

# New Section

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

PO Box 2351  
Oxford, NC 27565  
P. 919.528.8900

File 23025-6

**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 file report 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 to date.
- 8) Tracts 13, 14, 15, 20, and 21 Access Easement Frontage lengths are individually greater than 150'.

State of North Carolina, County of Granville  
I, Angele D. Blount  
Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Reviewed on 12-31-2024 Date  
I hereby certify that the property shown and described in this subdivision plat for recording, qualifies as an exception to the provisions of the Subdivision Regulations of Granville County, North Carolina under Section 10-020 titled "Greater than 100 Acres, no new road"

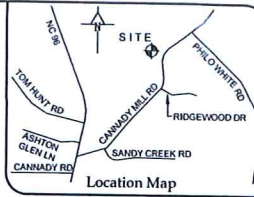
Reviewed on 12-31-2024 Date  
I, Stephen M. Puckett, Land Development Administrator

**Surveyor's Certificate**  
I, Stephen M. Puckett, hereby certify that this plat is of 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 19th day of November, A.D. 2024.

Stephen M. Puckett  
Professional Land Surveyor, License Number L-3991

- Legend (unless otherwise noted)
- 3/4" Pipe Found
  - #4 Rebar Set
  - Nat Set
  - Calculated Point
  - Concrete Monument
  - Right of Way
  - Centerline
  - Property Line
  - Overhead Utilities
  - Total Distance
  - Property Line Surveyed
  - Property Line Tie
  - Dead or Plat Line
  - Right of Way Line
  - Overhead Utility Line
  - Access Easement Line
  - Formerly
  - Angle Iron
  - Rebar Found
  - RF
  - State Plane Coordinates SPC



**Site Data**

- 1) PIN: 182800653302, Record No. 3531  
PIN: 18280066539, 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 HCFRIS data for FIRM 3720182800K dated 12/06/2019.

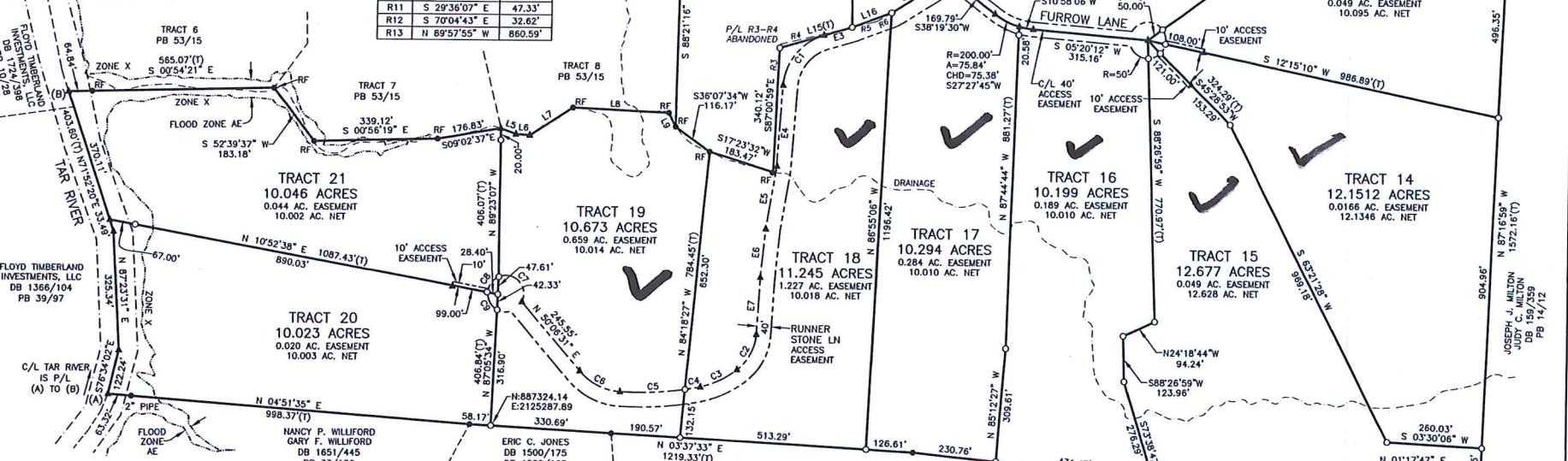
SPC N:884498.61  
E:2127318.64

LINE	BEARING	DISTANCE
L1	S 06°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°48'27" 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°45'49" 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'	121.78'	S 48°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'

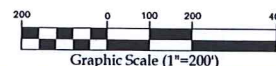
LINE	BEARING	DISTANCE
R1	N 88°30'11" W	25.98'
R2	S 01°50'03" E	82.40'
R3	S 87°02'51" E	349.87'
R4	S 13°15'46" E	207.08'
R5	S 13°15'46" E	66.54'
R6	S 31°42'07" E	46.25'
R7	S 31°42'07" E	99.86'
R8	S 64°50'09" E	70.05'
R9	S 64°50'09" E	66.67'
R10	S 29°36'07" E	120.63'
R11	S 29°36'07" E	47.33'
R12	S 70°04'43" 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 1955/921  
PB 52/118  
PB 53/15

Owner  
JSW Partners  
10031 Stickland Rd Ste 111  
Raleigh NC 27615



Doc ID: 00389570001 Type: SPC  
Recorded: 12/31/2024 at 11:44:54 AM  
File No: 21.00 Page 1 of 1  
Granville County, NC  
Kathy H. Taylor Reg of Deeds

JAMES E. WHITE  
LOUDELLA M. WHITE  
DB 180/511

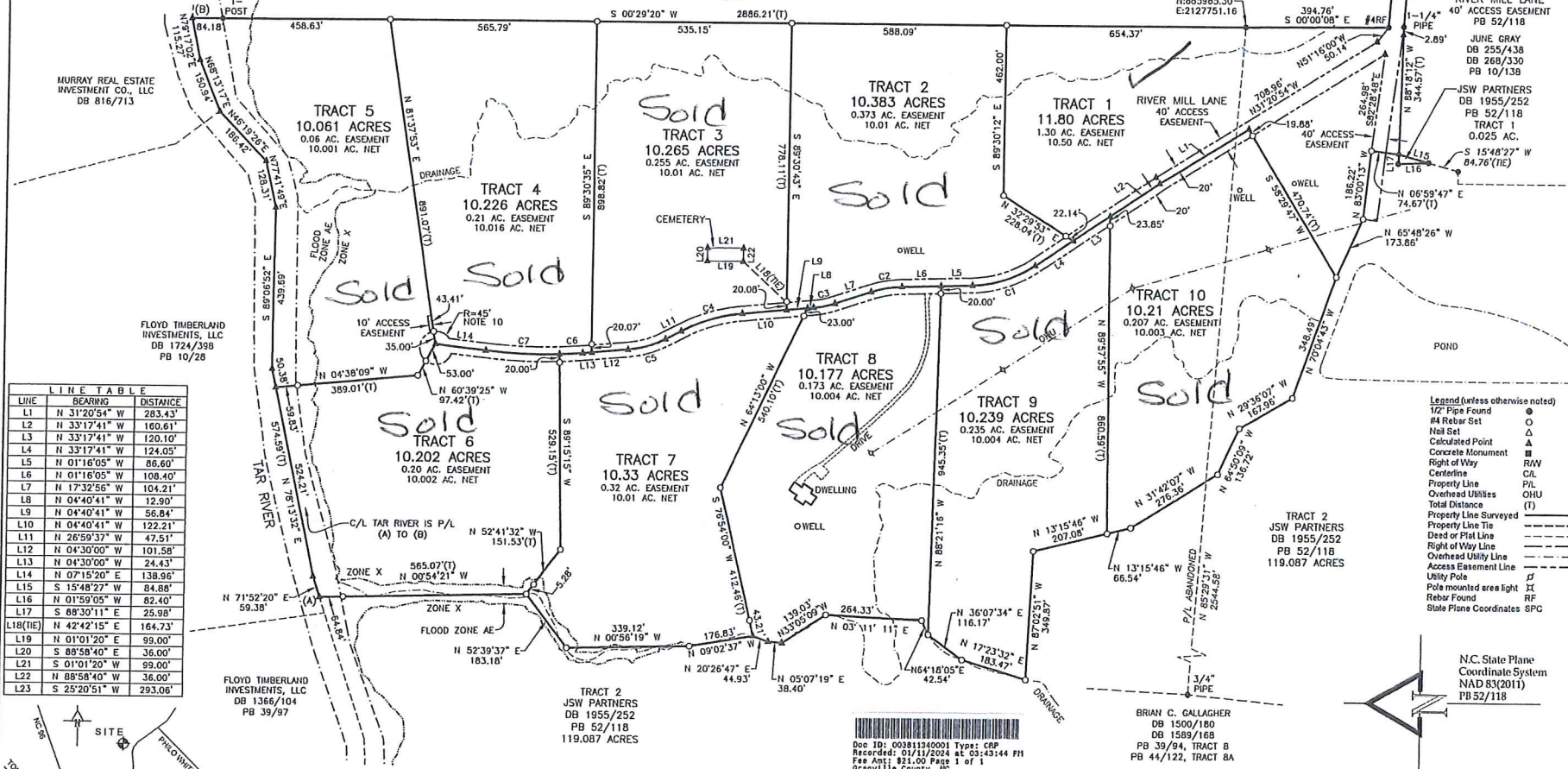
DOLPHINE V. BOWDEN  
DB 772/824

JOSEPH J. MILTON  
JUDY C. MILTON  
DB 158/259  
PB 14/12

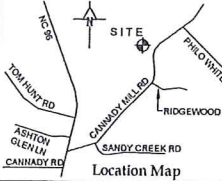
**Notes**

- 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 necessarily depicted hereon.
- 4) 10' Access Easement within Tract 5 is for the benefit of Tract 5 only.
- 5) No life report provided. Easements and rights of others not shown 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) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities and associated easements.
- 8) Refer to Plat Book 52, page 18 for N.C. SPC System tie data.
- 9) Tract 5 Access Easement frontage length is 150'.
- 10) 45' Access Easement Radius Point: N.888177.18, E.2126079.07
- 11) A drainage channel meanders the westernmost boundary of lots 6,7,8 & 9.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00'	181.67'	N 17°16'53" W	179.31'
C2	300.00'	85.25'	N 09°24'31" W	84.96'
C3	275.00'	61.78'	N 11°05'49" W	61.65'
C4	450.00'	175.26'	N 15°50'09" W	174.16'
C5	275.00'	107.96'	N 15°44'49" W	107.27'
C6	1300.00'	64.21'	N 03°05'07" W	64.20'
C7	1300.00'	202.52'	N 02°47'33" E	202.31'
C8	770.22'	23.77'	N 08°35'33" E	23.77'
C9	611.36'	94.46'	N 14°19'14" E	94.36'
C10	325.53'	94.56'	N 28°12'16" E	94.23'
C11	845.73'	86.02'	N 38°56'20" E	85.98'



LINE	BEARING	DISTANCE
L1	N 31°20'54" W	283.43'
L2	N 33°17'41" W	160.61'
L3	N 33°17'41" W	120.10'
L4	N 33°17'41" W	124.05'
L5	N 01°16'05" W	86.60'
L6	N 01°16'05" W	108.40'
L7	N 17°32'56" W	104.21'
L8	N 04°40'41" W	129.90'
L9	N 04°40'41" W	56.84'
L10	N 04°40'41" W	122.21'
L11	N 26°59'37" W	47.51'
L12	N 04°30'00" W	101.58'
L13	N 04°30'00" W	24.43'
L14	N 07°15'20" E	138.96'
L15	S 15°48'27" W	84.88'
L16	N 01°59'05" W	82.40'
L17	S 88°30'11" E	25.98'
L18(TIE)	N 42°42'15" E	164.73'
L19	N 01°01'20" E	99.00'
L20	S 88°58'40" E	36.00'
L21	S 01°01'20" W	99.00'
L22	N 88°58'40" W	36.00'
L23	S 25°20'51" W	293.06'



**Puckett Surveyors, PLLC**  
 Professional Land Surveyors  
 FIRM LICENSE NO. (P-1168)  
 PO Box 2351  
 Oxford, NC 27565  
 P. 919.528.8900  
 File: 23025-5

State of North Carolina, County of Granville  
**Eric R. Boson**  
 Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
 Date: 9/11/24  
 I, Stephen M. Puckett, hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
 Date: 9/11/24  
 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 10-020 (b)(4): Greater than ten acres, no new road.

**Surveyor's Certificate**  
 I, Stephen M. Puckett, hereby certify that this plat is of 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 (see deed reference)); 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 3rd day of December, A.D., 2023.



Doc ID: 003811340001 Type: CRP  
 Recorded: 01/11/2024 at 03:43:44 PM  
 Fee Amt: \$21.00 Page 1 of 1  
 Granville County, NC  
 Kathy H. Taylor Reg of Deeds  
 EK 53 PG 15

References  
 DB 1955/252  
 PB 52/118

Owner  
 JSW Partners  
 10931 Strickland Road,  
 Suite 111, Raleigh, NC 27615

- Site Data
- 1) PIN: 182800653302, Record No. 3531
  - 2) PIN: 182800676322, Record No. 3532
  - 3) Zone: AR-40
  - 4) Flood Zone AE mapped using NCFRIS digital data for FIRM 3720182800K dated 12/06/2019.

Exempt Plat  
**Cannady Mill Farms**  
 November 20, 2023  
 Brassfield Township, Granville Co., N.C.  
 200 0 100 200  
 Graphic Scale (1"=200')

- Legend (unless otherwise noted)
- 1/2" Pipe Found
  - #4 Rebar Set
  - Nail 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
  - Utility Pole
  - Pole mounted area light
  - Rebar Found
  - State Plane Coordinates SPC

N.C. State Plane  
 Coordinate System  
 NAD 83(2011)  
 PB 52/118