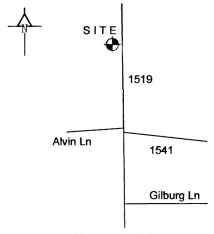
2026-41



Location Map

Legend (unless otherwise noted)

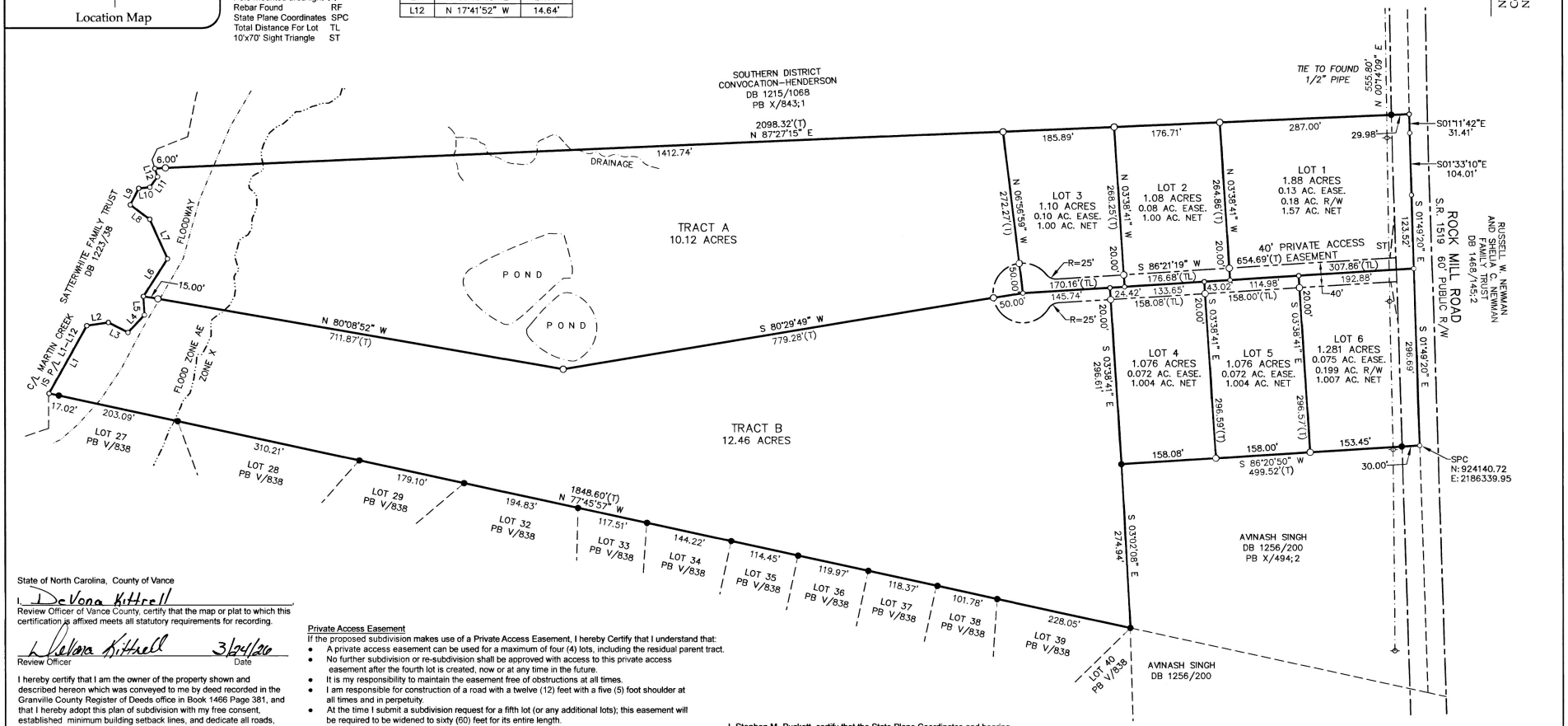
1/2" Pipe Found	●
#4 Rebar Set	○
Nail Set	◉
Calculated Point	○
Concrete Monument	■
Right of Way	R/W
Centerline	C/L
Property Line	P/L
Overhead Utilities	OHU
Total Distance	(T)
Property Line Surveyed	
Property Line Tie	
Deed or Plat Line	
Right of Way Line	
Overhead Utility Line	
Utility Pole	
Pole mounted area light	
Rebar Found	RF
State Plane Coordinates	SPC
Total Distance For Lot	TL
10'x70' Sight Triangle	ST

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 29°11'40" E	130.13'
L2	N 81°35'15" E	36.42'
L3	S 62°54'14" E	36.69'
L4	N 43°31'18" E	40.21'
L5	N 03°45'21" W	31.40'
L6	N 32°52'51" E	74.75'
L7	N 24°11'30" W	72.38'
L8	N 52°52'18" W	40.65'
L9	N 27°15'46" E	30.92'
L10	N 84°22'38" E	18.71'
L11	N 36°13'43" E	21.71'
L12	N 17°41'52" W	14.64'

Survey Notes
1) Area by Coordinate Method.
2) Distances are horizontal ground in U.S. Survey Feet.
3) All buildings, surface, subsurface improvements and utilities are not necessarily depicted hereon.
4) No title report provided. This property may be subject to easements and rights of others not shown hereon.
5) Utilities depicted hereon are based on visible evidence only. Contact Utility Companies for information regarding utilities and any associated easements.
6) Flood zone mapped using NCFRIS georeferenced data.

N.C. State Plane Coordinate System NAD 83(2011)



State of North Carolina, County of Vance

I, DeVona Kittrell

Review Officer of Vance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

DeVona Kittrell 3/24/26
Review Officer Date

I hereby certify that I am the owner of the property shown and described hereon which was conveyed to me by deed recorded in the Granville County Register of Deeds office in Book 1466 Page 381, and that I hereby adopt this plan of subdivision with my free consent, established minimum building setback lines, and dedicate all roads, alleys, walks, parks and other sites and easements to public or private use as noted. Further, we hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of Vance County, North Carolina.

Signed by: Keith Brouillard 3/23/2026
Owner (for KFB Land, LLC) Date

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Vance County, has been approved by the Vance County Planning Board, and that this map has been approved for recording in the office of the Register of Deeds

Mark A. Herman 3/24/2026
Subdivision Administrator Date

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)
PO Box 2351
Oxford, NC 27565
P. 919.528.8900
File:25057

Private Access Easement
If the proposed subdivision makes use of a Private Access Easement, I hereby Certify that I understand that:
- A private access easement can be used for a maximum of four (4) lots, including the residual parent tract.
- No further subdivision or re-subdivision shall be approved with access to this private access easement after the fourth lot is created, now or at any time in the future.
- It is my responsibility to maintain the easement free of obstructions at all times.
- I am responsible for construction of a road with a twelve (12) feet with a five (5) foot shoulder at all times and in perpetuity.
- At the time I submit a subdivision request for a fifth lot (or any additional lots); this easement will be required to be widened to sixty (60) feet for its entire length.
- If I desire to create additional lots, beyond the four (4) allowed on a access easement, the alignment of the easement will be required to meet NCDOT designs specifications.
- If I desire to create any additional lots, beyond the four (4) allowed on an access easement, road construction, will be required and said construction will be required to meet NCDOT specifications in all ways, except for paving.

Owner's Certification: Signed by: Keith Brouillard 8D69D5D6A20F474... for: KFB Land, LLC
Date: 3/23/2026

Class 2 Private Road
If the proposed subdivision makes use of a Class 2 Private Road, I hereby certify that I understand that:
- a class 2 private road can be used for a maximum of seven (7) lots, including the residual parent tract.
- that if I desire to create any additional lots, beyond the seven allowed on a Class 2 Private road, road construction will be required will be required to meet NCDOT specifications in all ways. If the expanded use of the road is approved as a private road, the subdivision may be exempt from paving.

I hereby certify that the information provided above accurate and complete to the best of my ability.
I have read the information provided above.

Owner's Certification: Signed by: Keith Brouillard 8D69D5D6A20F474... for: KFB Land, LLC
Date: 3/23/2026

I, Stephen M. Puckett, certify that the State Plane Coordinates and bearing basis was determined from an actual GNSS survey made under my supervision and the following information was used to perform the survey.
Class of Survey: A
Positional accuracy: 0.09'
Type of GNSS field procedure: RTK
Date of survey: 12/8/25
Datum/Epoch: NAD 83(2011)/2010.00
Published/fixed control: CORS(NC RTN)
Geoid Model: GEOID18
Units:U.S. Survey Feet

NORTH CAROLINA PROFESSIONAL SEAL L-3991 LAND SURVEYOR STEPHEN M. PUCKETT

Surveyor's Certificate
I, Stephen M. Puckett, hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in (references)); that the positional accuracy is ≤ 0.12' + 90 ppm; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 29th day of December, A.D., 2025.

Professional Land Surveyor, License Number L-3991

Site Data
1) PIN 0541 02028
2) Zone: AR
3) Setbacks: Street 50', Side 25', Rear 35'
4) Flood Zone Reference: FIRM 3720198200K dated 12/6/2019
5) Lots 1 and 6 shall access S.R. 1519

References
DB 1466/381
PB X/843

Owner
KFB Land, LLC
105 High Slope Dr
Cary NC 27518

FILED Mar 24, 2026 03:40 pm
BOOK 02026
PAGE 0041
INSTRUMENT # 00932
FILED FOR RECORD - VANCE COUNTY NC
CASSANDRA D. NEAL, REGISTER OF DEEDS

Minor Subdivision Plat
Survey for:
KFB Land, LLC
December 8, 2025
Sandy Creek Twp., Vance Co., N.C.

120 0 60 120 240
Graphic Scale (1"=120')

2026-41
2026-41