DocuSign Envelope ID: CB62EE93-8632-4A17-9D68-2CB7E97D4430

BK 2026 PG 201 - 201 (1) DOC# 10113733
This Document eRecorded: 05/26/2026 08:26:59 AM
Fee: $21.00 Tax: $0.00
Franklin County, North Carolina
Brandi 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 21ST DAY OF MAY A.D. 2026.

DocuSigned by: Larry Jordan Parker, Jr.
PROFESSIONAL LAND SURVEYOR — L-4685 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER JR.

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.
PROFESSIONAL LAND SURVEYOR — L-4685 LICENSE NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON; IS LOCATED IN THE JURISDICTION OF THE TOWN OF FRANKLINTON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL STORM WATER COLLECTION SYSTEMS TO THE TOWN OF FRANKLINTON.

OWNER: Charles Satterfield
TITLE: MANAGER OF: J AND M DEVELOPMENT, LLC — 5/22/2026 DATE
(IF A CORPORATION)

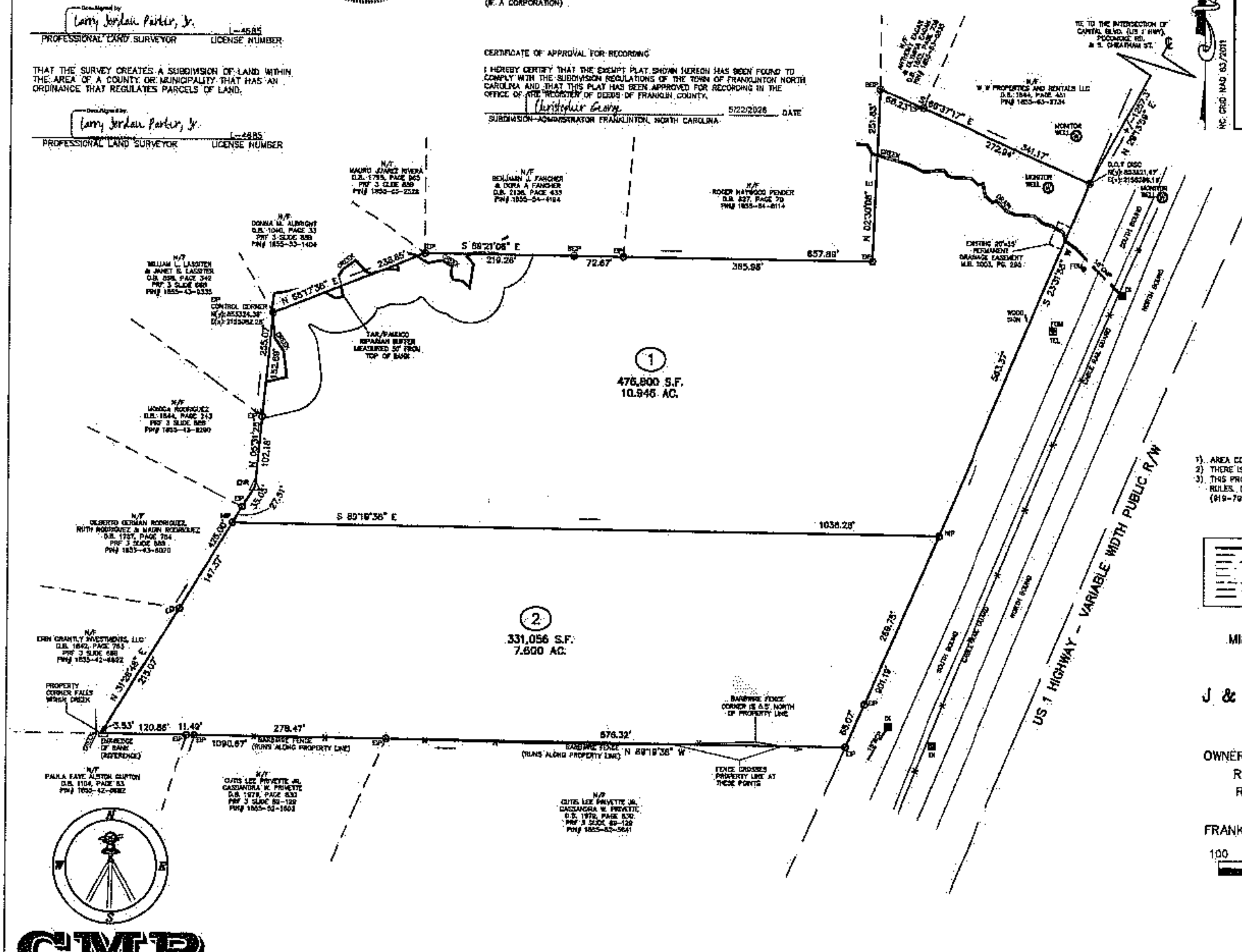
CERTIFICATE OF APPROVAL FOR RECORDING

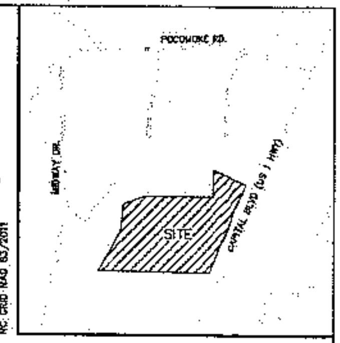
I HEREBY CERTIFY THAT THE EXEMPT PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF FRANKLINTON NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF FRANKLIN COUNTY.

Christopher Geary — 5/22/2026 DATE
SUBDIVISION ADMINISTRATOR FRANKLINTON, NORTH CAROLINA

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.

5/22/2026 — Signed by: Aaron Cooke
DATE — REVIEW OFFICER





VICINITY MAP

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
SEIP – SET IRON PIPE
SEIB – SET 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
FOM – FIBER OPTIC MARKER

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).

LINE TYPE LEGEND

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

MINOR SUBDIVISION PLAT FOR

LOTS 1 & 2
J & M DEVELOPMENT, LLC

US 1 HIGHWAY
OWNER: J AND M DEVELOPMENT, LLC
REF: D.B. 2348, PAGE 1448
REF: M.B. 2003, PAGE 295
TOWN OF FRANKLINTON
FRANKLIN COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'
NOVEMBER 30, 2023
REVISED APRIL 3, 2026
ZONED C-3H
PIN #1855-53-5099

(X:\Projects\US1-SATTERFIELD - JC)

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

Submitted electronically by "Cawthorne, Moss & Panciera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.