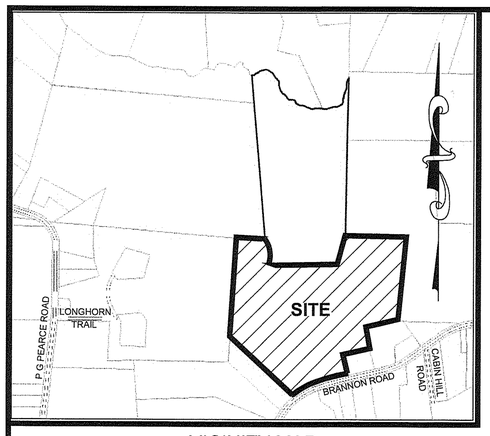
Doc No: 10081809
Recorded: 11/20/2023 02:22:56 PM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2023 PG 358 - 359 (2)



VICINITY MAP
SCALE: N.T.S.

"I, JOHN A. EDWARDS JR., P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2283, page 1646, etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision or positional accuracy as calculated is 1: 20,000+; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 20th day of November, A.D., 2023.

Seal or Stamp — Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

L-2776
License Number

☐ This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels;

☐ This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

☑ This survey is of an existing parcel or parcels of land;

☐ This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

I, John A. Edwards Jr., P.L.S., do hereby certify that the location of the subject property has been checked against area maps & information provided by the Federal Emergency Management Agency (F.E.M.A.) for the National Flood Insurance Program and that the property ☐ is ☒ is not located in an area designated as having special flood hazards. Property is located in Zone "X" as defined by F.I.R.M Community Panel Number 3720271900J with an effective date of January 16, 2004.

Name of Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

L-2776
License Number

November 20, 2023
Date

LEGEND

EX	EXISTING		BOUNDARY LINE
BM	BOOK OF MAPS		RIGHT OF WAY LINE
DB	DEED BOOK		LINES NOT SURVEYED
PG	PAGE		EASEMENT LINES
N/F	NOW OR FORMERLY		HATCH DENOTES SITE DISTANCE TRIANGLE
R/W	RIGHT OF WAY	XXX	DENOTES ADDRESS
EIP	EXISTING IRON PIPE		
IPS	IRON PIPE SET		
SIB	SOLID IRON BAR		
MISA	MAXIMUM IMPERVIOUS SURFACE AREA		

I JOHN A. EDWARDS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PREFORM THE SURVEY
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: H: 0.05 US SURVEY FEET
(3) TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (VRS)
(4) DATE OF SURVEY: 01-07-2020
(5) VERTICAL DATUM: NAVD 88 HORIZONAL DATUM: NAD 83(2011) NC GRID EPOCH: 2010.00
(6) PUBLISHED/FIXED CONTROL USE: NAME:RALEIGH DOT CORS ARP LAT:35° 45' 49.50795 LONG:78° 34' 44.39448 PID: DG4687 CORS ID: NCRD
(7) GEOID MODEL: GEOID12B
(8) COMBINED GRID FACTOR:0.99990429
(9) UNITS: US SURVEY FEET

SURVEYOR'S NOTES

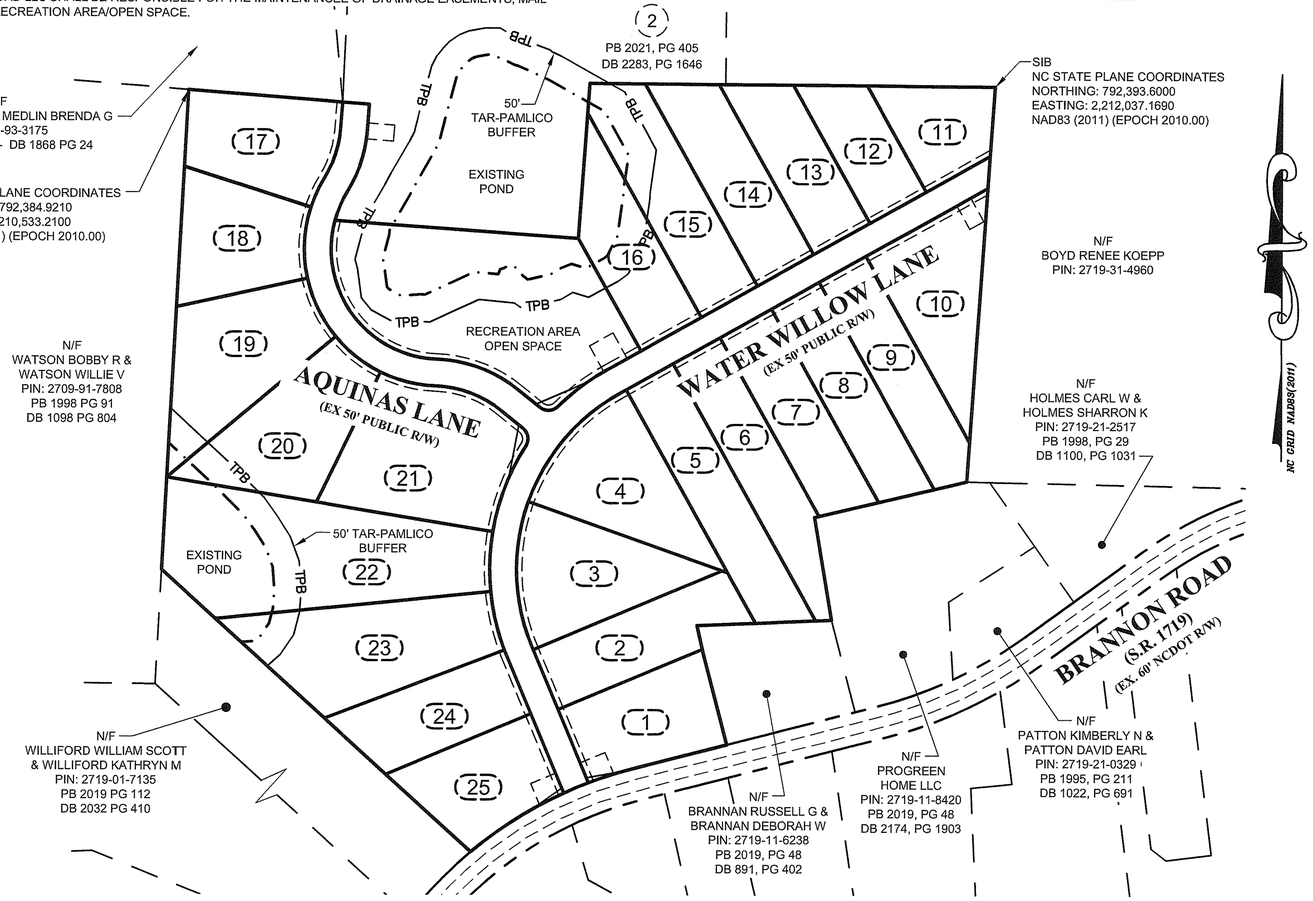
1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
4. THE HORIZONTAL DATUM IS NAD 83(2011), AND VERTICAL DATUM IS NAVD 88
5. ALL RECORDED DOCUMENTS ARE REFERENCED TO THE FRANKLIN COUNTY, NORTH CAROLINA REGISTRY OF DEEDS.
6. THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATICS (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
8. NO MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY
9. WATER WILL BE PROVIDED BY PRIVATE / INDIVIDUAL WELLS.
10. EACH LOT IS TO HAVE INDIVIDUAL SEPTIC SYSTEM.
11. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
12. ALL LOTS MUST BE SERVED INTERNALLY.
13. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
14. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
15. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.
16. THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH A TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
17. 1/2" IRON PIPES SET AT ALL NEW PROPERTY CORNERS.
18. THIS PROPERTY IS SUBJECT TO TAR-PAMLICO BUFFER RULES.
19. THE LANDSCAPE PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE (STREET TREES).
20. THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
21. ROADS CONSTRUCTED SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
22. STORMWATER OPERATION AND MAINTENANCE AGREEMENT RECORDED IN DB _____, PG _____
23. ALL UTILITY EASEMENTS SHALL BE BUILT / CONSTRUCTED TO PROPERTY LINE.
24. CURVE AND LINE TABLES SHOWN ON PAGE 2 OF 2.
25. ALL STUB ROADS / STREETS HAVE BEEN BUILT / CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
26. BRANNON ROAD LLC SHALL BE RESPONSIBLE FOR THE MAINTENANCEE OF DRAINAGE EASEMENTS, MAIL KIOSK AND RECREATION AREA/OPEN SPACE.

FRANKLIN COUNTY, NORTH CAROLINA
I, Colton Young, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Colton W. Young — REVIEW OFFICER
11/20/2023 — DATE

NOTE
THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

NOTE
NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN DRAINAGE EASEMENTS. THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING , MONITORING, ETC. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.

R-30 SETBACKS
BRANNON ROAD ..... 30'
FRONT CORNER LOT ..... 30'
20' (1/3 SECONDARY REDUCTION)
SIDE ..... 10'
REAR ..... 25'



SITE DATA

PIN	2719-12-1277
OWNER	RUSSELL & MITCH BRANNON
REFERENCE	DB 2209, PG 539 DB 537, PG 38 DB 599, PG 219 DB 2283, PG 1646 PB 2008, PG 242 PB 2021, PG 405
ZONING	R-30
SETBACKS	FRONT: 30' REAR: 25' SIDE: 10'

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 2022 PG 364-365

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE: 1" = 100'	DATE: 11-20-2023
FLD. BK. & PAGE	DRAWN BY: CLP / BF
FILE NO:	CHECKED BY: JAE, JR.

SURVEY OF:
BRANNON MANOR
ZEBULON FRANKLIN COUNTY DUNN TOWNSHIP NORTH CAROLINA
SUBDIVISION NAME CHANGE PLAT

SHEET 1 OF 2

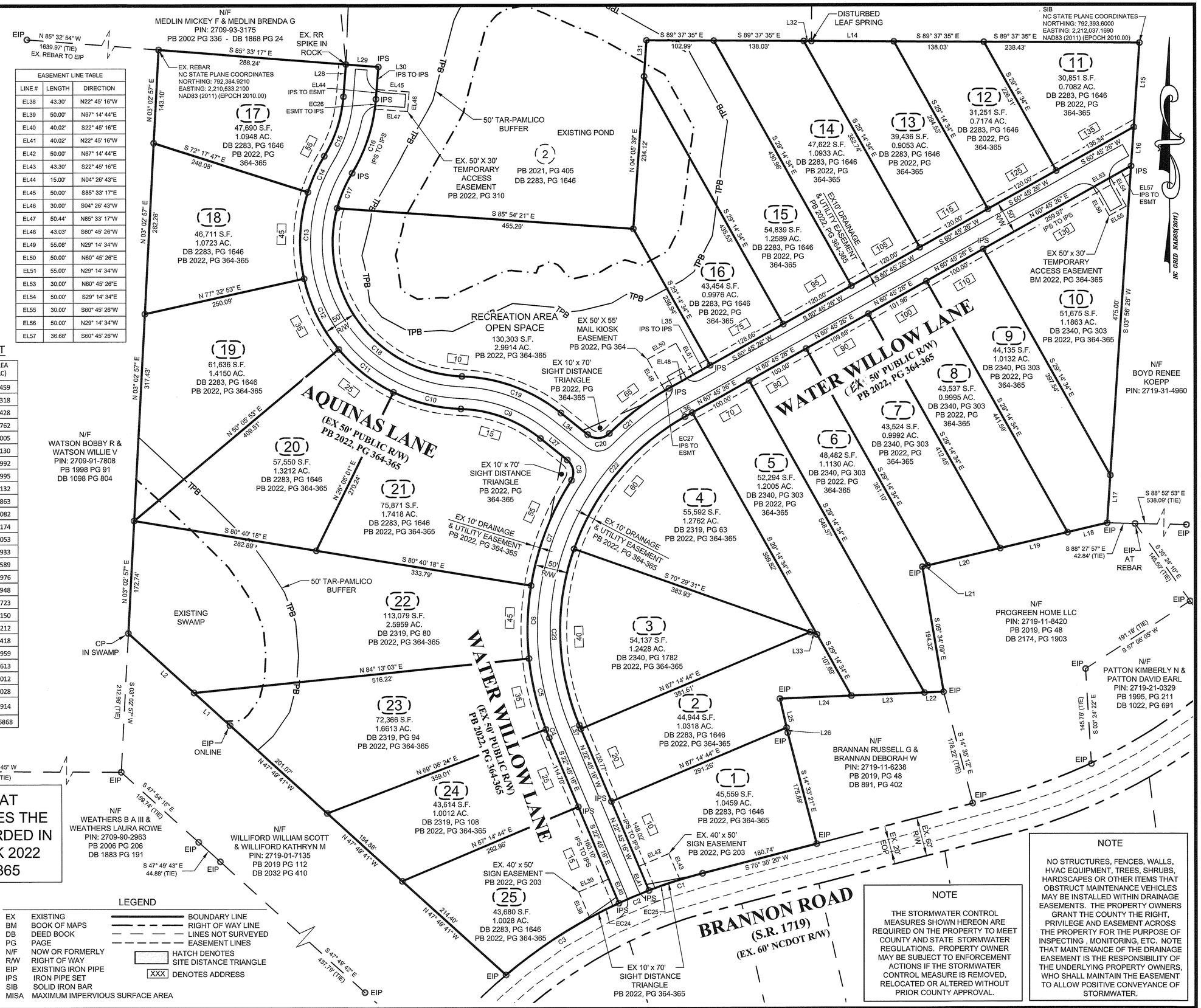
BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	86.36'	764.75'	006°28'13"	86.31'	S72° 21' 14"W
C2	50.01'	764.75'	003°44'48"	50.00'	S67° 14' 44"W
C3	205.57'	764.75'	015°24'07"	204.96'	S57° 40' 16"W
C4	13.93'	425.00'	001°52'43"	13.93'	S21° 49' 58"E
C5	112.09'	425.00'	015°06'39"	111.76'	S13° 20' 17"E
C6	112.09'	425.00'	015°06'39"	111.76'	S01° 46' 23"W
C7	174.31'	425.00'	023°30'00"	173.09'	S21° 04' 42"W
C8	34.24'	25.00'	078°28'28"	31.63'	S11° 50' 51"E
C9	132.26'	205.00'	036°57'56"	129.98'	S69° 34' 03"E
C10	107.41'	255.00'	024°08'01"	106.62'	S75° 59' 00"E
C11	107.37'	255.00'	024°07'28"	106.58'	S51° 51' 15"E
C12	121.68'	255.00'	027°20'24"	120.53'	S26° 07' 19"E
C13	134.21'	255.00'	030°09'20"	132.67'	S02° 37' 33"W
C14	61.09'	255.00'	013°43'36"	60.95'	S24° 34' 01"W
C15	96.55'	205.00'	026°59'06"	95.66'	S17° 56' 16"W
C16	120.10'	255.00'	026°59'06"	118.99'	S17° 56' 16"W
C17	58.67'	205.00'	016°23'54"	58.47'	S23° 13' 52"W
C18	368.82'	205.00'	103°04'56"	321.05'	N36° 30' 33"W
C19	164.52'	255.00'	036°57'56"	161.68'	N69° 34' 03"W
C20	36.49'	25.00'	083°37'14"	33.33'	S87° 06' 18"W
C21	114.70'	425.00'	015°27'45"	114.35'	S53° 01' 33"W
C22	269.97'	375.00'	041°14'57"	264.18'	N40° 07' 57"E
C23	276.61'	375.00'	042°15'45"	270.38'	N01° 37' 24"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
EL38	43.30'	N22° 45' 16"W
EL39	50.00'	N67° 14' 44"E
EL40	40.02'	S22° 45' 16"E
EL41	40.02'	N22° 45' 16"W
EL42	50.00'	N67° 14' 44"E
EL43	43.30'	S22° 45' 16"E
EL44	15.00'	N04° 26' 43"E
EL45	50.00'	S85° 33' 17"E
EL46	30.00'	S04° 26' 43"W
EL47	50.44'	N85° 33' 17"W
EL48	43.03'	S60° 45' 26"W
EL49	55.06'	N29° 14' 34"W
EL50	50.00'	N60° 45' 26"E
EL51	55.00'	N29° 14' 34"W
EL53	30.00'	N60° 45' 26"E
EL54	50.00'	S29° 14' 34"E
EL55	30.00'	S60° 45' 26"W
EL56	50.00'	N29° 14' 34"W
EL57	36.68'	S60° 45' 26"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	74.15'	N47° 49' 41"W
L2	135.82'	N47° 49' 41"W
L3	109.16'	S73° 39' 54"E
L4	133.71'	S50° 28' 06"E
L5	142.85'	S36° 04' 41"E
L6	75.77'	S73° 45' 49"E
L7	145.04'	S45° 48' 25"E
L8	155.32'	S69° 09' 08"E
L9	61.21'	N60° 48' 26"E
L10	66.89'	N34° 09' 49"E
L11	96.00'	N55° 54' 03"E
L12	59.41'	N19° 31' 49"E
L13	75.80'	N50° 36' 51"E
L14	126.28'	S89° 37' 35"E
L15	129.62'	S03° 56' 26"W
L16	59.74'	S03° 56' 26"W
L17	73.12'	S03° 56' 26"W
L18	62.38'	S76° 42' 25"W
L19	106.04'	S76° 42' 25"W
L20	114.09'	S76° 42' 25"W
L21	8.74'	S76° 42' 25"W
L22	29.37'	S87° 42' 46"W
L23	112.19'	S87° 42' 46"W
L24	109.50'	S87° 42' 46"W
L25	45.50'	S12° 44' 35"E
L26	7.96'	S12° 44' 35"E
L27	52.79'	S51° 05' 05"E
L28	49.71'	S04° 26' 43"W
L29	50.00'	S85° 33' 17"E
L30	49.71'	S04° 26' 43"W
L31	55.44'	N04° 05' 39"E
L32	11.75'	S89° 37' 35"E
L33	10.78'	S70° 29' 31"E
L34	52.79'	N51° 05' 05"W
L35	72.32'	S60° 45' 26"W
L36	13.00'	N60° 45' 26"E
L37	6.01'	N22° 45' 16"W

LOT AREA CHART

LOT NUMBER	AREA (SF)	AREA (AC)
1	45,559	1.0459
2	44,944	1.0318
3	54,137	1.2428
4	55,592	1.2762
5	52,294	1.2005
6	48,482	1.1130
7	43,524	0.9992
8	43,537	0.9995
9	44,135	1.0132
10	51,675	1.1863
11	30,851	0.7082
12	31,251	0.7174
13	39,436	0.9053
14	47,622	1.0933
15	54,839	1.2589
16	43,454	0.9976
17	47,690	1.0948
18	46,711	1.0723
19	61,636	1.4150
20	57,550	1.3212
21	75,871	1.7418
22	113,079	2.5959
23	72,366	1.6613
24	43,614	1.0012
25	43,680	1.0028
OPEN SPACE	130,303	2.9914
TOTAL	1,423,832	32.6868



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EASEMENT CURVE TABLE					
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EC25	50.12'	764.75'	003°45'17"	50.11'	S70° 59' 46"W
EC26	15.01'	255.00'	003°22'20"	15.01'	N06° 07' 53"E
EC27	6.98'	425.00'	000°56'25"	6.98'	S60° 17' 13"W

LEGEND

EX	EXISTING	BOUNDARY LINE
BM	BOOK OF MAPS	RIGHT OF WAY LINE
DB	DEED BOOK	LINES NOT SURVEYED
PG	PAGE	EASEMENT LINES
N/F	NOW OR FORMERLY	HATCH DENOTES SITE DISTANCE TRIANGLE
R/W	RIGHT OF WAY	
EIP	EXISTING IRON PIPE	XXX DENOTES ADDRESS
IPS	IRON PIPE SET	
SIB	SOLID IRON BAR	
MISA	MAXIMUM IMPERVIOUS SURFACE AREA	

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NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
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SURVEY OF:

BRANNON MANOR

ZEBULON FRANKLIN COUNTY DUNN TOWNSHIP NORTH CAROLINA

SUBDIVISION NAME CHANGE PLAT

SHEET 2 OF 2