

Puckett Surveyors, PLLC Professional Land Surveyors

FIRM LICENSE NO. (P-1168)
PO Box 2351
Oxford, NC 27565
P. 919.528.8900

State of North Carolina, County of Granville
Anaeth D. Blount
Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets the statutory requirements for recording.
Date: 12-31-2024

I hereby certify that the property shown and described on this subdivision plat for recordation, qualifies as an exception to the provisions of the Subdivision Regulations of Granville County, North Carolina under Section 19-020 titled "Gravel Driveway Access, no new road".
Stephen M. Puckett
Date: 12-31-2024
Land Development Administrator

Surveyor's Certificate
I, Stephen M. Puckett, hereby certify that this plat is a survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in (references)), that the positional accuracy does not exceed 0.15" plus 150 ppm; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 15th day of November, A.D., 2024.
Stephen M. Puckett
Professional Land Surveyor, License Number L-3991

- Legend (unless otherwise noted)
- 3/4" Pipe Found
 - #4 Rebar Set
 - Nail Set
 - Calculated Point
 - Concrete Monument
 - Right of Way
 - Centerline
 - Property Line
 - Overhead Utilities
 - Total Distance
 - Property Line Surveyed
 - Property Line Tie
 - Deed or Plat Line
 - Overhead Utility Line
 - Access Easement Line
 - Formerly
 - Angle Iron
 - Rebar Found
 - State Plane Coordinates SPC

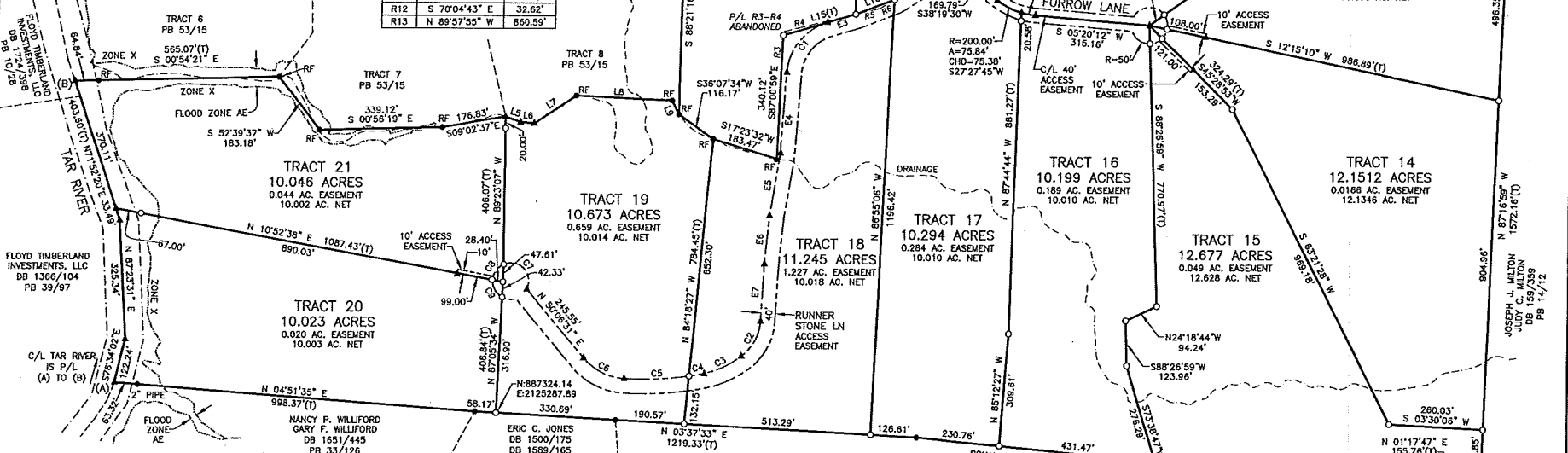


- Notes
- 1) Area by Coordinate Method.
 - 2) Distances are horizontal ground in U.S. Survey Feet.
 - 3) All buildings, surface, subsurface improvements and utilities are not depicted hereon.
 - 4) 10' Access Easements within Tracts 13, 15, and 21 are for the benefit of the underlying Tract only.
 - 5) No title report provided. Easements and rights of others not depicted hereon may exist.
 - 6) Environmental conditions, wetlands, jurisdictional waters or other conditions which may be regulated by Federal, State or local authorities were not investigated. Riparian buffers and other restrictions may be applicable.
 - 7) Refer to Plat Book 52, page 116 for N.C. SPC System file data.
 - 8) Tracts 13, 14, 15, 20, and 21 Access Easement frontage lengths are individually greater than 150'.

LINE	BEARING	DISTANCE
L1	S 08°59'47" W	74.67'
L2	S 15°48'27" W	84.88'
L3	S 15°48'27" W	84.70'
L4	S 89°32'33" W	34.31'
L5	S 20°26'47" W	44.93'
L6	S 05°07'19" W	38.40'
L7	S 37°05'09" E	139.03'
L8	S 03°11'11" W	264.33'
L9	S 64°18'05" W	42.54'
L10	S 01°16'05" E	86.60'
L11	S 33°17'41" E	124.05'
L12	S 33°17'41" E	120.18'
L13	S 33°17'41" E	160.53'
L14	S 31°20'54" E	283.43'
L15	S 15°48'22" E	207.28'
L16	S 20°48'34" E	113.94'
L17	S 31°42'07" E	130.26'
L18	S 39°02'58" E	52.91'
L19	S 39°02'58" E	23.00'
L20	S 56°38'13" E	147.25'
L21	S 37°45'49" E	121.01'
L22	S 45°57'31" E	75.19'
L23	S 70°04'43" E	239.67'
L24	S 70°04'43" E	76.20'
L25	S 65°48'26" E	173.86'
L26	S 83°00'13" E	186.22'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	155.00'	188.11'	N 50°32'23" W	176.77'
C2	132.11'	113.17'	N 61°30'33" W	109.74'
C3	262.46'	125.13'	N 23°18'35" W	123.94'
C4	880.60'	29.18'	N 08°42'10" W	29.18'
C5	860.80'	179.53'	N 01°54'47" W	179.22'
C6	160.00'	128.96'	N 27°01'05" E	125.50'
C7	50.00'	121.78'	S 46°45'25" W	93.83'
C8	50.00'	54.62'	N 54°18'34" W	51.94'
C9	50.00'	57.22'	S 61°38'53" W	54.15'

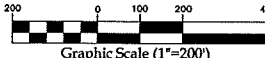
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	N 34°54'08" E	206.13'	R1	N 88°30'11" W	25.98'
E2	S 59°05'52" E	84.66'	R2	S 01°59'05" E	82.40'
E3	N 15°48'22" W	80.49'	R3	S 87°02'51" E	349.87'
E4	N 85°18'24" W	234.17'	R4	S 13°15'46" E	207.08'
E5	N 80°20'21" W	162.56'	R5	S 13°15'46" E	66.54'
E6	N 83°33'44" W	133.28'	R6	S 31°42'07" E	46.25'
E7	N 86°03'03" W	156.30'	R7	S 31°42'07" E	99.86'
			R8	S 64°50'09" E	70.05'
			R9	S 64°50'09" E	66.67'
			R10	S 29°36'07" E	120.63'
			R11	S 29°36'07" E	47.33'
			R12	S 70°04'43" E	32.62'
			R13	N 89°57'55" W	860.59'



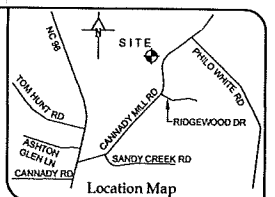
Exempt Division & Recombination Plat
Cannady Mill Farms
November 1, 2024
Brassfield Township, Granville Co., N.C.

References
DB 1955/252
DB 1955/921
PB 52/118
PB 53/15

Owner
JSW Partners
10931 Strickland Rd Site 111
Raleigh NC 27615



Doc ID: 0383390001 Type: GP
Recorded: 12/31/2024 at 11:44:54 AM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy N. Taylor Reg of Deeds



Site Data
1) PIN: 182800653302, Record No. 3531
PIN: 182800668539, Record No. 40176
PIN: 182800669016, Record No. 40176
2) Zone: AR-40
3) Setbacks: Street 50', Side 15', Rear 25'
4) Flood Zone AE mapped using NCFRIS data for FIRM 3720182800K dated 12/06/2019.

SPC N:884498.61
E:2127318.64

JOSEPH J. WILTON
JUDY C. WILTON
DB 159/259
PB 14/12

JAMES E. WHITE
LOUDELLA M. WHITE
DB 180/511