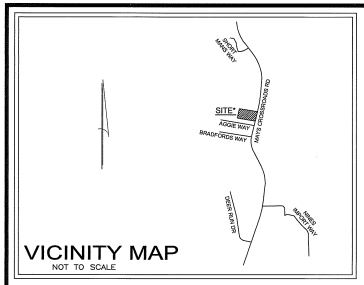


VICINITY MAP
NOT TO SCALE

LEGEND

| | |
|---|---|
| ○ | Ex. iron pipe/rod or nail |
| ● | New iron pipe |
| ⊙ | Calculated point |
| SD | Storm drain |
| | Utility pole |
| DB | Deed Book |
| PB or BM | Plat Book / Book of Maps |
| P/L | Property line |
| PG | Page |
| S.F. | Square feet |
| AC. | Acres |
| R/W | Right-of-way |
| NCDOT | North Carolina Dept. of Transportation |
| EX. | Existing |
| AG | Above ground |
| BG | Below ground |

**CONTROL CORNER**
N: 847,509.61
E: 2,173,949.85
5/8" IRON PIPE W/CAP FLUSH

VERTA M. GALES
LIFE ESTATE
DB 1522, PG 866
PIN: 1874-47-0695

5/8" IRON PIPE FLUSH

S 80°46'01" E 726.12'

EX. 30' PRIVATE EASEMENT (SEE NOTE #9)

NEW 45' PRIVATE ACCESS EASEMENT

5/8" IRON PIPE W/CAP 0.3'BG

GRAVEL

L1

L4

(181.43') (TOTAL)

360.81'

**OLD LOT 1**
OLD AREA
295,482 S.F.
6.78 AC.
(TOTAL TO CL ROAD)
283,796 S.F.
6.51 AC.
(NET OF R/W)
PID: 008439

**NEW LOT 1**
149,191 S.F.
3.42 AC.
(NET OF R/W)

5/8" IRON PIPE FLUSH

(125.50') (TOTAL)

(EX. 60' PUBLIC R/W)

LOT 2
JOHN C. JAMES, JR.
DB 830, PG 451
PIN: 1874-37-7350

1/2" IRON PIPE SET

N 13°23'49" E

N 80°47'55" W 729.03' (NEW PROPERTY LINE)

S 78°30'57" W 155.90' (NEW PROPERTY LINE)

1/2" IRON PIPE SET

1/2" IRON PIPE SET

(179.38')

**NEW LOT 4**
134,605 S.F.
3.09 AC.
(NET OF R/W)

(96.25')

5/8" IRON PIPE 0.2'AG

N 80°46'47" W 428.65' (TOTAL) (332.41')

5/8" IRON PIPE 0.6'AG

N 80°50'26" W 302.83'

1" IRON PIPE 1.0' AG

L3

(234.30')

S 12°36'57" W 358.80'

EDGE OF PAVEMENT

S 12°36'54" W 389.71'

MAYS CROSSROADS ROAD

SALLIE E. EATON
DB 781, PG 343
PB 4, PG 103
PIN: 1874-37-7082

LEROY & CAMILLA GOLDSMITH
DB 780, PG 122
PB 4, PG 103
PIN: 1874-46-1926

PATRICIA L. BRADFORD
DB 2251, PG 688
PB 4, PG 103
PIN: 1874-46-3992

NC GRID NORTH
NAD 83/2011

## REFERENCES:

DEED BOOK 830, PAGE 445
SURVEY BY WILLIAMS, PEARCE & ASSOC.
DATED OCTOBER 21, 1983
DEED BOOK 2419, PAGE 206
PLAT BOOK 4, PAGE 103
*OTHERS SHOWN HEREON

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon which was conveyed to me (us) by deed recorded in Book 2419, Page 206, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building lines, and dedicate all drainage ways and other open space 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.

Owner — Date 5.19.2026

STATE OF Montana
COUNTY OF Gallatin

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Daniel Bear

Date: 5/19/2026
Signature

Nicholas Goodman, Notary Public
Printed Name

My commission expires: 02/05/2030

NICHOLAS GOODMAN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
February 5, 2030

**NOTES:**

1) All distances are horizontal ground in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.

2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Plat Book 4, Page 103, an un-recorded survey by Williams, Pearce & Associates, P.A. dated 10/21/83 & Franklin County GIS unless otherwise noted.

3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.

4) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720186400K, effective date April 16, 2013.

5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.
*HORIZONTAL DATUM = NAD 83 / 2011*

6) All new lots shown hereon to be served by on-site individual well & septic.

7) Lot 1 will be served off of the easement and NOT Mays Crossroads Road.

8) These parcels are located within 1 mile of an Existing Voluntary Agricultural District and or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC law (General Statues Section 106-701) provides some protection for existing agricultural operations.

9) Existing 30' private access easement per an un-recorded survey by Williams, Pearce & Associates, P.A., dated October 21, 1983.

*I, Justin L. Luther, 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. [N.C.G.S. 47-30(f)(11)a.]*

Professional Land Surveyor (L-5107)

*I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended.*

*Witness my original signature, license number and seal this* 28 *day of* May, 2026.

Professional Land Surveyor (L-5107)

NORTH CAROLINA PROFESSIONAL SEAL L-5107 LAND SURVEYOR JUSTIN L. LUTHER

Doc No: 10113888
Recorded: 05/28/2026 03:32:49 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK **2026** PG **204 - 204 (1)**

No additional lots, including re-subdivision of the lots served by the Access Easement, shall be permitted unless the Access Easement is upgraded by the property owner(s) to a private road or public road status and meets or exceeds the Franklin County private road standards or the NCDOT public road specifications, whichever is applicable

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public roads or any change in existing public roads, that the subdivision shown is in all respects in compliance with the Franklin County Unified Development Ordinance, subject to its being recorded in the Franklin County Register of Deeds Office within (6) months of the date below.

Madison Martin — 5/28/26
Subdivision Administrator / Assistant — Date

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE
11/28/26 AND MUST BE SUBMITTED FOR REAPPROVAL
DATE

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

I, Madison Martin, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

5/28/26 — Madison Martin
DATE — REVIEW OFFICER

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 30.03 | S 80°46'01" E |
| L2 | 29.95 | S 12°36'57" W |
| L3 | 30.04 | N 80°50'26" W |
| L4 | 29.78 | N 13°23'49" E |

**ZONING INFORMATION (R-30):**

**Minimum building setbacks:**
-Front and Corner = 30 feet
-Side = 10 feet
-Rear = 25 feet

*MINOR SUBDIVISION PLAT*
*PROPERTY OF*
# GANNETT MANAGEMENT GROUP LLC
FRANKLINTON TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA

60 30 0 60 120
SCALE: 1"=60'

JOB NO.: 2510392
FILE NAME: RM-SD2
PLOT DATE: 5/13/26

**NEWCOMB** land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203