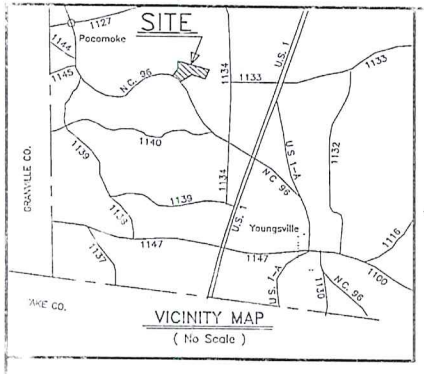


LEGEND

EIP	– EXISTING IRON PIN
NIP	– NEW IRON PIN
ECM	– EXISTING CONCRETE MONUMENT
CM	– CONCRETE MONUMENT
EPKN	– EXISTING PK NAIL
PKN	– PK NAIL
R/W	– RIGHT OF WAY
CL	– CENTERLINE
CP	– COMPUTED POINT
DB	– DEED BOOK
P	– PAGE
BM	– BOOK OF MAPS
PP	– POWER POLE
TP	– TELEPHONE PEDESTAL
RRS	– RAILROAD SPIKE
ERRS	– EXISTING RAILROAD SPIKE
E	– OVERHEAD ELECTRIC

NOTES:

THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG NC HWY 96

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.

THERE ARE NO KNOWN NGGS CONTROL MONUMENTS WITHIN NORMAL TIE DISTANCES.

MINIMUM BUILDING SETBACK LINES FRONT – 30', REAR – 25', SIDE – 10'.

RECOMBINATION/SUBDIVISION NOTES

TRACT –A– HEREON IS CUT FROM THE GLENDA ROCHELLE ALLEN PROPERTY AS RECORDED IN DB 1022, P 302 AND IS TO BE COMBINED WITH THE GLENN ROGER ALLEN PROPERTY AS RECORDED IN DB 1022, P 298 TO CREATE ONE CONTIGIOUS PARCEL OF LAND CONSISTING OF APPROXIMATELY 39+ ACRES (RECORDS).

TRACT –B– HEREON IS CUT FROM THE GLENN ROGER ALLEN PROPERTY AS RECORDED IN DB 1022, P 298 AND IS TO BE COMBINED WITH LOT –3– HEREON TO CREATE ONE CONTIGIOUS PARCEL OF LAND CONSISTING OF APPROXIMATELY 5 ACRES. LOT –3– HEREON IS PRIMARILY CUT FROM THE GLENDA ROCHELLE ALLEN PROPERTY AS RECORDED IN DB 1022, P 302.

TRACT –C– HEREON IS CUT FROM THE GLENN ROGER ALLEN PROPERTY AS RECORDED IN DB 1022, P 298 AND IS TO BE COMBINED WITH LOT –1– HEREON TO CREATE ONE CONTIGIOUS PARCEL OF LAND CONSISTING OF APPROXIMATELY 4 ACRES. LOT –1– HEREON IS PRIMARILY CUT FROM THE GLENDA ROCHELLE ALLEN PROPERTY AS RECORDED IN DB 1022, P 302.

LOT –2– HEREON IS CUT ENTIRELY FROM THE GLENDA ROCHELLE ALLEN PROPERTY AS RECORDED IN DB 1022, P 302.

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 BOOK 1022, PAGE 302, 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 JURISDICTION OF FRANKLIN COUNTY.

James O. Murphy 5-28-04
OWNER OR AGENT FOR OWNER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATER SUPPLY PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

8 June 2004
WATERSHED ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

FRANKLIN COUNTY, NORTH CAROLINA

I, Katie Brunner REVIEW OFFICER OF FRANKLIN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8 June 2004
REVIEW OFFICER DATE

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 1022, PAGE 302, ETC.) (OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES LISTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 28 DAY OF MAY, 2004

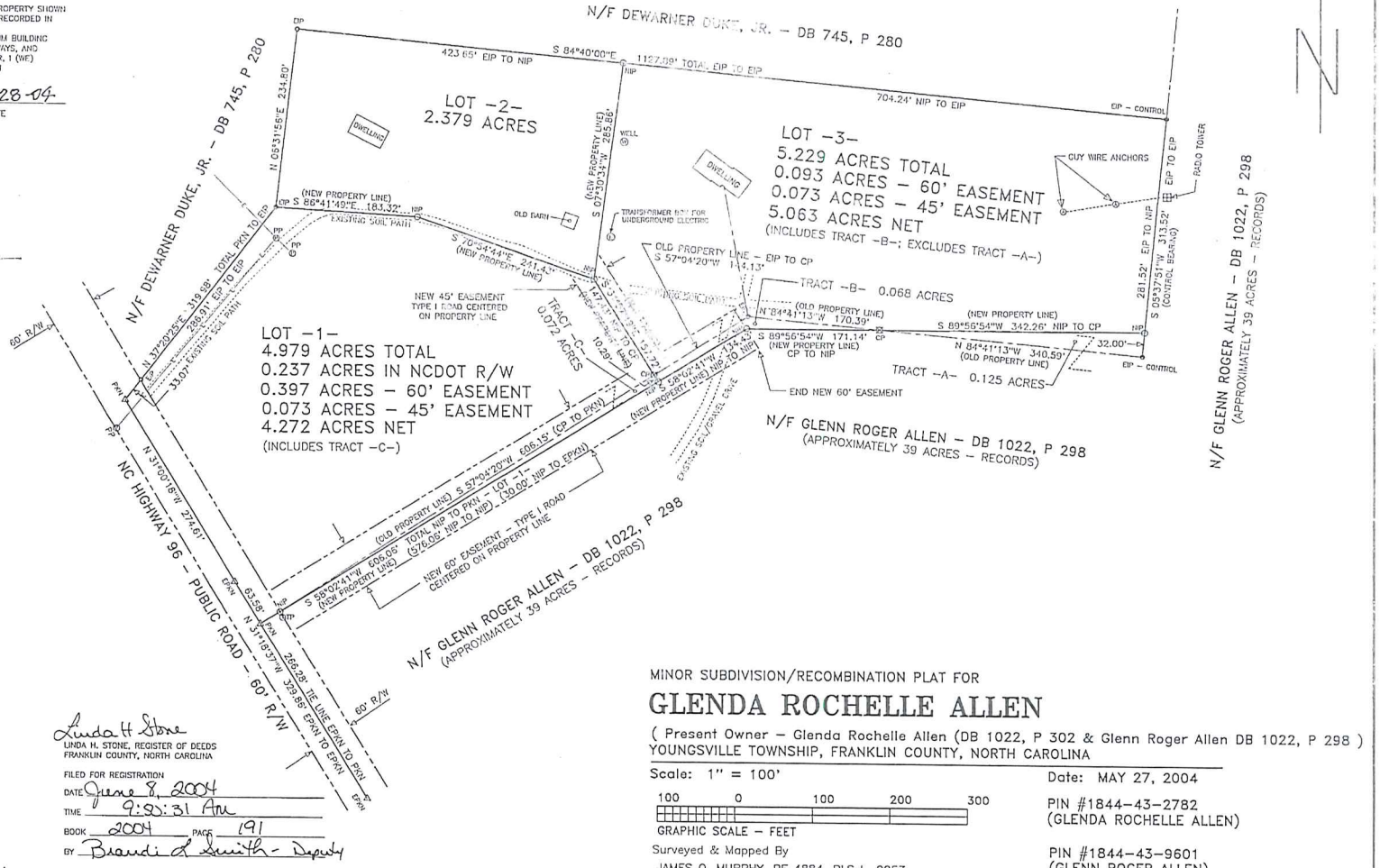
NORTH CAROLINA PROFESSIONAL SEAL L-2253 LAND SURVEYOR JAMES O. MURPHY

James O. Murphy
SURVEYOR
PE 4884, PLS L-2253

I CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

James O. Murphy 5-28-04
JAMES O. MURPHY, PE 4884, PLS L-2253 DATE



Linda H. Stone
LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION
DATE June 8, 2004
TIME 9:20:31 AM
BOOK 2004 PAGE 191
BY Brandi A. Smith - Deputy

RECORDED IN BOOK OF MAPS 2004, PAGE 191

MINOR SUBDIVISION/RECOMBINATION PLAT FOR

GLENDA ROCHELLE ALLEN

(Present Owner – Glenda Rochelle Allen (DB 1022, P 302 & Glenn Roger Allen DB 1022, P 298)
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY, NORTH CAROLINA

Scale: 1" = 100'

100 0 100 200 300
GRAPHIC SCALE – FEET

Date: MAY 27, 2004

PIN #1844-43-2782
(GLENDA ROCHELLE ALLEN)

PIN #1844-43-9601
(GLENN ROGER ALLEN)

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L-2253
Telephone (919) 556-2058
P. O. Box 220, Youngsville, N. C. 27596

ZONING IS "MU" (RESIDENTIAL)

DRAWING #04-25 FB 53, P 72

Book 2004 Page 191 6-8-04