

Franklin County, North Carolina
Brandt Smith Brinson, Register of Deeds

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 22TH DAY OF MAY A.D. 2025.

DocuSigned by:

Larry Jordan Parker, Jr.

L-4685

PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

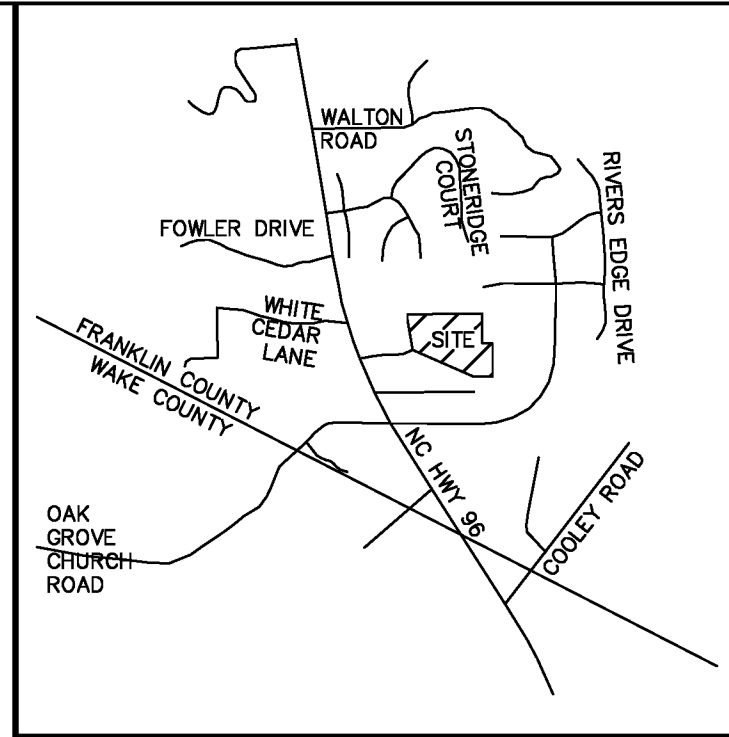
DocuSigned by:

Larry Jordan Parker, Jr.

L-4685

PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER



VICINITY MAP

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT

NOTE:

-LOT 1 DOES NOT HAVE ACCESS TO STRAWBERRY GROVE.

PLAT OF CORRECTIONS

MINOR SUBDIVISION PLAT FOR 5160 STRAWBERRY GROVE

OWNER: ALEXANDER R. JANKUV
& JENNA A. JANKUV
REF: D.B. 2301, PG. 2049
REF: M.B. 2016, PG. 44
REF: M.B. 2021, PG. 302
PIN # 1861-25-4917

OWNER: LUTHER NELSON WHITE
& LINDA S. WHITE
REF: D.B. 1027, PG. 707
REF: M.B. 1995, PG. 105
PIN # 1861-16-8247
YOUNGSHIRE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

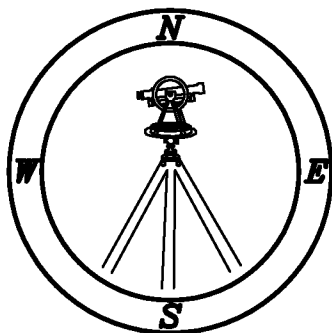
JANUARY 20, 2025

REVISED MAY 22, 2025

ZONED R-30 WS II

LINE	BEARING	DISTANCE
L-1	S 03°43'29" W	78.26'
L-2	S 02°48'44" E	329.39'
L-3	S 02°48'44" E	30.55'
L-4	S 01°58'28" E	151.68'
L-5	S 01°58'28" E	13.16'
L-6	S 01°41'01" E	75.11'
L-7	N 76°27'16" E	26.24'
L-8	N 76°27'16" E	131.35'
L-9	N 24°19'11" W	722.72'
L-10	N 80°52'18" E	16.04'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	74.29'	5278.74'	74.29'	N 21°54'10" W
C-2	185.92'	5278.74'	185.91'	N 20°29'26" W
C-3	91.96'	2683.31'	91.96'	N 18°33'12" W
C-4	242.88'	19319.50'	242.88'	N 17°23'32" W
C-5	120.54'	837.11'	120.44'	N 80°34'47" E



CMP

FRANKLIN COUNTY
ZONED R-30
MINIMUM BUILDING SETBACKS

FRONT 30'
REAR 25'
SIDE 10'

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK _____ PAGE _____ AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

Alex Jankuv 5/22/2025
OWNER 106D71494... DATE
Signed by: 5/22/2025
L. N. White 5/22/2025
OWNER 106D930415... DATE

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.

Aaron Cooke 5/22/2025
ADMINISTRATOR/ASSISTANT DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE
11/22/2025

DATE
AND MUST BE RESUBMITTED FOR REAPPROVAL.

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

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 RESTRICTION MAY APPLY.

5/22/2025

DATE

WATERSHED ADMINISTRATOR

FRANKLIN COUNTY, NORTH CAROLINA
I, Aaron Cooke, REVIEW OFFICER
OF FRANKLIN COUNTY, CERTIFY THAT THE
MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

5/22/2025

DATE

REVIEW OFFICER



NC GRID NAD83 (2011)