

FILED
 GRANVILLE COUNTY
 11/05/2004 12:13 PM
 KATHRYN CREWS AVERETT
 Register Of Deeds

Return to/Prepared by: Fritscher Law Firm, Pa 124 St. Mary's St Raleigh, NC 27605

Lynne Acres Subdivision
 Brassfield Township
 Granville County
 Book of Maps 29 Page 36
 Granville County Registry

mailed 11-8-04

DECLARATION OF RESTRICTIVE COVENANTS

KNOWN ALL MEN BY THESE PRESENTS that Donald H. and Dorothy V. Evans (Owners), does hereby agree and covenant with all persons, firms or corporations now owning or hereafter acquiring any property in Lynne Acres Subdivision, according to a map recorded in Book 29, Page 36, Granville County Registry, are subject to the following restrictions as to the use thereof, which shall run with said property by whomsoever owned, to wit:

1. **BUILDING SIZE:** All dwellings must be at least 24 feet wide, or no smaller than the industry standard "double wide" mobile home.
2. **SETBACKS:** As listed on Map Book 29 Page 36.
3. **PETS/ANIMALS:** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets that are not adjudicated as dangerous by the proper state or local animal control authority may be kept provided they are not kept, bred or maintained for commercial purposes. All household pets must be contained on property owners lot or otherwise leashed when on property owners lot.
4. **NUISANCES:** No trade materials, inventories, cars, trucks, tractors, or any motor vehicle, inoperable or unlicensed, may be stored or regularly parked on the premises. No portion of the lot may be used for storage of trash or unsightly debris. All trash must be stored in trash bins for regular pick-up.
5. **BURNING:** Burning of dead vegetation and trash is permitted as long as the burning takes place in a protected area under watch with adequate fire protection equipment. No fire may be left unattended, nor shall any fire be built that would be an annoyance to the neighborhood. Property owners will be held responsible for damage caused to any other lot. No fire may be set in violation of state and local law, including but not limited to obtaining proper permits.

IN WITNESS WHEREOF, the undersigned owners have hereunto caused this instrument to be signed by themselves as owners on the 5th day of November, 2004.

Donald H. Evans
 Donald H. Evans

Dorothy V. Evans
 Dorothy V. Evans

NORTH CAROLINA
 WAKE COUNTY

I, Robin V. Parrish, Notary Public of the aforesaid county and state do hereby certify that Donald H. Evans and Dorothy V. Evans, personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notary seal/stamp this 5th day of November, 2004.



ROBIN V. PARRISH
 NOTARY PUBLIC
 WAKE COUNTY, N.C.
 My Commission Expires 9-22-2007

Robin V. Parrish
 Notary Public

STATE OF NORTH CAROLINA, GRANVILLE COUNTY.
 The foregoing certificate of Robin V. Parrish

is certified to be correct. This instrument was presented for registration and filed in this office in Book 1059
 Page 243 This 5th day of November 2004 at 12:13 o'clock P.M.
Kathryn Crews Averett Register of Deeds By Kathryn Crews Averett

2 1 AC Tracts Zoned Highway Commercial

SHELBY LN

JULIE WRIGHT LAND COMPANY
JULIE WRIGHT LAND COMPANY
JULIE WRIGHT

PHONE: (919) 847-5731
CELL: (919) 632-8264

183408385015

183400383253

→ Hwy 96

BRUCE GARNER RD



MAYS STORE RD

POCOMOKE RD

GRANVILLE COUNTY



Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Granville County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 20636
Map Number: 183400383253
Owner Name: EVANS DONALD & DOROTHY
Owner Address: 3145 US HIGHWAY 1
Owner City: FRANKLINTON NC
Parcel Address: BRUCE GARNER RD
Notes:
Deed Reference: 976/598
Deed Date: 7/11/2003

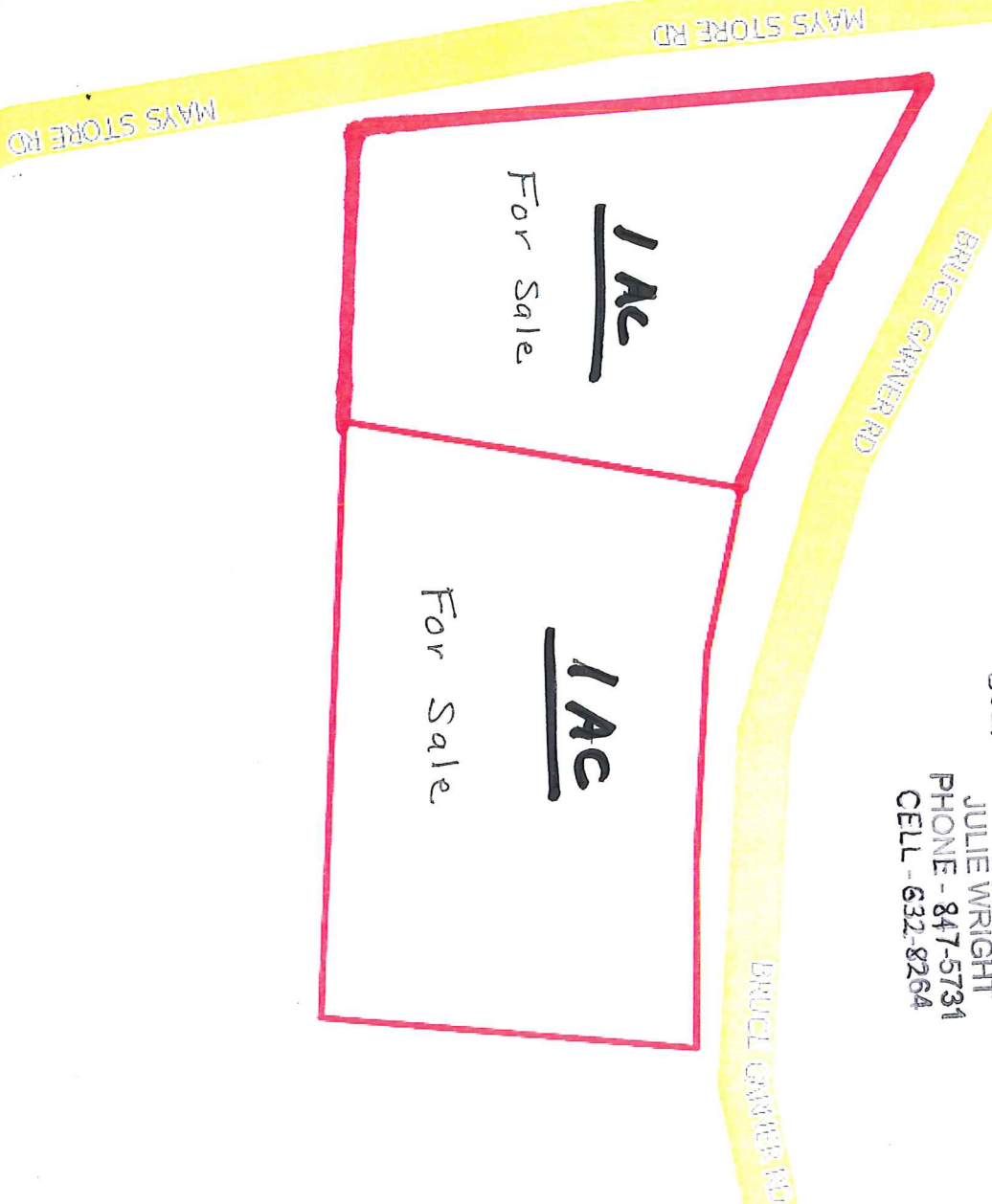
Plat Reference: 29 36
Account: 8506-328
Deed Acres: 1
Calc Acres: 0.738089071467
Value: 23375
Sale: 110000
Township: BRASSFIELD



One Inch = 381 Feet

Zoned Highway Commercial Granville County

JULIE WRIGHT LAND COMPANY
JULIE WRIGHT
PHONE - 847-5731
CELL - 632-8264



GRANVILLE COUNTY



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Parcel Number: 20635
Map Number: 183400385015
Owner Name: EVANS DONALD & DOROTHY
Owner Address: 3145 US HIGHWAY 1
Owner City: FRANKLINTON NC
Parcel Address: BRUCE GARNER RD
Notes:
Deed Reference: 976/598
Deed Date: 7/11/2003

Plat Reference: 29 36
Account: 8506-327
Deed Acres: 1
Calc Acres: 0.957248744424
Value: 23375
Sale: 110000
Township: BRASSFIELD



One Inch = 75 Feet

Recorded in Plat Book 29, Page 36.



CERTIFICATION
I, James M. Smith, do hereby certify that this plot was prepared by me or under my direction and supervision from an actual field survey made by me or under my direction and supervision from references noted hereon that the predication of closure as computed by letheides and depurators is: 1: 10,000; that the lines not actually surveyed are drawn as dashed lines plotted from references noted hereon, that this plot was prepared in accordance with GS 47-30 as amended. Witness my original signature and registration number this 20th day of September 2000

Professional Land Surveyor, L-3251

1. James M. Smith, FLS certifies to one or more of the following:

2A This plot is part of a survey that creates a subdivision of land with
in an area of a county or municipality that has ordinances regulating
parcels of land.

2B This plot is a plot of a survey that is located in a portion of a
county or municipality that is unregulated as to ordinances regulating
parcels of land.

2C This plot is a plot of a survey of an existing parcel(s) of land.

2D This plot is a plot of a survey of another sector, such as a recom-
bination of existing parcels, a court-ordered survey or other excep-
tion to the definition of subdivision.

2E I am not a professional land surveyor. I am not I am un-
willing to make a determination to the best of my professional ability as
to the provisions in (A) through (D) above.

James M. Smith, PLS L-2524

REFERENCES
DB 578-528. See also DB 265-124, and UB 10-160, tract 3, FN - 183400385015
No remaining errors.

Legend

RBS	Indicates rubber & cop(s)printed "FREEDSON SURVEYS" set
EP	Indicates Engraving Iron pipe or pin.
PS	Indicates Iron pipe or pin set this survey.
CM	Indicates setting concrete monument.
CMF	Indicates concrete monument set this survey.
PK	Indicates setting P.K. nail.
PKF	Indicates P.K. nail set this survey.
GP	Indicates compass and sight-on physical monument set.

1. All crosses shown were computed by the coordinate method.
2. This plot is subject to any and all emendations, agreements and rights-of-way of record prior to the date of this plot.
3. This survey conducted without benefit of a title search.

OWNER CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and depicted herein which was conveyed to us by deed shown referenced herein, and that I (we) adopt this plan of subdivision as shown herein with my (our) free consent. Further I (we) hereby certify that the land so shown herein is within the subdivision regulation jurisdiction of Granville County, North Carolina.

Donald A Evans
Deputy or authorized representative.

10/01/03
Date

I hereby certify that the subdivision plot as depicted hereon has been granted final approval pursuant to the Greenville County Subdivision Regulations.

10/1/2003

State of North Carolina
County of Granville Docoy Harlow
1 Docoy Harlow Docoy Harlow

of Sanville County, certify
that the map or plot to which this
certification is affixed made oil

statutory requirements for recording.

Review Officer

Presented for registration, this 10th day of October,
2002, at 4:25 o'clock P.M. and Registered in the office
of Registrar of Deeds for Grenville County, North Carolina.
Book No. 29 Page No. 56

Register of Deeds *John H. C. C. C. C. C.*
By: *John C. C. C. C.*

013

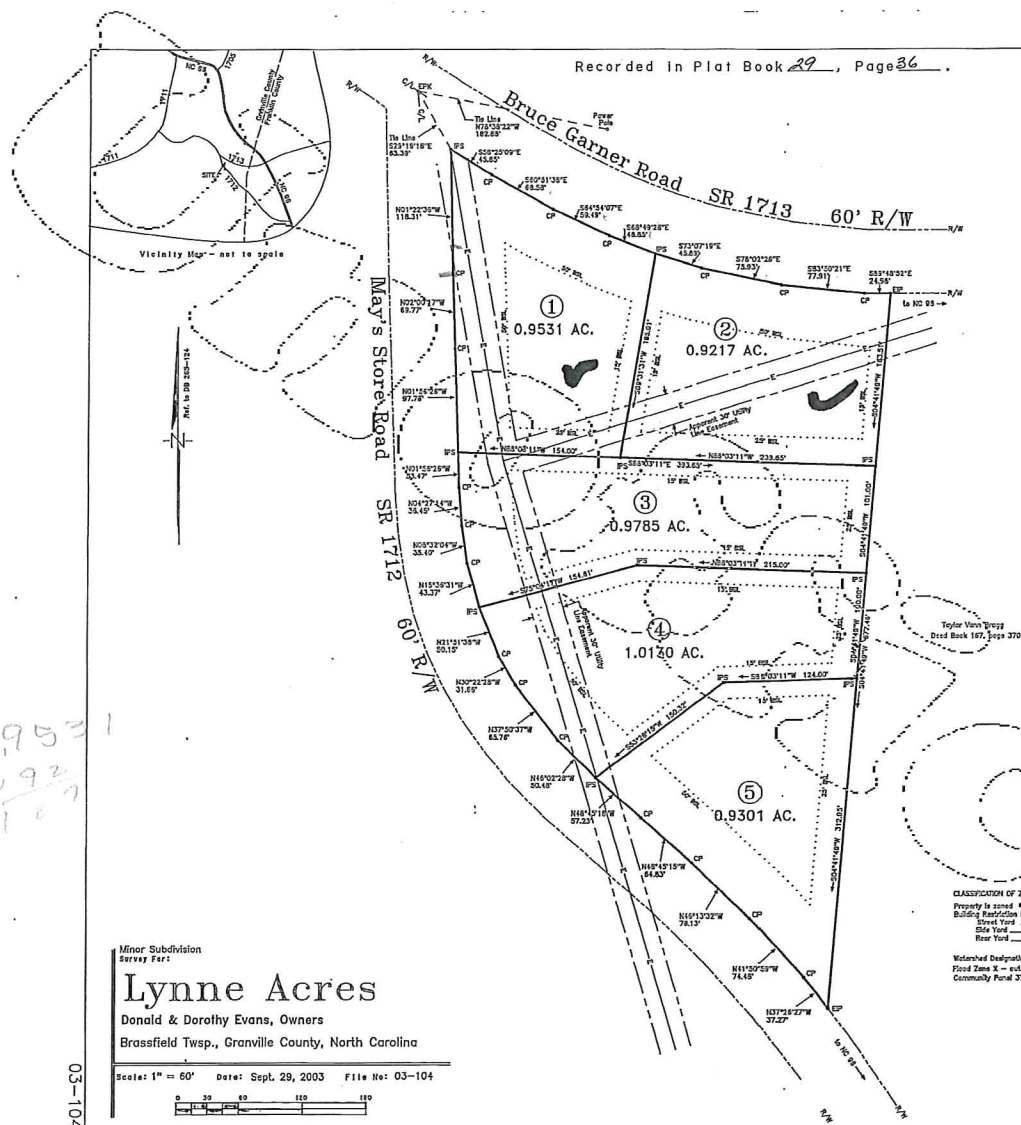
P (S)



PRECISION SURVEYS INC.

Plot E_h. 29. Page 36

Book: 29 Page: 36 Seq: 1

Minor Subdivision
Survey For:

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

Lynne Acres

Donald & Dorothy Evans, Owners

Brassfield Twsp., Granville County, North Carolina

Scale: 1" = 60' Date: Sept. 29, 2003 File No: 03-104

Age Group	I am a member of the club (%)	I am not a member of the club (%)	I am not a member of the club but I am interested in joining (%)	I am not a member of the club and I am not interested in joining (%)
0-30	~15	~45	~30	~10
31-40	~25	~40	~25	~10
41-50	~35	~35	~20	~10
51-60	~45	~30	~15	~10
61-70	~55	~25	~10	~10
71+	~65	~20	~5	~10

03-104

233750