

General Site Notes:
 Total site area is 81,185 sq. ft. or 1.86 acres.
 Property is not located in a special flood hazard area as determined by F.E.M.A. and depicted on F.I.R.M. #3720182400K dated 4-16-13.
 30' Utility easement shown on PB 29/36 was abandoned in DB 1990/53
 Property is located within the Lower Falls Lake Stormwater Area
 Property is zoned: HB (Highway Business)
 Owner:
 Limited NC Properties, LLC
 1250 SE Maynard Road - Suite 102
 Cary, NC 27511

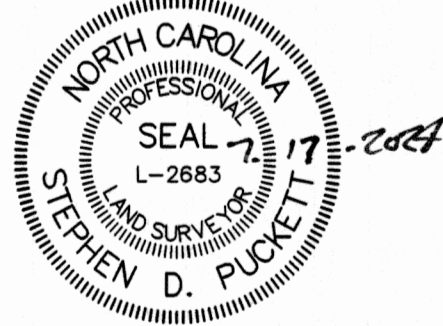
State of North Carolina
 County of Granville
 I, ERIC R. DODDSON, Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Review Officer Date 08/26/24

I hereby certify that the property shown and described hereon this subdivision plat for recordation qualifies as an exception to the provisions of the subdivision regulations of Granville County, North Carolina under Section 10.020.

Title of Exception Recombination
 Land Development Administrator Date 8-26-2024

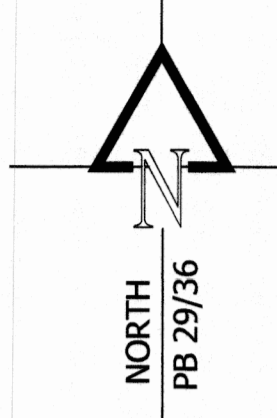
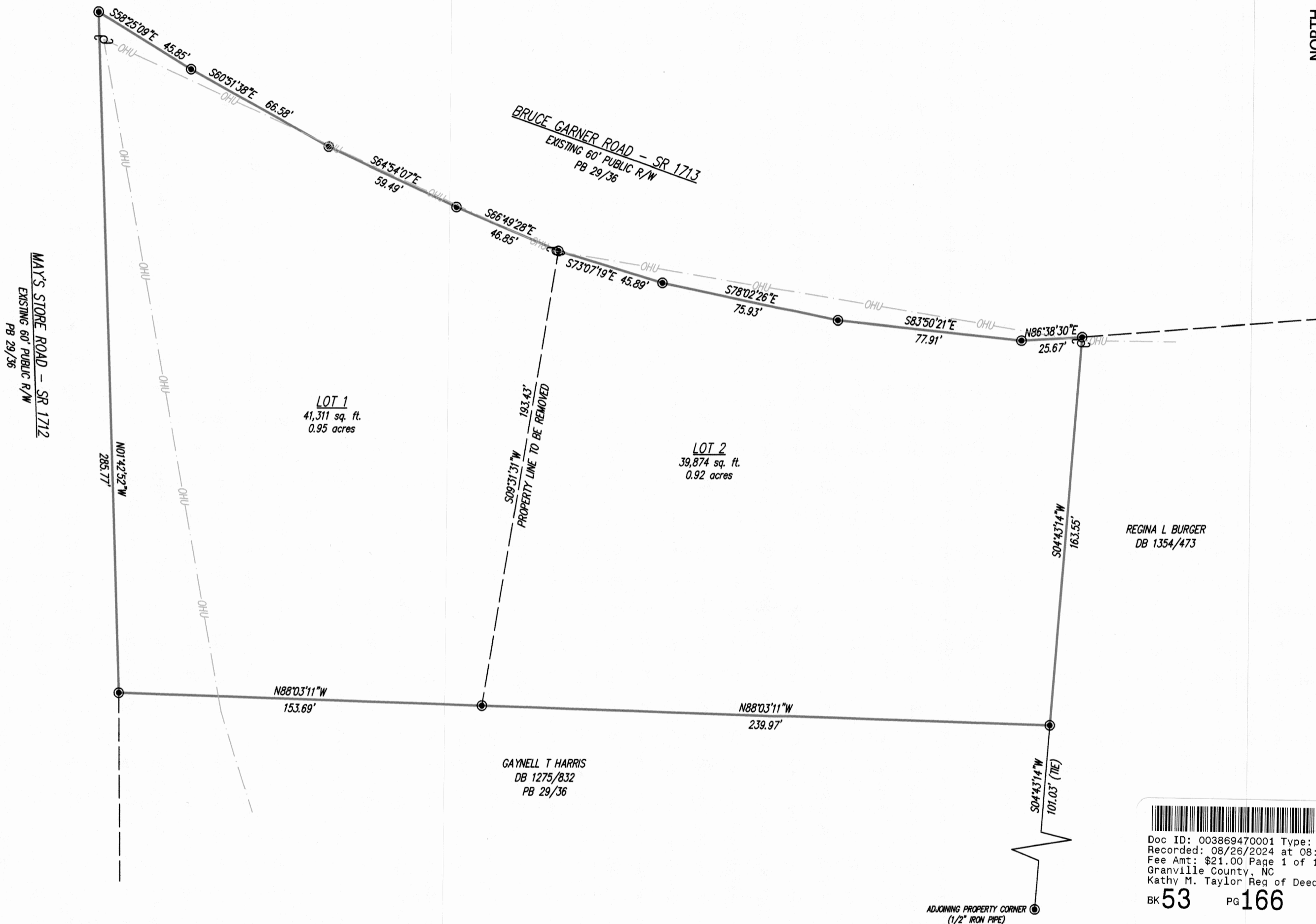
State of North Carolina
 I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book (see references), that the boundaries not surveyed are clearly indicated as drawn from information found in -----; that the ratio of precision positional accuracy is as calculated is 1:20,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and was (not) prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this 17th day of July, 2024.

Stephen D. Puckett L-2683

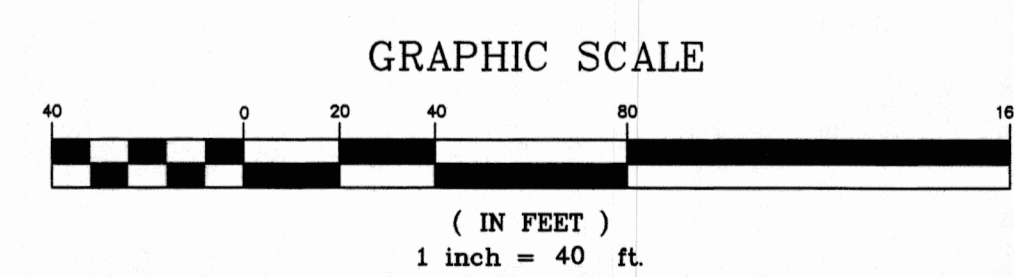


I, Stephen D. Puckett, certify to one or more of the following:
 A. That this Survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 B. That this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land.
 C. One of the following:
 1. That this is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
 3. That this Survey is a Control Survey.
 D. That this plat is of a Survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
 E. That the information available to this Surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions in A-D above.

Stephen D. Puckett L-2683



Doc ID: 003869470001 Type: CRP
 Recorded: 08/26/2024 at 08:49:49 AM
 Fee Amt: \$21.00 Page 1 of 1
 Granville County, NC
 Kathy M. Taylor Reg of Deeds
 BK 53 Pg 166



- ✓ Area by Coordinate Method
 - ✓ No Published Horizontal Control
 - ✓ Monument found within 2000'
 - ✓ All buildings, surface, and subsurface improvements are not necessarily depicted hereon.
 - ✓ New Monumentation is 3/4" diameter iron pipe unless otherwise noted.
 - ✓ All distances are horizontal ground distances in U.S. survey feet.
 - ✓ Dashed lines indicate lines based on (References) (not field verified)
 - ✓ This survey performed without benefit of title examination and is made subject to any document of record which may affect subject property.
- (✓) Applies to this Plat

Legend	
Existing Iron Pin	⊙
New Iron Pin	○
Existing Nail	△
Utility Pole	⊕
Computed Point	▲
Area Light	☆
Sewer Clean-Out	⊗
Water Meter	⊕
Electrical Box	⊞
Telephone Pedestal	⊟
Cable TV Pedestal	⊠
Right of Way	R/W
Overhead Utilities	— OHU —
Property Line	—

References	
DB 1491/504	PB 29/36
MAPN 183400383253 (Lot 1)	
MAPN 183400385015 (Lot 2)	

S.D. PUCKETT & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

5314 Hwy. 55, Suite 104
 Durham, N.C. 27713
 Ph. (919) 544-7717 Fax (919) 544-1274
 Stephen D. Puckett - N.C.P.L.S.# 2683
 spuckett@puckettssurveys.com C-0506

Recombination Plat of:			
4070 & 4072 Bruce Garner Road Franklinton, NC 27525 Lots 1 & 2 Lynne Acres			
Surveyed by RTP, JMT	Drawn by JLB	Date: 7-17-24	
County of Granville	Township of Brassfield	State of N.C.	File: 240801b1