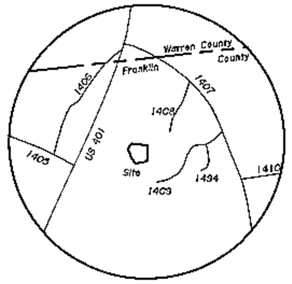

Vicinity Map
(Not to Scale)

NOTE
This survey has been completed without the benefit of a title report and therefore does not necessarily indicate all encumbrances on the subject property.

This plat is subject to all easements, agreements, and Rights of Way of Record prior to the date of this plat.

Combined Factor = 1.0000123
X = 2,218,189.940
Y = 909,241.974
"Rodwell" To "Cash"
N 48°13'07"E

N.C.G.S. "RODWELL"

TOTAL AREA
34.238 ACRES

All Areas By Coordinate Method

N.C. GRID NORTH
1983 DATUM

S 49°29'12"E N.C. Grid 7Ft 4264.46'

Mrs Wiley Faulkner Estate
D.B. 306, Pg. 237

Mrs Wiley Faulkner Estate
D.B. 306, Pg. 237

George Rogers
D.B. 1171, Pg. 617
M.B. 1996, Pg. 294
Tract 2

N.C. Grid Coordinates
X = 2,221,431.246
Y = 906,470.697

S 80°49'18"E 897.88'

N 09°22'35"E 193.03'

N 09°25'52"E 137.10'

N 10°14'37"E 86.76'

N 00°45'23"W 91.76'

N 00°19'39"W 117.23'

N 35°15'27"W 295.67'

N 46°19'33"W 127.05'

N 51°07'55"W 375.34'

N 31°00'28"W 97.59'

N 48°34'30"W 286.52'

N 21°28'07"W 143.61'

S 82°18'25"W 300.11'

Flood Hazard Area

Conservation Easement Area
20.294 ACRES
Easement Lines Are Marked, Chopped, and Painted With Yellow Boundary Marking Paint.

Helen P. Young
D.B. 918, Pg. 678
PRF 3, Sl. 90-8

Helen P. Young
D.B. 918, Pg. 678
PRF 3, Sl. 90-8

References
D.B. 888, Pg. 280
F.C. Tax Parcel
(PIN) 2920-15-3877

Centerline of Sandy Creek Is Property Line

S 80°49'18"E 319.82'

S 02°49'18"E 80.48'

Sandy S. Pendergrass
D.B. 1228, Pg. 156
M.B. 1996, Pg. 294
Tract 3

S 13°50'17"W 236.11'

S 25°02'18"W 188.25'

S 51°58'03"W 148.71'

S 73°32'04"W 74.60'

S 87°08'52"W 108.13'

S 87°08'57"W 52.48'

S 51°07'55"E 417.52'

S 84°08'14"E 460.47'

S 18°39'55"E 276.54'

Remainder
13.944 ACRES

Zoned A-R

Building Setbacks
Front = 30'
Side = 10'
Rear = 25'

Sandy S. Lowrey
D.B. 1118, Pg. 59
M.B. 1996, Pg. 294
Tract 4

S 02°49'18"E 1336.50'

Farm Path

Jung & Qing Cai Fan
D.B. 1052, Pg. 726
M.B. 1996, Pg. 294
Tract 5

S 71°55'20"W 5070.33'
Tie From EPK In Intersection Of SR 1409 & SR 1494

S 82°18'25"W 478.75'

N 79°47'35"W 329.03'

A&P Timber Company, Inc.
D.B. 1310, Pg. 656
M.B. 2002, Pg. 427
Tract 1

Approximate Flood Hazard Boundary As Shown On Community Panel 3720 2920 00 J Effective 01/16/04.

NOTE
Building Setbacks Along Any Stream Begin At The Top Of The Bank And Extend 50' Back From The Stream Bank On Both Sides.

I, Charles M. Davis, Jr., Professional Land Surveyor #L-3270, certify that this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the defination of subdivision.

5/25/05
Date

Charles M Davis
Professional Land Surveyor L-3270

Linda H Stone
LINDA H. STONE
REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED:
DATE: June 29, 2005
TIME: 10:28:43 AM
BOOK: 2005
PAGE(S): 216
By: Brandi L. Smith
Deputy

NOTE
All Distances Are Horizontal Ground Distances.
Dashed Lines Are Not Marked On The Ground.

200 0 200 400 600
GRAPHIC SCALE - FEET

The name of the owner(s) as shown is for indexing purposes only, and shall not be construed as title certification.

SYMBOL LEGEND

Existing Iron Pipe(EIP)	New Iron Pipe(NIP)
Existing PK Nail(EPK)	New PK Nail(NPK)
Existing RR Spike(ERS)	New RR Spike(NRS)
Ex. Conc. Mon.(ECM)	New Conc. Mon.(NCM)
50 Penny Nail	Existing Rebar
Existing Axle	Computed Point(CP)
Power Pole	CC Control Corner
Existing Solid Iron(ESI)	Light Pole
Electric Lines	Grid Monument
Center Line	Property Line
R/W Right of Way	R/W Monument
Man Hole	Telephone Lines
Existing Planted Stone	Utility Lines

I, Charles M. Davis, Jr., certify that under my direction and supervision, this map was drawn from an actual field survey, (D.B. 888, Pg. 280), that the ratio of precision as calculated, before any adjustments, is 1: 10,000+, and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 25th day of May, 2005.

PLS-3270 Charles M Davis

NORTH CAROLINA PROFESSIONAL SEAL L-3270 LAND SURVEYOR CHARLES M. DAVIS, JR.

State Of North Carolina
County Of Franklin

I, Katie Ertmer, Review Officer of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording as required by GS 47-30 as amended.

29 June 2005
Date

Review Officer

PIEDMONT SURVEYS, INC.

Charles M. Davis, Jr.
Professional Land Surveyor
105 CHURCH STREET - P.O. BOX 562
LOUISBURG, NC 27549 (919)496-3797
FAX (919)496-5157

Conservation Easement Survey
For
TAR RIVER LAND CONSERVANCY
(SPO File #035-AB)
Of Property Owned By
KENNETH P. FAULKNER
Sandy Creek Township
Franklin County, North Carolina

Scale 1" = 200'
May 25, 2005

Job: Hawk128.crd CS-F-48-1

Book 2005 Page 216 6-29-05