N

N.C. Grid North (NAD 83)

Nancy H. Yarborough
(D.B. 708, P. 320)
(M.B. 9, P. 57)

Mattie M. Chavis
(D.B. 722, P. 23)

(Perdues Rd.)

60' Public R/W

N.C.S.R. 1430

(Asphalt Road)

15" RCP

N 22°59'05"E 80.84'
N 23°03'25"E 105.17'
N 22°49'50"E 342.32'
N 22°49'50"E 134.10'
N 23°09'30"E 115.52'
N 24°02'00"E 107.79'
N 27°35'35"E 104.47'
N 31°18'00"E 53.17'
N 33°17'10"E 53.12'
N 35°07'55"E 105.77'
N 36°20'15"E 99.24'
N 36°35'10"E 77.74'
N 36°35'10"E 245.04'

S 22°59'05"W 440.00'
Tot. = 200.00'
S 64°40'40"E
N 22°59'05"E
Tot. = 100.00'
37.60'
3.41'
S 64°40'40"E 455.28'
S 63°59'05"E 426.35'

Overlapping Lines
(Area of Overlap = 0.16 Acre)

Ex. Iron Axle

Lines As Surveyed By
H. B. Mullen, R.L.S.
(See M.B. 9, P. 57)

S 11°22'05"E 214.25'

S 06°40'40"E 206.00'

S 85°39'05"W 11.47'
S 18°05'20"W 87.82'
S 11°05'25"E 82.74'

31.43'

N 64°40'40"W 707.07'
Tot. = 816.88'

50' Vegetative Buffer

295.09'
S 19°45'00"W

Calculated Point In Pond

NOTE: Property Line From Point "A" To Point "B" Is Along Centerline Meanders of Branch

50' Vegetative Buffer

P O N D

362.84'
S 19°45'00"W

N 45°15'10"W
Tot. = 311.24'
30.85'

1,81.33'
S 86°58'45"W

Old Road Bed

364.45'
S 72°43'25"W

32.47'

S 72°43'25"W
82.67'

S 19°50'20"W 146.62'
S 68°29'30"W 70.81'
S 15°49'05"E 129.27'
S 22°40'50"W 111.87'
S 23°23'35"E
135.06'

Nancy H. Yarborough
(D.B. 708, P. 320)
(M.B. 9, P. 57)

S 18°12'30"E 363.41'

S 51°34'15"E
Tot. = 87.08'

N 09°20'50"W
Tot. = 775.39'

53.74'

S 61°25'30"W
926.08'

N.C.G.S. STA. "WOMAN"
N.C. Grid Coordinates (NAD 83):
N 868,400.314
E 2,224,818.943
(B.S.–N.C G.S. Sta. "Gupton")

Tie Line From Ex. P.K. Nail In Apparent Centerline Intersection of N.C.S.R. 1430 & N C S.R. 1431 (Lester Rd.):
N 39°12'25"E 819.22'

30'
30'
R/W
R/W

49.97'
N 10°01'00"W
Tot. = 316.37'

164.97'
S 68°11'50"W

128.81'
S 68°15'05"W

Douglas H. Moore, et ux
(D.B. 856, P. 841)
(See Plat C#3, 1994–119)

Lois B. Denton
(D.B. 801, P. 206)

B. J. Loyd, Jr., Estate
(D.B. 483, P. 171)

J. Wayne Denton, et ux
(D.B. 801, P. 210)

S 40°18'45"W 75.15'
S 01°13'45"E 94.70'
S 62°06'25"W 124.09'

P.K. NAIL SET OVER CENTER OF 36" RCP
N.C. Grid Coordinates (NAD 83):
N 867,957.36
E 2,224,005.69

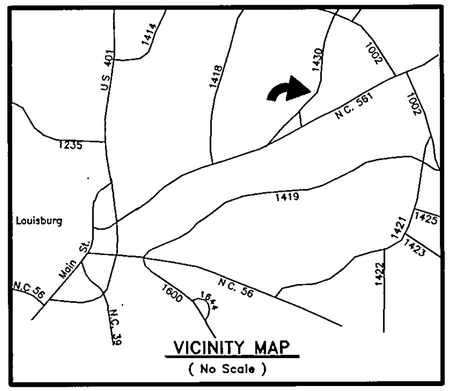
N.C. HWY. 561 100' Public R/W

(Asphalt Highway)

R/W
50'
50'
R/W

1
2
3
4
A
B

NORTH CAROLINA REGISTERED SEAL L–1456 LAND SURVEYOR WILLIAM T. DEMENT, JR.



VICINITY MAP
(No Scale)

I, William T. Dement, Jr., certify that this plat was drawn under my supervision from an actual field survey made under my supervision (deed description as shown on the face of this plat), that the boundaries not surveyed are clearly indicated as drawn from information found in Deed Book —, Page —; that the ratio of precision is 1/ 15,000; that this map was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, registration number and seal, this 9th day of November, 1995.

Registered Land Surveyor L–1456

I, William T Dement, Jr., 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.

Registered Land Surveyor L–1456

FRANKLIN COUNTY, NORTH CAROLINA
I, a Notary Public of the County and State aforesaid, certify that William T. Dement, Jr., a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th of November, 1995.

My commission expires 10-20-98

Notary Public

GWEN W. DAVIS NOTARY PUBLIC FRANKLIN CO.

I hereby certify that I am the owner of the property shown and described hereon which was conveyed to me by deed recorded in Book 337, Page 1, and that I hereby adopt this plan of subdivision with my 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 certify that the land as shown is within the subdivision regulations jurisdiction of Franklin County.

11-9-95
Date

~~Owner~~ (Agent For Owner)

I hereby certify that the subdivision plat shown hereon has been found to comply with Subdivision Regulations of Franklin County, with all variances noted in the minutes of the Franklin County Planning Board, that all easements, shown hereon, are accepted by Franklin County, subject to approval by the N.C. Department of Transportation, which assumes no responsibility to open or maintain the same, and that this plat has been approved for recording in the Office of the Register of Deeds.

11-21-95
Date

B. Winstead
County Planner

Approval expires if not recorded on or before 5-21-96 and must be submitted for reapproval.

REFERENCES: Deed Book 337, Page 1
Deed Book 398, Page 557
See Map Book 2, Page 25
Tax Map J–5, Parcels 41 & 43

LEGEND:
● . . . . . existing iron pipe
▲ . . . . . existing P.K. nail in road
■ . . . . . existing concrete monument
△ . . . . . P.K. nail set in road
○ . . . . . iron pipe set
Ⓐ . . . . . railroad spike set in road
---------- . . . . . property line plotted from record

NOTE: All coordinates and bearings shown hereon are based on the N.C. Grid System (NAD 83). All distances are horizontal ground. Combined grid factor = 0.9999776.

NOTE: Property is presently zoned Agricultural–Residential
Minimum residential building setbacks:
Front . . . 30', Side . . . 10', Rear . . . 25'

Plat of Subdivision of Property For

MAVIS J. PERDUE

(Present Owner – Mavis J. Perdue)
Louisburg Township, Franklin County, North Carolina

Scale: 1" = 200'

Date: November 9, 1995

200 0 200 400 600
GRAPHIC SCALE – FEET

Surveyed & Mapped By
WILLIAM T. DEMENT, JR., Registered Land Surveyor, P.A.
L–1456

109 South Main Street Louisburg, N.C. 27549

(File No. 2086–3)

AREA CALCULATIONS				
LOT NO.	TOTAL AREA	LESS R/W	NET AREA	
1	2.32 Acres	0.18 Acres	2.14 Acres	
2	1.47 Acres	0.23 Acres	1.24 Acres	
3	12.99 Acres	0.51 Acres	12.48 Acres	
4	10.67 Acres	0.37 Acres	10.30 Acres	(Includes Overlap)

(Areas Are To Center of Branch)
(D.M.D. Computation)

NORTH CAROLINA, FRANKLIN COUNTY

The foregoing certificate of Gwen W. Davis, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this office in Plat Book 1995-356

This 21st day of Nov., 19 95
at 1:20 o'clock, P M.

MARTHA M. SHEARIN, REGISTER OF DEEDS
By: Gladys S. Aycock Deputy

Recorded in Book 1995–356

11-21-95