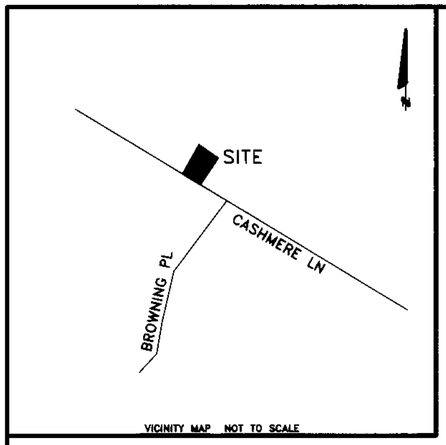

VICINITY MAP NOT TO SCALE

INTERSECTION OF SR 1715 & SR 1714

S 44°03'56" E
1932.12'

CONTROL CORNER
PB 34 PG 67
EIP

REVIEW OFFICER CERTIFICATE

GRANVILLE COUNTY, NORTH CAROLINA

I, Barry Baldwin Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the review officer has responsibility as provided by law.

Review Officer — Date of Certification: 4-29-22

GRANVILLE COUNTY LAND RECORDS/GIS

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT FOR RECORDATION, QUALIFIES AS AN EXCEPTION TO THE PROVISIONS OF THE SIBDIVISION REGULATIONS OF GRANVILLE COUNTY, NORTH CAROLINA, UNDER THIS SECTION TITLED:

Exempt
TITLE OF EXCEPTION

Barry Baldwin 4-29-22
LAND DEVELOPMENT ADMINISTRATOR — DATE
GRANVILLE COUNTY, NORTH CAROLINA

I, JACK R. THOMASON, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 1831, page 513 etc.)(other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, page REF.; that this plat was prepared in accordance with the G.S. 47-30 as ammended. Witness my original signature, registration number and seal this 26 day of APRIL, A.D. 2022.

○ a. This survey creates a subdivision of land within the area of a county or municapality that has an ordinance that regulates parcels of land.
○ b. This survey is located in a portion of a county or municapality that is unregulated as to an ordinance that regulates parcels of land.
☒ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
○ d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
○ e. The information available to the surveyor is insufficient but the surveyor is unable to make a determination to the best of his professional ability as to provisions contained in (a) through (d) above.

Professional Land Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-3078 LAND SURVEYOR JACKIE RAY THOMASON

Doc ID: 003665750001 Type: CRP
Recorded: 04/29/2022 at 03:45:39 PM
Fee Amt: $21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 51 PG 68

REFERENCES:

GRANVILLE COUNTY
DB 1831 PG 513
PB 34 PG 67
MAPN 183400015309 (LOT 25)
MAPN 183400016218 (LOT 26)

ZONING AR - 40
SETBACKS:
FRONT - 50'
SIDE - 15'
REAR - 25'

NOTES:

EIP - EXISTING IRON PIPE
NIP - NEW IRON PIPE
EPK - EXISTING PK NAIL
CM - CONCRETE MONUMENT
THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SCALE 1"=30'

0 30' 60' 90' 120'

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO US BY DEED RECORDED IN THE GRANVILLE COUNTY REGISTED OF DEEDS OFFICE IN BOOK 1789 PAGE 707, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT. FURTHER, WE HEREBY CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF GRANVILLE COUNTY, NORTH CAROLINA.

Matt Baldwin 4/29/22
OWNER(S) — DATE

OWNERS:
MATT BALDWIN HOMES LLC
4009 GRAHAM SHERRON ROAD
WAKE FOREST, NC 27587

MERRIWEATHER PROPERTY OWNERS ASSOCIATION
DB 1373 PG 209
PIN#: 183400013555

MERRIWEATHER PROPERTY
STEVEN D. HAYES
DB 1698 PG 261
PIN#: 183400015925

NOTES:

(1) The Owner is responsible for maintaining the permanent engineered stormwater control labeled as the "Stormwater Wetland" as directed by the government office having juriadiction for watershed protection.
(2) This property is located in a stormwater management protection area and/or public water supply watershed, development restrictions apply.
(3) The Government office having jurisdiction for watershed protection and their assigns will have the right to access the engineered stormwater control structure labeled as "Stormwater Wetland" for inspections and maintenance enforcement.
(4) The Riparian Buffers shown on this plat are protected as described in 15A NCAC 02B .0714. Land Disturbance and Built-Upon Area within the Riparian Buffer is prohibited without approval from NCDEQ and/ or the Stormwater Administrator.

S 47°38'38" E
169.79'

S 47°38'38" E
125.09'

EIP

EIP

LOT 26 ALLOWANCE
ROOF - 3,500 SF
DRIVEWAY - 2,400 SF
MISC CONC - 300 SF
FUTURE CONC/POOL - 3500 SF
WOODS - 17,951 SF
LAWN - 16,967 SF

356.84'

357.07'

S 48°07'26" E
66.82'

S 38°08'25" W
24.53'

2.34'

5.22'

LOT 25
58062 SF

PROPOSED STORMWATER WETLAND

AREA OF STORMWATER DEVICE 3457 SF

PROPOSED DIVERSION DITCH

S 09°37'00" E
99.85'

78.77' (TOTAL)
S 63°46'38" W

N 09°37'00" W
97.12'

PROPOSED 5' STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT CENTERED ON LOCATION OF DIVERSON DITCH (EASEMENT AREA 1384 SF AS PROPOSED)

S 18°12'47" W
30.52'

N 18°12'47" E
28.20'

N 44°32'31" E
357.06'

LOT 26
44618 SF

LOT 27

THOMAS F. MAXWELL, JR
DB 1396 PG 810
PIN#: 183400017200

ZONE 1
ZONE 2
ZONE 1
ZONE 2

50' UNDISTURBED RIPARIAN BUFFER
50' VEGETATED RIPARIAN BUFFER

PB 34 PG 67

265.04'
N 42°15'26" E

NEW STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT

100.55'
S 56°28'20" W

LOT 25 ALLOWANCE
ROOF - 3500 SF
DRIVEWAY - 2400 SF
MISC CONC - 800 SF
FUTURE CONC/POOL - 3500 SF
WOODS - 19,845 SF
LAWN - 24,560 SF
SCM - 3,457 SF

S 42°44'19" W
149.32'

N 42°44'19" E
148.28'

S 42°15'26" W
70.27'

S 44°32'31" W

N 47°44'34" W
3.11'

N 47°44'34" W
1.89'

CP
15.00'
N 47°44'34" W
155.56'
CP
N 47°44'34" W
125.10'
CP

CASHMERE LANE
(50' PUBLIC R/W)

SURVEY FOR

LOTS 25 AND 26 MERRIWEATHER

BRASSFIELD TOWNSHIP, GRANVILLE COUNTY, NC

JACK R. THOMASON, PLS
4969 US HWY 401 SOUTH
YOUNGSVILLE, NC 27596
PH#: 919-556-3307

DATE: APRIL 28, 2022

JB3987R.DWG