

Puckett Surveyors, PLLC Professional Land Surveyors FIRM LICENSE NO. (P-1168)

PO Box 2351
Oxford, NC 27565
P. 919.528.8900

File 2302256

Notes

- 1) Area by Coordinate Method.
- 2) Distances are horizontal ground in U.S. Survey Feet.
- 3) All buildings, surface, subsurface improvements and utilities are not depicted hereon.
- 4) 10' Access Easements within Tracts 13, 15, and 21 are for the benefit of the underlying Tract only.
- 5) No title provided. Easements and rights of others not depicted hereon may exist.
- 6) Environmental conditions, wetlands, jurisdictional waters or other conditions which may be regulated by Federal, State or local authorities were not investigated. Riparian buffers and other restrictions may be applicable.
- 7) Refer to Plat Book 52, page 118 for N.C. SPC System tie data.
- 8) Tracts 13, 14, 15, 20, and 21 Access Easement frontage lengths are individually greater than 150'.

State of North Carolina, County of Granville

Angela D. Blount
Review Officer of Granville County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

I hereby certify that the property shown and described on this subdivision plat for recordation, qualifies as an exception to the provisions of the Subdivision Regulations of Granville County, North Carolina Under Section 10020 titled "Gravel Pit and Access, or New Road".

Stephen M. Puckett
Land Development Administrator Date 12-31-2024

Surveyor's Certificate
I, Stephen M. Puckett, hereby certify that this plat is a survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.

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 (references)), that the positional accuracy does not exceed 0.15' plus 150 ppm; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 10th day of November, A.D. 2024.

Professional Land Surveyor, License Number L-3991

Legend (unless otherwise noted)

- 3/4" Pipe Found
- #4 Rebar Set
- Half Set
- Calculated Point
- Concrete Monument
- Right of Way
- Centerline
- Property Line
- Overhead Utilities
- Total Distance
- Property Line Surveyed
- Property Line Tie
- Deed or Plat Line
- Right of Way Line
- Overhead Utility Line
- Access Easement Line
- Formerly
- Angle Iron
- Rebar Found
- State Plane Coordinates SPC

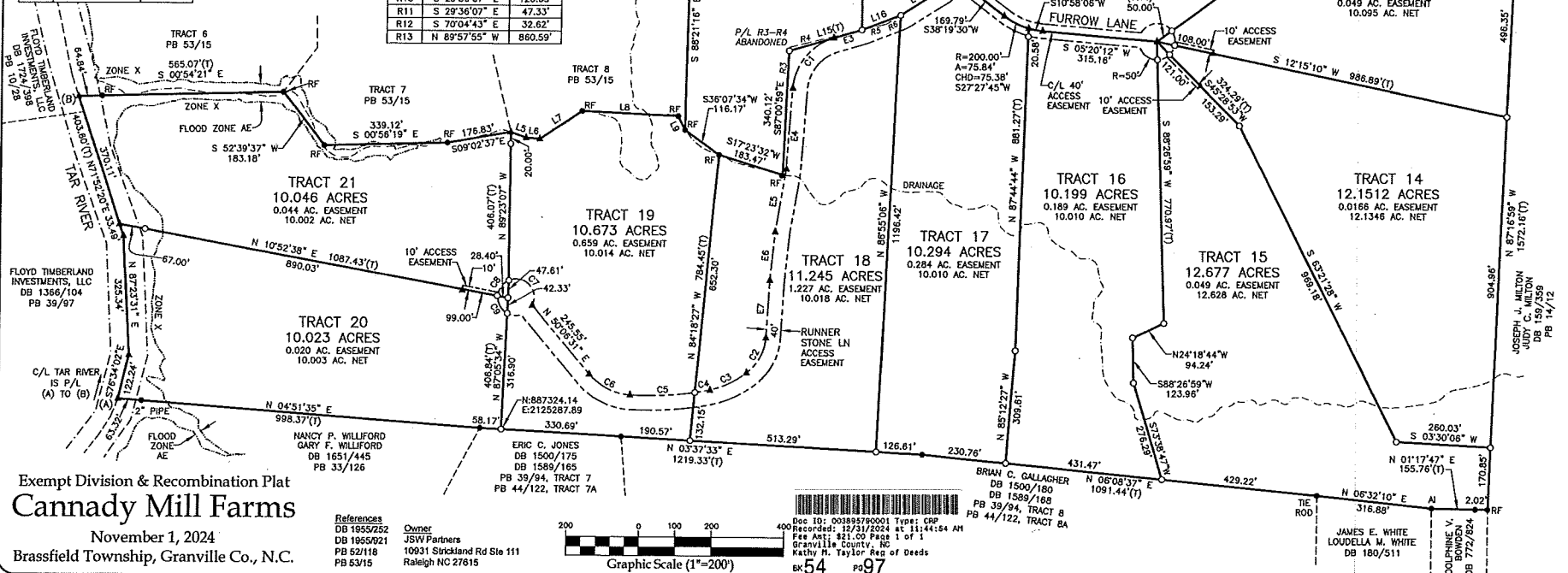


LINE	BEARING	DISTANCE
L1	S 08°59'47" W	74.67'
L2	S 15°48'27" W	84.88'
L3	S 15°48'27" W	84.76'
L4	S 89°32'33" W	34.31'
L5	S 20°26'47" W	44.93'
L6	S 05°07'19" W	38.40'
L7	S 33°05'09" E	139.03'
L8	S 03°11'11" W	264.33'
L9	S 64°18'05" W	42.54'
L10	S 01°16'05" E	86.60'
L11	S 33°17'41" E	124.05'
L12	S 33°17'41" E	120.18'
L13	S 33°17'41" E	160.53'
L14	S 31°20'54" E	283.43'
L15	S 15°46'22" E	207.28'
L16	S 20°48'34" E	113.94'
L17	S 31°42'07" E	130.26'
L18	S 39°02'58" E	52.91'
L19	S 39°02'58" E	23.00'
L20	S 50°39'13" E	147.25'
L21	S 37°45'40" E	121.01'
L22	S 45°57'31" E	75.19'
L23	S 70°04'43" E	239.67'
L24	S 70°04'43" E	76.20'
L25	S 65°48'26" E	173.86'
L26	S 83°00'13" E	186.22'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	155.00'	188.11'	N 50°32'23" W	176.77'
C2	132.11'	113.17'	N 61°30'33" W	109.74'
C3	262.46'	125.13'	N 23°18'35" W	123.94'
C4	880.60'	29.18'	N 08°42'10" W	29.18'
C5	880.60'	179.53'	N 01°54'47" W	179.22'
C6	160.00'	128.96'	N 27°01'05" E	125.50'
C7	50.00'	121.76'	S 46°45'25" W	93.83'
C8	50.00'	54.62'	N 54°18'34" W	51.94'
C9	50.00'	57.22'	S 61°36'53" W	54.15'

LINE	BEARING	DISTANCE
E1	N 34°54'08" E	206.13'
E2	S 55°05'52" E	84.66'
E3	N 15°46'22" W	80.49'
E4	N 85°18'24" W	234.17'
E5	N 80°20'21" W	162.56'
E6	N 83°33'44" W	133.26'
E7	N 86°03'03" W	156.30'

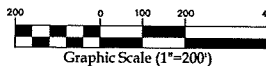
LINE	BEARING	DISTANCE
R1	N 88°30'11" W	25.98'
R2	S 01°59'05" E	82.40'
R3	S 87°02'51" E	349.87'
R4	S 13°15'46" E	207.08'
R5	S 13°15'46" E	66.54'
R6	S 31°42'07" E	46.25'
R7	S 31°42'07" E	99.86'
R8	S 64°50'09" E	70.05'
R9	S 64°50'09" E	66.67'
R10	S 29°36'07" E	120.63'
R11	S 29°36'07" E	47.33'
R12	S 70°04'43" E	32.62'
R13	N 89°57'55" W	860.59'



Exempt Division & Recombination Plat
Cannady Mill Farms
November 1, 2024
Brassfield Township, Granville Co., N.C.

References
DB 1955/252
DB 1955/291
PB 52/118
PB 53/15

Owner
JSW Partners
10931 Stickland Rd Ste 111
Raleigh NC 27615



Doc ID: 00389790001 Type: CR
Recorded: 12/31/2024 at 11:44:54 AM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg. of Deeds
BX 54 PO 97

Site Data
1) PIN: 182800653302, Record No. 3531
PIN: 182800665339, Record No. 40175
PIN: 182800669016, Record No. 40176
2) Zone: AR-40
3) Setbacks: Street 50', Side 15', Rear 25'
4) Flood Zone AE mapped using NCFRIS data for FIRM 372018280K dated 12/06/2019.

SPC N:884498.61
E:2127318.64
JSW PARTNERS
DB 1955/252 (2)
DB 1955/252 (2)
PB 49/111, TRACT 2

SEPTIC SYSTEM
EASEMENT
20,878 SF

TRACT 13
10.144 ACRES
0.049 AC. EASEMENT
10.095 AC. NET

TRACT 14
12.1512 ACRES
0.0168 AC. EASEMENT
12.1346 AC. NET

TRACT 15
12.677 ACRES
0.049 AC. EASEMENT
12.628 AC. NET

TRACT 16
10.199 ACRES
0.189 AC. EASEMENT
10.010 AC. NET

TRACT 17
10.294 ACRES
0.284 AC. EASEMENT
10.010 AC. NET

TRACT 18
11.245 ACRES
1.227 AC. EASEMENT
10.018 AC. NET

TRACT 19
10.673 ACRES
0.659 AC. EASEMENT
10.014 AC. NET

TRACT 20
10.023 ACRES
0.020 AC. EASEMENT
10.003 AC. NET

TRACT 21
10.046 ACRES
0.044 AC. EASEMENT
10.002 AC. NET