NOTES	SITE DATA
- AREAS COMPUTED BY COORDINATE CALCULATIONS. - NO GRID MONUMENT FOUND WITHIN 2000' OF SITE. - ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS NOTED OTHERWISE. - ALL COORDINATES SHOWN ARE HORIZONTAL (GROUND) UNLESS NOTED OTHERWISE. - ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE. - WETLANDS, IF ANY, HAVE NOT BEEN DELINEATED. - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. - NO CEMETERIES WERE OBSERVED ON THIS PROPERTY. - THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS AND ORDINANCES. - NOT ALL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN ON THIS PLAT. - ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON NC GRID NAD 83 2011 ADJUSTMENT, OBTAINED BY UTILIZING GNSS IN CONJUNCTION WITH NCVRS. - EVIDENCE OF EXISTING SEPTIC SYSTEM NOT VISIBLE AT TIME OF SURVEY.	TOTAL AREA: 3.00 ACRES TOTAL # LOTS: 3 ZONING: R-30 SETBACK LINES: FRONT 30', SIDE 10', REAR 25' SITE LOCATION: 105 OLD JOHN MITCHELL ROAD PIN: 1843-55-3872 OWNER: JOSE JAVIER MOREL CRUZ & CARINA TORRES, YOUNGSVILLE, NC. 27596

REFERENCES:

DEED BOOK 2293	PAGE 368	DEED BOOK 1909	PAGE 147
DEED BOOK 2238	PAGE 1978	DEED BOOK 2274	PAGE 1145
DEED BOOK 2135	PAGE 854	DEED BOOK 819	PAGE 756

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 2293 PAGE 368, 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, AND DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

OWNER 7/23/2024 DATE

Carina Torres 7/23/2024
OWNER DATE

I, Chad E. Pomeroy, certify that this survey creates a subdivision of land within an area of a county or municipality that has an ordinance that regulates parcels of land.

Chad E. Pomeroy 07-23-24
PROFESSIONAL LAND SURVEYOR DATE

I, Chad E. Pomeroy, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2293 Page 368; that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS SHOWN, Page ON PLAT; that the ratio of precision or positional accuracy as calculated is 1/10,000+; that the coordinates and bearings shown hereon were obtained by GNSS survey, and the following information was used to perform the survey:

Class of Survey: A
Positional Accuracy: 0.06 US Ft.
Type of GPS field procedure: Real Time Kinematic Networks – NCVRS
Date of survey: November 18, 2022
Datum/Epoch: NAD 1983 (2011)
Published/Fixed-control: NCVRS
Geoid model: 12B
Units: US Survey Feet

that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 23 day of July A.D., 2024.

Chad E. Pomeroy
Professional Land Surveyor L-4741

NORTH CAROLINA PROFESSIONAL SEAL L-4741 LAND SURVEYOR CHAD E. POMEROY

WATERSHED ADMINISTRATOR'S CERTIFICATE

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

Christopher A. Fo 08/19/24
WATERSHED ADMINISTRATOR DATE

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE, SUBJECT TO ITS BEING RECORDED IN THE FRANKLIN COUNTY REGISTER OF DEEDS OFFICE WITHIN SIX(6) MONTHS OF THE DATE BELOW.

Christopher A. F 08/19/24
ADMINISTRATOR/ASSISTANT DATE

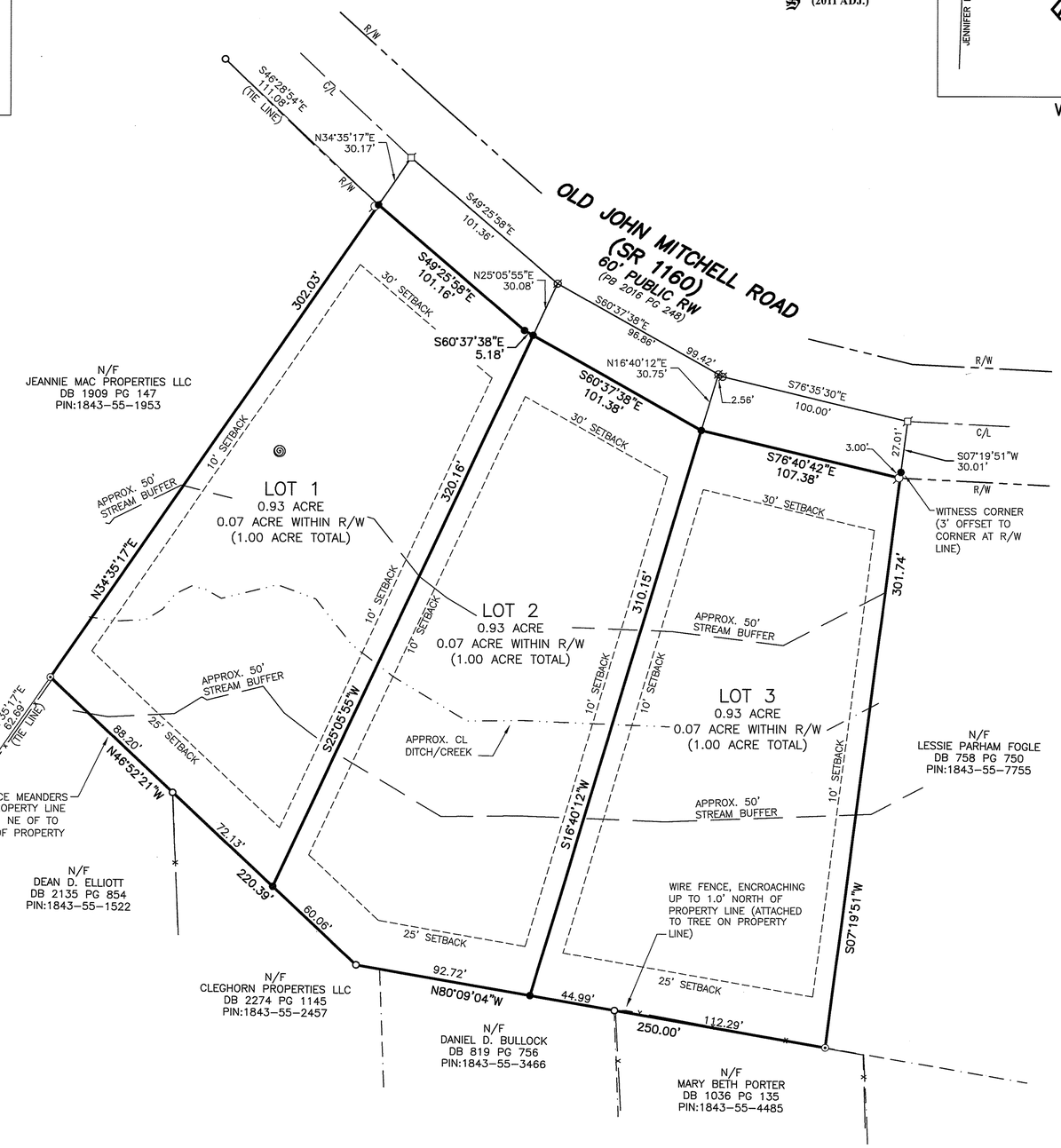
APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE
02/19/25
DATE

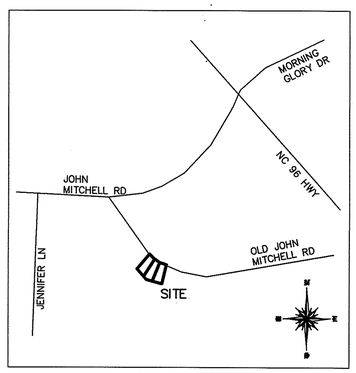
FRANKLIN COUNTY, NORTH CAROLINA

I Christopher A. Fo REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUATORY REQUIREMENTS FOR RECORDING.

Christopher A. F 08/19/24
REVIEW OFFICER DATE

Doc No: 10090977
Recorded: 08/19/2024 02:41:36 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK **2024** PG **254 - 254 (1)**





VICINITY MAP
NOT TO SCALE

MINOR PLAT

JOSE JAVIER MOREL CRUZ AND CARINA TORRES

105 OLD JOHN MITCHELL ROAD
YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

Pomeroy Surveying & Mapping, PLLC
License No.:P-2841
PO BOX 103
BAILEY, NC. 27807
252-801-3934
info@pomsurvey.com

Date of plat:	July 22, 2024	Client:	MORJAV
Date of survey:	November, 2022	Project:	22-075
Scale:	1"=50'	Revision:	

LINE LEGEND	
———	EXISTING BOUNDARY LINE (SURVEYED)
— · — · —	EXISTING ADJOINING PROPERTY LINE (COMPUTED)
- - - - - -	EXISTING SETBACK LINE
— — —	EXISTING R/W LINE

SYMBOL LEGEND & ABBREVIATIONS	
○	IRON PIPE FOUND
⊙	IRON REBAR FOUND
⊡	MAGNETIC NAIL SET
●	IRON REBAR SET
Ø	POINT AT C/L OF ROAD
Ø	EXISTING UTILITY POLE
◎	EXISTING WELL
R/W	RIGHT-OF-WAY LINE
C/L	CENTER LINE OF ROAD

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

C:\POMEROY SURVEYING & MAPPING, PLLC\PUBLIC\PROJECTS\CLIENT\MORJAV\22075\DWG\22075MP2C.DWG 7/23/2024 7:08:24 AM