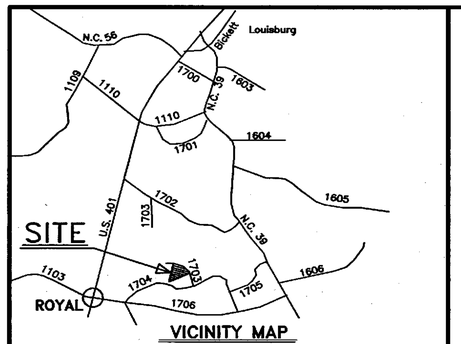


VICINITY MAP
(No Scale)

NOTES:
THE PROPERTY SHOWN HEREON IS SUBJECT TO NCDOT R/W ALONG SR 1703.

ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS PLAT.

AREAS COMPUTED BY COORDINATE METHOD.

ABUTTING OWNERS TAKEN FROM FRANKLIN COUNTY GIS RECORDS.

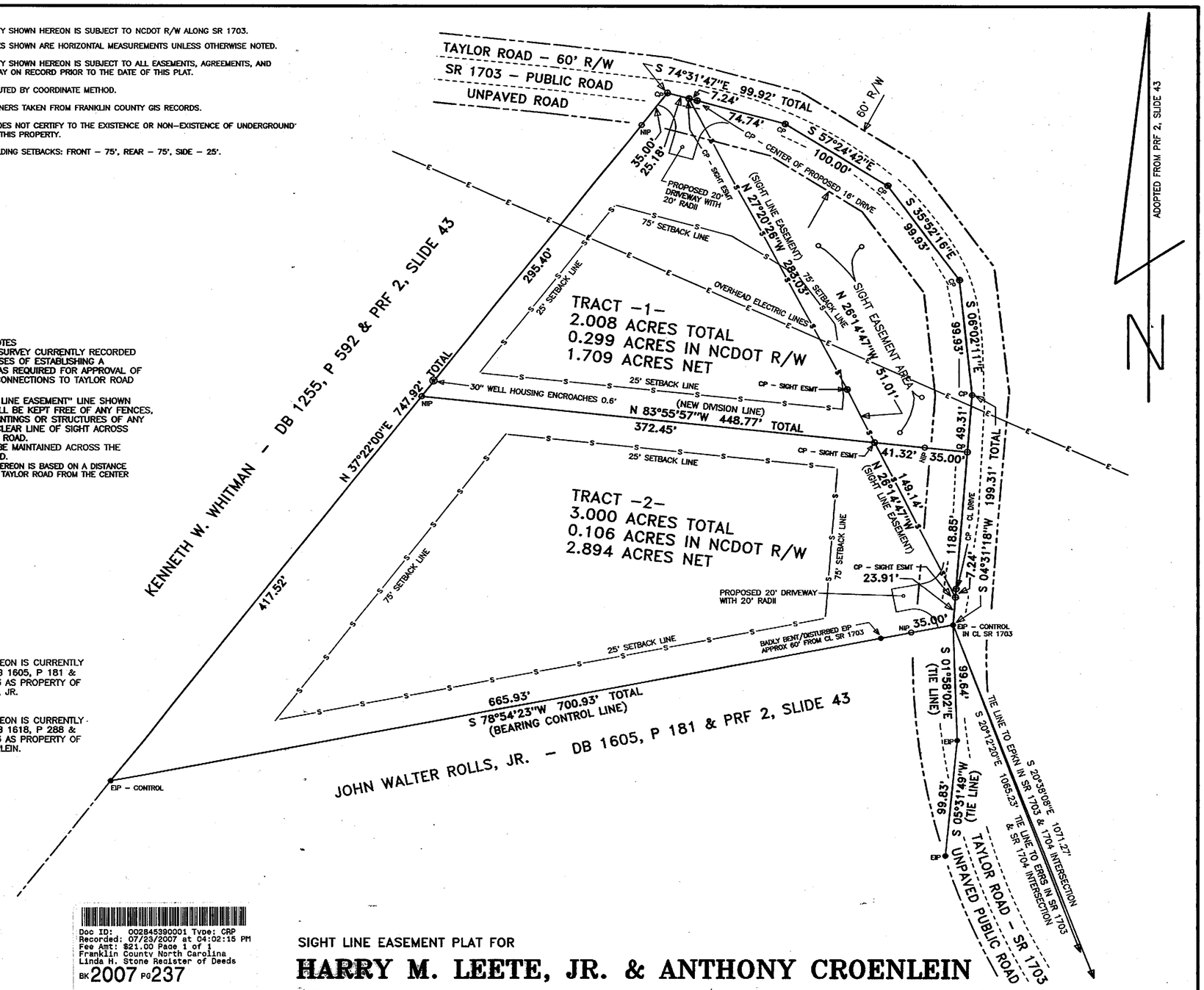
SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.

MINIMUM BUILDING SETBACKS: FRONT – 75', REAR – 75', SIDE – 25'.

LEGEND

EIP	– EXISTING IRON PIN
NIP	– NEW IRON PIN
ECM	– EXISTING CONCRETE MONUMENT
CM	– CONCRETE MONUMENT
EPKN	– EXISTING PK NAIL
PKN	– PK NAIL
R/W	– RIGHT OF WAY
CL	– CENTERLINE
CP	– COMPUTED POINT
DB	– DEED BOOK
P	– PAGE
BM	– BOOK OF MAPS
PP	– POWER POLE
TP	– TELEPHONE PEDESTAL
RRS	– RAILROAD SPIKE
ERRS	– EXISTING RAILROAD SPIKE
CATV	– CABLE TV PEDESTAL
—E—	– OVERHEAD ELECTRIC LINE
—S—	– NCDOT SIGHT LINE EASEMENT

NCDOT SIGHT LINE EASEMENT NOTES
THIS IS A RE-RECORDING OF A SURVEY CURRENTLY RECORDED IN BM 2007, P 133 FOR PURPOSES OF ESTABLISHING A "NCDOT SIGHT LINE EASEMENT" AS REQUIRED FOR APPROVAL OF THE TWO PROPOSED DRIVEWAY CONNECTIONS TO TAYLOR ROAD (SR 1703).
THE AREA BETWEEN THE "SIGHT LINE EASEMENT" LINE SHOWN HEREON AND TAYLOR ROAD SHALL BE KEPT FREE OF ANY FENCES, SHRUBBERY, TREES, WALLS, PLANTINGS OR STRUCTURES OF ANY KIND THAT MIGHT OBSTRUCT A CLEAR LINE OF SIGHT ACROSS THE EASEMENT AREA TO TAYLOR ROAD.
A CLEAR LINE OF SIGHT SHALL BE MAINTAINED ACROSS THE EASEMENT AREA TO TAYLOR ROAD.
THE SIGHT LINE EASEMENT SHOWN HEREON IS BASED ON A DISTANCE OF 550' ALONG THE CENTERLINE OF TAYLOR ROAD FROM THE CENTER OF EACH PROPOSED DRIVEWAY.



THIS PLAT IS APPROVED FOR RECORDING PURSUANT TO SECTION 27-4 OF THE FRANKLIN COUNTY SUBDIVISION REGULATIONS.

Jason T. Rogers 7-23-07
SUBDIVISION ADMINISTRATOR DATE

REVIEW OFFICER'S CERTIFICATE

FRANKLIN COUNTY, NORTH CAROLINA

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

Jason T. Rogers 7-23-07
REVIEW OFFICER DATE

NORTH CAROLINA, FRANKLIN COUNTY

I, JAMES O. MURPHY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK BM 2007, PAGE 133, ETC.) (OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES LISTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 17 DAY OF JULY, 2007.

NORTH CAROLINA PROFESSIONAL SEAL L-2253 LAND SURVEYOR JAMES O. MURPHY

James O. Murphy
SURVEYOR
PE 4884, PLS L-2253

I CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY SUCH AS A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

James O. Murphy 07-17-07
JAMES O. MURPHY, PE 4884, PLS L-2253 DATE

TRACT –1– HEREON IS CURRENTLY RECORDED IN DB 1605, P 181 & BM 2007, P 133 AS PROPERTY OF HARRY M. LETTE, JR.

TRACT –2– HEREON IS CURRENTLY RECORDED IN DB 1618, P 288 & BM 2007, P 133 AS PROPERTY OF ANTHONY CROENLEIN.

Doc ID: 002845390001 Type: CRP
Recorded: 07/23/2007 at 04:02:15 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Linda H. Stone Register of Deeds
BK 2007 PG 237

LINDA H. STONE, REGISTER OF DEEDS, FRANKLIN COUNTY, NORTH CAROLINA By: Betty Harrington Deputy

FILED FOR REGISTRATION

DATE _____

TIME _____

BOOK _____ PAGE _____

BY _____

RECORDED IN BM 2007, PAGE 237

SIGHT LINE EASEMENT PLAT FOR

HARRY M. LEETE, JR. & ANTHONY CROENLEIN

(Present Owner – Harry M. Leete, Jr. – DB 1605, P 181 & Anthony Croenlein – DB 1618, P 288)
HARRIS TOWNSHIP, FRANKLIN COUNTY, NORTH CAROLINA

Scale: 1" = 60' Date: APRIL 19, 2007 & JULY 17, 2007

60 0 60 120 180
GRAPHIC SCALE – FEET

PIN #1892-96-1665 (TRACT –1–)
PIN #1892-96-0379 (TRACT –2–)

ZONING IS "L-I"

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L-2253
Telephone (919) 556-2058
P. O. Box 220, Youngsville, N. C. 27596

7MANL3

DRAWING #07-34 FB 56, P 32

7-23-07