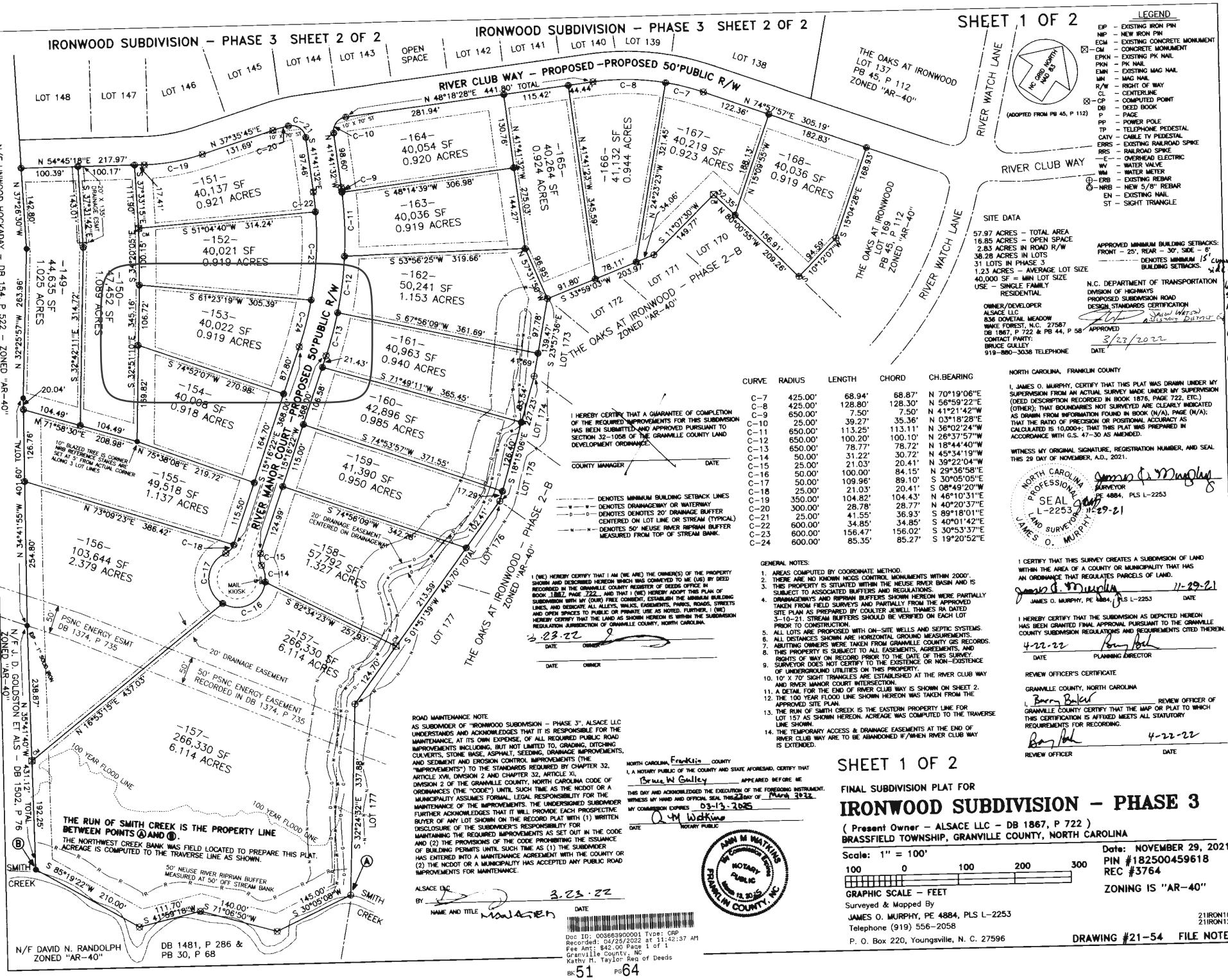

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-7	425.00'	68.94'	68.87'	N 70°19'06"E
C-8	425.00'	128.80'	128.30'	N 56°59'22"E
C-9	650.00'	7.50'	7.50'	N 41°21'42"W
C-10	25.00'	39.27'	35.36'	N 03°18'28"E
C-11	650.00'	113.25'	113.11'	N 36°02'24"W
C-12	650.00'	100.20'	100.10'	N 26°37'57"W
C-13	650.00'	78.77'	78.72'	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 32-1058 OF THE GRANVILLE COUNTY LAND DEVELOPMENT ORDINANCE.

COUNTY MANAGER DATE

DENOTES MINIMUM BUILDING SETBACK LINES
DENOTES DRAINAGEWAY OR WATERWAY
DENOTES DENOTES 20' DRAINAGE BUFFER CENTERED ON LOT LINE OR STREAM (TYPICAL)
DENOTES 50' NEUSE RIVER RIPRIAN 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 1867, 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.

3.23.22
DATE OWNER
DATE OWNER

GENERAL NOTES:
1. AREAS COMPUTED BY COORDINATE METHOD.
2. THERE ARE NO KNOWN NCGS CONTROL MONUMENTS WITHIN 2000'.
3. THIS PROPERTY IS SITUATED WITHIN THE NEUSE RIVER BASIN AND IS SUBJECT TO ASSOCIATED BUFFERS AND REGULATIONS.
4. DRAINAGEWAYS AND RIPRIAN BUFFERS SHOWN HEREON WERE PARTIALLY TAKEN FROM FIELD SURVEYS AND PARTIALLY FROM THE APPROVED SITE PLAN AS PREPARED BY COULTER JEWELL THAMES RA DATED 3-10-21. STREAM BUFFERS SHOULD BE VERIFIED ON EACH LOT PRIOR TO CONSTRUCTION.
5. ALL LOTS ARE PROPOSED WITH ON-SITE WELLS AND SEPTIC SYSTEMS.
6. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS.
7. ABUTTING OWNERS WERE TAKEN FROM GRANVILLE COUNTY GIS RECORDS.
8. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD PRIOR TO THE DATE OF THIS SURVEY.
9. SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES ON THIS PROPERTY.
10. 10' X 70' SIGHT TRIANGLES ARE ESTABLISHED AT THE RIVER CLUB WAY AND RIVER MANOR COURT INTERSECTION.
11. A DETAIL FOR THE END OF RIVER CLUB WAY IS SHOWN ON SHEET 2.
12. THE 100 YEAR FLOOD LINE SHOWN HEREON WAS TAKEN FROM THE APPROVED SITE PLAN.
13. THE RUN OF SMITH CREEK IS THE EASTERN PROPERTY LINE FOR LOT 157 AS SHOWN HEREON. ACREAGE WAS COMPUTED TO THE TRAVERSE LINE SHOWN.
14. THE TEMPORARY ACCESS & DRAINAGE EASEMENTS AT THE END OF RIVER CLUB WAY ARE TO BE ABANDONED W/F/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 NCDOT 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 NCDOT OR A MUNICIPALITY HAS ACCEPTED ANY PUBLIC ROAD IMPROVEMENTS FOR MAINTENANCE.

ALSACE LLC
BY
NAME AND TITLE MANAGER
3.23.22
DATE

NORTH CAROLINA, FRANKLIN COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Bruce W Gulley 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
Ann M Watkins
NOTARY PUBLIC
DATE
ANN M WATKINS NOTARY PUBLIC FRANKLIN COUNTY, NC MY COMMISSION EXPIRES MARCH 13, 2025

Doc ID: 003663900001 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

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 1876, PAGE 722, ETC.) (OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (N/A), PAGE (N/A); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 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 29 DAY OF NOVEMBER, A.D., 2021.
SURVEYOR
JAMES O. MURPHY, PE 4884, PLS L-2253
NORTH CAROLINA PROFESSIONAL SEAL L-2253 LAND SURVEYOR JAMES O. MURPHY
11-29-21

I CERTIFY 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.
JAMES O. MURPHY, PE 4884, PLS L-2253 — 11-29-21
DATE

I HEREBY CERTIFY THAT THE SUBDIVISION AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE GRANVILLE COUNTY SUBDIVISION REGULATIONS AND REQUIREMENTS CITED THEREIN.
4-22-22
DATE
PLANNING DIRECTOR

REVIEW OFFICER'S CERTIFICATE
GRANVILLE COUNTY, NORTH CAROLINA
I, Barry Baker REVIEW OFFICER OF GRANVILLE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
4-22-22
REVIEW OFFICER
DATE

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'
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
21IRON10
21IRON12
DRAWING #21-54 FILE NOTES