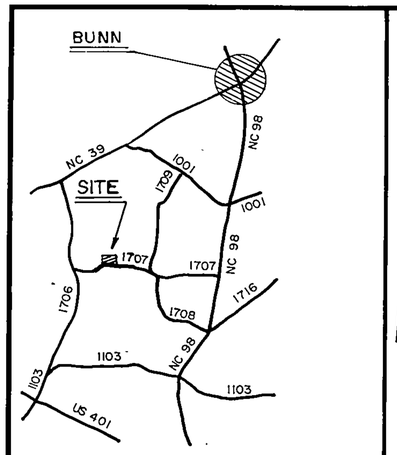

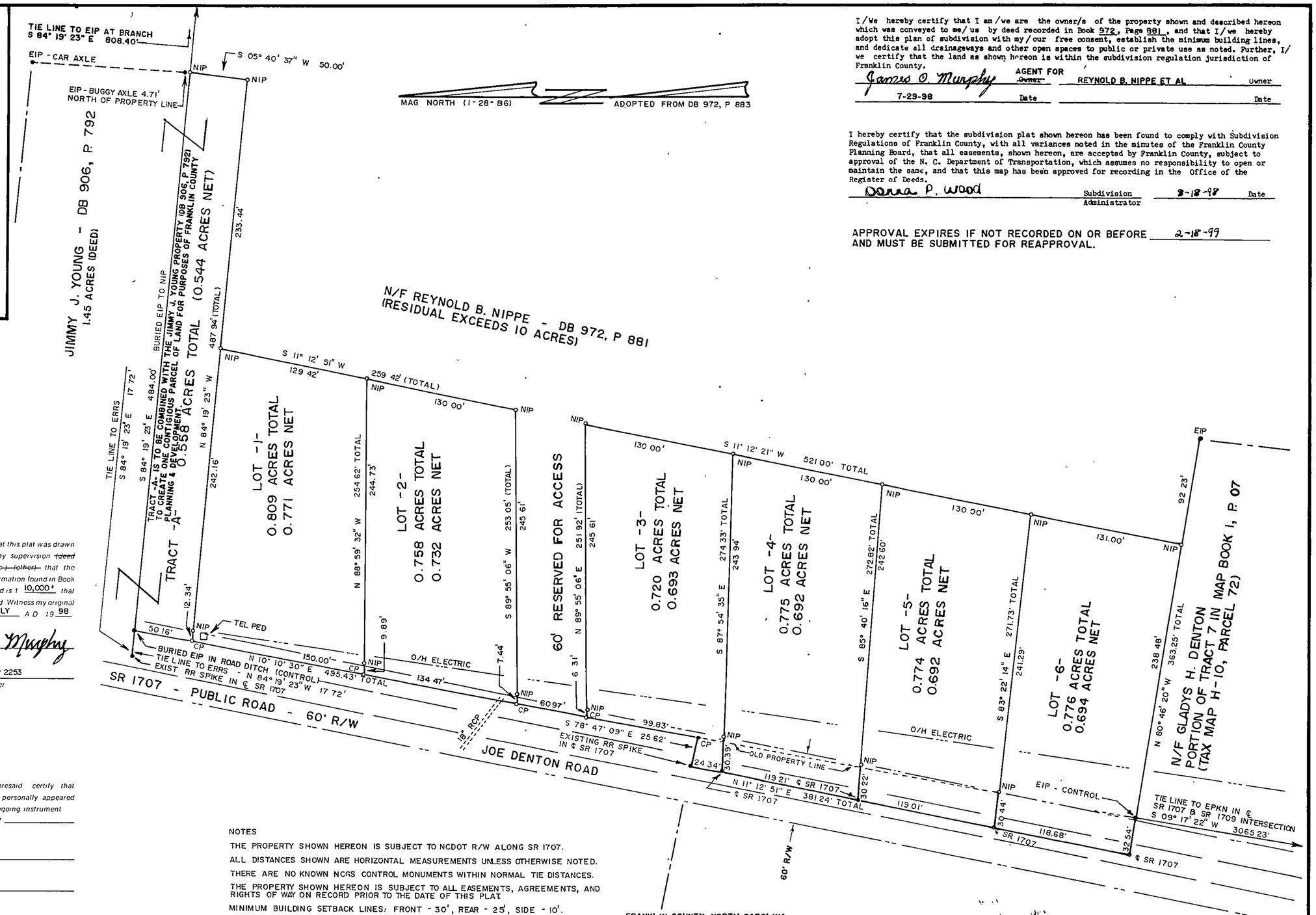

I/We hereby certify that I am/we are the owner/s of the property shown and described hereon which was conveyed to me/us by deed recorded in Book 972, Page 881, and that I/we hereby adopt this plan of subdivision with my/our free consent, establish the minimum building lines, and dedicate all drainageways 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 regulation jurisdiction of Franklin County.

James O. Murphy — ~~Owner~~ AGENT FOR REYNOLD B. NIPPE ET AL — Owner
7-29-98 — Date — Date

I hereby certify that the subdivision plat shown hereon has been found to comply with Subdivision Regulations of Franklin County, with all variances noted in the minutes of the Franklin County Planning Board, that all easements, shown hereon, are accepted by Franklin County, subject to approval of the N. C. Department of Transportation, which assumes no responsibility to open or maintain the same, and that this map has been approved for recording in the Office of the Register of Deeds.

Dana P. Wood — Subdivision Administrator — 8-18-98 — Date

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 2-18-99
AND MUST BE SUBMITTED FOR REAPPROVAL.

LEGEND

————	Lines Surveyed
- - - - - -	Lines Not Surveyed
EIP - - - -	Existing Iron Pipe Control Corner
ECM - - -	Existing Concrete Monument
NIP - - -	New Iron Pipe
PKN - - -	P K Nail
DMD - - -	Double Meridian Distance
R/W - - -	Right of Way
DB - - - -	Deed Book
CM - - - -	Concrete Monument
ELS - - - -	Existing Lightwood Stake
CP - - - - -	Computed Point

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 _____, page _____, etc.) (other)~~ that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____, 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 29 day of JULY A D 19 98

Seal or Stamp

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

James O. Murphy
Surveyor

PE 4884, RLS L-2253
Registration Number

NORTH CAROLINA
_____ COUNTY

I, a Notary Public of the County and State aforesaid certify that _____, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and offical stamp or seal, this _____, day of _____ 19____

Seal - Stamp

_____
Notary Public

My Commission expires _____

NORTH CAROLINA
_____ COUNTY

The foregoing certificate of _____, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book _____, page _____ This _____, 19____ at _____ M

_____ By _____
Register of Deeds — Assistant Reg of Deeds

RECORDED IN BOOK 1998 -
Recorded in Book of Maps _____ Vol. _____ Pg. _____

NOTES

THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG SR 1707.

ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.

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

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS PLAT

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

PORTION OF PROPERTY BETWEEN ℄ SR 1707 AND OLD PROPERTY LINE ALONG THE FRONT OF LOTS 3-6 IS DESCRIBED IN DB 1112, P 301.

FRANKLIN COUNTY, NORTH CAROLINA
I, DANA P. WOOD REVIEW OFFICER OF FRANKLIN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8-18-98 Dana P. Wood
DATE REVIEW OFFICER

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 7-29-98
JAMES O. MURPHY, PE 4884, RLS L-2253 DATE

FRANK S. HURT
REGISTER OF DEEDS
FRANKLIN COUNTY, NC
FILED
DATE August 18, 1998
TIME 3:35 P.M.
BOOK 1998
PAGE 292
Kay S. Hurt
by: Carolyn Coley, Deputy

REVISIONS	- MINOR SUBDIVISION PLAT - ELLINGTON ESTATES NO. 2 - PHASE I			
	CURRENT OWNER: REYNOLD B. NIPPE - DB 972, P 881 & DB 1112, P 301			
30' 0 60' SCALE	TOWNSHIP: HARRIS	COUNTY: FRANKLIN	DATE: 8-06-98	SURVEYED BY: JOM
	STATE: NORTH CAROLINA		SCALE: 1" = 60'	DRAWN BY: CTM
	ZONE: AR	TAX MAP: H-10 PARCEL: 72A	CHECKED & CLOSURE BY: JOM	

60' 30' 00' 60' 120' 180'
SCALE IN FEET

SURVEYED BY: JAMES O. MURPHY, PE 4884, RLS L-2253
P.O. BOX 220, YOUNGSVILLE, N.C. - PHONE 556-2058

FIELD BOOK #49, P. 40
DRAWING NO. 98 - 37

003379

BOOK 1998 Page 292 8-18-98