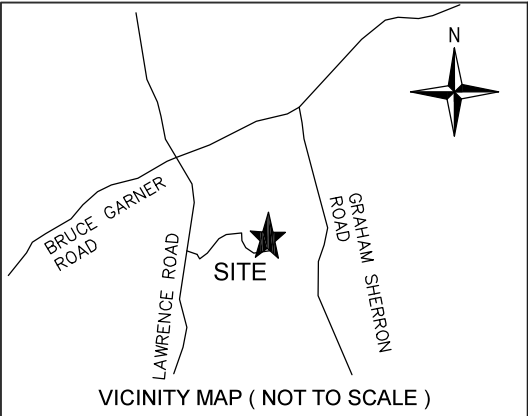




GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
- BEARINGS FOR THIS SURVEY ARE BASED ON PLAT BOOK 45 PAGE 35 OF THE GRANVILLE COUNTY REGISTRY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- REFERENCES: DB 1720 PG 265; PB 45 PG 35; OF THE GRANVILLE COUNTY REGISTRY. PIN: 182400220767
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720182400K DATED 4/16/2013.
- PROPERTY LOCATED IN LOWER FALLS OF NEUSE WATERSHED AREA. REF PB 45 PG 35, CONTACT GRANVILLE CO FOR APPLICABLE RESTRICTIONS.
- ZONE: AR-40; SETBACKS: FRONT: 50', REAR: 25', SIDE: 15'. REF PB 45 PG 35, CONTACT GRANVILLE CO PLANNING FOR FURTHER RESTRICTIONS. RESTRICTIVE COVENANTS MAY APPLY, TO THE EXTENT COVENANTS ARE MORE RESTRICTIVE, COVENANTS APPLY.
- NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
- NO ENVIRONMENTAL FEATURES CONSIDERED OR INCLUDED.

IMPERVIOUS SURFACES

BUILDING= 2,596 SF
SHEDS= 195 SF
CONCRETE= 1,361 SF
HVAC= 18 SF

TOTAL IMPERVIOUS= 4,170 SF
TOTAL LOT AREA = 80,130 SF
PERCENT IMPERVIOUS= 5%

FENCE APPEARS
TO BE 9.2'
ON GEORGE
PROPERTY

STORMWATER CONTROL
STRUCTURE & ACCESS
EASEMENT
PB 44 PG 33

N/F
FELICIA R MASON
DEAN A MASON
PIN # 182400139094
DB 1759 PG 553
PB 45 PG 35

N/F
GREGORY L GEORGE
MELISSA P GEORGE
PIN # 182400220767
DB 1720 PG 265
PB 45 PG 35
ZONED = AR-40

N/F
SANDRA D CALLAHAN
PIN # 182400233253
DB 1625 PG 563
PB 44 PG 100

FENCE
APPEARS
TO BE 1.0'
ON GEORGE
PROPERTY

LINE	BEARING	DISTANCE
L1	S 78°21'02" W	120.04'
L2	S 80°35'54" W	90.28'
L3	N 05°57'35" W	108.86'
L4	N 20°55'11" E	127.26'
L5	N 85°52'03" E	119.09'
L6	S 80°38'01" W	17.28'

ABBREVIATION LEGEND

IRF REBAR FOUND
IPF IRON PIPE FOUND
N/F NOW OR FORMERLY
IRS REBAR SET
DB DEED BOOK
PB PLAT BOOK

LINE AND SYMBOL LEGEND

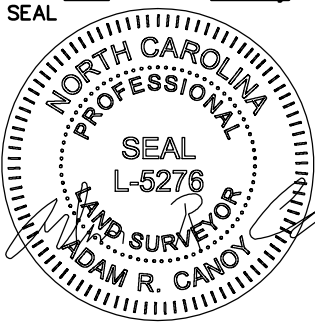
PROPERTY LINE (PL)
PL NOT SURVEYED
TIE LINE
EDGE OF CONCRETE
EDGE OF PAVEMENT
EDGE OF GRAVEL
EDGE OF RIPRAP
WOOD FENCE
STORM DRAINAGE PIPE
MAILBOX
WELL
GAS TANK
TV PEDESTAL
CLEANOUT
TELEPHONE PEDESTAL
TRANSFORMER
ELECTRIC METER
HVAC

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	29.82'	29.38'	S 47°11'11" W	34°10'20"
C2	25.00'	21.11'	20.49'	S 54°17'39" W	48°22'27"
C3	50.00'	50.06'	48.00'	S 87°02'59" E	57°22'02"

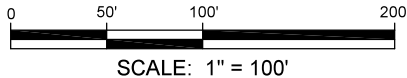
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1720, PAGE 265; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 45, PAGE 35; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 19th DAY OF January, 2022.

SEAL



ADAM R. CANOY, PLS L-5276



Property Survey

SURVEY FOR: JOHN AND LINDSEY WELSH
PIN# 182400220767 - PARCEL 123, PB 45 PG 35
BRASSFIELD TOWNSHIP
1034 BUTTERFLY CIRCLE WAKE FOREST, NORTH CAROLINA
GRANVILLE COUNTY

CANOY SURVEYING
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

SCALE:	1" = 100'	DATE:	1/18/2022	FILE:	1034BUTTERFLY
DRAWN BY:	BCD	CHECKED BY:	ARC	SHEET:	1/1