

VICINITY MAP (NTS)

LEGEND

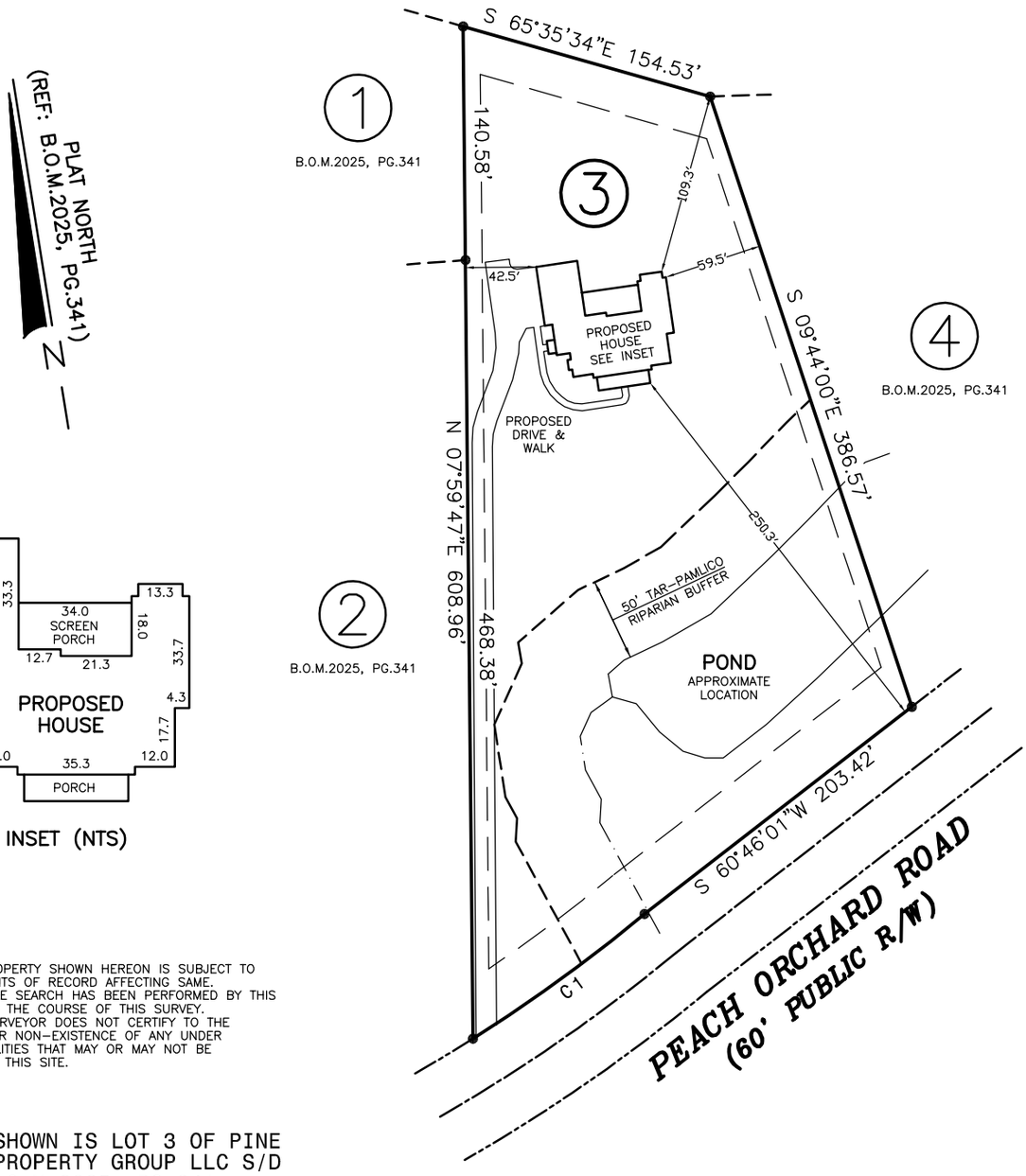
NTS	NOT TO SCALE
EIP	EXISTING IRON PIPE
PP	POWER POLE
W/M	WATER METER
TB	TELEPHONE BOX
IPS	IRON PIPE SET
CP&L	TRANSFORMER
CATV	CABLE TV BOX
L. POLE	LIGHT POLE
OHPL	OVERHEAD POWER LINE
F.E.S.	FLARED END SECTION (PIPE)
RCP	REINFORCED CONC. PIPE
B.O.C.	BACK OF CURB
F.H.	FIRE HYDRANT
C\O	SEWER CLEAN OUT
EIS	EXISTING IRON STAKE
M.H.	MANHOLE
ECM	EXISTING CONCRETE MONUMENT
P.K.	PARKER KALON NAIL

Curve	Radius	Length	Chord	Chord Bear.
C1	981.30'	127.73'	127.64'	S 62°33'08" W

IMPERVIOUS SURFACE TABLE

HOUSE	4370
DRIVE & WALK	6840
TOTAL IMPERVIOUS AREA	11210
TOTAL LOT AREA	106280
PERCENTAGE OF IMPERVIOUS AREA	10.5%

TAMMY J. PEOPLES
TREVOR K. PEOPLES
D.B.2013, PG.972
B.O.M.2002, PG.144



INSET (NTS)

NOTES:
(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

NOTE: SHOWN IS LOT 3 OF PINE STATE PROPERTY GROUP LLC S/D REF: B.O.M.2025, PG.341

AREA = 2.439 ACRES
XXX PEACH ORCHARD ROAD
PIN 1884-46-4337 (PORTION OF)

100 0 100 200 300
GRAPHIC SCALE – FEET

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, MADE UNDER MY SUPERVISION, AND THAT THERE ARE NOT ANY ENCROACHMENTS, EXCEPT AS NOTED TO THE BEST OF MY KNOWLEDGE. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THIS MAP WAS PREPARED FOR TITLE COMPANY USE AND IS NOT INTENDED FOR RECORDATION OR CONVEYANCES WITHOUT WRITTEN AUTHORIZATION OF THE SURVEYOR AND OTHER APPROPRIATE OFFICIALS.

PROFESSIONAL LAND SURVEYOR
L-3247

PRELIMINARY PLAT
NOT FOR RECORDATION

PRELIMINARY PLOT PLAN FOR:

PINE STATE CONSTRUCTION GROUP LLC

FRANKLINTON TWSP., FRANKLIN CO., N.C.
SCALE 1" = 100' AUGUST 26, 2026

MAULDIN – WATKINS SURVEYING, P.A.
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