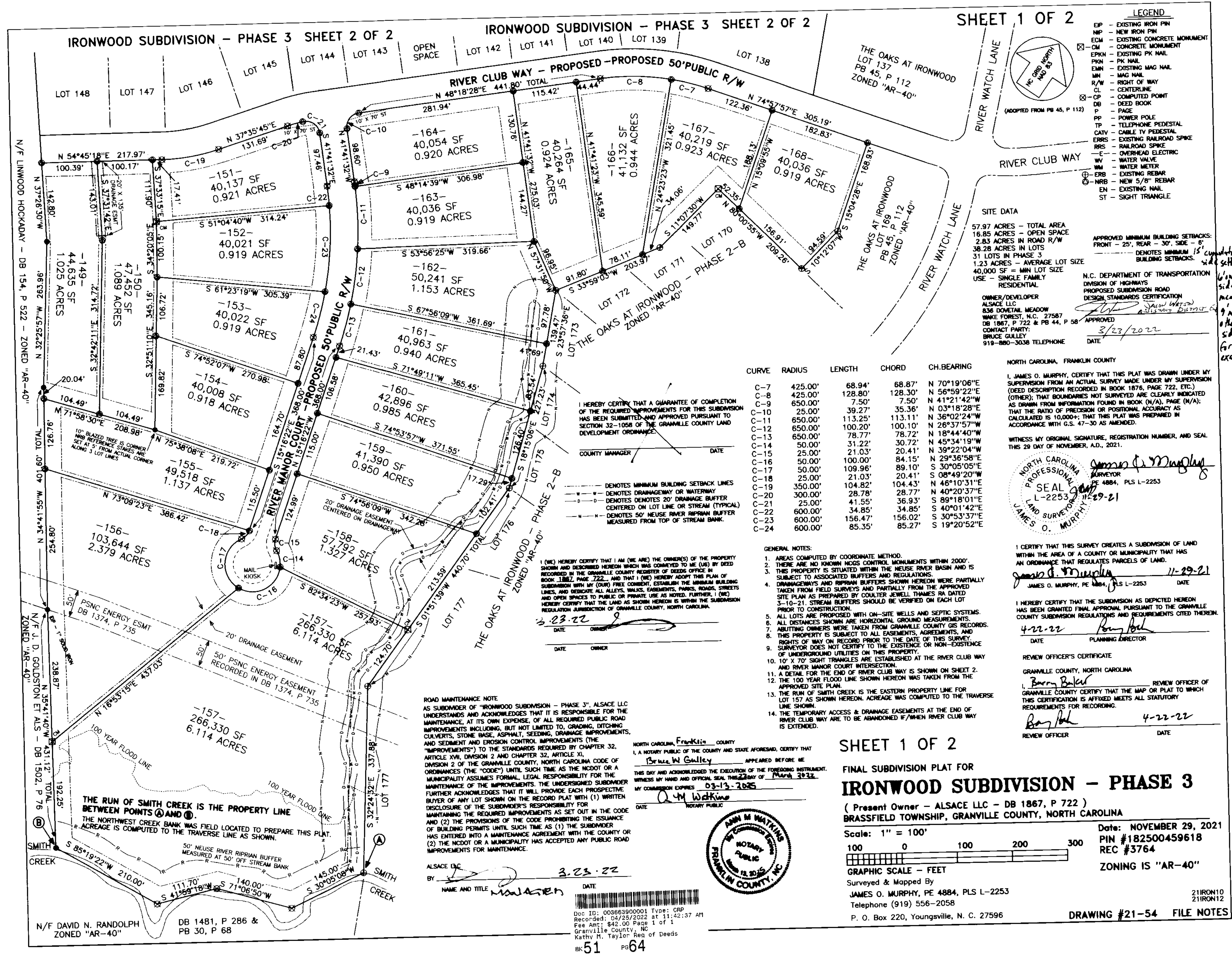




IRONWOOD SUBDIVISION - PHASE 3 SHEET 2 OF 2

IRONWOOD SUBDIVISION - PHASE 3 SHEET 2 OF 2

SHEET 1 OF 2

LEGEND

- EP - EXISTING IRON PIN
- NIP - NEW IRON PIN
- ECM - EXISTING CONCRETE MONUMENT
- CM - CONCRETE MONUMENT
- EPKN - EXISTING PK NAIL
- PKN - PK NAIL
- EMN - EXISTING MAG NAIL
- MM - MAG NAIL
- R/W - RIGHT OF WAY
- CL - CENTERLINE
- CP - COMPUTED POINT
- DB - DEED BOOK
- P - PAGE
- PP - POWER POLE
- TP - TELEPHONE PEDESTAL
- CATV - CABLE TV PEDESTAL
- ERRS - EXISTING RAILROAD SPIKE
- R/S - RAILROAD SPIKE
- E - OVERHEAD ELECTRIC
- WV - WATER VALVE
- WM - WATER METER
- ERB - EXISTING REBAR
- NRB - NEW 5/8" REBAR
- EN - EXISTING NAIL
- ST - SIGHT TRIANGLE

SITE DATA

57.97 ACRES - TOTAL AREA
16.85 ACRES - OPEN SPACE
2.83 ACRES IN ROAD R/W
38.28 ACRES IN LOTS
31 LOTS IN PHASE 3
1.23 ACRES - AVERAGE LOT SIZE
40,000 SF - MIN LOT SIZE
USE - SINGLE FAMILY
RESIDENTIAL

APPROVED MINIMUM BUILDING SETBACKS:
FRONT - 25', REAR - 30', SIDE - 6'
--- DENOTES MINIMUM 15' BUILDING SETBACKS.

N.C. DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
OWNER/DEVELOPER
ALSACE LLC
836 DOWMETAL MEADOW
WAKE FOREST, N.C. 27587
DB 1867, P 722 & PB 44, P 58
CONTACT PARTY:
BRUCE GUILLEY
919-880-3038 TELEPHONE
APPROVED
3/23/2022
DATE

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-7	425.00'	68.94'	68.87'	N 70°19'06"E
C-8	425.00'	128.80'	128.30'	N 56°59'22"E
C-9	650.00'	7.50'	7.50'	N 41°21'42"W
C-10	25.00'	39.27'	35.36'	N 03°18'28"E
C-11	650.00'	113.25'	113.11'	N 36°02'24"W
C-12	650.00'	100.20'	100.10'	N 26°37'57"W
C-13	650.00'	78.77'	78.72'	N 18°44'40"W
C-14	50.00'	31.22'	30.72'	N 45°34'19"W
C-15	25.00'	21.03'	20.41'	N 39°22'04"W
C-16	50.00'	100.00'	84.15'	N 29°36'58"E
C-17	50.00'	109.96'	89.10'	S 30°05'05"E
C-18	25.00'	21.03'	20.41'	S 08°49'20"W
C-19	350.00'	104.82'	104.43'	N 46°10'31"E
C-20	300.00'	28.78'	28.77'	N 40°20'37"E
C-21	25.00'	41.55'	36.93'	S 89°18'01"E
C-22	600.00'	34.85'	34.85'	S 40°01'42"E
C-23	600.00'	156.47'	156.02'	S 30°53'37"E
C-24	600.00'	85.35'	85.27'	S 19°20'52"E

I HEREBY CERTIFY THAT A GUARANTEE OF COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION HAS BEEN SUBMITTED AND APPROVED PURSUANT TO SECTION 32-105B OF THE GRANVILLE COUNTY LAND DEVELOPMENT ORDINANCE.

COUNTY MANAGER DATE

- DENOTES MINIMUM BUILDING SETBACK LINES
- DENOTES DRAINAGEWAY OR WATERWAY
- DENOTES 20' DRAINAGE BUFFER CENTERED ON LOT LINE OR STREAM (TYPICAL)
- DENOTES 50' NEUSE RIVER RIPARIAN BUFFER MEASURED FROM TOP OF STREAM BANK

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN THE GRANVILLE COUNTY REGISTER OF DEEDS OFFICE IN BOOK 1186Z, PAGE 722, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL ALLEYS, WALKS, EASEMENTS, PARKS, ROADS, STREETS AND OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) HEREBY CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF GRANVILLE COUNTY, NORTH CAROLINA.

DATE 3-23-22
OWNER

GENERAL NOTES:

- AREAS COMPUTED BY COORDINATE METHOD.
- THERE ARE NO KNOWN MCGS CONTROL MONUMENTS WITHIN 2000'.
- THIS PROPERTY IS SITUATED WITHIN THE NEUSE RIVER BASIN AND IS SUBJECT TO ASSOCIATED BUFFERS AND REGULATIONS.
- DRAINAGEWAYS AND RIPARIAN BUFFERS SHOWN HEREON WERE PARTIALLY TAKEN FROM FIELD SURVEYS AND PARTIALLY FROM THE APPROVED SITE PLAN AS PREPARED BY COUNTER JEWELL THAMES RA DATED 3-10-21. STREAM BUFFERS SHOULD BE VERIFIED ON EACH LOT PRIOR TO CONSTRUCTION.
- ALL LOTS ARE PROPOSED WITH ON-SITE WELLS AND SEPTIC SYSTEMS.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS.
- ABUTTING OWNERS WERE TAKEN FROM GRANVILLE COUNTY GIS RECORDS.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS SURVEY.
- SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.
- 10' X 70' SIGHT TRIANGLES ARE ESTABLISHED AT THE RIVER CLUB WAY AND RIVER MANOR COURT INTERSECTION.
- A DETAIL FOR THE END OF RIVER CLUB WAY IS SHOWN ON SHEET 2.
- THE 100 YEAR FLOOD LINE SHOWN HEREON WAS TAKEN FROM THE APPROVED SITE PLAN.
- THE RUN OF SMITH CREEK IS THE EASTERN PROPERTY LINE FOR LOT 157 AS SHOWN HEREON. ACREAGE WAS COMPUTED TO THE TRAVERSE LINE SHOWN.
- THE TEMPORARY ACCESS & DRAINAGE EASEMENTS AT THE END OF RIVER CLUB WAY ARE TO BE ABANDONED IF/WHEN RIVER CLUB WAY IS EXTENDED.

ROAD MAINTENANCE NOTE
AS SUBDIVIDER OF "IRONWOOD SUBDIVISION - PHASE 3", ALSACE LLC UNDERSTANDS AND ACKNOWLEDGES THAT IT IS RESPONSIBLE FOR THE MAINTENANCE, AT ITS OWN EXPENSE, OF ALL REQUIRED PUBLIC ROAD IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, GRADING, DITCHING, CULVERTS, STONE BASE, ASPHALT, SEEDING, DRAINAGE IMPROVEMENTS, AND SEDIMENT AND EROSION CONTROL IMPROVEMENTS (THE "IMPROVEMENTS") TO THE STANDARDS REQUIRED BY CHAPTER 32, ARTICLE XVII, DIVISION 2 AND CHAPTER 32, ARTICLE XI, DIVISION 2 OF THE GRANVILLE COUNTY, NORTH CAROLINA CODE OF ORDINANCES (THE "CODE") UNTIL SUCH TIME AS THE MCDOT OR A MUNICIPALITY ASSUMES FORMAL LEGAL RESPONSIBILITY FOR THE MAINTENANCE OF THE IMPROVEMENTS. THE UNDERSIGNED SUBDIVIDER FURTHER ACKNOWLEDGES THAT IT WILL PROVIDE EACH PROSPECTIVE BUYER OF ANY LOT SHOWN ON THE RECORD PLAT WITH (1) WRITTEN DISCLOSURE OF THE SUBDIVIDER'S RESPONSIBILITY FOR MAINTAINING THE REQUIRED IMPROVEMENTS AS SET OUT IN THE CODE AND (2) THE PROVISIONS OF THE CODE PROHIBITING THE ISSUANCE OF BUILDING PERMITS UNTIL SUCH TIME AS (1) THE SUBDIVIDER HAS ENTERED INTO A MAINTENANCE AGREEMENT WITH THE COUNTY OR (2) THE MCDOT OR A MUNICIPALITY HAS ACCEPTED ANY PUBLIC ROAD IMPROVEMENTS FOR MAINTENANCE.

NORTH CAROLINA, Franklin COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT
Bruce W. Guiley APPEARED BEFORE ME
THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF March 2022.
MY COMMISSION EXPIRES 03-13-2025
DATE 3-23-22
NOTARY PUBLIC

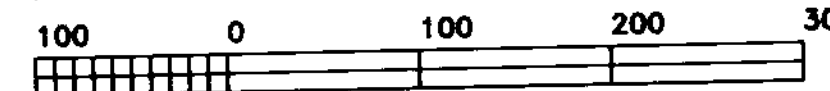


SHEET 1 OF 2

FINAL SUBDIVISION PLAT FOR
IRONWOOD SUBDIVISION - PHASE 3

(Present Owner - ALSACE LLC - DB 1867, P 722)
BRASSFIELD TOWNSHIP, GRANVILLE COUNTY, NORTH CAROLINA

Scale: 1" = 100'



GRAPHIC SCALE - FEET

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L-2253
Telephone (919) 556-2058

P. O. Box 220, Youngsville, N. C. 27596

Date: NOVEMBER 29, 2021
PIN #182500459618
REC #3764
ZONING IS "AR-40"

DRAWING #21-54 FILE NOTES

Doc ID: 008663900001 Type: CRP
Recorded: 04/25/2022 at 11:42:37 AM
Fee Amt: \$42.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 51 PG 64

LEGEND

- EXISTING IRON PIN - ●
- NEW IRON PIN - ○
- EXISTING CONCRETE MONUMENT - ■
- CONCRETE MONUMENT - □
- EXISTING PK NAIL - ✕
- PK NAIL - ✕
- EXISTING MAG NAIL - ✕
- MAG NAIL - ✕
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- ERRS - EXISTING RAILROAD SPIKE
- RRS - RAILROAD SPIKE
- WE - WATER VALVE
- WM - WATER METER
- ERB - EXISTING REBAR - ⊕
- NRB - NEW 5/8" REBAR - ⊕
- EN - EXISTING NAIL

ADOPTED FROM PB 45, P 112

NOTE: THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FALLS WATERSHED STORMWATER ORDINANCE ("ORDINANCE") FOR NEW DEVELOPMENT. BEFORE DEVELOPMENT ACTIVITY OF ANY KIND IS BEGUN ON ANY LOT SHOWN ON THIS PLAT, YOU ARE ADVISED TO CONTACT THE GRANVILLE COUNTY PLANNING AND ZONING DEPARTMENT. THE DEVELOPMENT MUST CONFORM TO THE APPROVED STORMWATER PLAN ON FILE WITH GRANVILLE COUNTY AND THE RECORDED OPERATION AND MAINTENANCE AGREEMENT.

GENERAL NOTES:

- AREAS COMPUTED BY COORDINATE METHOD.
- THERE ARE NO KNOWN NCOS CONTROL MONUMENTS WITHIN 2000'.
- THIS PROPERTY IS SITUATED WITHIN THE NEUSE RIVER BASIN AND IS SUBJECT TO ASSOCIATED BUFFERS AND REGULATIONS.
- DRAINAGEWAYS AND RIPARIAN BUFFERS SHOWN HEREON WERE PARTIALLY TAKEN FROM FIELD SURVEYS AND PARTIALLY FROM THE APPROVED SITE PLAN AS PREPARED BY COUNTER JEWELL THAMES RA DATED 3-10-21. STREAM BUFFERS SHOULD BE VERIFIED ON EACH LOT PRIOR TO CONSTRUCTION.
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- SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.
- THE TEMPORARY ACCESS & DRAINAGE EASEMENTS AT THE END OF RIVER CLUB WAY ARE TO BE ABANDONED IF/WHEN RIVER CLUB WAY IS EXTENDED.

ROAD MAINTENANCE NOTE

AS SUBDIVIDER OF "IRONWOOD SUBDIVISION - PHASE 3", ALSACE LLC UNDERSTANDS AND ACKNOWLEDGES THAT IT IS RESPONSIBLE FOR THE MAINTENANCE, AT ITS OWN EXPENSE, OF ALL REQUIRED PUBLIC ROAD IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, GRADING, DITCHING, CULVERTS, STONE BASE, ASPHALT, SEEDING, DRAINAGE IMPROVEMENTS, AND SEDIMENT AND EROSION CONTROL IMPROVEMENTS (THE "IMPROVEMENTS") TO THE STANDARDS REQUIRED BY CHAPTER 32, ARTICLE XVII, DIVISION 2 AND CHAPTER 32, ARTICLE XI, DIVISION 2 OF THE GRANVILLE COUNTY, NORTH CAROLINA CODE OF ORDINANCES (THE "CODE") UNTIL SUCH TIME AS THE NCODOT OR A MUNICIPALITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR THE MAINTENANCE OF THE IMPROVEMENTS. THE UNDERSIGNED SUBDIVIDER FURTHER ACKNOWLEDGES THAT IT WILL PROVIDE EACH PROSPECTIVE BUYER OF ANY LOT SHOWN ON THE RECORD PLAT WITH (1) WRITTEN DISCLOSURE OF THE SUBDIVIDER'S RESPONSIBILITY FOR MAINTAINING THE REQUIRED IMPROVEMENTS AS SET OUT IN THE CODE AND (2) THE PROVISIONS OF THE CODE PROHIBITING THE ISSUANCE OF BUILDING PERMITS UNTIL SUCH TIME AS (1) THE SUBDIVIDER HAS ENTERED INTO A MAINTENANCE AGREEMENT WITH THE COUNTY OR (2) THE NCODOT OR A MUNICIPALITY HAS ACCEPTED ANY PUBLIC ROAD IMPROVEMENTS FOR MAINTENANCE.

ALSACE LLC
BY: *[Signature]* DATE: 3-23-22
NAME AND TITLE: *Manager* DATE: 3-23-22

Vicinity Map (Not to Scale)

NOTE: THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FALLS WATERSHED STORMWATER ORDINANCE ("ORDINANCE") FOR NEW DEVELOPMENT. BEFORE DEVELOPMENT ACTIVITY OF ANY KIND IS BEGUN ON ANY LOT SHOWN ON THIS PLAT, YOU ARE ADVISED TO CONTACT THE GRANVILLE COUNTY PLANNING AND ZONING DEPARTMENT. THE DEVELOPMENT MUST CONFORM TO THE APPROVED STORMWATER PLAN ON FILE WITH GRANVILLE COUNTY AND THE RECORDED OPERATION AND MAINTENANCE AGREEMENT.

IRONWOOD SUBDIVISION - PHASE 3

(Present Owner - ALSACE LLC - DB 1867, P 722)
BRASSFIELD TOWNSHIP, GRANVILLE COUNTY, NORTH CAROLINA

Scale: 1" = 100'
100 0 100 200 300
GRAPHIC SCALE - FEET
Date: NOVEMBER 29, 2021
PIN #182500459618
REC #3764
ZONING IS "AR-40"

Surveyed & Mapped By
JAMES O. MURPHY, PE 4884, PLS L-2253
Telephone (919) 556-2058
P. O. Box 220, Youngsville, N. C. 27596
DRAWING #21-55 FILE NOTES

IRONWOOD SUBDIVISION - PHASE 3 SHEET 1 OF 2

LOT 129: 51,583 SF 1.184 ACRES
LOT 130: 41,213 SF 0.946 ACRES
LOT 131: 45,611 SF 1.047 ACRES
LOT 132: 44,790 SF 1.028 ACRES
LOT 133: 71,739 SF 0.958 ACRES
LOT 134: 42,967 SF 0.986 ACRES
LOT 135: 40,056 SF 0.920 ACRES
LOT 136: 63,719 SF 1.463 ACRES
LOT 137: 56,876 SF 1.306 ACRES
LOT 138: 1,306 ACRES
LOT 139: 1,306 ACRES
LOT 140: 1,306 ACRES
LOT 141: 1,306 ACRES
LOT 142: 1,306 ACRES
LOT 143: 1,306 ACRES
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LOT 170: 1,306 ACRES
LOT 171: 1,306 ACRES

IRONWOOD SUBDIVISION - PHASE 3 SHEET 1 OF 2

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IRONWOOD SUBDIVISION - PHASE 3 SHEET 1 OF 2

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