North is relative to M.B. 2010 Pg. 36

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN DEED BOOK _____, PAGE _____. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY, N.C.

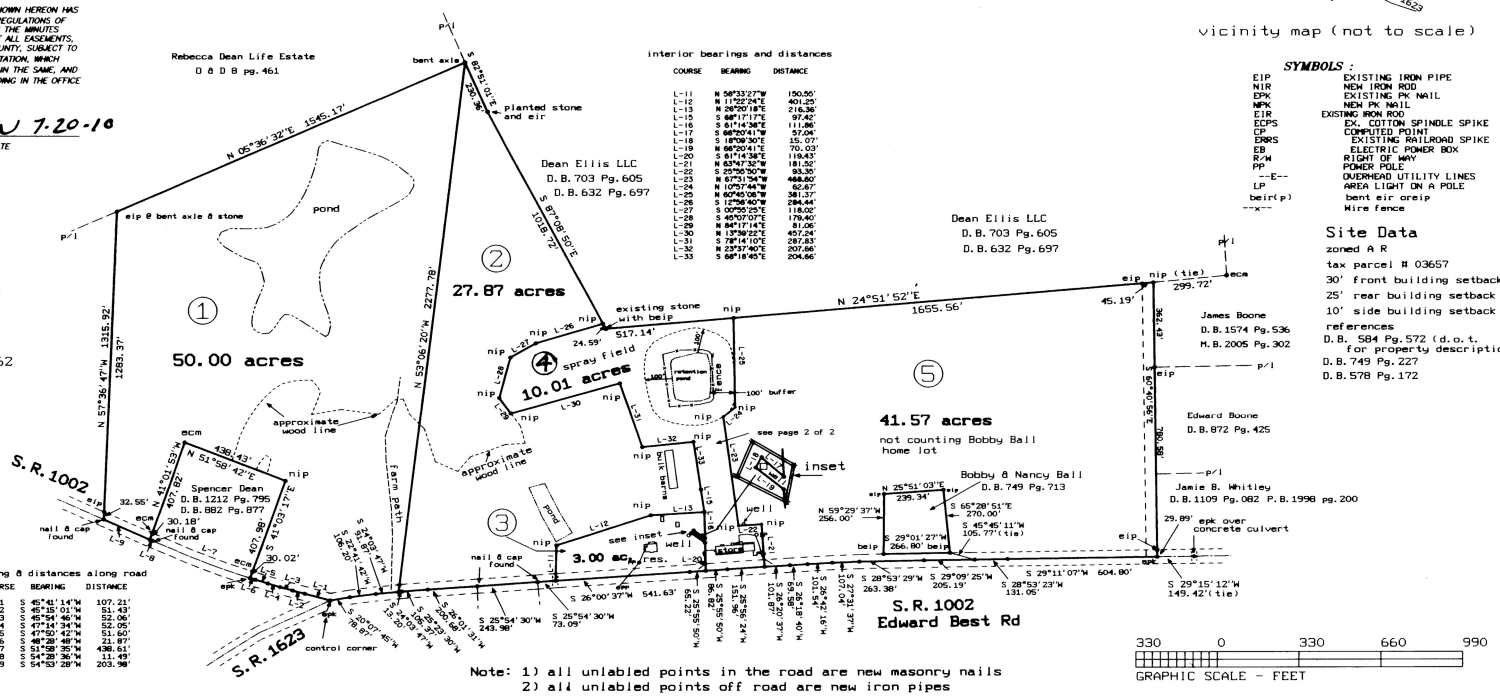
OWNER DATE 07-16-10

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF FRANKLIN COUNTY, WITH ALL VARIANCES NOTED IN THE MINUTES OF THE FRANKLIN COUNTY PLANNING BOARD, THAT ALL EASEMENTS, SHOWN HEREON, ARE ACCEPTED BY FRANKLIN COUNTY, SUBJECT TO APPROVAL BY THE N.C. DEPARTMENT OF TRASPORTATION, WHICH ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

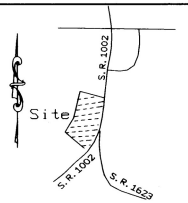
SUBDIVISION ADMINISTRATOR 7.20.10 DATE

Doc ID: 004093910001 Type: CRP
Recorded: 07/20/2010 at 01:31:03 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Linda H. Stone Register of Deeds
BK 2010 PG 118

By: Brandi S Davis
deputy



vicinity map (not to scale)



SYMBOLS :

EIP	EXISTING IRON PIPE
NIP	NEW IRON ROD
EPK	EXISTING PK NAIL
NPK	NEW PK NAIL
EIR	EXISTING IRON ROD
ECPS	EX. COTTON SPINDLE SPIKE
CP	COMPUTED POINT
ERRS	EXISTING RAILROAD SPIKE
EB	ELECTRIC POWER BOX
R/W	RIGHT OF WAY
PP	POWER POLE
--E--	OVERHEAD UTILITY LINES
LP	AREA LIGHT ON A POLE
beir(p)	bent eir oreip
--x--	Wire fence

Site Data

zoned A R
tax parcel # 03657
30' front building setback
25' rear building setback
10' side building setback
references
D.B. 584 Pg. 572 (d.o.t. for property description)
D.B. 749 Pg. 227
D.B. 578 Pg. 172

interior bearings and distances

COURSE	BEARING	DISTANCE
L-11	N 56°33'27"W	150.55'
L-12	N 11°22'24"E	401.23'
L-13	N 26°20'18"E	216.36'
L-15	S 68°17'17"E	97.42'
L-16	S 61°14'36"E	111.86'
L-17	S 66°20'41"E	57.04'
L-18	S 18°09'30"E	15.07'
L-19	N 66°20'41"E	70.03'
L-20	S 61°14'36"E	118.43'
L-21	N 63°47'32"E	181.52'
L-22	S 25°55'30"W	93.35'
L-23	N 67°31'54"W	468.80'
L-24	N 10°57'44"W	62.67'
L-25	N 60°45'08"W	381.37'
L-26	S 17°58'40"W	284.44'
L-27	S 00°55'25"E	118.02'
L-28	S 45°07'07"E	179.40'
L-29	N 84°17'14"E	81.06'
L-30	N 13°39'22"E	457.24'
L-31	S 79°16'10"E	287.83'
L-32	N 23°37'40"E	207.66'
L-33	S 68°18'45"E	204.66'

bearing & distances along road

COURSE	BEARING	DISTANCE
L-1	S 45°41'14"W	107.21'
L-2	S 45°15'01"W	51.43'
L-3	S 45°54'46"W	52.06'
L-4	S 47°14'34"W	52.05'
L-5	S 47°50'42"W	51.60'
L-6	S 48°28'48"W	21.87'
c/l (tie)	S 51°28'35"W	438.61'
L-8	S 54°28'36"W	11.49'
L-9	S 54°53'28"W	203.98'

Note: 1) all unlabled points in the road are new masonry nails
2) all unlabled points off road are new iron pipes

GRAPHIC SCALE - FEET
330 0 330 660 990

revised 05-19-10 parcel # change

NOTES :

ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.

(x) 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.

(x) 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.

(x) 3.) THERE IS A NEW 1/2" IRON PIPE ON ALL PROPERTY CORNERS THAT ARE NOT LABELLED, UNLESS OTHERWISE NOTED. SEE SYMBOL LEGEND.

(x) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

(x) 5.) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-of-WAY OF RECORD PRIOR TO DATE OF THIS PLAT.

( ) 6.) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN 2000 FEET OF A STATE GRID STATION, BUT DUE TO THE LACK OF DESCRIPTIVE, AND PHYSICAL EVIDENCE, GRID STATION(S) COULD NOT BE LOCATED.

(x) 7.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

REVIEW OFFICER'S CERTICATION

STATE of NORTH CAROLINA, COUNTY of Franklin

Jason Rogers REVIEW OFFICER FOR Franklin COUNTY, HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 7.20.10 DATE

I, C. Eugene Bobbitt, III, PROFESSIONAL LAND SURVEYOR, HEREBY 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.

I, C. EUGENE BOBBITT, III, P.L.S., L-2664, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, RECORDED IN DEED BOOK see, PAGE ref, ETC.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK see, PAGE ref; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF G.S. 47-30, SECTION F-11-A

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL,

THIS THE 18 DAY OF March, A.D., 2010

C. EUGENE BOBBITT, III, P.L.S.

LICENSE NUMBER - L-2664

NORTH CAROLINA PROFESSIONAL SEAL L-2664 LAND SURVEYOR C. Eugene Bobbitt, III

BOBBITT SURVEYING, P.A.
P. O. BOX 952 \ 437 DABNEY DRIVE
HENDERSON, NORTH CAROLINA, 27536
(OFFICE) 252 - 438 - 5162 (FAX) 252 - 438 - 7494

Survey for the Estate of
Graham B. Ball
and
Evelyn S. Ball
Cedar Rock Township
Franklin County, North Carolina
scale 1" = 330 feet March 18, 2010
Plat File 10 M F 09 L

ball & ballde usb1

Book 2010 Page 118 7-20-10