

LEGEND

- PROPERTY CORNER
EIP EX. IRON PIPE
EIR EXISTING IRON REBAR
EPK EXISTING PK NAIL
ECM EXISTING CONCRETE MONUMENT
CP CALCULATED POINT
ECPS EXISTING COTTON SPINDLE/SPIKE
NRB IRON REBAR SET (5/8")
— PROPERTY LINE
- - - PROPERTY LINE (ADJOINER)
— SURVEY LINE
- - - OVERHEAD ELECTRIC LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION.

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 ON BOOK 1819 PAGE 79, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL ROADS, 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 _____ (PRINT)

_____ (SIGN)

DATE _____

OWNER _____ (PRINT)

_____ (SIGN)

DATE _____

I (_____) DO HEREBY

CERTIFY THAT _____ & _____

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE

DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL

SEAL

THIS _____ DAY

OF _____, A.D., _____

NOTARY

COMMISSION EXPIRES _____

STATE OF NORTH CAROLINA, COUNTY OF GRANVILLE

I, _____, 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

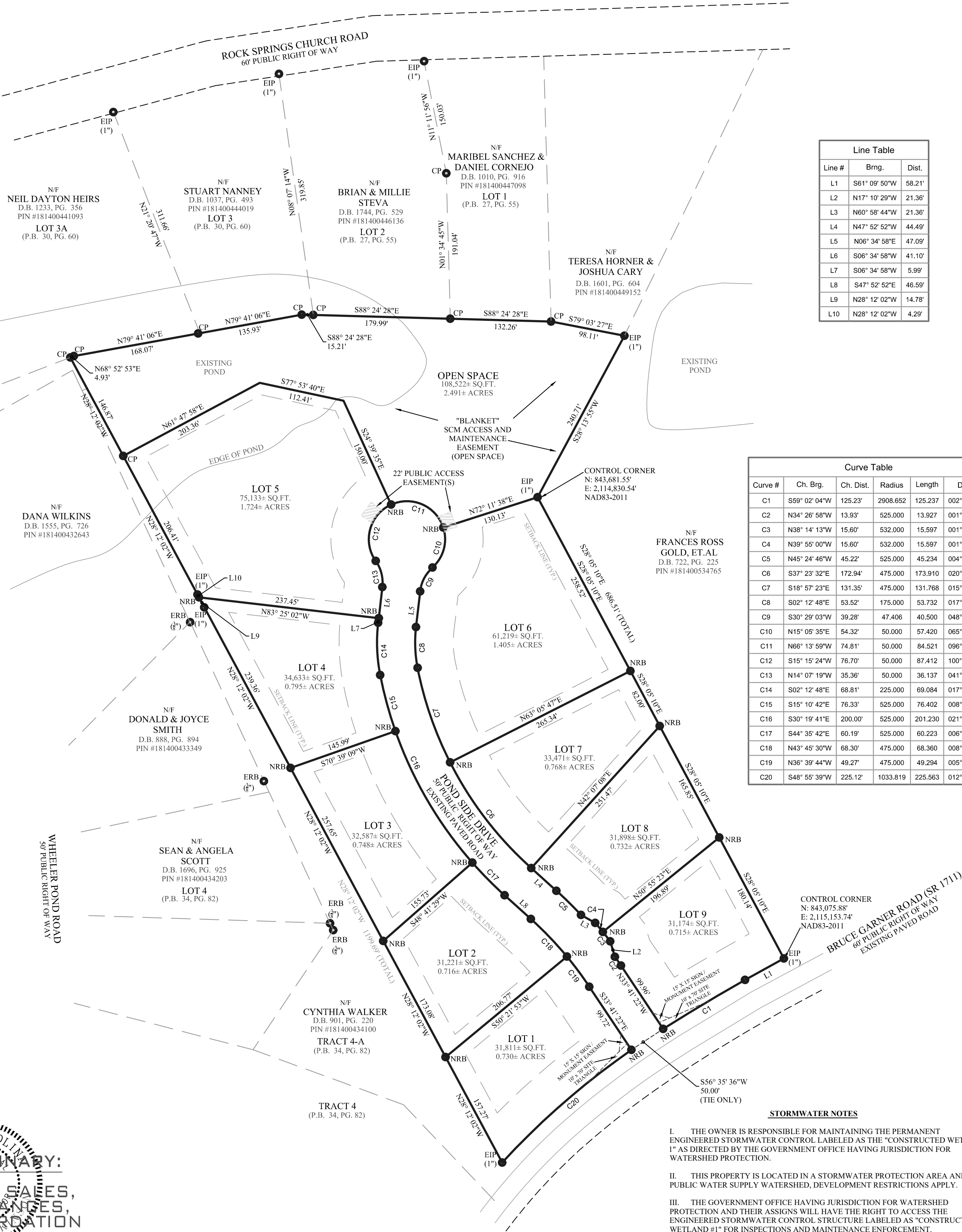
I CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP SOURCES REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND WERE DRAWN FROM INFORMATION NOTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; UNITS: US SURVEY FEET; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED; AND THAT THIS MAP IS A SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY:

THIS 5th DAY OF NOVEMBER, 2020.

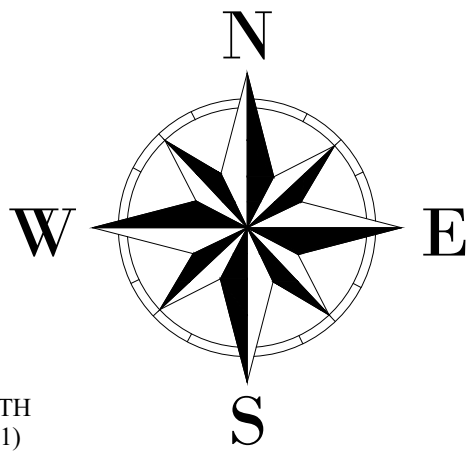
NOT FOR SALES,
CONVEYANCES,
OR RECORDATION

NOT FOR SALES,
CONVEYANCES,
OR RECORDATION



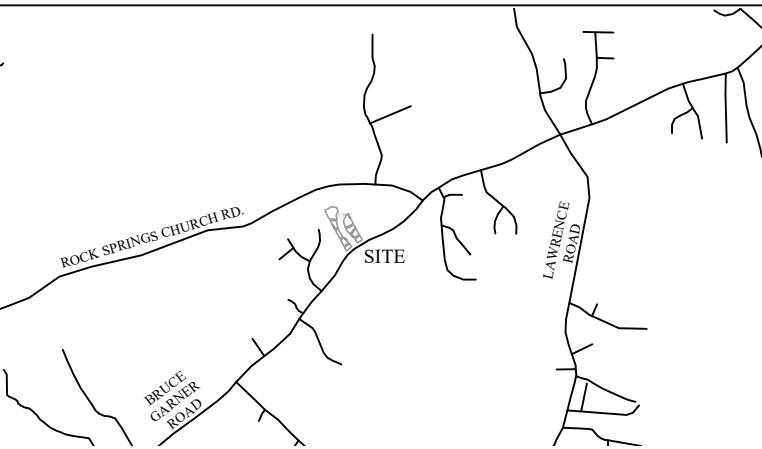
STORMWATER NOTES

- THE OWNER IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL LABELED AS THE "CONSTRUCTED WETLAND 1" 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 THEIR ASSIGNS WILL HAVE THE RIGHT TO ACCESS THE ENGINEERED STORMWATER CONTROL STRUCTURE LABELED AS "CONSTRUCTED WETLAND 1" FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.



(GRID NORTH
NAD 83/2011)

MAP SCALE 1"=100'



VICINITY MAP (NTS)

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 FULL AND ACCURATE TITLE SEARCH, SUCH AS BUT NOT LIMITED TO CEMETERIES, EASEMENTS AND WIDTHS, LAND AGREEMENTS, DEDICATIONS, CONDEMNATIONS, RIGHT OF WAYS, OR OTHER LAND TRANSFERS.
- 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 # 3720180400K, PANEL 1804, DATED 12/6/19.
- THE PURPOSE OF THIS PLAT IS TO RECOMBINE TRACT 1 & 2 OF D.B. 1819, PG. 79 INTO ONE TRACT, REMOVING THE DIVIDING LINE B/T PIN #S 181400436430 & 181400437734, AND DIVIDING INTO THE 9 LOT CONFIGURATION AS SHOWN ON THIS PLAT.
- CURRENT ZONING: AR-40 (PER GIS)

RECOMBINATION &
SUBDIVISION PLAT
FOR
ECI CUSTOM HOMES, INC.

"MAGNOLIA TERRACE
SUBDIVISION"

ORIGINAL PIN #S
181400436430
181400437734

BRASSFIELD TOWNSHIP
GRANVILLE COUNTY
BRUCE GARNER ROAD
GRISSOM, NORTH CAROLINA

HAWKEYE
GEOMATICS, PC

135 1/2 MAIN STREET
OXFORD, NORTH CAROLINA 27565

PHONE: 919.339.4128
WWW.HAWKGPC.COM

COMPANY LICENSE # 4259