFY THAT THIS PLAT OR SURVEY DOES NOT CREATE A SUBDIVISION OF LAND AS DEFINED BY THE TOWN OF YOUNGSVILLE, NC SUBDIVISION REGULATIONS.

I, Jason Rogers, REVIEW OFFICER OR THE TOWN OF YOUNGSVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS

REVIEW OFFICER

10-15-18
DATE

CURVE TABLE			
CURVE	CHD BRG	RADIUS	CHORD
C1	S32°20'28"W	50.00	39.23
C2	N55°31'26"E	50.00	1.50
C3	S79°26'04"W	50.00	37.85

10/11/18
DATE : 10-09-2018

ZONING AND SUBDIVISION ADMINISTRATOR OR ASSISTANT

I, JAMES W. ATKINSON, JR, A PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR

10/9/18
DATE

RECORDED IN BOOK OF MAPS VOL PG

OWNERS: GF MOODY PROPERTIES, LLC DUNN, NC 28335 DATE OF SURVEY: 10-09-2018

REVISIONS	RECOMBINATION SURVEY: STEPHENS GLEN SUBDIVISION LOTS # 66 & 67		ATKINSON LAND SURVEYING, PLLC PROFESSIONAL LAND SURVEYOR 3155 TARBORO ROAD YOUNGSVILLE, NC 27596 TELE: (919) 556-6818 P-1719		
	TOWNSHIP: YOUNGSVILLE	COUNTY: FRANKLIN	DATE: 10-09-2017	SURVEYED BY: JWA	
20' 0' 40'	STATE: NORTH CAROLINA	PIN # 1853-85-5444	SCALE: 1" = 40'	DRAWN BY: JWA	DRAWING NO.
	ZONE: RS	TAX MAP: PARCEL:	CHECKED & CLOSURE BY: JWA		