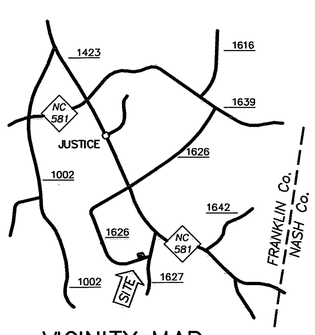


VICINITY MAP NTS

CERTIFICATE OF SURVEY AND ACCURACY

I, DONALD S. HILHORST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK (SEE), PAGE (NOTE 13) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (SEE), PAGE (NOTE 15); 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 1st DAY OF FEBRUARY A.D., 2016.

CERTIFICATE OF PURPOSE OF PLAT

I, DONALD S. HILHORST, PROFESSIONAL LAND SURVEYOR L-3785, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NORTH CAROLINA PROFESSIONAL SEAL L-3785 LAND SURVEYOR DONALD S. HILHORST

PROFESSIONAL LAND SURVEYOR — L - 3785 REGISTRATION NUMBER

CERTIFICATE OF OWNERSHIP

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 (SEE), PAGE (NOTE 13), AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL DRAINAGE WAYS 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 REGULATION JURISDICTION OF FRANKLIN COUNTY.

2-24-16 Russell D. Sullivan
DATE OWNER

2-24-16 Elizabeth A. Powell
DATE OWNER

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

Jason Rogers REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

2-26-16 Jason T. Rogers
DATE REVIEW OFFICER

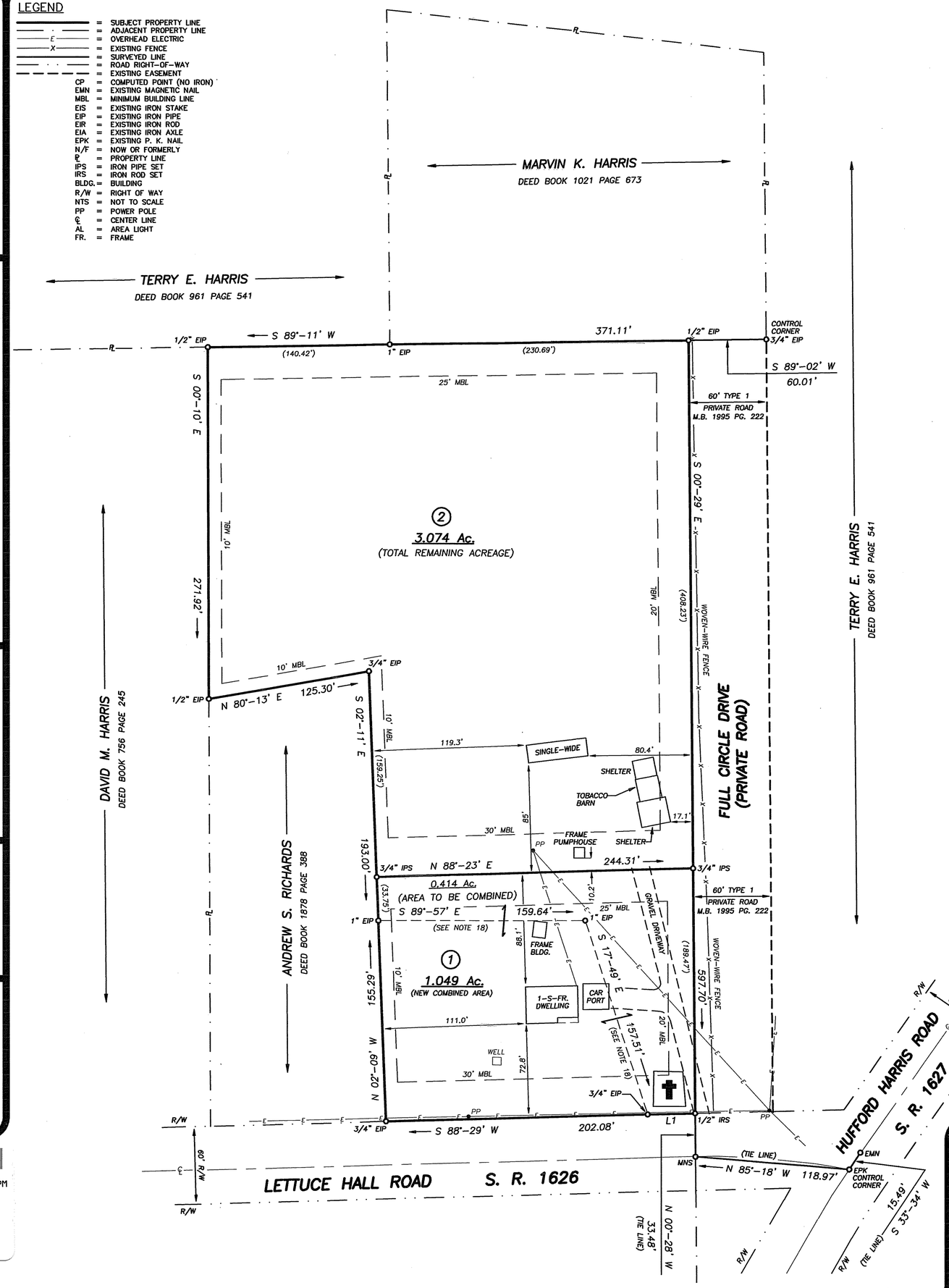
REGISTER OF DEEDS :

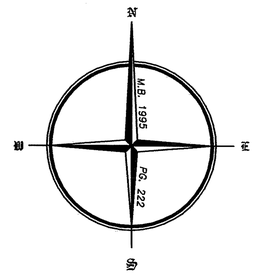
BRANDI DAVIS, REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.

Doc ID: 005247930001 Type: CRP
Recorded: 02/26/2016 at 01:32:42 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2016 PG 36

LEGEND

———	=	SUBJECT PROPERTY LINE
———	=	ADJACENT PROPERTY LINE
—E—	=	OVERHEAD ELECTRIC
—X—	=	EXISTING FENCE
———	=	SURVEYED LINE
—·—·—	=	ROAD RIGHT-OF-WAY
— — —	=	EXISTING EASEMENT
CP	=	COMPUTED POINT (NO IRON)
EMN	=	EXISTING MAGNETIC NAIL
MBL	=	MINIMUM BUILDING LINE
EIS	=	EXISTING IRON STAKE
EIP	=	EXISTING IRON PIPE
EIR	=	EXISTING IRON ROD
EIA	=	EXISTING IRON AXLE
EPK	=	EXISTING P. K. NAIL
N/F	=	NOW OR FORMERLY
℄	=	PROPERTY LINE
IPS	=	IRON PIPE SET
IRS	=	IRON ROD SET
BLDG.	=	BUILDING
R/W	=	RIGHT OF WAY
NTS	=	NOT TO SCALE
PP	=	POWER POLE
℄	=	CENTER LINE
AL	=	AREA LIGHT
FR.	=	FRAME





NOTES :

1.-LOT 1 ADDRESS IS 1585 LETTUCE HALL ROAD, LOT 2 ADDRESS IS 30 FULL CIRCLE DRIVE.
2.-AREA IS COMPUTED BY COORDINATE METHOD.
3.-SURVEYOR ONLY LOCATED ABOVE GROUND UTILITIES.
4.-SURVEYOR IS NOT RESPONSIBLE FOR ANY SUBSURFACE STRUCTURES SUCH AS UTILITIES, TANKS OR PIPES LOCATED IN THE AREA SHOWN HEREON.
5.-DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
6.-ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
7.-SURVEYOR DID NOT FIND ANY CEMETERIES LOCATED ON SUBJECT PROPERTY AND IS NOT RESPONSIBLE FOR ANY UNMARKED GRAVES OR OTHER BURIAL SITES.
8.-TOTAL ACREAGE - 4.123 Ac.
9.-TOTAL AREA IN RIGHT-OF-WAY = 0.00 Ac.
10.-TOTAL NUMBER OF LOTS = 2
11.-THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAYS RECORDED PRIOR TO THE DATE OF THIS PLAT. THIS SURVEYING FIRM WAS NOT PROVIDED WITH A TITLE SEARCH, OPINION OF TITLE OR TITLE COMMITMENT, THEREFORE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCUMBRANCES RESULTING FROM A THOROUGH TITLE SEARCH.
12.-PROPERTY ZONING INFORMATION
ZONE: AR
ZONING SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'
SIDE STREET = 20'
13.-LEGAL REFERENCE: BEING ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 1881 PAGE 974, DEED OF WHICH IS RECORDED AT THE FRANKLIN COUNTY PUBLIC REGISTRY.
14.-PARCEL NUMBERS - 01-4987 & 01-4938
15.-DASHED LINES SHOWN HEREON ARE NON-SURVEYED LINES AND WERE DRAWN FROM PLATS AND DEEDS REFERENCED HEREON.
16.-WETLANDS ARE NOT SHOWN AND PROPERTY HAS NOT BEEN DELINEATED.
17.-ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
18.-THE INTERIOR PROPERTY LINES SHOWN HEREON SHALL BECOME NULL AND VOID, AND NEW SETBACK LINES SHALL BE ADOPTED AS SHOWN HEREON.
19.-TRACT 2 HAS ACCESS ALONG 60' TYPE 1 PRIVATE EASEMENT ADJACENT TO EASTERN PROPERTY LINE, EASEMENT AS SHOWN IN MAP BOOK 1995 PAGE 222, RECORDED AT THE FRANKLIN COUNTY PUBLIC REGISTRY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°-29' W	36.66'

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

(IN FEET)
1 inch = 60 ft.

MINOR FINAL PLAT FOR

RUSSELL D. SULLIVAN & ELIZABETH A. POWELL

1585 LETTUCE HALL ROAD, S. R. 1626, CYPRESS CREEK TOWNSHIP, FRANKLIN COUNTY, N. C.

SCALE : 1" = 60' | DATE : FEBRUARY 1, 2016.

DONALD S. HILHORST
PROFESSIONAL LAND SURVEYOR
403 S. BARNES STREET NASHVILLE, N.C. (252)-459-0017

F.B. 35 Pg. 69 J14009 DRWN BY: TVW/DSH