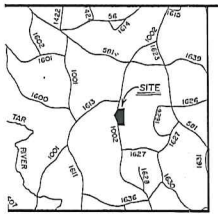
For Sale

P.R.F. #3 Slide 89-164



VICINITY MAP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME BY DEED RECORDED IN BOOK PG. AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF FRANKLIN COUNTY.

W. Graham Cawthorne, Jr.
AGENT FOR OWNER

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 BY 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 OF FRANKLIN COUNTY.

B b H. L. 8-4-89
SUBDIVISION ADMINISTRATOR DATE

I, W. GRAHAM CAWTHORNE JR. CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY THAT THE ERROR OF CLOSURE OF THE SURVEY AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000 AND THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 19 TH DAY OF JUNE, 1989

NORTH CAROLINA REGISTERED SEAL L-2923 LAND SURVEYOR W. GRAHAM CAWTHORNE, JR.

W. Graham Cawthorne, Jr.
REGISTERED LAND SURVEYOR (L-2923)

NORTH CAROLINA, WAKE COUNTY

I, ADRIENNE L. KUCHNIA, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT W. GRAHAM CAWTHORNE JR. A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 19 TH DAY OF JUNE, 1989

MY COMMISSION EXPIRES 3-11-91

ADRIENNE L. KUCHNIA NOTARY PUBLIC WAKE COUNTY, N.C.

Adrienne L. Kuchnia
NOTARY PUBLIC

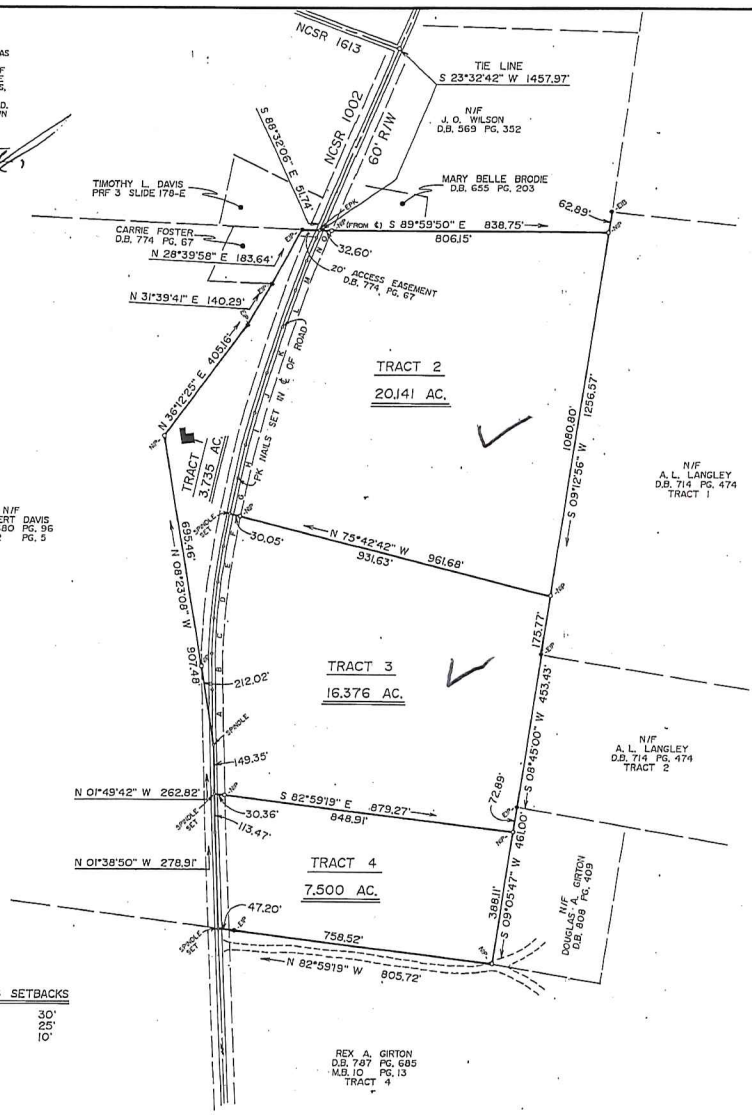
NORTH CAROLINA FRANKLIN COUNTY

THE FOREGOING CERTIFICATE OF ADRIENNE L. KUCHNIA, NOTARY, IS CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE THIS 4th DAY OF August, 1989 AT 10:50 O'CLOCK A.M.

MARTHA D. SHEARIN REGISTER OF DEEDS

BY Linda H. Holmes Deputy
DEPUTY REGISTER OF DEEDS

RECORDED IN PRF #3 SLIDE 89-164



CALLS ALONG ℄ NCSR 1002		
LINE	BEARING	DISTANCE
A	N 00°49'13" W	155.94'
B	N 01°24'25" E	103.17'
C	N 03°13'35" E	104.80'
D	N 06°14'21" E	106.01'
E	N 09°08'00" E	106.95'
F	N 11°03'12" E	101.59'
G	N 12°30'32" E	103.49'
H	N 14°11'45" E	101.45'
I	N 15°37'42" E	98.75'
J	N 17°33'20" E	128.16'
K	N 18°48'04" E	134.27'
L	N 20°03'40" E	115.89'
M	N 21°15'49" E	97.33'
N	N 22°06'42" E	71.63'
O	N 23°02'04" E	21.56'

NOTES

TOTAL AREA TRACTS 1 - 4 IS 47.752 ACRES

LEGEND

EIP - EXISTING IRON PIPE
NIP - NEW IRON PIPE
PK - PK NAIL
R/W - RIGHT OF WAY

REFERENCE

D.B. 280 PG. 252
D.B. 563 PG. 105
M.B. 9 PG. 7

MAGNETIC ADOPTED FROM M.B. 9 PG. 7

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

SURVEY FOR

JOHN YARBOROUGH

CYPRESS CREEK TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

JUNE 19, 1989

200 100 0 200 400

SCALE 1" = 200'

TAX MAP K-8 PARCEL 13

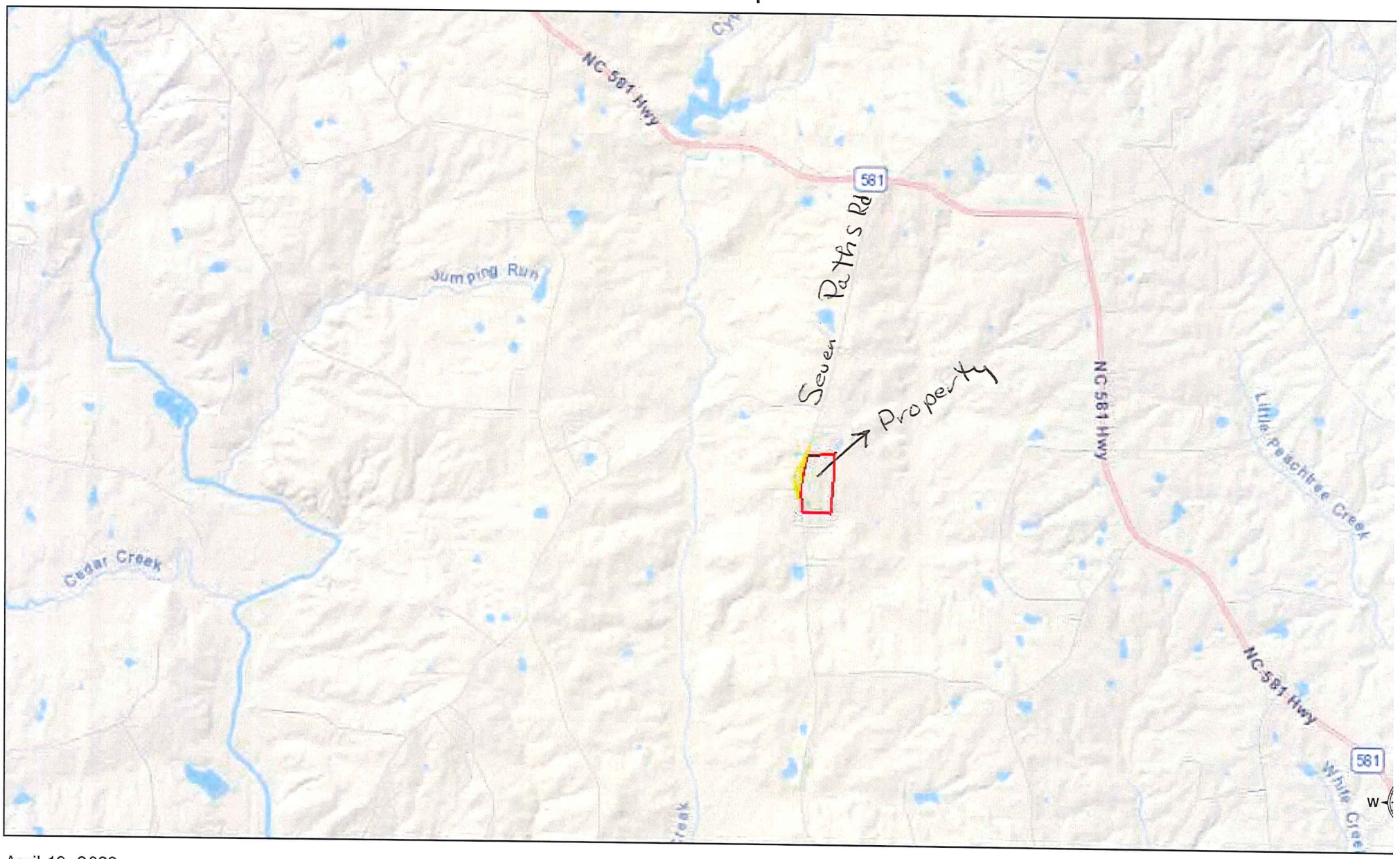
ZONING - AR

89-952

W. GRAHAM CAWTHORNE JR., REGISTERED LAND SURVEYOR P.O. BOX 1253, WAKE FOREST, 27587, (919)556-3148

Plat Record File #3 slide 89-164

GoMaps



April 19, 2023

1:58,760

0 2,650 5,300 10,6

0 800 1,600 3,20

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, I
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand)
OpenStreetMap contributors, and the GIS User Community

GoMaps

April 3, 2023

1:14,707

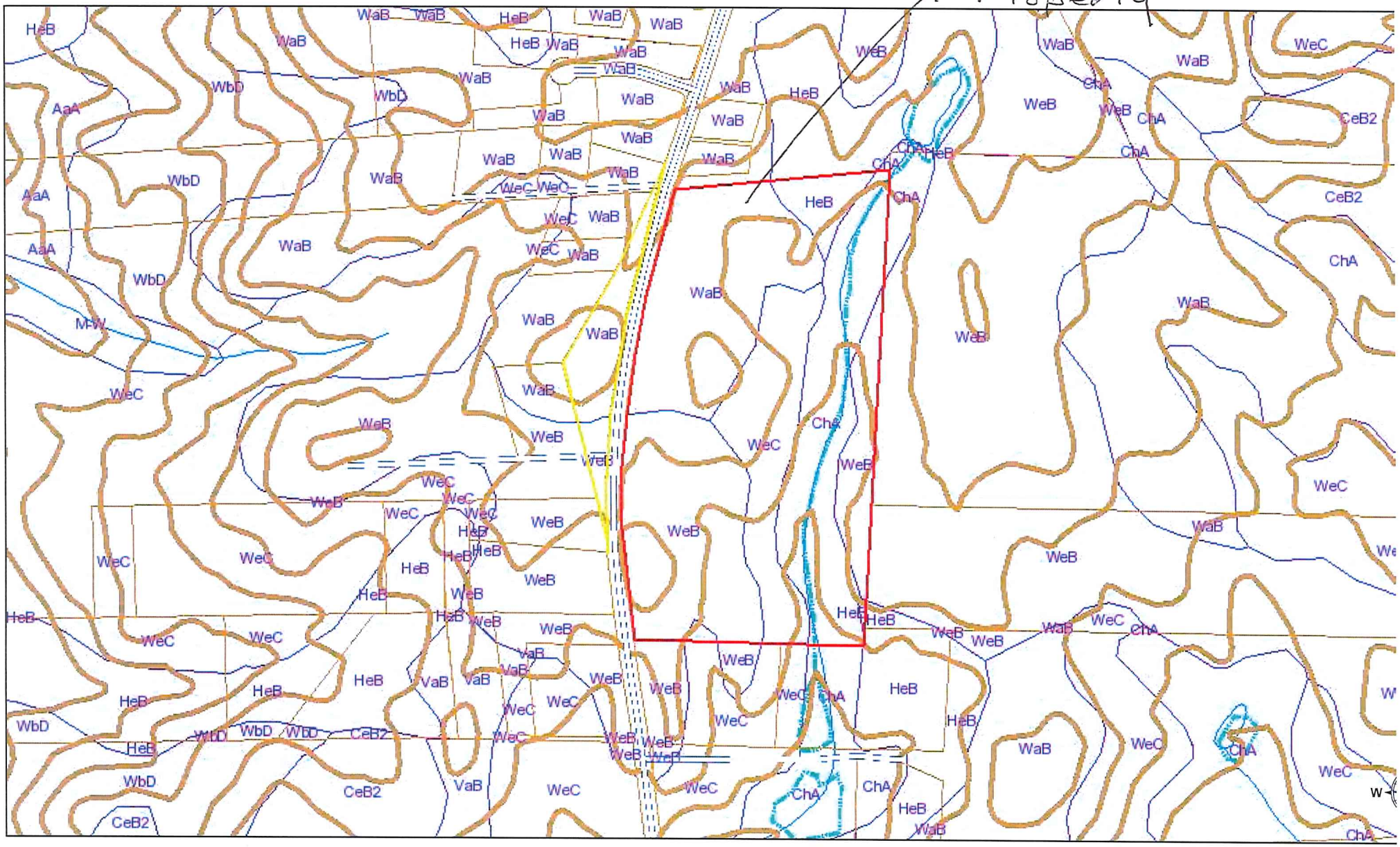
0 650 1,300 2,60(

0 205 410 82

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and th community

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Com

GoMaps



April 19, 2023

1:7,345

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, I Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand) OpenStreetMap contributors, and the GIS User Community