

PIN: 1798-92-4917

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: NO NCGS MONUMENT WITHIN 2000'

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.

ZONED: R-30

SETBACKS:

FRONT - 30'

REAR - 25'

SIDE - 10'

REFERENCES:

DB 1820 PG 558

DB 854 PG 57

PLAT BOOK 2020 PG 102

PLAT BOOK 2019 PG 203

PLAT BOOK 1 PG 205-A

PLAT BOOK 2025 PG 311

TYPE II PRIVATE ROAD CERTIFICATION
I HEREBY CERTIFY THAT THE PRIVATE ROAD(S)
/STREET(S) SHOWN HEREON AND WITHIN THE
SUBDIVISION SHOWN HEREBY MEET THE
CONSRUCTION STANDARDS OF THE FRANKLIN
COUNTY UNIFIED DEVELOPMENT ORDINANCE IN
EFFECT AS OF THE DATE OF THIS CERTIFICATION.

DATE

ENGINEER

NOTE: ROAD MAINTENANCE AGREEMENT
RECORDED IN DEED BOOK _____
PAGE _____

NOTE: NO ADDITIONAL LOTS, INCLUDING RESUBDIVISION OF THE LOTS SERVED BY THE ACCESS EASEMENT, SHALL BE PERMITTED UNLESS THE ACCESS EASEMENT IS UPGRADED BY THE PROPERTY OWNER(S) TO A PRIVATE ROAD OR PUBLIC ROAD STATUS AND MEETS OR EXCEEDS THE FRANKLIN COUNTY PRIVATE ROAD STANDARDS OR THE NCDOT PUBLIC ROAD SPECIFICATIONS, WHICHEVER IS APPLICABLE.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN DEED 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, DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY, NC.

OWNER(S)	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.

ADMINISTRATOR / ASSISTANT	DATE
---------------------------	------

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____
AND MUST BE SUBMITTED FOR REAPPROVAL

State of North Carolina
County of Franklin

I, _____, Review Officer of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording as required by GS 47-30.

Review Officer

Date _____

Lic. # C-0243

 Williams-Pearce and Assoc., Professional Land Surveyors, P.A.
P.O. Box 892, Zebulon, N.C. 27597 Tel.(919) 269-9605

PROPERTY DESCRIPTION:
 LOT 1 3.882 ACRES
 LOT 2 7.406 ACRES
 LOT 3 4.201 ACRES
 LOT 4 2.944 ACRES
 LOT 5 5.117 ACRES

ADJACENT OWNERS AND DEEDS:
 RICHARD ALLYNE MICHAEL BUNN
 DEED BOOK 2037 PAGE 825
 SARAH M. CANNON
 DEED BOOK 2127 PAGE 193
 DARREN L. SQUIREWELL
 DEED BOOK 1952 PAGE 923
 ROBERT R. STOCKDALE
 DEED BOOK 1179 PAGE 1007
 ALEXIA KISABERTH
 DEED BOOK 2208 PAGE 535
 HEATHER CONTRELLE STENSKI
 DEED BOOK 2165 PAGE 771
 DAVID B. EICHACKER SR.
 DEED BOOK 1764 PAGE 330
 DEBRA A. CIALINO
 DEED BOOK 2046 PAGE 611
 MOCCASIN LANDHOLDINGS LLC
 DEED BOOK 2172 PAGE 1307

BOUNDARY DETAILS:
 HENRY BAKER RD. (SR 1726)
 60' PUBLIC R/W
 N 83°59'30"E 1826.88'
 TO C/L INTERSECTION
 OF SR 1726 & SR 1127
 S 22°51'16"E 265.45'
 N 21°18'11"W 812.46'
 S 15°06'49"E 189.68'
 S 18°14'51"E 322.32' (3.483 ACRES)
 N 71°44'06"E 316.28'
 N 71°44'06"E 583.69'
 N 71°44'06"E 229.62'
 N 85°53'37"E 309.14'
 N 20°04'40"E 180.00'
 S 86°42'18"E 200.00'
 N 81°06'10"E 492.18'
 N 81°42'51"W 200.00'
 S 02°56'10"W 1498.57'
 S 02°56'10"W 480.25'
 N 08°53'50"W 200.00'
 N 08°53'50"W 1242.05'
 N 29°42'11"E 468.61'
 N 67°13'00"W 343.55'
 N 67°13'00"W 456.36'
 N 67°13'00"W 199.20'
 S 02°56'10"W 489.16'
 S 02°56'10"W 167.35'
 S 02°56'10"W 162.61'
 S 02°56'10"W 167.35'
 S 02°56'10"W 162.61'

OTHER FEATURES:
 MINIMUM PLAT BOOK 2019 P. 60 WIDE ACCESS
 GUSTAVO SOLIS CRUZ
 DEED BOOK 2319 PAGE 638
 AMELIA MONTSERRAT SOLIS CRUZ
 DEED BOOK 2316 PAGE 326
 ANTHONY DAVIS
 DEED BOOK 2311 PAGE 1714
 PROPOSED TYPE II PRIVATE ROAD
 CONTROL CORNER
 RUN OF MOCCASIN CREEK IS PROPERTY LINE
 PER FLOOD PLAIN MAP GIS
 PER FRANKLIN CO. GIS

I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 3RD DAY OF MARCH, 2026.

Seal or Stamp

Survivor

Registration Number 1-2647

I, DANNY O. WILLIAMS , PROFESSIONAL LAND SURVEYOR NO.L-2647
CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A
SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR
MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES
PARCELS OF LAND.

DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

DRAWN BY: DOW & BGW

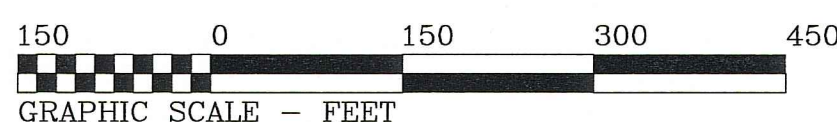
CHECKED BY: DOW

DATE: 03-03-2026

SCALE: 1" = 150'

JOB: DOW2753.CRD CF

MINOR SUBDIVISION FOR
FRED PRIVETTE
DUNN TOWNSHIP
FRANKLIN COUNTY
NORTH CAROLINA



S:\NEWMAPS\F\FRED PRIVETTE\HENRY BAKER RD\MINOR SUBDIVISION.DWG

LEGEND

-  EXISTING IRON PIPE
 NEW IRON PIPE
 SWAMP