

**VICINITY MAP**  
NOT TO SCALE

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 2519, Page 225, 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.

*Janet T. Bear* 5-19-2026  
Owgr: \_\_\_\_\_ Date: \_\_\_\_\_

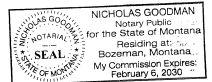
STATE OF Montana  
COUNTY OF Gallatin

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  
*Daniel Bear*

Signature  
*Nicholas Goodman*, Notary Public



My commission expires: 02/05/2030

**NOTES:**

- All distances are horizontal ground in u.s. survey feet unless otherwise noted. Areas computed by coordinate geometry.
- The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Plat Book 4, Page 103, an unrecorded survey by Williams, Pearce & Associates, P.A. dated 10/21/83 & Franklin County GIS unless otherwise noted.
- No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720186400K, effective date April 16, 2013.
- 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 10.07". HORIZONTAL DATUM = NAD 83 / 2011
- All new lots shown hereon to be served by on-site individual well & septic.
- Lot 1 will be served off of the easement and NOT Mays Crossroads Road.
- 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 Statutes Section 106-701) provides some protection for existing agricultural operations.
- Existing 30' private access easement per an unrecorded survey by Williams, Pearce & Associates, P.A., dated October 21, 1983.

I, Justin L. Luther, certify that this survey notes a subdivision of land within the area of a county or municipality that is an ordinance that regulates parcels of land. (N.C.G.S. 20A-204(1)(a))  
*Justin L. Luther*  
Professional Land Surveyor (L-5107)

I, Justin L. Luther, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted on a solid plot; 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 plot was prepared in accordance with NCS 47-30 as amended.

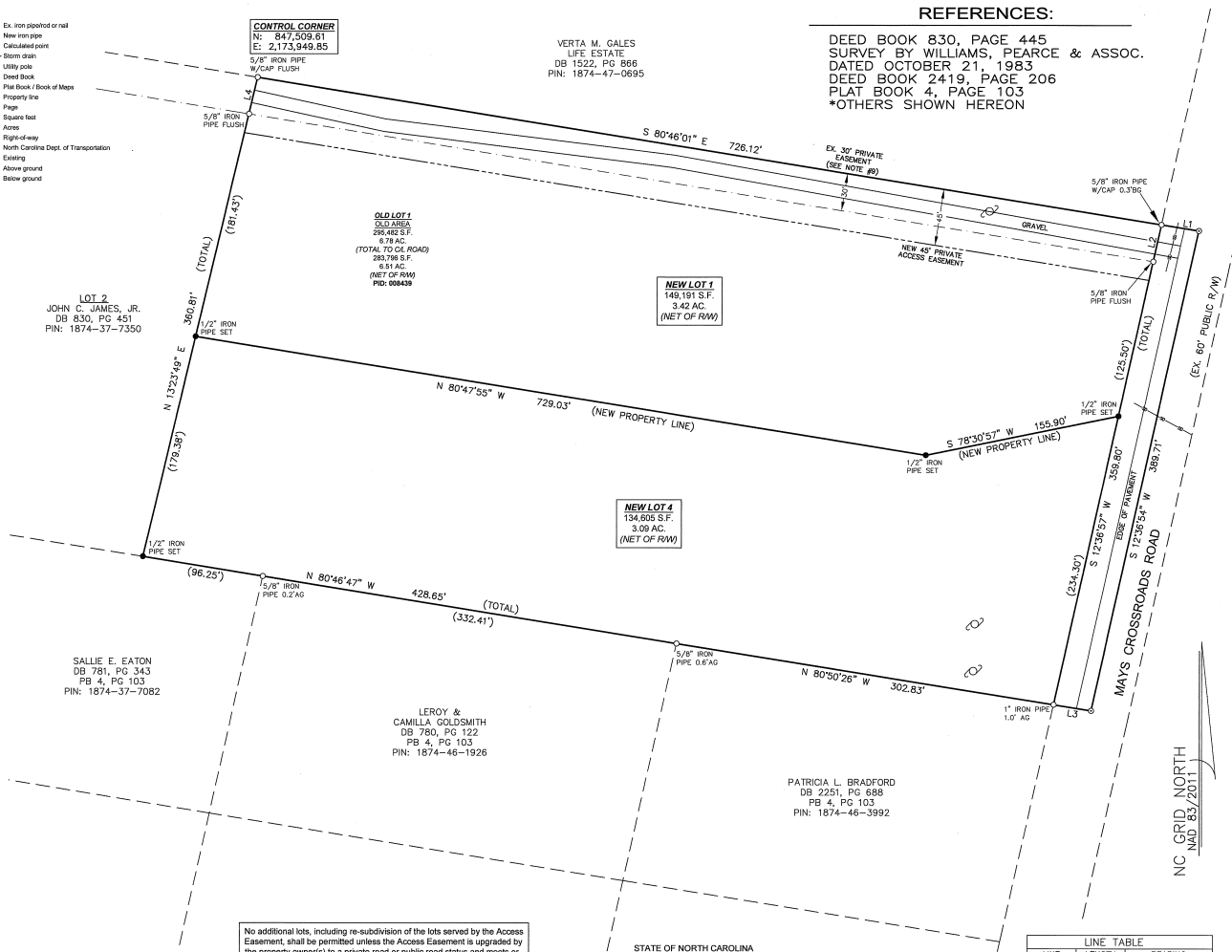
Witness my original signature, license number and seal this day of May, 2026.

*Justin L. Luther*  
Professional Land Surveyor (L-5107)



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

- LEGEND**
- Ex. iron pipe/rod or nail
  - New iron pipe
  - Calculated point
  - Storm drain
  - Utility pole
  - Deed Book
  - Plat Book / Book of Maps
  - PS or BM
  - Property line
  - Page
  - Square foot
  - Acres
  - Right-of-way
  - North Carolina Dept. of Transportation
  - Existing
  - Above ground
  - Below ground



JOB NO.: 2510392  
FILE NAME: 2510392  
PLAT DATE: 5/13/26