

Vicinity Map
(Not to Scale)

To the best of my knowledge this survey is not within 2000 feet of a Grid Monument.

All Areas By Coordinate Method

This plat is subject to all easements, agreements, and Rights of Way of Record prior to the date of this plat.

This will certify that the subject property is not located in a Special Flood Hazard Area as determined by the Dept. of Housing and Urban Development and/or the Federal Emergency Management Agency. Effective 04/16/2013
Comm. Panel 3720 1884 00 K

I hereby certify that I am the owner of the property shown and described hereon, which was conveyed to me by deed recorded in D.B. 2168, Pg. 1978, 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 areas to public or private use as noted. Further, I certify that the land shown hereon is within the Unified Development Ordinance of Franklin County, N.C.

08/25/2025
Date

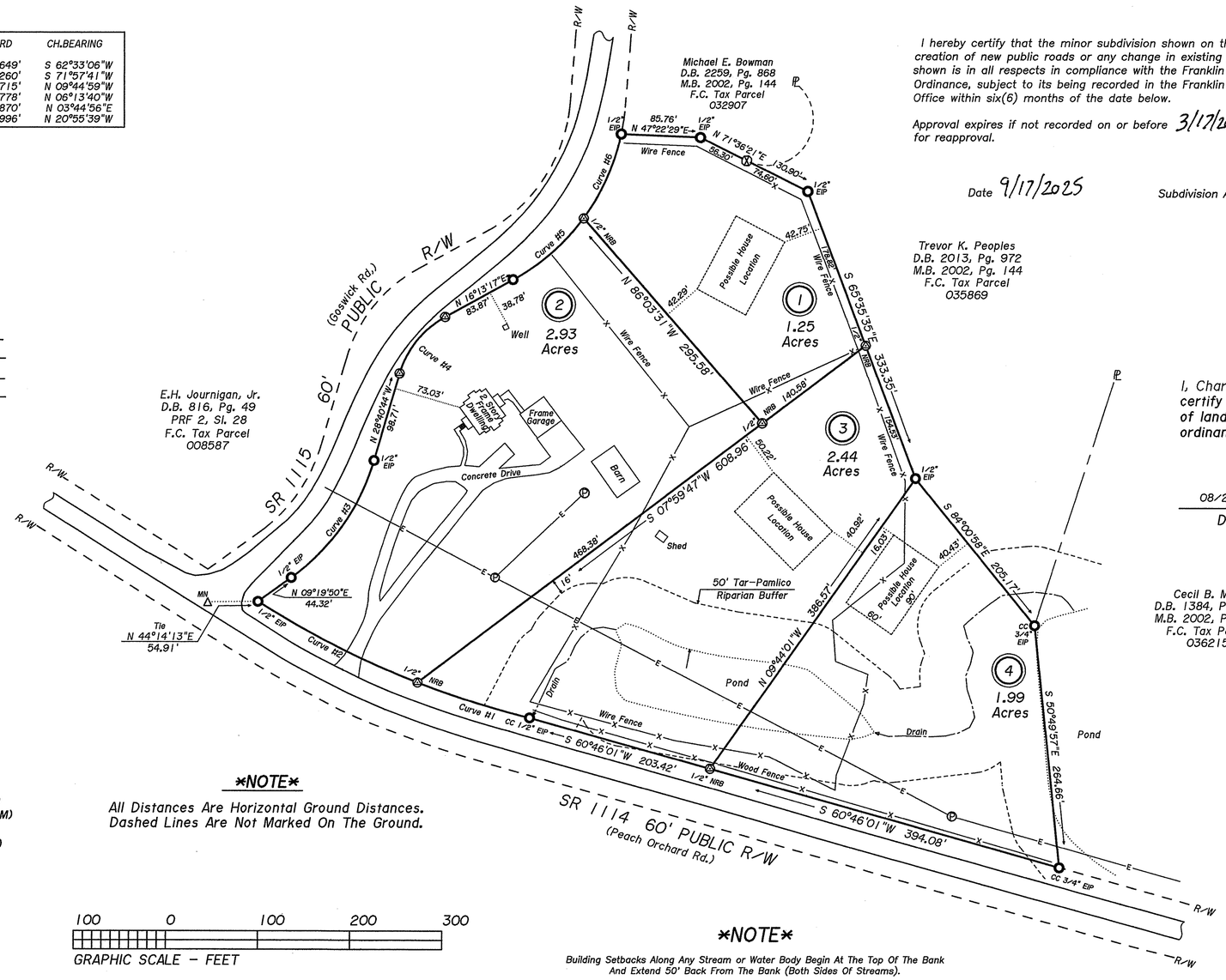
Charles M Davis
Owner/Agent

NOTE
These parcels are 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 Statues Section 106-701) provides some protection for existing agricultural operations.

Relative To
PRF 3, 62-D
Magnetic Dec., 1982

Curve Table

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
Curve #1	981.300'	127.739'	127.649'	S 62°33'06"W
Curve #2	981.300'	194.579'	194.260'	S 71°57'41"W
Curve #3	239.200'	158.605'	155.715'	N 09°44'59"W
Curve #4	103.106'	80.832'	78.778'	N 06°13'40"W
Curve #5	236.177'	102.676'	101.870'	N 03°44'56"E
Curve #6	236.177'	100.758'	99.996'	N 20°55'39"W



I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public roads or any change in existing public roads, that the subdivision shown is in all respects in compliance with the Franklin County Unified Development Ordinance, subject to its being recorded in the Franklin County Register of Deeds Office within six(6) months of the date below.

Approval expires if not recorded on or before 3/17/2026 *and must be submitted for reapproval.*

Date 9/17/2025 Subdivision Administrator Aaron Cooke

Trevor K. Peoples
D.B. 2013, Pg. 972
M.B. 2002, Pg. 144
F.C. Tax Parcel
035869

Doc No: 10104579
Recorded: 09/17/2025 10:52:00 AM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2025 PG 341 - 341 (1)

BRANDI S. BRINSON
REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED:
DATE:
TIME:
BOOK:
PAGE(S):

Zoned R - 30
Building Setbacks
Front = 30'
Side = 10'
Rear = 25'

I, Charles M. Davis, Jr., Professional Land Surveyor HL-3270, 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.

08/25/2025
Date

Charles M Davis
Professional Land Surveyor

Cecil B. Moss
D.B. 1384, Pg. 956
M.B. 2002, Pg. 369
F.C. Tax Parcel
036215

References
D.B. 2168, Pg. 1978
M.B. 1998, Pg. 98
F.C. Tax Parcel
007116

SYMBOL LEGEND

Existing Iron Pipe(EIP)	New Iron Pipe(NIP)
Existing PK Nail(EPK)	New PK Nail(NPK)
Existing RR Spike(ERS)	New RR Spike(NRS)
Ex. Conc. Mon.(ECM)	New Conc. Mon.(NCM)
50 Penny Nail	Existing Rebar
Existing Axle	Computed Point(CP)
Power Pole	CC Control Corner
ESI Existing Solid Iron(ESI)	Light Pole
Electric Lines	Grid Monument
Center Line	Property Line
R/W Right of Way	R/W Monument
Man Hole	Telephone Lines
Existing Planted Stone	Utility Lines
New Rebar	

NOTE
All Distances Are Horizontal Ground Distances. Dashed Lines Are Not Marked On The Ground.

100 0 100 200 300
GRAPHIC SCALE - FEET

NOTE
Building Setbacks Along Any Stream or Water Body Begin At The Top Of The Bank And Extend 50' Back From The Bank (Both Sides Of Streams).

The name of the owner(s) as shown is for indexing purposes only, and shall not be construed as title certification.

I Charles M. Davis, Jr., certify that under my direction and supervision, this map was drawn from an actual field survey, (D.B. 2168, Pg. 1978), that the ratio of precision as calculated, before any adjustments, is 1: 10,000+, and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 25th day of August, 2025.

PLS-3270 Charles M Davis

NORTH CAROLINA PROFESSIONAL SEAL L-3270 LAND SURVEYOR CHARLES M. DAVIS, JR.

State Of North Carolina
County Of Franklin
I, Aaron Cooke Review Officer Of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording as required by GS 47-30 as amended.
Date 9/17/2025 Review Officer

PIEDMONT SURVEYS, INC.
PIEDMONT SURVEYS, INC.
License No. C-0799
Charles M. Davis, Jr.
Professional Land Surveyor
105 CHURCH STREET - P.O. BOX 562
LOUISBURG, NC 27549 (919)496-3797
FAX (919)496-5157

Survey Of Property Owned By
Anthony West Blair & Rachel Payne Blair
For
PINE STATE PROPERTY GROUP, LLC

Franklinton Township
Franklin County, North Carolina

Scale 1" = 100' August 25, 2025

Job 25PRES.crd 23-F-48-L