

Doc No: 10103506
Recorded: 08/20/2025 11:59:54 AM
Fee Amt: \$21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2025 PG 307 - 307 (1)

I, William T. Dement, Jr., certify that this plat was drawn under my supervision from an actual field survey made under my supervision (deed description recorded in Book 2226, Page 924); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 2001, Page 19; that the ratio of precision as calculated is 1/18,700; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal, this 14th day of August, 2025.

I, William T. Dement, Jr., 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.

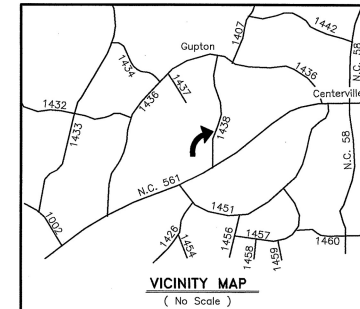
I, William T. Dement, Jr., certify that this map was drawn by me from an actual GNSS survey made by me and the following information was used to perform the survey (coordinates shown and basis of bearings only):

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(1) to perform the survey (coordinates shown and basis of bearing)
(2) Class of survey: AA
(3) Positional accuracy: 0.04"
(4) Type of GNSS field procedure: Real-Time Kinematic
(5) Dates of survey: 8/14/25
(6) Datum/Epoch: NAD 83(2011)/2010.0000
(7) Published/Fixed control used: N.C.G.S. RTN, CORS
(8) Geoid model: 18
(9) Combined grid factor(s): 0.99999123
(10) Units: US Feet

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Professional Land Surveyor L-1456



VICINITY MAP
(No Scale)

N.C. Grid North (NAD 83)(2011)



Now or Formerly
Zulma Karina Llamas
(D.B. 2326, P. 1942)
(P.R.F. 3, S. 93-295)

Now or Formerly
James M. Helton, et ux
(D.B. 1112, P. 1005)
(P.B. 1998, P. 86)

Area = 1.000 Acre

Now or Formerly
Valerie Ann Stull
(D.B. 2226, P. 924)
(P.B. 2001, P. 19)
(Remaining Area = ± 2.00 Acres)
(From Record)

Now or Formerly
Jose Antonio Zepeda Hernandez
(D.B. 2399, P. 1165)
(P.B. 1994, P. 100)

Set Mag Nail w/Top Flush w/Asphalt
5.5' West of Painted Centerline
N.C. Grid Coordinates (NAD 83)(2011):
N 887,097.21
E 2,248,738.74

Now or Formerly
Roy W. Weaver, et ux
{ D.B. 1078, P. 816 }
{ P.B. 1994, P. 153 }

Now or Formerly
Richard H. Burns, Sr., et al
 (D.B. 1514, P. 789)
 (P.B. 2001, P. 19)

I hereby certify that I am the owner of the property shown and described hereon which was conveyed to me by deed recorded in Book 2226, Page 924, 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 spaces to public or private use as noted. Further, I certify that the land as shown is within the subdivision regulations jurisdiction of Franklin County.

8/14/25

Owner (Agent For Owner)

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public roads or any change in existing public roads, that the subdivision shown is in all respects in compliance with the Franklin County Unified Development Ordinance, subject to its being recorded in the Franklin County Register of Deeds Office within six (6) months of the date below.

8/20/2025

Administrator/Assistant

Approval expires if not recorded on or before 2/20/2026 and must be submitted for reapproval.

I, Aaron Cooke, Review Officer of Franklin County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

8/20/2025

[Signature]
Review Officer

REFERENCES: Deed Book 2226, Page 924
Plat Book 2001, Page 19 (Lot 1)
Tax Record No. 011754

LEGEND:

● . . . found iron as noted
 ○ . . . set iron as noted
 △ . . . set Mag nail w/top flush w/asphalt
 ⊗ . . . calculated point
 — . . . property line plotted from record

NOTE: All coordinates and bearings shown hereon are based on the N.C. Grid System (NAD 83)(2011). All distances shown are horizontal ground. Combined grid factor = 0.99999123

NOTE: Property is presently zoned Agricultural-Residential
Minimum building setbacks:
Front . . . 30', Side . . . 10', Rear . . . 25'

NOTE: This property is NOT currently located in a FEMA-designated Special Flood Hazard Area. See FEMA Map 3720284800J, effective 01/16/04

NOTE: This survey is subject to all easements, agreements, rights-of-way and restrictive covenants recorded prior to the date of this survey.

PLAT OF MINOR SUBDIVISION OF PROPERTY FOR
VALERIE ANN STULL

(Property Owner – Valerie Ann Stull)

620 Raymond Tharrington Road, Sandy Creek Township, Franklin County, NC

Scale: 1"=60'

Date: August 14, 2025

60	0	60	120	180
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GRAPHIC SCALE - FEET

Surveyed & Mapped By
WILLIAM T. DEMENT, JR., Professional Land Surveyor, P.A.
 L-1456, C-0649

(O)919-496-6159 (M)919-496-9502
102 West Nash Street Louisburg

NOTE: Owner's name shown for indexing purposes only and is not to be construed as title certification.

(File No. 4193)