

NCGS MONUMENT "A5793"
NAD 83(2011)
N = 787,284.32 E = 2,183,572.37
NAD 83(2011)
N = 786,057.88 E = 2,184,915.02
-CONTROL-

NCGS MONUMENT "BUNN"
NAD 83(2011)
N = 787,284.32 E = 2,183,572.37
THE LINE FROM "A5793" TO "BUNN"
N 47°35'24"W 1818.57'
(GRID DISTANCE)
-CONTROL-

NOTES:
THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG SR 2313.
ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS PLAT.
AREAS COMPUTED BY COORDINATE METHOD.
ADJUTING OWNERS TAKEN FROM WAKE COUNTY GIS RECORDS.
SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.
ALL EIPS & NIPS ARE 1/2" IRON PIPES UNLESS OTHERWISE NOTED.
ALL ERBS & NRBS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.

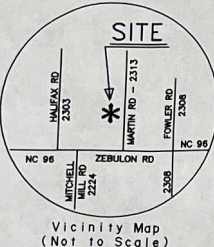
* THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN * (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

NOTICE TO LOT OWNERS:
ADDITIONAL STATE STORMWATER MANAGEMENT REGULATIONS, THE NEUSE RULES, APPLY COUNTYWIDE. RESIDENTIAL LAND DISTURBANCES OF > 1 ACRE AND NON-RESIDENTIAL LAND DISTURBANCES OF > 1/2 ACRE REQUIRE SUBMITTAL OF A STORMWATER PLAN FOR COMPLIANCE WITH APPLICABLE STANDARDS TO WAKE COUNTY. LOT OWNERS SEEKING BUILDING PERMITS FOR LAND DISTURBANCES EXCEEDING THESE THRESHOLDS MUST SUBMIT A STORMWATER PLAN.

NRB - DENOTES NEUSE RIVER BUFFERS
WSWB - DENOTES WATER SUPPLY WATERSHED BUFFER
-D- DENOTES STREAM/DRAINAGEWAY
-B- DENOTES WATER SUPPLY WATERSHED BUFFER AND NEUSE RIVER BUFFER (NRB) WHERE APPLICABLE
-S- DENOTES 20' BUILDING SETBACK FROM WATER WATERSHED BUFFER
WATER SUPPLY WATERSHED BUFFERS ARE MEASURED FROM TOP OF STREAM BANKS OR HIGH WATER LEVEL OF PONDS.

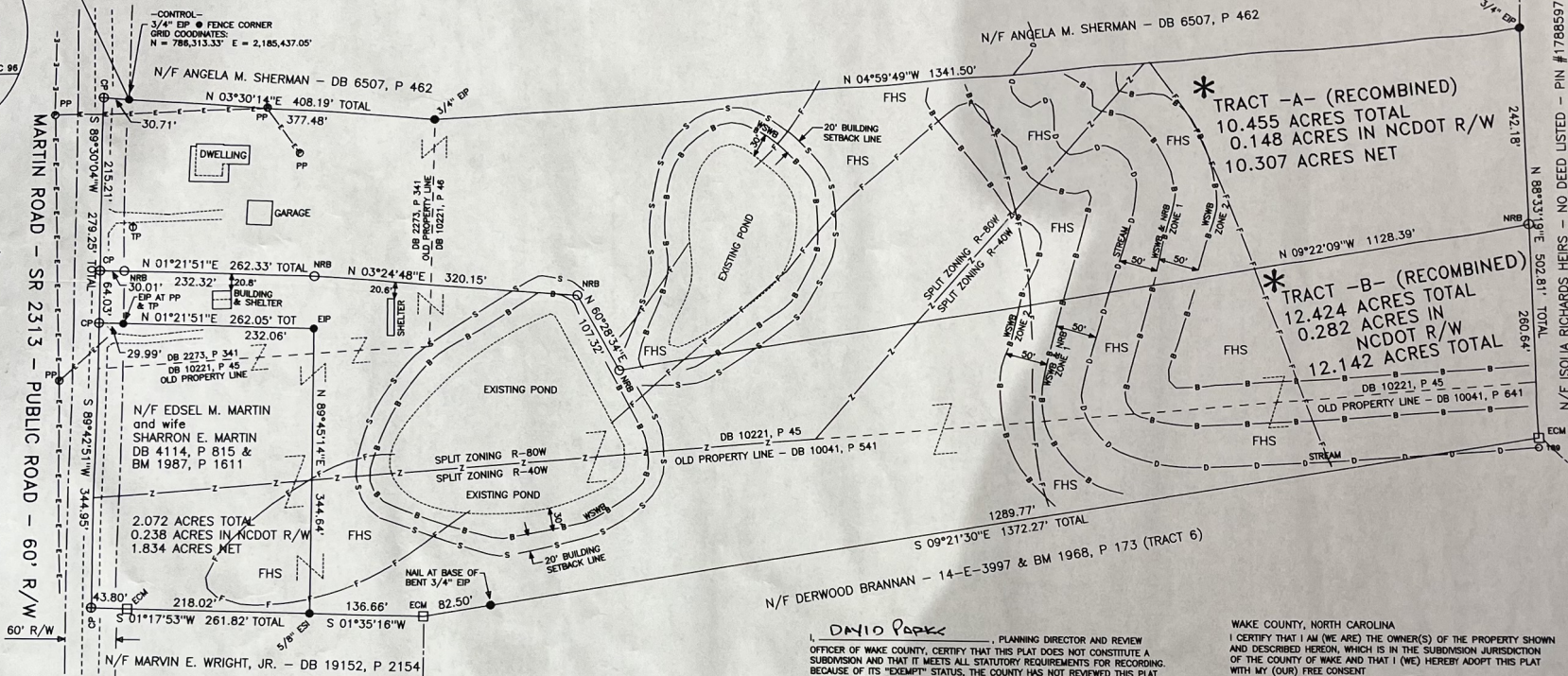
EXISTING (OLD) TAX PARCELS
PIN # ID # REFERENCE
1788568483 0164251 DB 4114, P 815 & BM1987, P 1611
1788579109 0098454 DB 10041, P 641 - SECOND PARCEL (OLD DEED REF - DB 2493, P 323; PARCEL II)
1788576329 0098455 DB 10221, P 45
1788565498 0090741 DB 10041, P 641 - FIRST PARCEL

RECOMBINATION NOTE:
THIS PLAT COMBINES 4 EXISTING TAX PARCELS INTO 2 NEW PARCELS.
TRACT -A- HEREON INCLUDES PORTIONS OF PIN #1788576329 & PORTIONS OF PIN #1788565498.
TRACT -B- HEREON INCLUDES ALL OF PIN #1788568483, ALL OF PIN #1788688483, A PORTION OF 1788576329, AND A PORTION OF PIN #1788565498.



LEGEND
EIP - EXISTING IRON PIN
NIP - NEW IRON PIN
ECM - EXISTING CONCRETE MONUMENT
CM - CONCRETE MONUMENT
EPKN - EXISTING PK NAIL
PKN - PK NAIL
EMN - EXISTING MAG NAIL
MN - MAG NAIL
R/W - RIGHT OF WAY
CL - CENTERLINE
CP - COMPUTED POINT
DB - DEED BOOK
P - PAGE
PP - POWER POLE
TP - TELEPHONE PEDESTAL
CATV - CABLE TV PEDESTAL
ERRS - EXISTING RAILROAD SPIKE
RRS - RAILROAD SPIKE
E - OVERHEAD ELECTRIC
WV - WATER VALVE
WM - WATER METER
ERB - EXISTING REBAR
NRB - NEW 5/8" REBAR
EN - EXISTING NAIL
ESI - EXISTING SOLID IRON

MINIMUM BUILDING SETBACKS
R-80W R-40W
ZONING ZONING
40' 30' FRONT & CORNER
30' 30' REAR
20' 15' SIDE

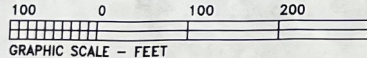


RECOMBINATION PLAT PREPARED FOR

EDSEL M. MARTIN, ET ALS

(Present Owner - Edsel M. Martin, Et Als - Various Deeds)
LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

Scale: 1" = 100'



GRAPHIC SCALE - FEET

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L-2253

Telephone (919) 556-2058

P. O. Box 220, Youngsville, N. C. 27596

Date: MAY 26, 2023
& FEBRUARY 02, 2024

VARIOUS PIN NUMBERS (SEE LISTING ELSEWHERE ON THIS SHEET)

SPLIT ZONING: R-80W & R-40W

23MARTIN & 24MARTIN
DRAWING #24-10 LL NOTES

NORTH CAROLINA, FRANKLIN COUNTY

I, JAMES O. MURPHY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (USED DESCRIPTION RECORDED IN BOOK MISC, PAGE MISC, ETC.) (OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK MISC, PAGE MISC; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 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 18 DAY OF FEBRUARY, A.D., 2024.

James O. Murphy
SURVEYOR
PE 4884, PLS L-2253

I CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

James O. Murphy
JAMES O. MURPHY, PE 4884, PLS L-2253

DANIO PAPER
PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. BECAUSE OF ITS "EXEMPT" STATUS, THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE LOT STANDARDS AND OTHER SUBDIVISION REGULATIONS (E.G., ROAD STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS.

5/1/2024
DATE PLANNING DIRECTOR/REVIEW OFFICER
THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE 5/16/2024

WAKE COUNTY, NORTH CAROLINA
I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADAPT THIS PLAT WITH MY (OUR) FREE CONSENT

Edsel M. Martin
4-06-24
DATE

NORTH CAROLINA, Wake County
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Edsel M. Martin
APPEARED BEFORE ME
THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF April 2024
MY COMMISSION EXPIRES 06-11-2024
4-06-24 Edsel M. Martin
DATE NOTARY PUBLIC

PLG-4999-2024