

VICINITY MAP – NOT TO SCALE

NOTES:

1. AREA WAS COMPUTED BY THE COORDINATE METHOD.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY.
3 UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY.

NOTE:
This plat is subject to all easements, agreements, and rights–of–way of record prior to the date of this plat.

LEGEND

EIP	Existing Iron Pipe / Iron Pin
IPS	3/4" Iron Pipe Set
ERB	Existing Rebar
RBS	Rebar Set
R/W	Right–of–Way
EPK	Existing PK Nail
PKS	New PK Nail
ECM	Exist. Concrete Mon.
PP	Power Pole
CP	Computed Point
MBL	Minimum Building Line
ES	Existing Steel Spindle
OHUL	Overhead Utility Line
EN	Existing Nail
EMN	Existing Magnetic Nail
MNS	Magnetic Nail Set
SSMH	Sanitary Sewer Manhole
ST.SDI	Storm Sewer Drop Inlet
RCP	Reinforced Concrete Pipe

REFERENCES:
DEED BOOK 1091, PAGE 285
PLAT BOOK 10, PAGE 95
PLAT BOOK 23, PAGE 50

N.C. GRID NORTH NAD 83/2011

PHRC, LLC
DEED BOOK 1161, PAGE 231
PLAT BOOK 8, PAGE 62

JAMES A. WILLIAMS
LOT 39–A
PLAT BOOK 23,PAGE 50

S 57°26'23"E 132.62'
N 80°57'06"E 171.64'
S 45°53'22"E 106.95'
N 46°25'16"E 308.34'
278.34'
449.35'
S 49°43'29"W 480.06'
N 44°48'35"W 305.41'
30.71'
TIE LINE
N 43°22'27"E
28.97'
30.00'

EIP
ERB
CP
R/W

2.883 ACRES

INDIAN TRAIL – 60' PUBLIC R/W

KENNETH H. BROWN
DEBORAH A. BROWN
DEED BOOK 669, PAGE 555
LOT 35 – PLAT BOOK 10, PAGE 95

KEATON J. RANKIN
BARBARA S. RANKIN
DEED BOOK 1340, PAGE 12
LOT 36 – PLAT BOOK 10, PAGE 95

ROGER HARSH
LINDA HARSH
DEED BOOK 1388, PAGE 531
LOT 37 – PLAT BOOK 10, PAGE 95

ELECTRICAL TRANSFORMER
WELL
GRAVELED ENTRANCE
MASONRY RETAINING WALL
MULCHED AREA W/ HVAC UNITS STANDBY GENERATOR SANITARY SEWER UNITS
SANITARY SEWER DRAIN LINES (LINES WERE MARKED BY OTHERS)
STORAGE BUILDING
GRAVEL
PLAYGROUND
PLANTER
DECK
2–STY. HOUSE W/ VINYL EXTERIOR
PORCH
CONCRETE WALK
CONCRETE
PROPANE TANK
MASONRY RETAINING WALL

Certification
I, Barry H. Oakes, do hereby certify that this map was drawn by me or under my direction and supervision from ____ an actual field survey made by me or under my direction and supervision,___ from references noted hereon; that the ratio of precision or positional accuracy as calculated is 1:10,000+ , that the lines not actually surveyed are drawn as broken lines plotted from references noted hereon; that this map was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, seal and registration number this 14th day of July , 2025.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY BARRY H. OAKES, PLS, L–3061, ON JULY 14,2025. THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Barry H. Oakes, PLS L–3061

CERTIFICATE
I, Barry H. Oakes, certify to one or more of the following as indicated thus:

__ 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 a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
__ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
__ d. That the survey is of another category, such as the recombination of existing parcels, a court–ordered survey, or other exception to the definition of subdivison.
__ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Barry H. Oakes, PLS L–3061

Survey For and Property Of:

Bradley C. Edwards

Salem Township, Granville County, North Carolina

Date: July 14, 2025 Scale: 1' = 40' File No.: 25–0

0 20 40 80 120

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