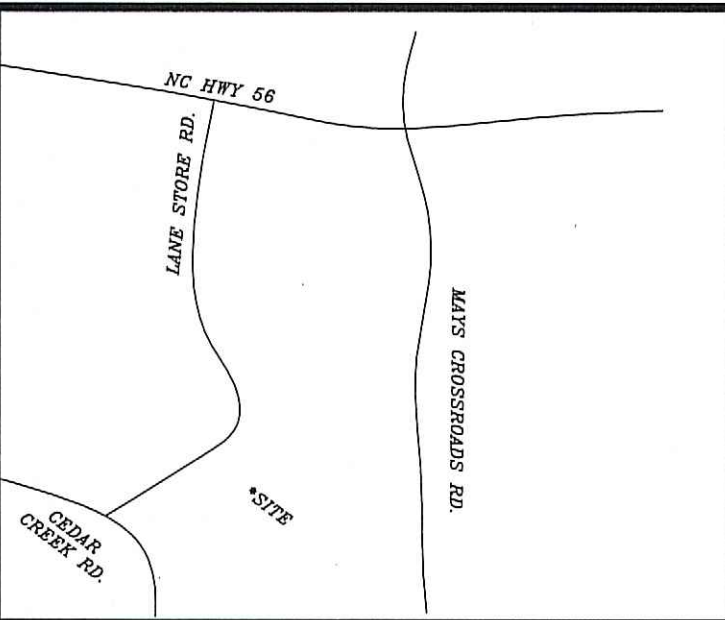




VICINITY MAP

PIN: 1874-05-8296

OWNER:
JAMES STEVEN PREDDY
302 N. NASSAU ST.
YOUNGSVILLE, NC 27596

ZONED: R-8

SETBACKS:
FRONT - 30'
REAR - 25'
SIDE - 10'

REFERENCES:
MB 5 PG 28
PB 1998 PG 138
PB 2012 PG 47
PB 2005 PG 362

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: NO NCGS MONUMENT WITHIN 2000'.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.

I hereby certify that the subdivision shown hereon is exempt from the
Unified Development Ordinance of Franklin County Pursuant to Article
4.5.8 Section A 2b "If greater than 10 acres"
approval expires if not recorded by _____ & must be resubmitted.

Date

Subdivision Administrator

I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.) (OTHER); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION
FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED
IS 1 : 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-90
AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS _____ DAY OF _____, A.D., 20____.

Seal or Stamp

Surveyor

Registration Number L-2647

I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647
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.

DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

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 as
required by GS 47-30.

Review Officer

Date

 Lic. # C-0243
Williams-Pearce and Assoc., Professional Land Surveyors, P.A.

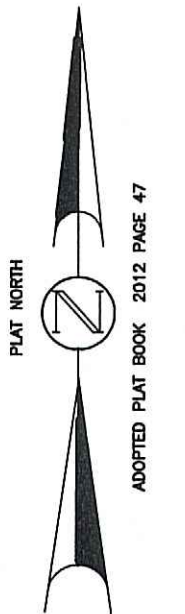
Course	Bearing	Distance
L1	S 46°20'37" E	118.80'
L2	S 14°44'50" W	153.08'
L3	S 12°18'44" E	64.24'
L4	S 75°44'25" W	61.25'
L5	N 05°55'07" W	56.50'
L6	N 77°02'48" E	0.50'
L7	N 53°23'58" E	24.47'

Curve	Radius	Length	Chord	Chord Bear.
C1	477.69'	197.19'	195.79'	N 65°13'23" 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 DEED BOOK _____ PAGE _____
AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH
MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES,
AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS,
AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN
THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY, NC.

OWNER(S)

DATE



SELWYN HOLDINGS LLC
PROPERTY
DB 2156 PG 2173

LOT 1
11.327 GROSS ACRES
0.848 R/WACRE
10.479 NET ACRES

LOT 2
11.312 GROSS ACRES
0.855 R/WACRE
10.457 NET ACRES

FRANKLIN COUNTY
PROPERTY
PB 1998 PG 138

PEARCE PROPERTIES, LLC
PROPERTY
DB 1632 PG 928

HERBERT TERRY
SMITH PROPERTY
PB 2005 PG 362

HERBERT TERRY
SMITH PROPERTY
PB 2012 PG 47

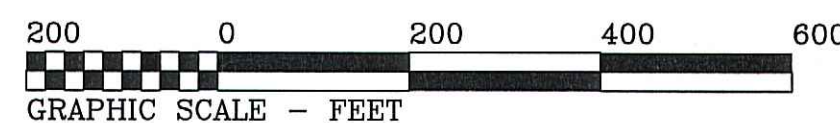
PEARCE PROPERTIES, LLC PROPERTY
PB 2012 PG 46

RESIDUAL - 38.732 ACRES

AVEN ROGERS BURT
PROPERTY
PB 1995 PG 14

Theron L. Moore
PROPERTY
DB 957 PG 753

EXEMPT MAP FOR
JAMES STEVEN PREDDY
FRANKLINTON TOWNSHIP
FRANKLIN COUNTY
NORTH CAROLINA



- LEGEND
- EXISTING IRON PIPE
 - NEW IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - △ NEW NAIL
 - ▲ TELEPHONE PEDESTAL
 - LIGHT POLE

DRAWN BY: DOW & BGW
CHECKED BY: DOW
DATE: 03-29-2023
SCALE: 1" = 200'
JOB: JMZ328 CF
FB:

P.O. Box 892, Zebulon, N.C. 27597 Tel. 919-269-9605