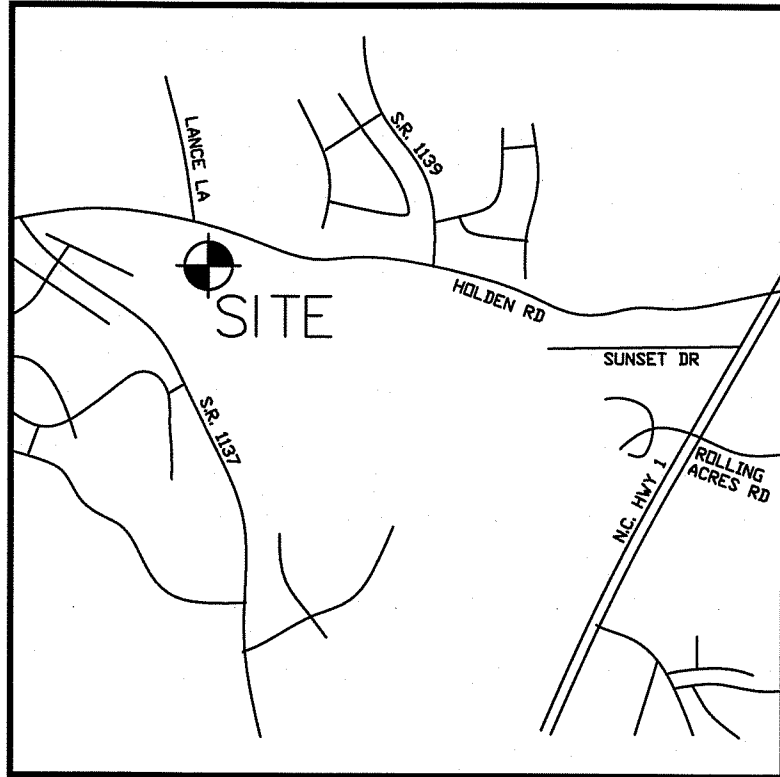




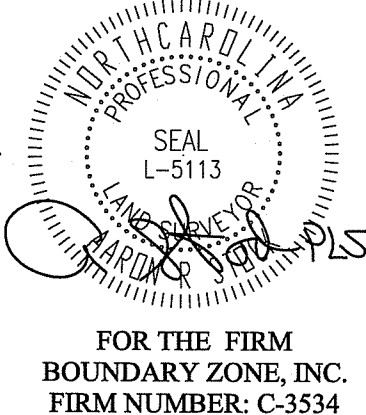
VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF SURVEY AND ACCURACY

I, Aaron R. Stock PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book 1979, page 208; that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision or positional accuracy as calculated is 1 in 10,000+ feet; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 29th day of June, A.D., 2020.

Seal or Stamp

A. Stock PLS
Professional Land Surveyor License No. L-5113



- ☒ A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ C. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- ☐ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OR EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE DETERMINATIONS TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

A. Stock PLS
PROFESSIONAL LAND SURVEYOR

THIS PARCEL IS LOCATED IN THE FRANKLIN COUNTY PLANNING JURISDICTION.

GENERAL NOTES:

- NO NCGS MONUMENTATION FOUND WITHIN 2000 FEET OF THE SUBJECT PROPERTY, AS SHOWN HEREON.
- ALL DISTANCES ARE HORIZONTAL GROUND, IN US SURVEY FEET.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND ARE NOT TO BE USED FOR PROPERTY LINE LOCATION.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT THE PROPERTY IN QUESTION IS WITHIN FLOOD HAZARD ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 3720183200K, WHICH BEARS AN EFFECTIVE DATE OF APRIL 216, 2013, FRANKLIN COUNTY UNINCORPORATED AREAS, NORTH CAROLINA.

OWNER INFORMATION:

SHENGXIN JIN
XIAOHONG SHI
YULING LAN
1533 HOLDEN ROAD
YOUNGSVILLE, NC 27596

LEGEND :

○ PROPERTY CORNER FOUND (AS NOTED)	⊠ GAS METER	⊠ TELEPHONE BOX
● 5/8" REBAR WITH CAP SET	⊠ GAS VALVE	⊠ SIGN
□ R/W MONUMENT	⊠ POWER METER	—W— WATER LINE
⊠ FIRE HYDRANT	⊠ POWER BOX	—U— OVERHEAD UTILITY LINE
⊠ WELL	⊠ A/C UNIT	—S— SEWER LINE
⊠ WATER VALVE	⊠ MANHOLE	—G— GAS LINE
⊠ POWER POLE	⊠ CLEAN OUT	—C— CABLE LINE
⊠ LIGHT POLE	⊠ JUNCTION BOX	—T— TELEPHONE LINE
	⊠ DRAINAGE INLET	—X— FENCE LINE
	⊠ CABLE BOX	—920— CONTOUR LINE
		IPF IRON PIPE FOUND
		CTP CRIMP TOP PIPE
		OTP OPEN TOP PIPE
		BSL BUILDING SETBACK LINE
		CONC. CONCRETE
		EOP EDGE OF PAVEMENT
		N/F NOW OR FORMERLY
		FFE FINISHED FLOOR ELEVATION
		BFE BASEMENT FLOOR ELEVATION
		GFE GARAGE FLOOR ELEVATION
		R/W RIGHT-OF-WAY
		P/L PROPERTY LINE
		DB DEED BOOK
		PB PLAT BOOK
		PG PAGE
		[445.6] ELEVATIONS
		HARDWOOD TREE
		SHRUB

TOTAL AREA: 14.00 ACRES / 610,086 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 1979, PAGE 208, PLAT BOOK 2001, PAGE 357
FIELDWORK PERFORMED ON 06/10/2020

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 9,872 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 + FEET.

WATERSHED ADMINISTRATOR'S CERTIFICATE

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

8/6/2020
DATE

WATERSHED ADMINISTRATOR

State of North Carolina

I, *A. Stock PLS*, Review Officer of Franklin County, certify

that the map or plat to which this certification is affixed meets all statutory requirements for recording.

8/6/2020
Date

Review Officer

N/F TERENCE NEIL BAUR
ANAYSAL A. BAUR
D.B. 1739, PG 819
PIN# 1832-79-8285
P.B. 2014, PG 089

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.

ADMINISTRATOR/ASSISTANT

DATE

Approval expires if not recorded on or before 2/6/2021 (date) and must be submitted for reapproval.

REGISTER OF DEEDS CERTIFICATE

NORTH CAROLINA, FRANKLIN COUNTY
PRESENTED FOR REGISTRATION ON THE _____ DAY
OF _____ AT _____ M
RECORDED IN BOOK OF MAPS _____ PAGE _____

REGISTER OF DEEDS

N/F BETTY L. BOUGHMAN
D.B. 896, PG 529
PIN# 1832-89-3524
PRF 3, SL 214E

N/F DANNY E. BRADLEY, JR.
D.B. 979, PG 638
PIN# 1832-89-4160
PRF 3, SL 93-254

N/F BETTY L. BOUGHMAN
D.B. 896, PG 529
PIN# 1832-89-3524
PRF 3, SL 214E

N/F THOMAS R. ALOISI
VIVIAN LOWERY ALOISI
D.B. 2055, PG 951
PIN# 1832-88-5654
P.B. 2001, PG 357

ORIGINAL PARCEL
GROSS AREA 610,086 SQ.FT. 14.00 ACRES
R/W AREA 32,361 SQ.FT. 0.74 ACRES
NET AREA 577,725 SQ.FT. 13.26 ACRES

N/F PHYLLIS M. LOWERY
D.B. 907, PG 325
PIN# 1832-78-7386

NOTARY STATEMENT:

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGE TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED.

Lon Yuling
PRINT NAME AND TITLE OF OWNER

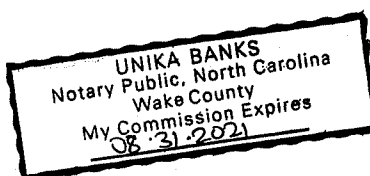
PRINT NAME AND TITLE OF OWNER

DATE: 08-06-2020

Unika Banks

PRINTED NAME: UNIKA BANKS, NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-31-2021

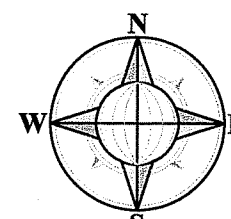


ZONING INFORMATION:

R-40 WATER SUPPLY WATERSHED DISTRICT II

INFORMATION WAS OBTAINED ON 06/29/2020
MINIMUM LOT AREA 40,000 SQ.FT.
MINIMUM LOT FRONTAGE 125'
BUILDING SETBACKS:
FRONT: 50'
SIDE: 20'
REAR: 50'
MAXIMUM BUILDING HEIGHT 35'

LINE	BEARING	DISTANCE
L1	S 72°40'00" E	47.73'
L2	S 72°37'22" E	140.42'
L3	S 71°27'30" E	74.63'
L4	S 71°27'30" E	87.02'
L5	S 68°12'22" E	111.30'
L6	S 65°00'04" E	127.31'
L7	S 63°07'13" E	72.90'
L8	S 63°15'16" E	249.74'
L9	S 63°08'09" E	87.44'
L10	S 62°28'35" E	78.13'



NORTH
PER: PB 2001, PG 357

SCALE: 1"=80'

DATE

REVISION

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