N.C. Grid North (NAD 83)(2011)

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 recorded in Book 2011, Page 419); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 2010, Page 56; that the ratio of precision as calculated is 1/10,000; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal, this 14th day of August, 2024.

Professional Land Surveyor L-1456

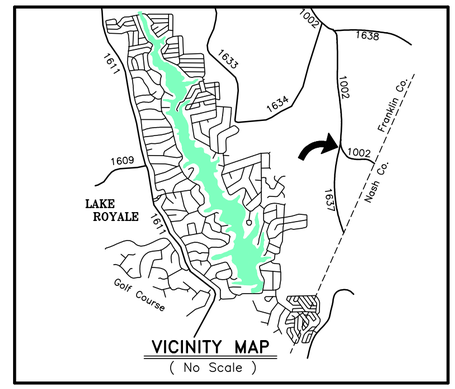
I, William T. Dement, Jr., certify that this plat is of a survey of a recombination of existing parcels, a court-ordered survey or other exemption to the definition of subdivision.

Professional Land Surveyor L-1456

I, William T. Dement, Jr., certify that this map was drawn by me from an actual GNSS survey made by me and the following information was used to perform the survey (N.C. Grid coordinates shown and basis of bearings only):

(1) Class of survey: AA
(2) Positional accuracy: 0.04'
(3) Type of GNSS field procedure: Real-Time Kinematic
(4) Dates of survey: 5/3/24
(5) Datum/Epoch: NAD 83(2011)/2010.0000
(6) Published/Fixed control used: N.C.G.S. RTN, CORS
(7) Geoid model: 18
(8) Combined grid factor(s): 0.99993627
(9) Units: US Feet

Professional Land Surveyor L-1456



VICINITY MAP
(No Scale)

PRELIMINARY PLAT - Not For Recordation, Conveyances or Sales

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 2011, Page 419 , 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.

5/20/24
Date

Owner (Agent For Owner)

This plat is approved for recording pursuant to Section _____ of the Franklin County Subdivision Regulations.

Date

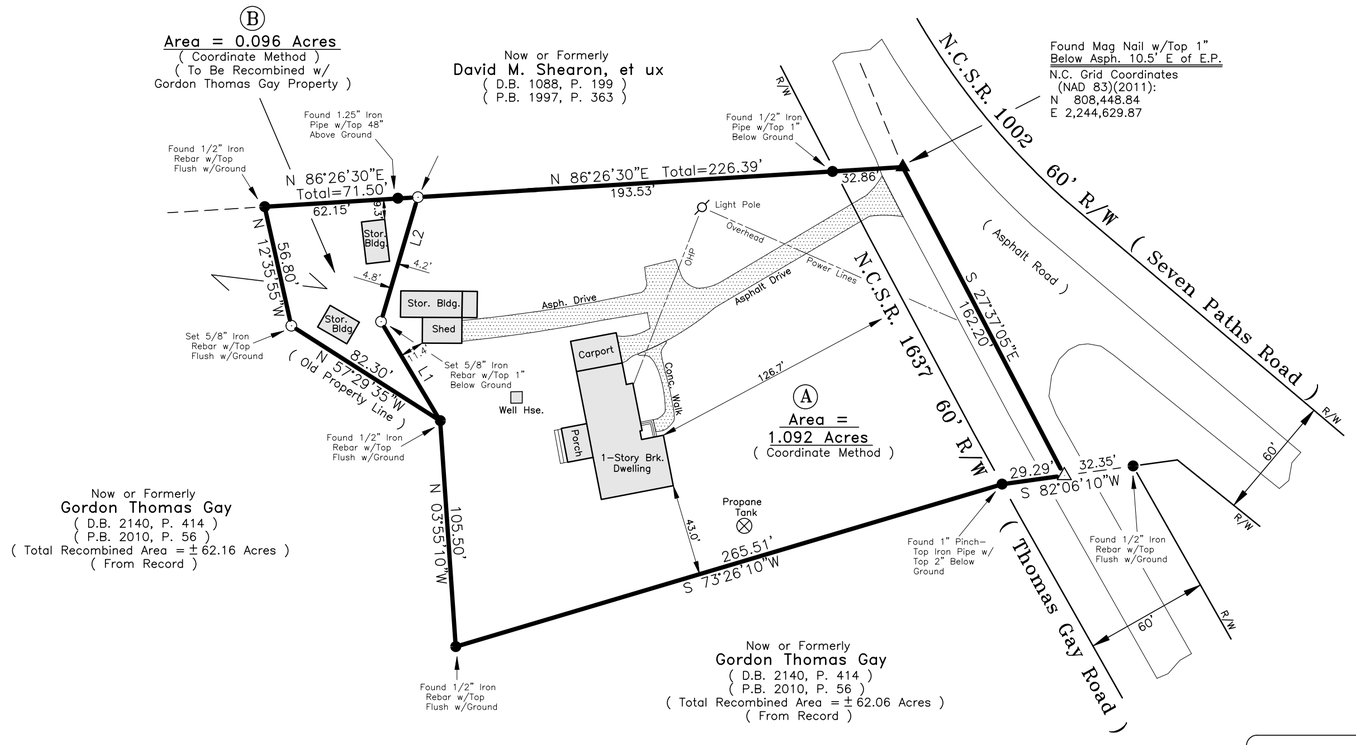
County Planner

Approval expires if not recorded on or before _____ and must be submitted for reapproval.

I, _____ , Review Officer of Franklin County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

Date

Review Officer



Course	Bearing	Distance
L1	N 30°53'20" W	53.77'
L2	N 16°30'05" E	60.46'

NOTE: This survey revises and replaces Plat Book 2024, Page 160

REFERENCES: Deed Book 2011, Page 419
Plat Book 2010, Page 56
Tax Record No. 014930

LEGEND:
- ● . . . . found iron as noted
- ▲ . . . . found Mag nail as noted
- ○ . . . . set iron as noted
- △ . . . . set Mag nail w/top flush w/asphalt
- – – – – – – . . . . property line plotted from record

NOTE: All coordinates and bearings shown hereon are based on the N.C. Grid System (NAD 83)(2011). All distances shown are horizontal ground. Combined grid factor = 0.99993627

NOTE: This survey is subject to all easements, agreements, rights-of-way and restrictive covenants recorded prior to the date of this survey.

NOTE: This parcel is located within 1 mile of an Existing Voluntary Agricultural District and/or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations.

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

REVISED PLAT OF SURVEY SHOWING RECOMBINATION OF PROPERTY FOR

GARY WILSON GAY & GORDON THOMAS GAY

(Property Owner - Gary Wilson Gay, et als)

Cypress Creek Township, Franklin County, North Carolina

Scale: 1"=50' Date: August 14, 2024

50 0 50 100 150

GRAPHIC SCALE - FEET

NOTE: Owner's name shown for indexing purposes only and is not to be construed as title certification.

Surveyed & Mapped By
WILLIAM T. DEMENT, JR., Professional Land Surveyor, P.A.
L-1456, C-0649
(O)919-496-6159 (M)919-496-9502
102 West Nash Street Louisburg, N.C. 27549

(File No. 4118-3)

PRELIMINARY PLAT - Not For Recordation, Conveyances or Sales