

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (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 ON BOOK 1819, PAGE 79, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHING A SYSTEM OF LOTS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE, AS NOTED FURTHER, THAT THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF GRANVILLE COUNTY, NORTH CAROLINA.

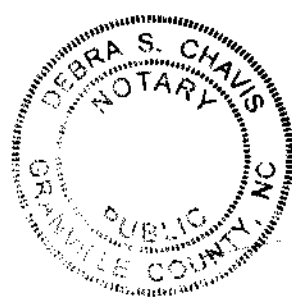
OWNER: **Douglas S Muhle** (PRINT)
Douglas S Muhle (SIGN)

DATE: **3-15-2022**

TO: **Debra S Chavis** (DO THEREBY)

CERTIFY THAT **Douglas S Muhle** PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE, WITNESS MY HAND AND OFFICIAL SEAL.

THIS **15** DAY OF **March** AD. **2022**
Debra S Chavis **02-16-2025**
NOTARY COMMISSION EXPIRES



ROAD MAINTENANCE STATEMENT

ECI CUSTOM HOMES, INC., BEING THE OWNER OF SUBDIVISION SHOWN HEREON, (MAGNOLIA TERRACE SUBDIVISION) 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, SLEDDING, DRAINAGE, SEDIMENTATION, AND EROSION CONTROL IMPROVEMENTS, TO THE STANDARDS REQUIRED BY CHAPTER 32, ARTICLE 1, DIVISION 2 OF THE GRANVILLE COUNTY NORTH CAROLINA CODE OF ORDINANCES, UNTIL SUCH TIME AS THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) OR A MUNICIPALITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE AFORESAID IMPROVEMENTS. THE UNDERSIGNED FURTHER ACKNOWLEDGES THAT IT WILL PROVIDE EACH PROSPECTIVE BUYER OF ANY LOT SHOWN HEREON WITH A WRITTEN DISCLOSURE OF THE OWNERS ACTUAL STATUS, INCLUDING RESPONSIBILITY FOR MAINTAINING THE REQUIRED IMPROVEMENTS, AS SET FORTH IN THE AFORESAID CODE, AND THE PROVISIONS OF SAID CODE, PROHIBITING THE USE OF ANY BUILDING PERMITS UNTIL SUCH TIME AS THE OWNER HAS ENTERED INTO A MAINTENANCE AGREEMENT WITH THE COUNTY, NCDOT, OR A MUNICIPALITY HAS ACCEPTED ANY PUBLIC ROAD IMPROVEMENTS FOR MAINTENANCE.

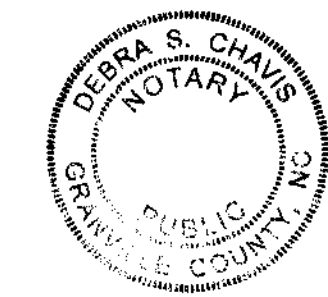
BY: **ECI CUSTOM HOMES, INC. (OWNER)**

Douglas S Muhle President
Douglas S Muhle 3-15-2022
SIGNATURE DATE

TO: **Debra S Chavis** (DO THEREBY)

CERTIFY THAT **Douglas S Muhle** PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE, WITNESS MY HAND AND OFFICIAL SEAL.

THIS **15** DAY OF **March** AD. **2022**
Debra S Chavis **02-16-2025**
NOTARY COMMISSION EXPIRES



REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF GRANVILLE

I, **Barry Baker** REVIEW OFFICER OF GRANVILLE COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Barry Baker 3-30-22
REVIEW OFFICER

CERTIFICATION OF FINAL APPROVAL AND/OR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE GRANVILLE COUNTY SUBDIVISION REGULATIONS.

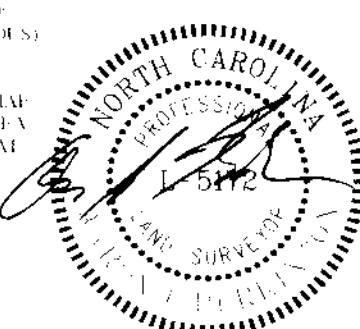
Barry Baker 3-30-22
PLANNING & ZONING ADMINISTRATOR DATE

SURVEYOR CERTIFICATION

I (WE) CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP SOURCES REFERENCED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND WERE DRAWN FROM INFORMATION NOTED HEREON, THAT THE RADIOS OR POSITION OR POSITIONAL ACCURACY IS 1:100000, THAT THE COORDINATES SHOWN WERE DERIVED FROM US ACTUAL GNSS SURVEYS, AND THAT THE INFORMATION WAS A SUFFICIENTLY PERFORMED THE SURVEY, CLASS OF SURVEY, A POSITIONAL ACCURACY 0.09 TYPE OF GPS (GPS DATE OF SURVEY) 12 IS 20 DATE US NAD83 2011, NO CORRS BASE STATION NETWORK (VARIATION) GRID MODEL 11 SED GRID 18 COMBINATION FACTOR 0.99995709, UNITS US SURVEY FEET, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-50, AS AMENDED, AND THAT THIS MAP IS A SURVEY CREATING A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

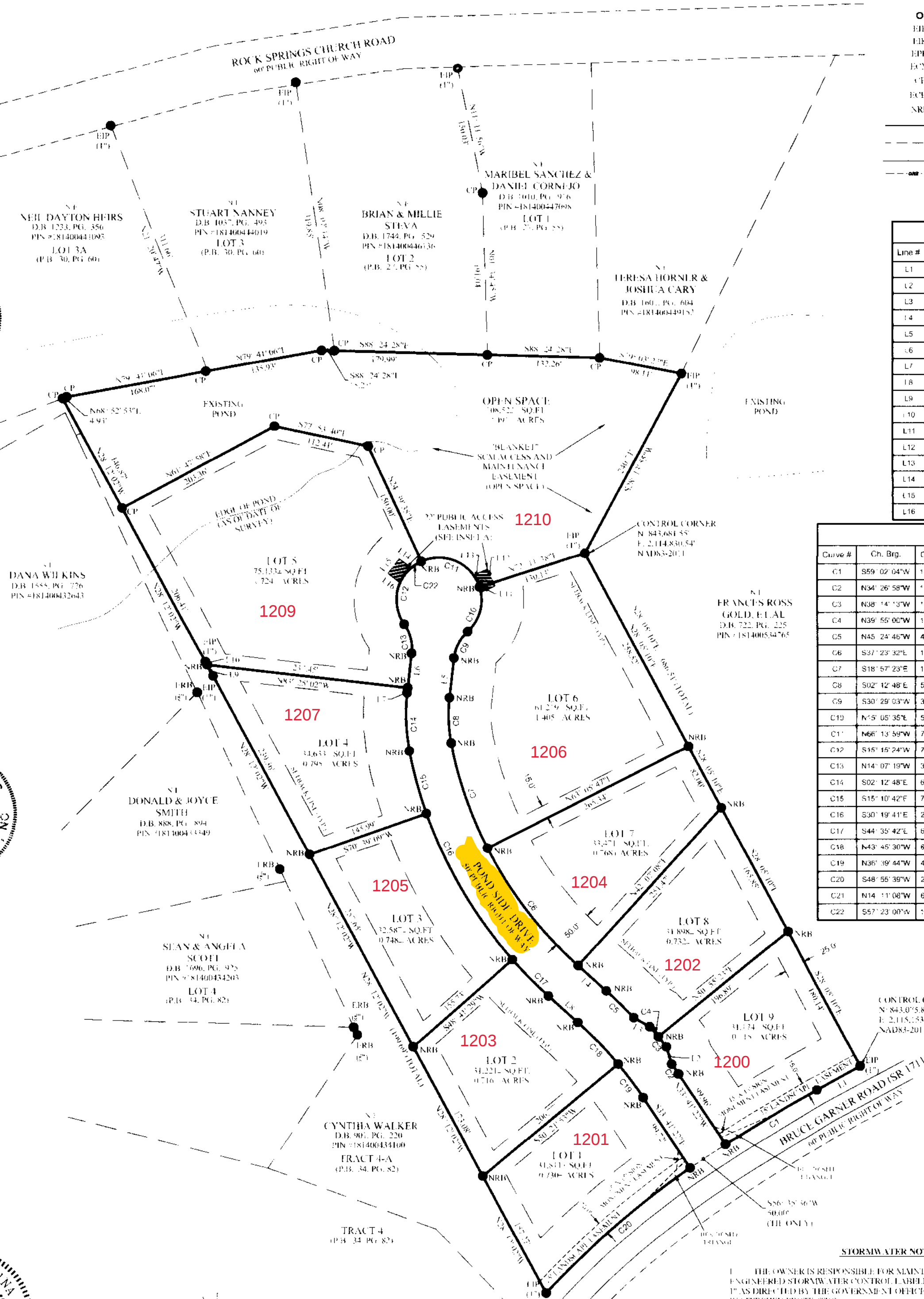
THIS **16** DAY OF **MARCH**, **2022**

ARON J. HARRISON, PLS. 1-5177



NCDOT SUBDIVISION ROAD DESIGN CERTIFICATION

3/14/2022
DISTRICT ENGINEER DATE



LEGEND

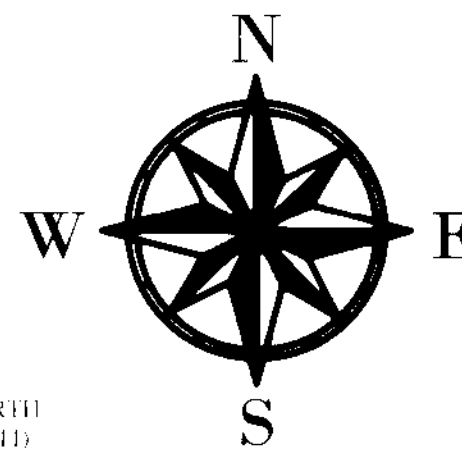
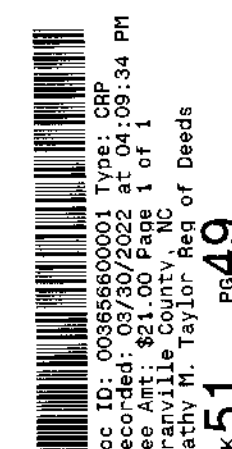
- PROPERTY CORNER
- EX. IRON PIPE
- EX. IRON REBAR
- EX. IRON SAIL
- EX. CONCRETE MONUMENT
- CP CALCULATED POINT
- EX. COTTON SPINDLE SPIKE
- EX. IRON REBAR SET (5 FT)
- PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- SURVEY LINE
- CONTROL ADJACENT LINE

Line #	Brg.	Dist.
L1	S61°09'30"W	56.21
L2	N17°10'29"W	21.36
L3	N60°58'44"W	21.36
L4	N47°52'52"W	44.49
L5	N06°34'58"E	47.09
L6	S06°34'58"W	41.10
L7	S06°34'58"W	5.96
L8	S47°52'42"E	46.59
L9	N28°12'02"W	4.78
L10	N28°12'02"W	4.29
L11	N66°41'33"E	18.03
L12	N23°18'27"W	22.00
L13	S66°41'33"E	16.02
L14	S53°18'27"E	17.99
L15	N36°41'33"E	22.00
L16	N53°18'27"W	17.98

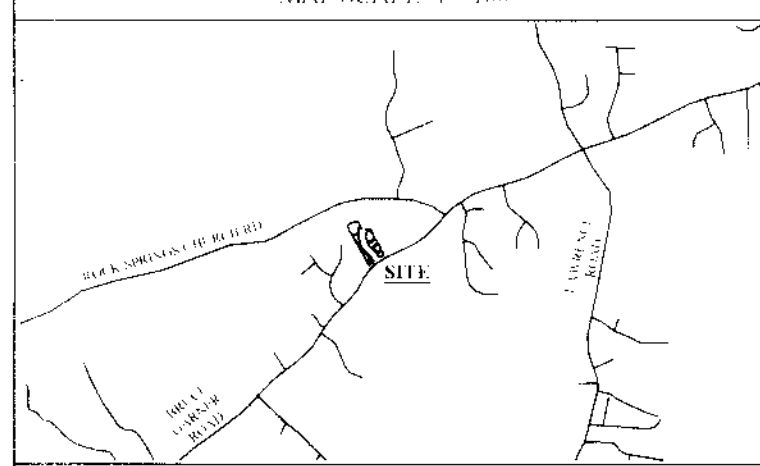
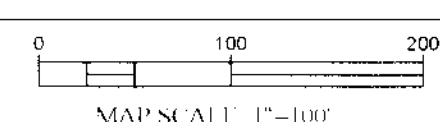
Curve #	Ch. Brg.	Ch. Dist.	Radius	Length	Delta
C1	S59°02'04"W	125.23	2908.652	125.23	90° 28' 01"
C2	N34°26'58"W	13.93	525.000	13.92	90° 33' 12"
C3	N38°14'13"W	15.60	532.000	15.59	90° 40' 47"
C4	N39°55'06"W	15.60	532.000	15.59	90° 40' 47"
C5	N45°24'46"W	45.22	525.000	45.23	90° 56' 12"
C6	S31°23'32"E	172.94	475.000	173.91	92° 58' 39"
C7	S18°57'23"E	131.35	475.000	131.76	91° 53' 39"
C8	S02°12'48"E	53.52	75.000	53.73	91° 35' 32"
C9	S30°29'03"W	39.28	47.406	40.30	94° 58' 56"
C10	N5°05'35"E	54.32	50.000	57.42	96° 47' 56"
C11	N68°13'59"W	74.81	50.000	84.52	98° 51' 13"
C12	S15°15'24"W	76.70	50.000	87.42	100° 10' 01"
C13	N14°07'19"W	35.36	50.000	36.17	94° 24' 35"
C14	S02°12'48"E	68.81	225.000	69.08	91° 35' 32"
C15	S15°10'42"E	76.33	525.000	76.40	90° 28' 01"
C16	S30°19'41"E	200.00	525.000	201.23	92° 57' 40"
C17	S44°35'42"E	60.19	525.000	60.23	90° 34' 21"
C18	N43°45'30"W	68.30	475.000	68.36	90° 14' 45"
C19	N36°39'44"W	49.27	475.000	49.29	90° 05' 46"
C20	S48°55'39"W	225.12	1033.819	225.96	92° 30' 04"
C21	N14°11'08"W	6.31	50.000	6.34	90° 14' 27"
C22	S57°23'00"W	13.84	50.000	13.87	91° 54' 49"

STORMWATER NOTES

- THE OWNER IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL LABELED AS THE "CONSTRUCTED WETLAND" AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.
- THIS PROPERTY IS LOCATED IN A STORMWATER PROTECTION AREA AND OR PUBLIC WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS APPLY.
- THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND OTHER AGENCIES WILL HAVE THE RIGHT TO ACCESS THE ENGINEERED STORMWATER CONTROL STRUCTURE LABELED AS "CONSTRUCTED WETLAND" FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.



GRID NORTH
NAD83(2011)



NOTES

- COORDINATES SHOWN ARE NORTH CAROLINA STATE PLANE COORDINATES (NAD83-2011) BY GPS OBSERVATIONS.
- ALL BEARINGS ARE GRID BEARINGS, UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- AREA COMPUTED BY COORDINATE METHOD.
- THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FUTURE AND ACCURATE TITLE SEARCH, SUCH AS BUT NOT LIMITED TO CEMETERIES, EASEMENTS AND WIDTHS, LAND AGREEMENTS, DEDICATIONS, CONDEMNATIONS, RIGHT OF WAYS, OR OTHER LAND TRANSACTIONS.
- UTILITIES SHOWN HEREON (IF ANY) WERE TAKEN FROM VISIBLE STRUCTURES & GIS INFORMATION ONLY. EASEMENT WIDTHS AND OWNER INFORMATION (IF ANY) NOT VERIFIED AT TIME OF SURVEY.
- SUBJECT PROPERTY SHOWN IS NOT LOCATED IN A FLOOD HAZARD ZONE, AS SCALED FROM FIRM MAP 3720 (R0400K, PANEL 1804, DATED 12-6-19).
- THE PURPOSE OF THIS PLAN IS TO RECOMBINE TRACT 4 & 2 OF D.B. 1819, PG. 79 INTO ONE TRACT, REMOVING THE DIVIDING LINE BETWEEN LOT 5 AND LOT 6, AND DIVIDING INTO THE 9 LOT CONFIGURATION AS SHOWN ON THIS PLAN.
- CURRENT ZONING: AR-40 (PER GIS).
- BUILDING SETBACKS AS SHOWN: 50' FRONT, 25' REAR, 15' SIDE.

RECOMBINATION & SUBDIVISION PLAT FOR ECI CUSTOM HOMES, INC.

"MAGNOLIA TERRACE SUBDIVISION"

Creedmoor, NC 27522

ORIGINAL PIN #S
181400436430
181400437734

BRASSFIELD TOWNSHIP
GRANVILLE COUNTY
BRUCE GARNER ROAD
GRISSOM, NORTH CAROLINA

HAWKEYE GEOMATICS, PC

1354 MAIN STREET
OXFORD, NORTH CAROLINA 27565

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