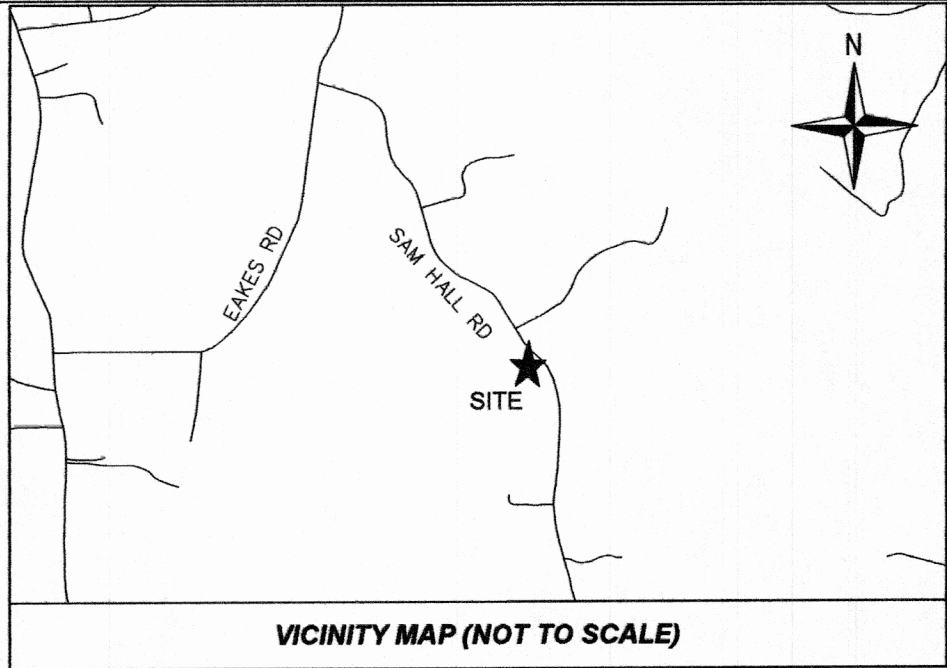




VICINITY MAP (NOT TO SCALE)

Certificate of Ownership

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 the Granville County Register of Deeds Office in Book 1964 Page 712, and that I(we) hereby adopt this Plan of Subdivision with my(our) free consent. Further, I(we) hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of the Granville County, North Carolina.

12/10/2024 Wes Springob
Date Owner (Printed) Owner (Signature)

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- REFERENCES: DB 1964 PG 712; PB 24 PG 114; PB 26, PG 36; PB 32, PG 114; OF THE GRANVILLE COUNTY REGISTRY, PIN: 190700983436
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720190600J DATED 4/16/2007.
- NO IMPERVIOUS RESTRICTIONS KNOWN AT TIME OF SURVEY. CONTACT GRANVILLE COUNTY PLANNING DEPT FOR FURTHER VERIFICATION.
- ZONE: AR-40 ; SETBACKS: FRONT:50, REAR:25, SIDE:15. CONTACT GRANVILLE COUNTY PLANNING DEPT FOR FURTHER VERIFICATION.
- NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
- NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY.

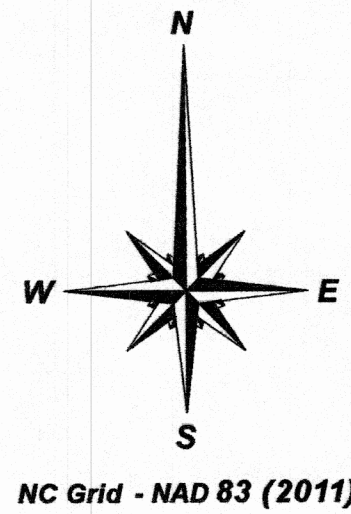
IMPERVIOUS SURFACES:
TOTAL IMPERVIOUS = 0 SF
TOTAL NET LOT AREA = 119,764 SF
PERCENT IMPERVIOUS = 0%

ABBREVIATION LEGEND

IRF IRON REBAR FOUND
IPF IRON PIPE FOUND
N/F NOW OR FORMERLY
CP COMPUTED POINT
DB DEED BOOK
PB PLAT BOOK

LINE AND SYMBOL LEGEND

PROPERTY LINE (PL)
PL NOT SURVEYED
TIE LINE
EDGE OF CONCRETE
EASEMENT
EDGE OF GRAVEL
OVERHEAD UTILITY LINE
WIRE FENCE
MAILBOX
ELECTRIC METER
UTILITY POLE
TELEPHONE PEDESTAL



LINE	BEARING	DISTANCE
L1	S 47°41'49" E	121.70'
L2	S 46°34'56" E	29.16'
L3	S 46°34'56" E	20.81'
L4	S 44°20'44" E	49.96'
L5	S 40°53'05" E	21.70'
L6	S 41°02'27" E	28.25'
L7	S 37°09'53" E	30.51'

POSSIBLE GAP OR OVERLAP AREA=
4,766 SF REF PB 32, PG 144; PB
24 PG 114; PB 39 PG 88;

EXISTING TRACT GROSS AREA=
128,811 SF
AREA WITHIN R/W= 9,047 SF
NET TRACT AREA= 119,764 SF

PROPOSED TRACT 1
PROPOSED GROSS
AREA= 54,516 SF

PROPOSED TRACT 2
PROPOSED GROSS
AREA= 74,294 SF

CANOY SURVEYING CONTROL
510-NAIL SET
GRID N: 976577.642'
GRID E: 2,109,495.890'
ELEVATION: 539.44'

15' UTILITY EASEMENT FOR
WELL AND WATERLINE
(PB 39 PG 88)

WIRE FENCE
APPEARS TO BE
1.4' ON TO
YEARGIN PROPERTY

Doc ID: 003891280001 Type: CRP
Recorded: 12/10/2024 at 09:35:31 AM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 54 PG 85

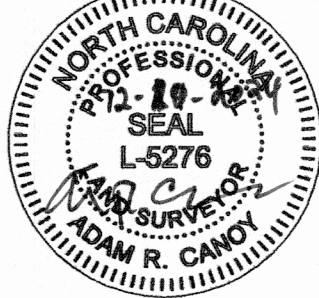
SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5276 CERTIFY TO ONE OF THE FOLLOWING; 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;

Adam R. Canoy, P.L.S. N.C. REG. No.: L-5276

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1964, PAGE 712; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 24, PAGE 114; THAT THE RATIO OF PRECISION IS 1:10000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 10 DAY OF December, 2024
SEAL



Adam R. Canoy, PLS L-5276

SURVEY CONTROL / GRID TIE NOTES

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 0.10'
- GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
- DATE OF GPS SURVEY: 11/4/2024
- DATUM DESCRIPTION:
NC STATE PLANE COORDINATE SYSTEM
NAD83 (2011)
- PUBLISHED / FIXED CONTROL USED:
CORS(NC RTN)
- GEIOD MODEL: GEIOD 12B
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- ROOT MEAN SQUARE ERROR AT 95%
CONFIDENCE LEVEL USED TO CHECK ACCURACY

0 30 60 120
SCALE: 1" = 60'

Planning Certificate

I hereby certify that the Subdivision Plat as depicted hereon has been granted final approval pursuant to the Granville County Subdivision Regulations.

12-10-24
DATE

Land Development Administrator

State of North Carolina, County of Granville

I, Angela D. Duvet, Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

CANOY SURVEYING

P-1938

1154 SHONELE LANE

STEM, NC 27581

PHONE (984) 377-2626

MINOR SUBDIVISION PLAT

7635 SAM HALL RD

PROPERTY OF:

7635 SAM HALL RD OXFORD - GRANVILLE COUNTY
OXFORD TOWNSHIP - OXFORD, NORTH CAROLINA

REVISIONS:

DATE OF SURVEY: 11/21/2024
SCALE: 1" = 60'
DRAWN BY: DAD
CHECKED BY: ARC
PROJECT: 7635SAMHALLRD
SHEET: 1 / 1