

Lot 1- 12.22ac Lot 2 10.98ac

Desirable area

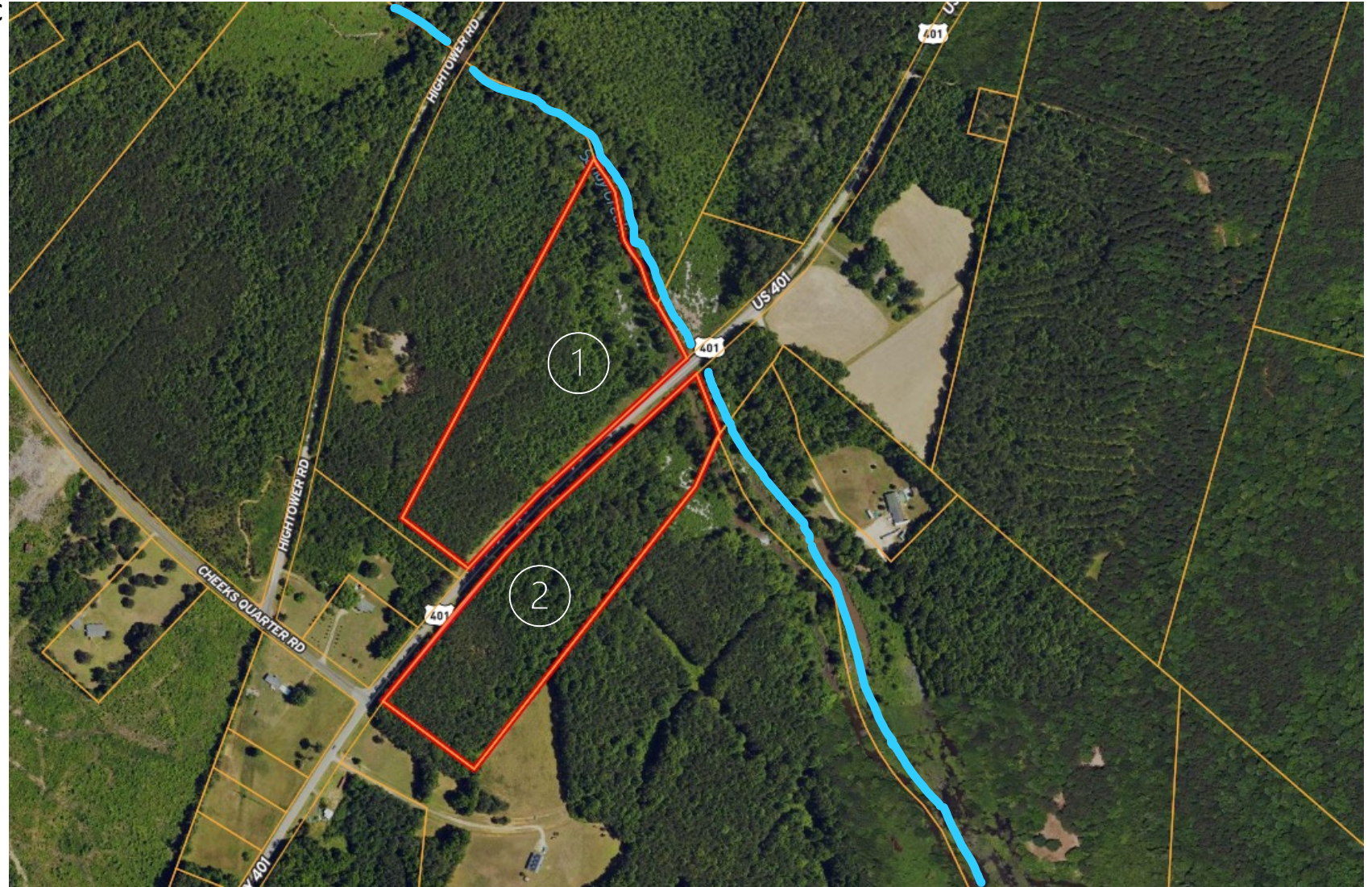
Wooded, Cabin, Deer Stand

Sandy Creek

Paved HWY 401 frontage

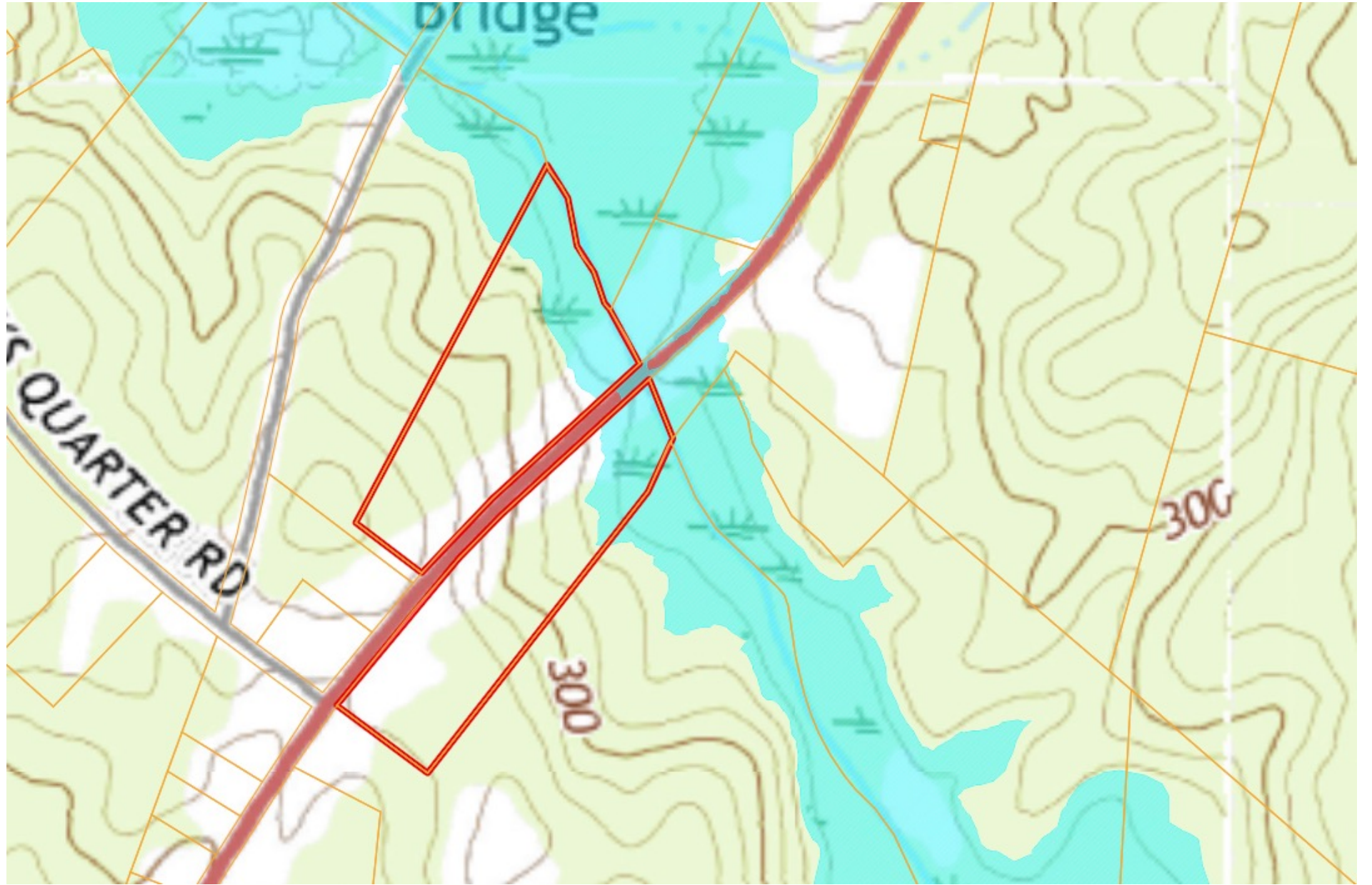


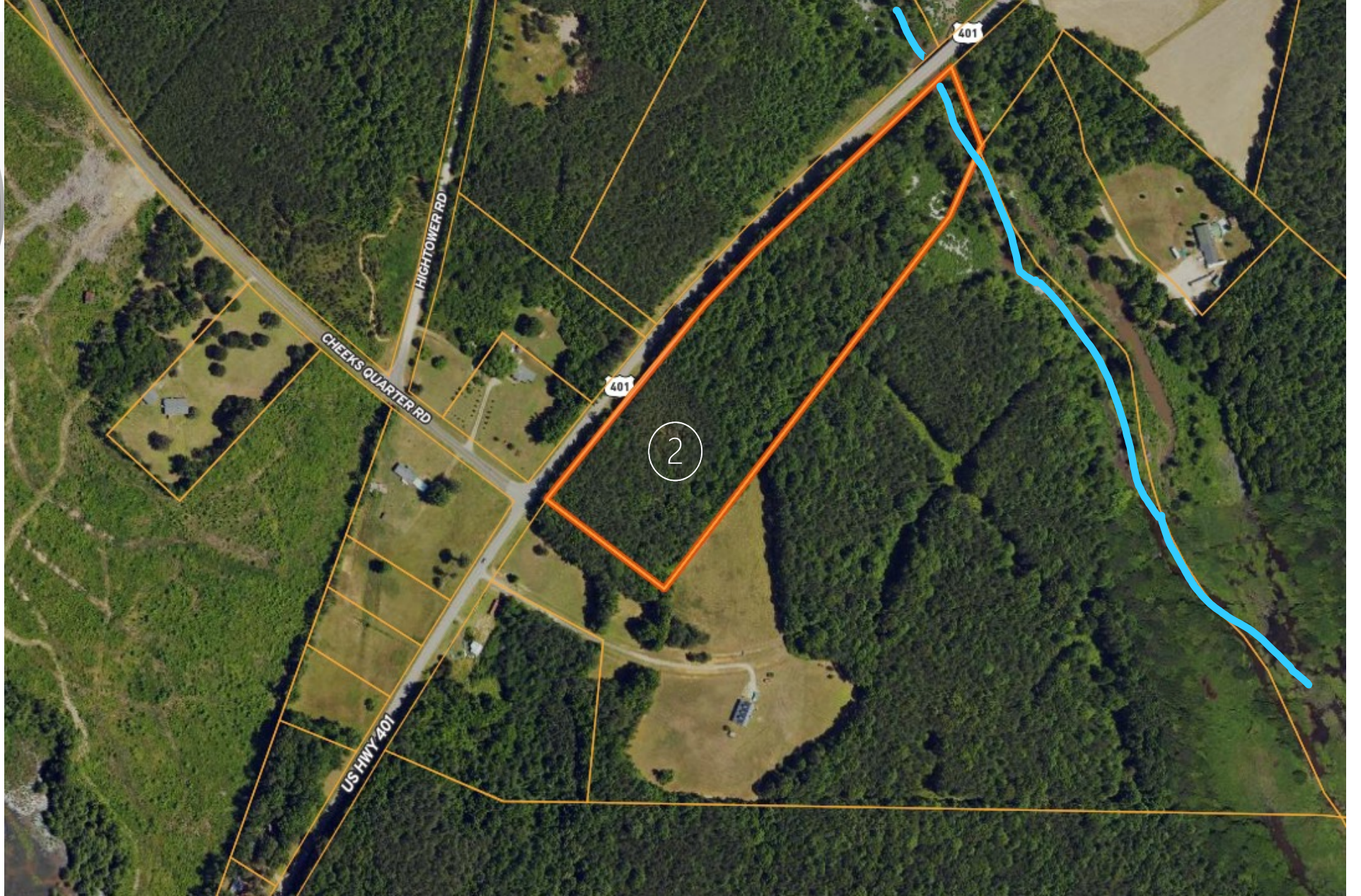
Kathleen Martusheff BIC
Land Specialist
843-653-5264

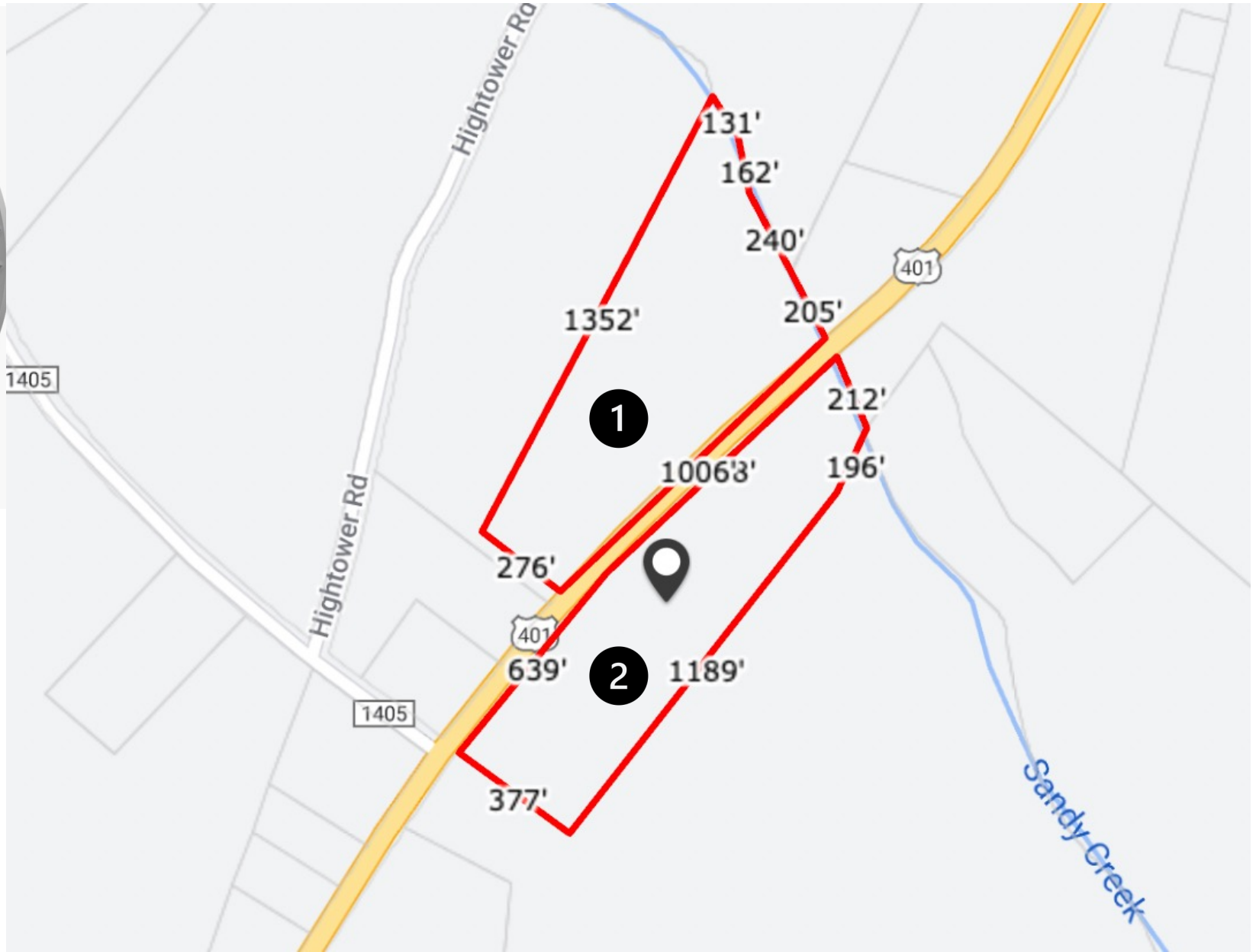


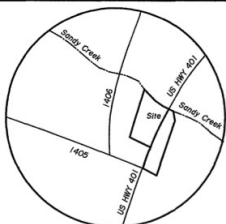












Vicinity Map
(Not to Scale)

NOTE
This survey has been completed without the benefit of a title report and therefore does not necessarily indicate all encumbrances on the subject property.

Doc No: 10077384
Recorded: 07/12/2023 10:30:08 AM
Fee Amt: \$21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2023 Pg 218 - 218 (1)

All Areas By Coordinate Method

I hereby certify that the subdivision shown hereon is exempt from the Unified Development Ordinance of Franklin County Pursuant to Article 4.5.8 Section A 2b. if Greater Than 10 Acres
Approval expires if not recorded by 7/11/2024 & must be resubmitted.

7/12/2023
Date

Colton W. Young
Subdivision Administrator

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

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. 2335 - Pg. 59 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.

07/06/2023
Date

Charles M. Davis, Jr.
Drawer/Agent



I, Charles M. Davis, Jr., Professional Land Surveyor HL-3270, certify that this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.

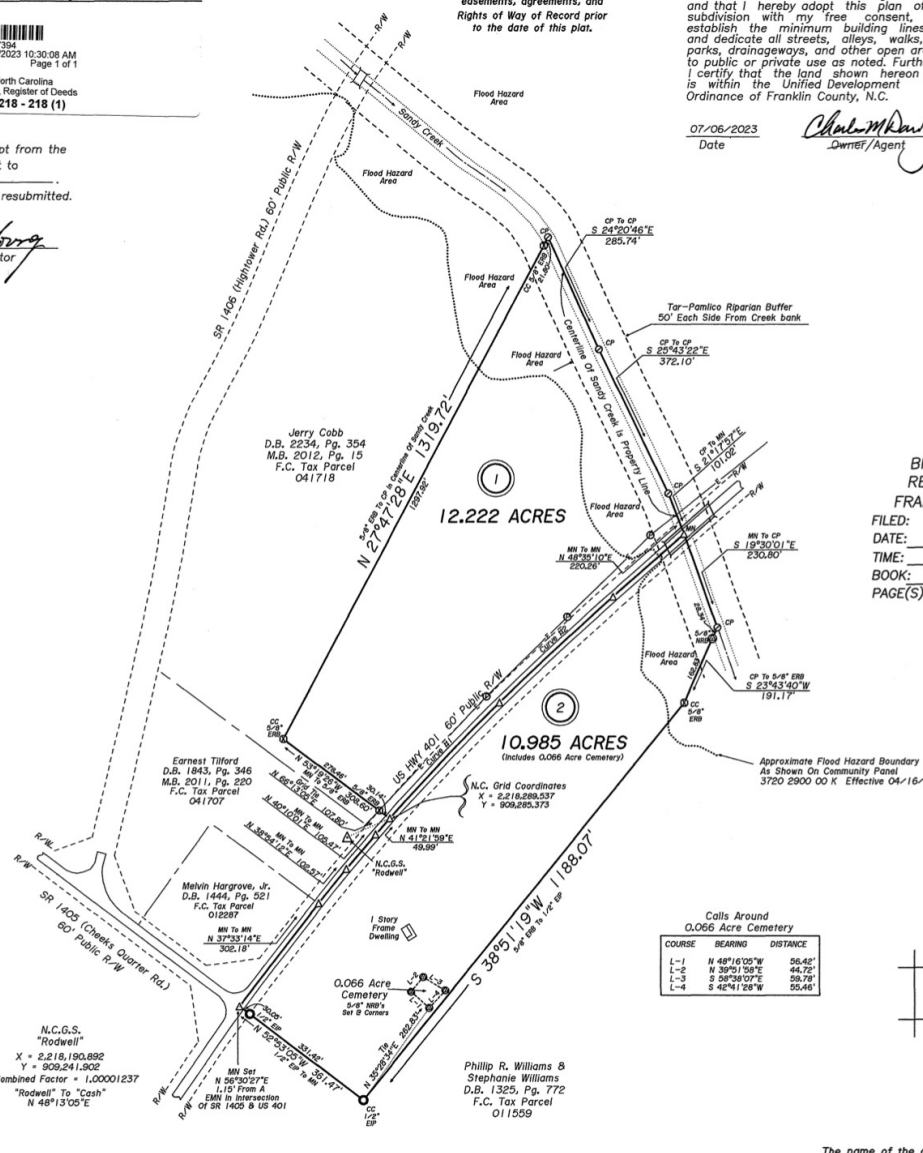
07/06/2023
Date

Charles M. Davis, Jr.
Professional Land Surveyor L-3270

Curve Table

CURVE	RADIUS	LENGTH	CHORD	CH-BEARING
Curve #1	5661.895'	370.518'	370.452'	N 43°24'24"E
Curve #2	7890.624'	361.818'	361.786'	N 46°52'29"E

All Points Set in Centerline of US HWY 401 Are Mag Nails (MN).



Zoned A-R

Building Setbacks
Front = 30'
Side = 10'
Rear = 25'

BRANDI S. BRINSON
REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.

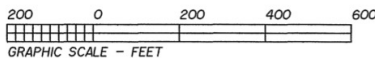
FILED: _____
DATE: _____
TIME: _____
BOOK: _____
PAGE(S): _____

New divided Plat

- SYMBOL LEGEND**
- ⊙ Existing Iron Pipe(EIP)
 - ⊠ Existing PK Nail(EPK)
 - ⊡ Existing RR Spike(ERS)
 - ⊕ Ex. Conc. Mon.(ECM)
 - ⊙ 50 Penny Nail(SOPNI)
 - ⊙ Existing Axle(EA)
 - ⊙ Power Pole
 - ⊙ Existing Solid Iron(ESI)
 - ⊙ Electric Lines
 - ⊙ Center Line
 - R/W Right of Way
 - ⊙ Man Hole
 - ⊕ Existing Planted Stone(EPS)
 - ⊙ New Rebar (NRB)
 - EMN Existing Mag Nail
 - New Iron Pipe(NIP)
 - ⊠ New PK Nail(NPK)
 - ⊡ New RR Spike(NRS)
 - ⊕ New Conc. Mon.(NCM)
 - ⊙ Existing Rebar (ERB)
 - ⊙ Light Pole
 - CC Control Corner
 - ⊙ Grid Monument
 - E Property Line
 - R/W Monument
 - Telephone Lines
 - ⊙ Utility Lines
 - MN Mag Nail

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

NOTE
Building Setbacks Along Any Stream Or Body Of Water Begin At The Top Of The Bank And Extend 50' Back From The Bank On Both Sides.



Calls Around
0.066 Acre Cemetery

COURSE	BEARING	DISTANCE
L-1	N 48°16'05"W	56.42'
L-2	N 59°15'00"E	44.72'
L-3	S 28°58'07"E	59.78'
L-4	S 42°11'26"W	55.46'

References

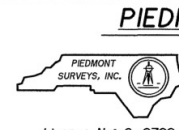
D.B. 2335, Pgs. 59-61
F.C. Tax Parcel 012288

I, Charles M. Davis, Jr., certify that under my direction and supervision, this map was drawn from an actual field survey, (D.B. 2335, Pg. 59), that the ratio of precision as calculated, before any adjustments, is 1: 30,000, and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 6th day of July, 2023.

PLS-3270 Charles M. Davis, Jr.



State of North Carolina
County of Franklin
I, Colton W. Young, 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.
7/12/2023
Date Colton W. Young
Review Officer



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

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

Survey Of Property Owned by
TORTOISE VENTURES, LLC
Sandy Creek Township
Franklin County, North Carolina
Scale 1" = 200'
July 6, 2023