

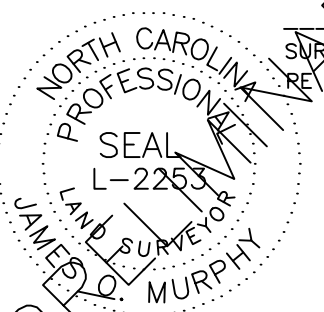
TANAGER FARMS SUBDIVISION - BM 2004, P 413C
 LOT 23 | LOT 22
 EST FILE 75/E/20 - REF DB 446, P 173

AGRICULTURAL DISTRICT NOTE
 THESE PARCELS ARE LOCATED WITHIN 1 MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT AND OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.

NORTH CAROLINA, FRANKLIN COUNTY

I, JAMES O. MURPHY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 780, PAGE 622, ETC.) (OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 780, PAGE 622; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 26 DAY OF FEBRUARY, A.D., 2026



I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JAMES O. MURPHY, PE 4884, PLS L-2253 DATE

NOTES:
 THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG SR 1103.
 ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
 THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS PLAT.
 AREAS COMPUTED BY COORDINATE METHOD.
 ABUTTING OWNERS TAKEN FROM FRANKLIN COUNTY GIS RECORDS
 SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.
 ALL EIPS & NIPS ARE 1/2" IRON PIPES UNLESS OTHERWISE NOTED.
 ALL ERBS & NRBS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.

THE "OUTPARCEL" TRACT SHOWN HEREON IS CURRENTLY RECORDED IN DB 2288, P 279 AS PROPERTY OF TYLER L. & ANNA L. HUTCHINSON. THE 25' WIDE EASEMENT FROM THE "OUTPARCEL" TO FLAT ROCK CHURCH ROAD (SR 1103) IS ALONG AN EXISTING SOIL & GRAVEL DRIVE AND WAS CREATED BY DEED RECORDED IN DB 752, P 142. THIS 25' EASEMENT HAS SUBSEQUENTLY BEEN SHOWN ON RECORDS INCLUDING: BM 2009, P 235; BM 2009, P 99; BM 2009, P 97; AND PRF 3, SL 91-52. THE 25' EASEMENT SHOWN HEREON REFLECTS THE MORE RECENT RECORDED SURVEYS. THE 25' EASEMENT SHOWN HEREON IS CENTERED ON THE PROPERTY/SURVEY LINE.

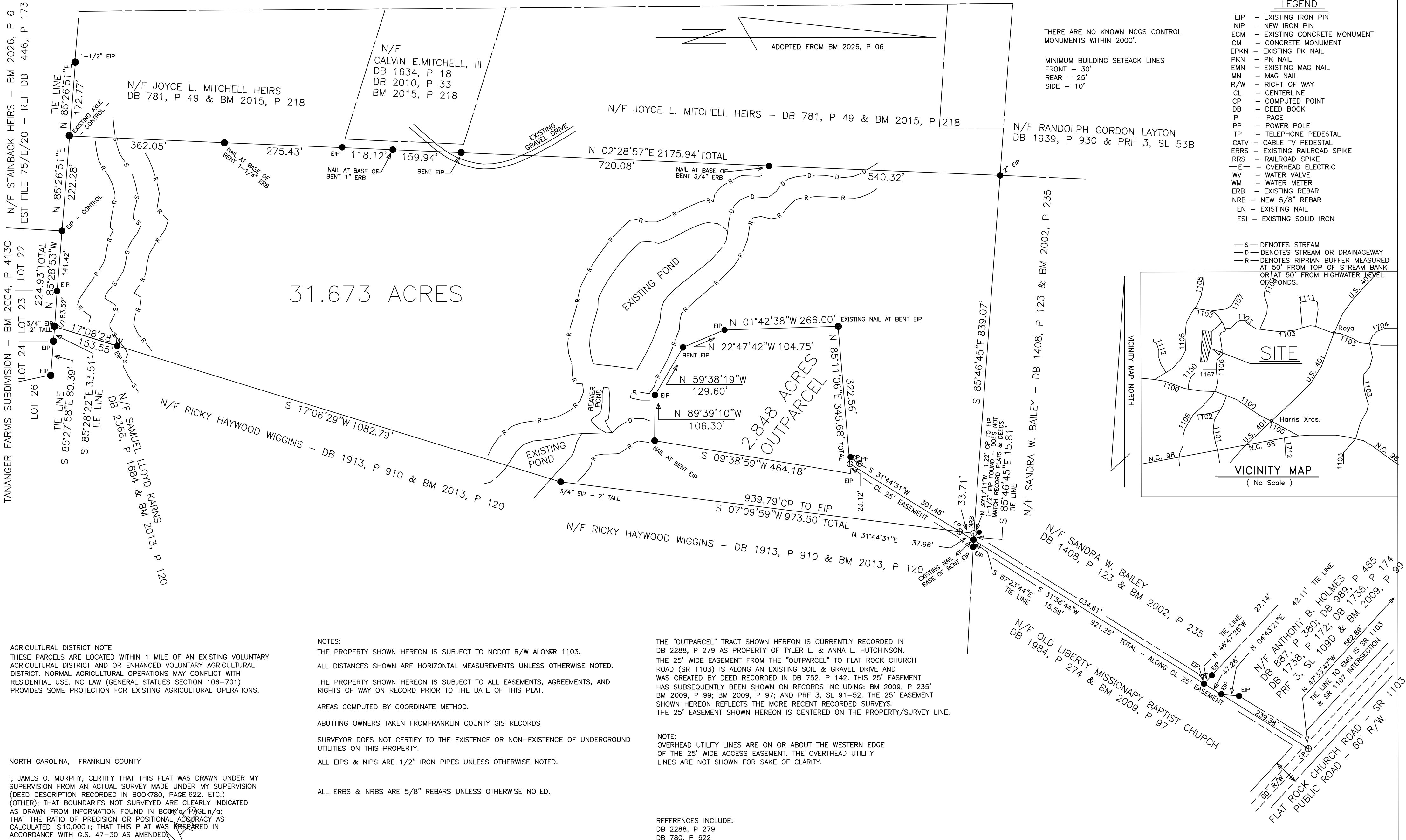
NOTE:
 OVERHEAD UTILITY LINES ARE ON OR ABOUT THE WESTERN EDGE OF THE 25' WIDE ACCESS EASEMENT. THE OVERHEAD UTILITY LINES ARE NOT SHOWN FOR SAKE OF CLARITY.

REFERENCES INCLUDE:
 DB 2288, P 279
 DB 780, P 622
 DB 752, P 142
 BM 2015, P 218
 BM 2013, P 120
 BM 2009, P 99
 BM 2009, P 97
 BM 2002, P 235
 BM 2001, P 347
 PRF 3, SL 109-D
 PRF 3, SL 91-52
 BM 2004, P 413C
 UNRECORDED PLAT PREPARED BY JAMES O. MURPHY, PE, RLS ENTITLED "DIVISION OF DORSEY LOYD ESTATE" AND DATED JANUARY 14, 1980.

BOUNDARY SURVEY PREPARED FOR
LINDA L. PIASKI ET ALS
 (Present Owner - Linda L. Piaski et als - DB 780, P 622
 YOUNGVILLE TOWNSHIP, FRANKLIN COUNTY, NORTH CAROLINA

Scale: 1" = 150'
 150 0 150 300 450
 GRAPHIC SCALE FEET
 Surveyed & Mapped By
 JAMES O. MURPHY, PE 4884, PLS L-2253
 Telephone (919) 556-2058
 P. O. Box 220, Youngsville, NC 27596

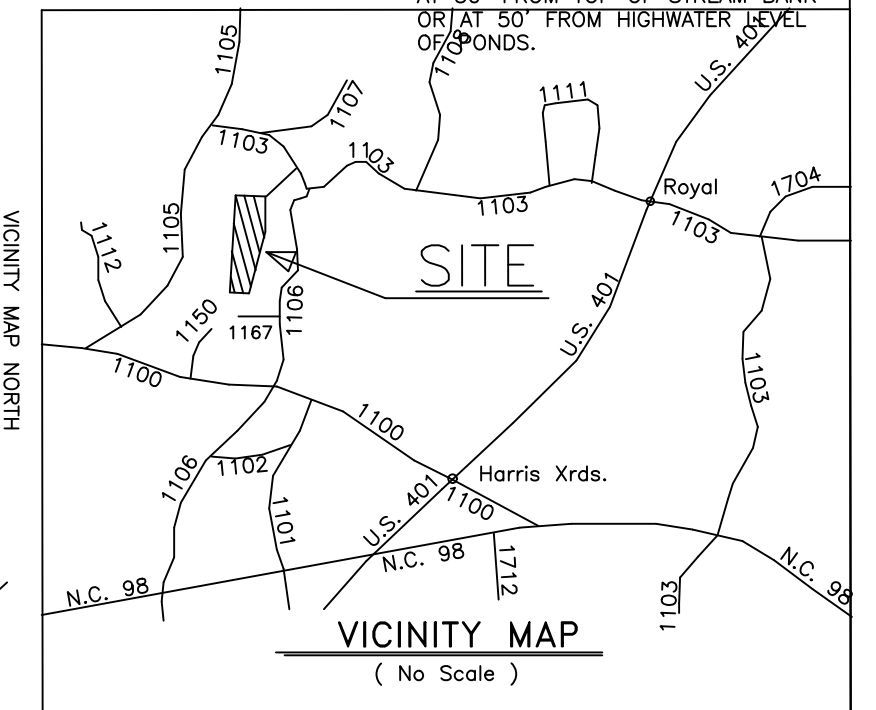
Date: FEBRUARY 19, 2026
 PIN #1872-28-2132
 ID #006044
 ZONED "R-30"
 WITH AG OVERLAY
 26LINDA.CRD 26LINDA.PL1
 DRAWING #26-03 LL NOTES



THERE ARE NO KNOWN NCGS CONTROL MONUMENTS WITHIN 2000'.
 MINIMUM BUILDING SETBACK LINES
 FRONT - 30'
 REAR - 25'
 SIDE - 10'

- LEGEND**
- EIP - EXISTING IRON PIN
 - NIP - NEW IRON PIN
 - ECM - EXISTING CONCRETE MONUMENT
 - CM - CONCRETE MONUMENT
 - EPKN - EXISTING PK NAIL
 - PKN - PK NAIL
 - EMN - EXISTING MAG NAIL
 - MN - MAG NAIL
 - R/W - RIGHT OF WAY
 - CL - CENTERLINE
 - CP - COMPUTED POINT
 - DB - DEED BOOK
 - P - PAGE
 - PP - POWER POLE
 - TP - TELEPHONE PEDESTAL
 - CATV - CABLE TV PEDESTAL
 - ERRS - EXISTING RAILROAD SPIKE
 - RRS - RAILROAD SPIKE
 - E - OVERHEAD ELECTRIC
 - WV - WATER VALVE
 - WM - WATER METER
 - ERB - EXISTING REBAR
 - NRB - NEW 5/8" REBAR
 - EN - EXISTING NAIL
 - ESI - EXISTING SOLID IRON

- S - DENOTES STREAM
- D - DENOTES STREAM OR DRAINAGEWAY
- R - DENOTES RIPARIAN BUFFER MEASURED AT 50' FROM TOP OF STREAM BANK OR AT 50' FROM HIGHWATER LEVEL OF PONDS.



PRELIMINARY MAP

PRELIMINARY MAP