

SURVEY FOR:
KEVIN & ERIN SHEEN

GLEN OAKS SUBDIVISION, PHASE 1, LOT 62
DEED BOOK 1591, PAGE 484
PIN: 1872-04-2699
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA
ADDRESS: 145 OAK LEAF TRAIL.

- NOTES
1. AREA BY COORDINATE CALCULATION.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
 3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
 4. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.

THIS PROPERTY IS NOT LOCATED IN
A F.E.M.A. 100 YEAR FLOOD HAZARD
AREA. REFERENCE: F.E.M.A.
COMMUNITY PANEL NO. 3720186200J
EFFECTIVE DATE: 1/16/2004

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	99.89	300.00	19°04'39"

N/F
STANBACK HEIRS
P.B. 2006, PG. 234

(P.B. 2006, PG. 313)

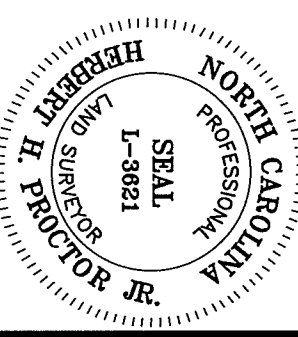
NOTE:
- ALL EASEMENTS & BUFFERS
ARE PER P.B. 2006, PG. 313.
- THERE IS A 10' UTILITY EASEMENT
ENVELOPE WITHIN THE INTERIOR OF
EACH LOT.

LEGEND

- EIP = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- CP = CALCULATED POINT (NOT FOUND OR SET)
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- ⊖ = TELEPHONE PEDESTAL
- ⊕ = WATER METER
- ⊙ = CABLE BOX
- ⊕ = LIGHT POLE

I, HERBERT H. PROCTOR, JR. CERTIFY
THAT THIS MAP IS CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF, AND WAS
DRAWN FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION ON JUNE 21,
2016: AND THAT ENCROACHMENTS, IF ANY
AT THE TIME OF THE SURVEY ARE SHOWN.
RATIO OF PRECISION IS GREATER THAN
1/10,000.

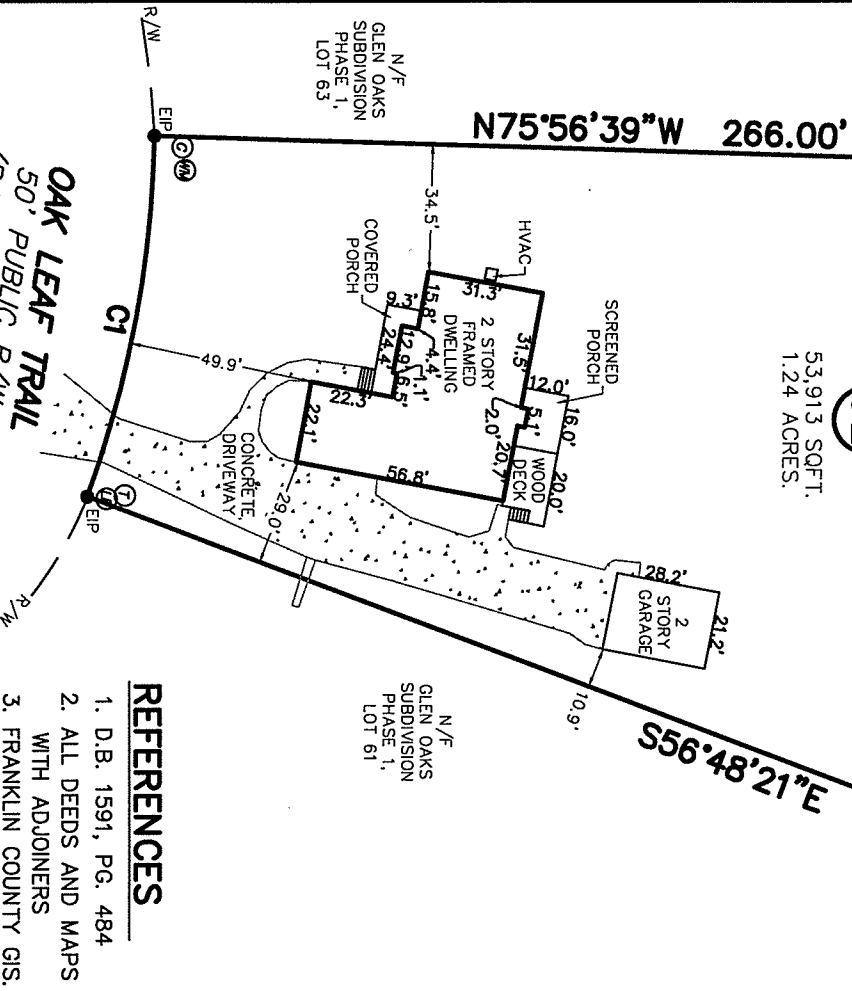
HERBERT H. PROCTOR, JR., P.L.S. 6/21/18
I-3621



REFERENCES

1. D.B. 1591, PG. 484
2. ALL DEEDS AND MAPS WITH ADJOINERS
3. FRANKLIN COUNTY GIS.
4. P.B. 2006, PG. 313

OAK LEAF TRAIL
50' PUBLIC R/W
(P.B. 2006, PG. 313)



STEWART-PROCTOR

ENGINEERING and SURVEYING
319 CHAPANOKE ROAD, SUITE 106
RALEIGH, NC 27603 (LICENSE # P-0148)
TEL. 919 779-1855 FAX 919 779-1661

DATE 6/21/18

DRAWING

SCALE 1"=50' OAK LEAF TRAIL 145

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

