

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision jurisdiction of the City of Creedmoor, and, that I hereby adopt this plan of subdivision with my free consent, establish minimum setback lines, and dedicate all streets, alleys, walks, parks and other sites and easements, to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, pump station, storm sewer and water lines to the City of Creedmoor.

Owner James R. Wilson Date 4/11/02
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the City of Creedmoor, North Carolina, and that this plat has been approved by the Board of Commissioners for recording in the Office of the Register of Deeds of Granville County.

James R. Wilson Date 4/11/02
I, James R. Wilson, Professional Land Surveyor, do hereby certify that this plat is of a survey that creates a subdivision of land within the area of a county of municipality that has an ordinance that regulates parcels of land.

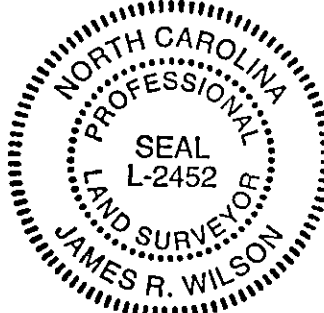
James R. Wilson Date 2-28-07
James R. Wilson, P.L.S. No. L-2452
Certificate of Approval of the Design and Installation of Streets, Utilities and other Required Improvements.
I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to City of Creedmoor specifications and standards in the subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the City of Creedmoor has been received.

James R. Wilson Date 4/11/02
Subdivision Administrator or City Engineer
Notes

- 1 - Minimum building setbacks are: Front = 30 Feet
Side = 10 Feet
Rear = 20 Feet
Corner Lot Side = 15 Feet
- 2 - The entire property shown is located outside any special flood hazard boundary. (per FIRM No. 37077C0175 C - Dated September 28, 1990) No base flood elevation
- 3 - Lots 1 - 54 are Zoned R-5
- 4 - Only North Carolina Department of Transportation approved structures are to be constructed on public right-of-way.
- 5 - Property shown is located outside any Flood Plain Area.
- 6 - Drainage and utility easements are reserved 10' either side of property lines dividing each lot.
- 7 - Iron pins set at all corners.
- 8 - The linear footage of the centerline of the streets is 2845.78'.
- 9 - The Impervious area allowed is 35% of 30,948 Acres = 485,314.16 Sq. Ft. less 71,639 Sq. Ft. of road pavement which leaves 413,675.16 Sq. Ft. of impervious area or 30.63% for lot construction.
- 10 - Pavement widths are as follows: Southerby Road, Mint Julep Drive, Blue Dog Court are 20'. Primrose Lane and Jasmine Court are 18'. All cul-de-sacs are 70' diameter.

North Carolina Granville County
I, James R. Wilson, Review Officer of the County aforesaid, certify that the plat to which this certification is affixed meets all statutory requirements for recording.
James R. Wilson Date 4-11-02
Review Officer

I, James R. Wilson, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the error of closure as calculated by latitudes and departures is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 27, Page 83; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 28th day of February, A.D., 2002.



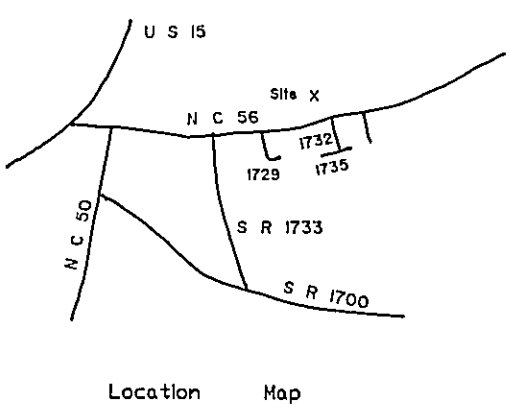
James R. Wilson
Professional Land Surveyor
Registration Number L-2452

Presented for registration this 11th day of February, 2002, at 1:00 o'clock P.M. and registered in the office of Register of Deeds for Granville County, North Carolina.
Book number 27 Page number 83
Kathryn Crews Barrett
Register of Deeds
By: Ducky C. Doach, Clerk

Recorded in Map Book 27, Page 83, Granville Co. Registry.

Survey For: Major final plat for:
Southerby's (Sheet 1 of 2)
Brassfield Township - Granville County
City of Creedmoor - North Carolina
Owner: Landmark Securities
1667 Hayes Road
Creedmoor, N.C. 27522
919-528-1953
Scale: 1" = 100' Date: 2 - 28 - 02 File No.: 200-037B

James R. Wilson
Professional Land Surveyor
Main Street - Creedmoor, N.C.
919-528-3184



CURVE TABLE			
Curve	Radius	Length	Chord
1	50.00'	79.22'	S 21° 47' 20" E 70.48'
2	50.00'	51.62'	S 52° 36' 18" W 49.36'
2A	50.00'	50.00'	N 69° 10' 12" W 47.94'
3	50.00'	81.96'	N 06° 26' 10" E 73.09'
4	325.00'	100.00'	S 74° 34' 18" W 99.61'
5	325.00'	125.78'	N 54° 40' 09" E 125.00'
6	325.00'	34.03'	N 40° 34' 55" E 34.02'
7	300.00'	88.54'	N 29° 07' 37" E 88.22'
8	300.00'	131.04'	N 08° 09' 32" E 130.00'
9	300.00'	195.07'	N 22° 58' 57" W 191.65'
10	425.00'	110.00'	N 49° 01' 30" W 109.69'
11	425.00'	110.00'	N 63° 51' 16" W 109.69'
12	425.00'	54.24'	N 74° 55' 31" W 54.20'
13	50.00'	76.78'	N 85° 24' 33" E 69.45'
14	50.00'	77.66'	N 06° 06' 13" W 70.09'
15	50.00'	41.66'	N 62° 15' 38" E 40.46'
16	50.00'	38.38'	S 40° 34' 12" E 37.44'
17	475.00'	121.25'	S 71° 16' 08" E 120.92'
18	50.00'	71.08'	N 08° 40' 06" E 65.25'
19	50.00'	70.63'	N 89° 51' 49" E 64.90'
20	50.00'	52.27'	S 19° 43' 14" E 49.92'
21	513.48'	56.66'	N 49° 05' 04" E 62.74'
22	475.00'	135.22'	N 49° 45' 56" W 134.77'
23	350.00'	75.00'	N 35° 28' 17" W 74.86'
24	350.00'	75.00'	N 23° 11' 37" W 74.86'
25	275.00'	100.56'	N 73° 56' 22" W 100.00'
26	350.00'	90.47'	N 09° 38' 58" W 90.22'
27	275.00'	42.78'	N 59° 00' 24" W 42.74'
28	225.00'	25.00'	N 57° 43' 58" W 24.99'
29	225.00'	121.47'	N 76° 22' 55" W 120.00'
30	225.00'	31.14'	S 84° 12' 07" W 31.11'
31	50.00'	35.54'	S 42° 06' 00" W 34.80'
32	50.00'	45.95'	S 88° 47' 23" W 44.35'
33	50.00'	56.66'	N 32° 25' 10" W 53.68'
34	50.00'	50.76'	N 29° 07' 42" E 48.61'
35	50.00'	72.89'	S 80° 01' 35" E 66.61'
36	275.00'	18.30'	N 82° 23' 03" E 18.30'
37	275.00'	75.23'	S 87° 51' 06" E 75.00'
38	275.00'	84.02'	S 71° 15' 42" E 83.69'
39	50.00'	61.73'	N 10° 48' 25" E 57.88'
40	50.00'	50.00'	N 74° 49' 28" E 47.94'
41	50.00'	61.86'	S 41° 05' 12" E 57.99'
42	50.00'	88.21'	S 44° 53' 44" W 77.21'
43	225.00'	117.28'	S 69° 28' 57" E 115.96'
44	350.00'	80.18'	N 12° 31' 40" E 80.00'
45	350.00'	77.16'	N 25° 24' 20" E 77.00'
46	350.00'	35.80'	N 34° 39' 05" E 35.79'
47	375.00'	46.82'	N 41° 09' 30" E 46.78'
48	375.00'	75.13'	N 50° 28' 26" E 75.00'
49	375.00'	111.07'	N 64° 41' 52" E 110.66'
50	375.00'	66.78'	N 78° 17' 04" E 66.69'
51	50.00'	27.33'	N 78° 12' 55" W 26.99'

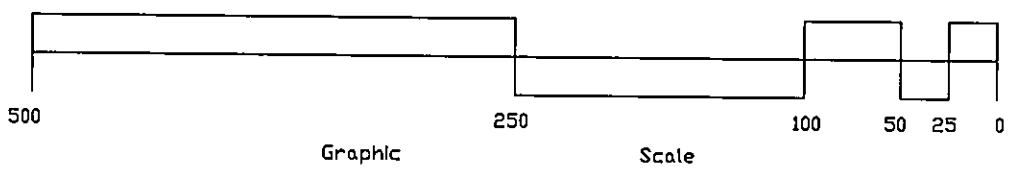
CALL TABLE	
Line	Call
(A)	S 87° 44' 17" E 68.76'
(B)	N 28° 16' 49" E 126.49'
(C)	N 49° 28' 41" E 70.00'
(D)	N 83° 23' 11" E 73.25'
(E)	N 37° 34' 55" E 60.97'
(F)	N 37° 34' 55" E 6.46'
(G)	N 41° 36' 36" W 12.29'
(H)	N 51° 36' 24" W 50.00'
(I)	N 27° 56' 26" E 82.00'
(J)	N 27° 56' 26" E 6.64'
(K)	N 41° 36' 36" W 12.29'
(L)	N 27° 56' 26" E 89.62'
(M)	N 26° 32' 10" E 30.00'
(N)	N 84° 24' 55" W 19.10'
(O)	N 54° 32' 59" W 105.52'
(P)	N 29° 05' 03" E 50.00'
(Q)	N 54° 32' 59" W 65.00'
(R)	S 67° 41' 58" E 14.93'
(S)	N 87° 29' 51" E 22.00'
(T)	N 27° 32' 11" W 50.00'
(U)	S 81° 44' 10" W 56.70'
(V)	N 81° 44' 10" E 56.70'
(W)	S 08° 22' 16" E 50.00'
(X)	S 35° 26' 14" W 86.40'
(Y)	N 84° 21' 15" E 70.58'
(Z)	S 35° 26' 14" W 83.76'
(AA)	N 54° 32' 59" W 105.00'
(BB)	N 54° 32' 59" W 53.61'
(CC)	S 84° 24' 55" E 15.85'
(DD)	N 37° 34' 55" E 39.21'
(EE)	N 37° 34' 55" E 28.22'
(FF)	N 83° 23' 11" E 73.25'
(GG)	N 13° 28' 23" E 29.38'
(HH)	S 75° 12' 01" E 9.79'
(II)	S 75° 12' 01" E 18.16'
(JJ)	S 15° 27' 28" W 27.95'

now or formerly
Joe Michallina
Ref. D.B. 225 - 53

Pump Station

Control Corner

NCGS Warehouse
N = 863,170.30'
E = 2,098,297.05'



- LEGEND
- ecn Existing concrete monument
 - elp Existing iron pin
 - lps Iron pin set
 - epk Existing PK nail
 - pks PK nail set