Exhibit A- Subject Property

VICINITY MAP

LEGEND:
EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN OUT

N/F
WILLIAM & WENDY WIGGINS
D.B. 1960, PG. 363
M.B. 1995, PG. 288
PIN# 1883-16-3496

N/F
PERRY SAWYER
D.B. 1863, PG. 977
PRF 1, SL. 118A
PIN# 1883-26-0532

KING DRIVE 60' PRIVATE R/W

N/F
LENA YOUNG
D.B. 774, PG. 243
PIN# 1883 15 1542

N/F
MICHAEL & FRANCES BRESLIN
D.B. 095, SL. 253
PRF 3, SL. 146E
PIN# 1883-25-7469

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS ___ DAY OF ___ A.D. 2021.

PRELIMINARY
PROFESSIONAL LAND SURVEYOR   LICENSE NUMBER
FOR REVIEW PURPOSES ONLY
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR   LICENSE NUMBER   L-3794

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK ___ PAGE ___ AND THAT I (WE) FREE CONSENT ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

OWNER   DATE

OWNER   DATE

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.
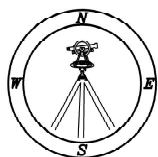
ADMINISTRATOR/ASSISTANT   DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE

DATE
AND MUST BE RESUBMITTED FOR REAPPROVAL.

FRANKLIN COUNTY, NORTH CAROLINA
I, ___, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
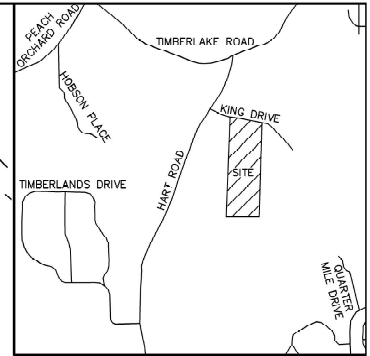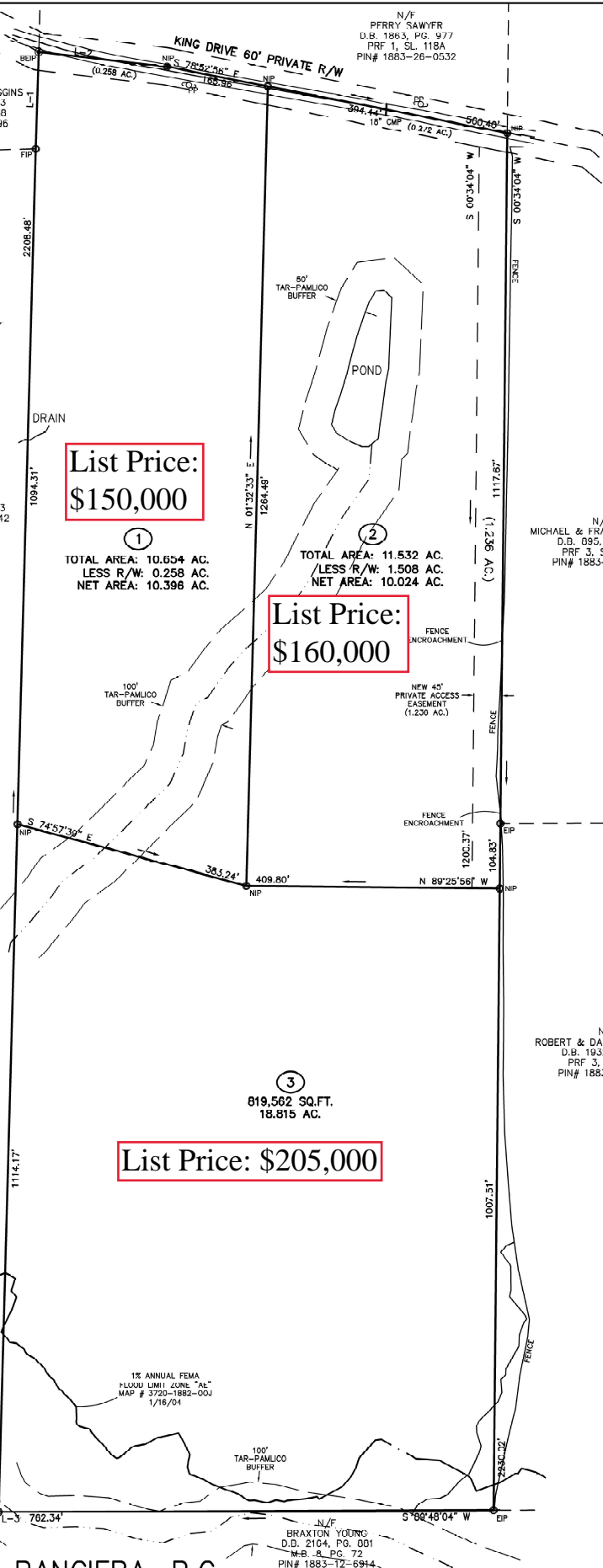
DATE   REVIEW OFFICER

RECORDED IN MAP BOOK 2020, PAGE ___

List Price: $150,000

① TOTAL AREA: 10.654 AC.
LESS R/W: 0.258 AC.
NET AREA: 10.396 AC.

List Price: $160,000

② TOTAL AREA: 11.532 AC.
LESS R/W: 1.508 AC.
NET AREA: 10.024 AC.

50' TAR-PAMLICO BUFFER
POND
100' TAR-PAMLICO BUFFER

FENCE ENCROACHMENT
NEW 45' PRIVATE ACCESS EASEMENT (1.230 AC.)
FENCE ENCROACHMENT

③ 819,562 SQ.FT.
18.815 AC.

List Price: $205,000

N/F
ROBERT & DAVELYN REDNOUR
D.B. 1932, PG. 145
PRF 3, SL. 146E
PIN# 1883-24-7562

1% ANNUAL FEMA FLOOD LIMIT ZONE "AE"
MAP # 3720-1882-00J
1/16/04

100' TAR-PAMLICO BUFFER

N/F
BRAXTON YOUNG
D.B. 2104, PG. 801
M.B. 8 PG. 72
PIN# 1883-12-6914

LINE TYPE LEGEND
PROPERTY LINE – LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE – LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 01°48'38" E	157.25'
L 2	S 83°22'58" E	209.01'
L-3	S 89°47'15" W	38.01'

EXEMPT SUBDIVISION FOR
ANNOD, LLC
OWNER: VESTER & OMEBA WALKER
REF: D.B. 986, PAGE 757
REF: PRF 1, SLIDE 118A
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

SCALE 1"=120'

JUNE 30, 2021
ZONED R-30
PIN# 1883-25-0823

CMP
CAWTHORNE, MOSS & PANCIERA, P.C.
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148