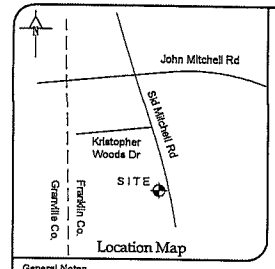
Bk 2020 P96



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 it being recorded in the Franklin County Register of Deeds Office within six (6) months of the date below.

Administrator/Assistant — Date 3/31/2020

Watershed Administrator's Certificate
I certify that the plat shown hereon complies with the Watershed Protection Ordinance and is approved by the Watershed Administrator for recording in the Register of Deeds office.
Note: This property is located within a Public Water Supply Watershed and development restrictions may apply.

Watershed Administrator — Date 3/31/2020

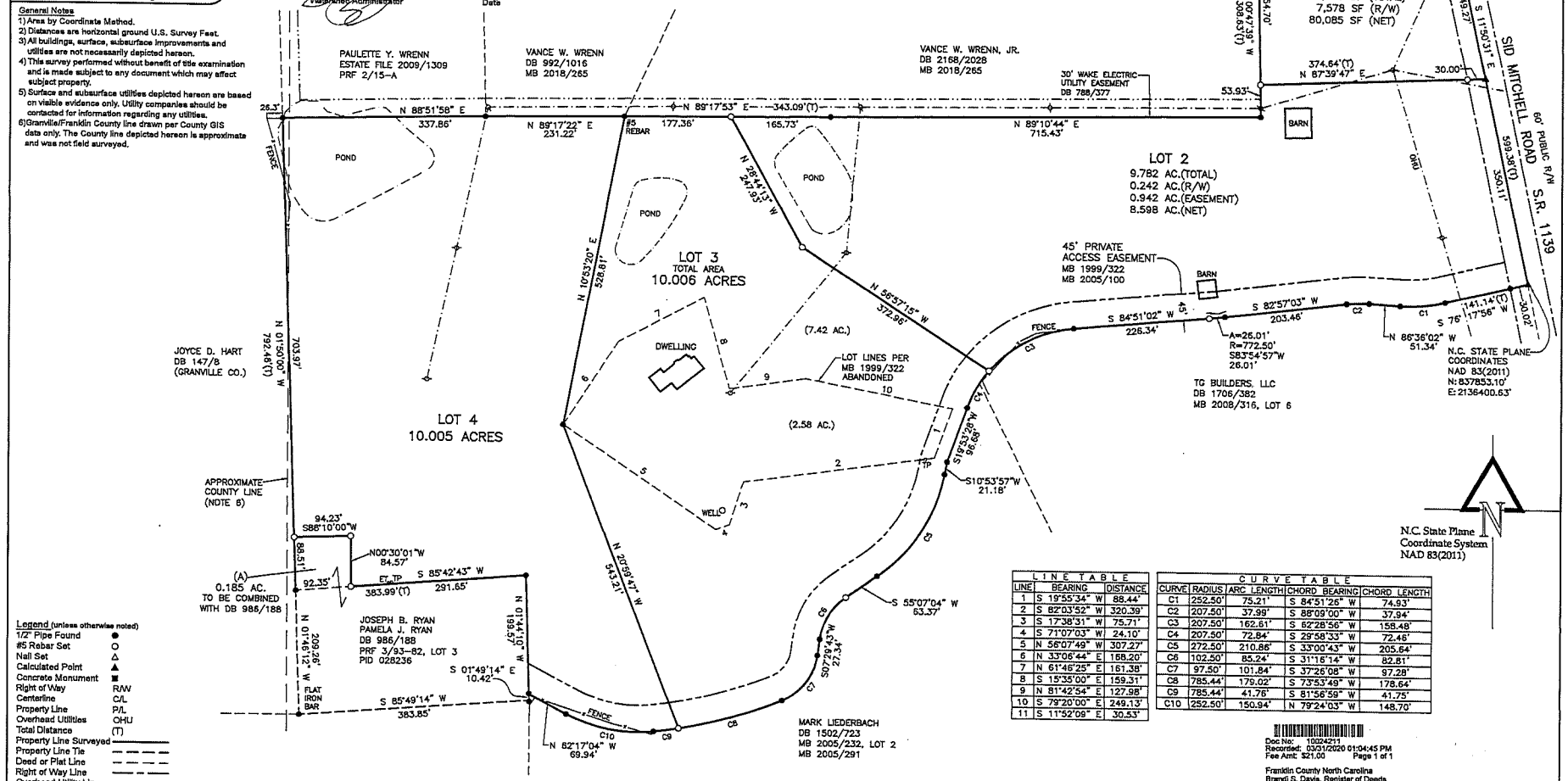
State of North Carolina, County of Franklin
I, Brian Thompson, Review Officer of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer — Date 3/31/2020

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 Franklin County Register of Deeds office in Deed Book (see ref.) and that we hereby adopt this plan of subdivision with my free consent, establish the minimum building lines and dedicate all streets, alleys, walks, drainageways and other open spaces to public or private use as noted. Further, we hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of Franklin County, North Carolina.

Owner (Agent) — Date 3-30-20

General Notes
1) Area by Coordinate Method.
2) Distances are horizontal ground U.S. Survey Feet.
3) All buildings, surface, subsurface improvements and utilities are not necessarily depicted hereon.
4) This survey performed without benefit of title examination and is made subject to any document which may affect subject property.
5) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.
6) Granville/Franklin County line drawn per County GIS data only. The County line depicted hereon is approximate and was not field surveyed.



LINE TABLE		
LINE	BEARING	DISTANCE
1	S 19°55'34" W	88.44'
2	S 82°03'52" W	320.39'
3	S 17°38'31" W	75.71'
4	S 71°07'03" W	24.10'
5	N 56°07'49" W	307.27'
6	N 33°06'44" E	158.20'
7	N 61°46'25" E	161.38'
8	S 15°35'00" E	159.31'
9	N 81°42'54" E	127.98'
10	S 79°20'00" E	249.13'
11	S 11°52'09" E	30.53'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	252.50'	75.21'	S 84°51'26" W	74.93'
C2	207.50'	37.99'	S 88°09'00" W	37.94'
C3	207.50'	162.61'	S 62°28'56" W	158.48'
C4	207.50'	72.84'	S 29°58'33" W	72.46'
C5	272.50'	210.86'	S 33°00'43" W	205.64'
C6	102.50'	85.24'	S 31°16'14" W	82.81'
C7	97.50'	101.84'	S 37°26'08" W	97.28'
C8	785.44'	179.02'	S 73°53'49" W	178.64'
C9	785.44'	41.76'	S 81°56'59" W	41.75'
C10	252.50'	150.94'	N 79°24'03" W	148.70'

Legend (unless otherwise noted)

1/2" Pipe Found	●
#5 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	
#5 Rebar Found	RF
Electrical Transformer	ET
Telephone Pedestal	TP

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 (see deed reference)); that the ratio of precision is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 28th day of February, A.D., 2020.

Professional Land Surveyor, License Number L-3991

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

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: 0.08'
Type of GNSS field procedure: RTK
Date of survey: 02/04/2020
Datum/Epoch: NAD 83(2011) EPOCH 2010.0000
Published/fixed control: CORS(NC RTN)
Geoid Model: GEOID12B
Units: U.S. Survey Feet

Site Data
1) PIN 1833-57-2719
PID 005768
PIN 1833-57-1536
PID 032827
2) Watershed: WS-IV
3) Zone: R-40
4) Setbacks: Front 50', Side 20', Rear 50'

Deed Reference
DB 1008/537

Plat Reference
PRF 3/93-82

Owner
Janet M. Johnson
3236 Teaberry Rd
Lansing, NC 28643

Doc No: 10024211
Recorded: 03/31/2020 01:04:45 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2020 PG 96 - 96 (1)

Minor Subdivision & Recombination Plat for:

Janet M. Johnson

February 26, 2020

Youngsville Township, Franklin County, N.C.

Graphic Scale (1"=120')

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)
1555 N.C. 56 Suite B2
Creedmoor, N.C. 27522
P. 919.528.8900

File:20008