

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 24th DAY OF JANUARY A.D. 2022.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3784

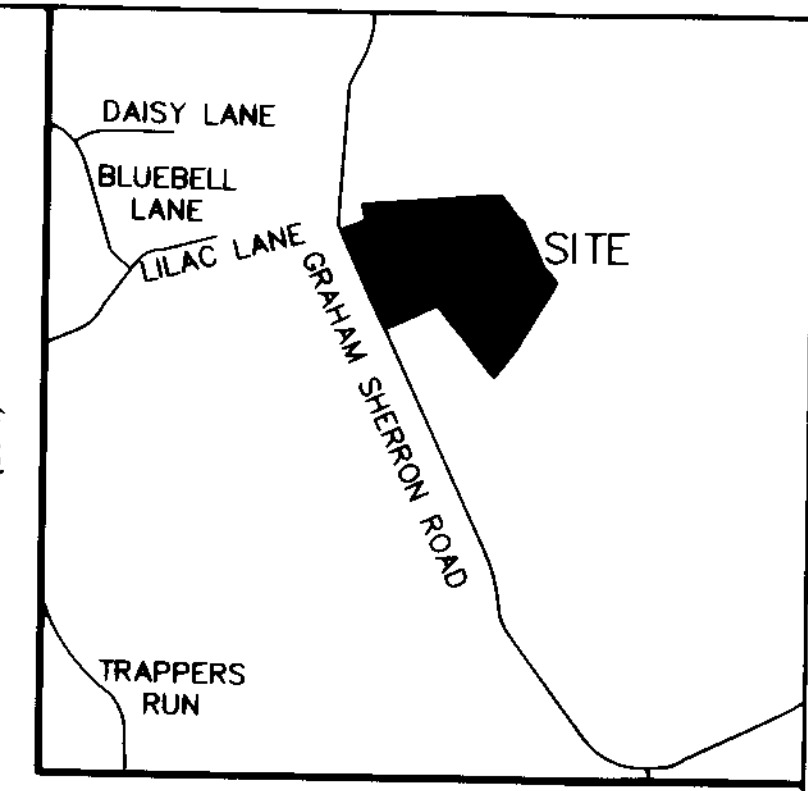
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3784



ALL NOTES, TABLES, CERTIFICATIONS, DETAILS AND SIGNATURES ARE ON SHEET 2 OF 2.

I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to requirements cited therein.
1-28-22 Date
Ray Boh Director of Planning



VICINITY MAP

- LEGEND:**
- EP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - NP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - O - NEW IRON PIPE SET
 - ST - SIGHT TRIANGLE
 - PDE - PUBLIC DRAINAGE EASEMENT

OWNER/DEVELOPER:

SHERRON ESTATES, LLC
CONTACT : MIKE POUPARD
5711 SIX FORKS ROAD, SUITE 103
RALEIGH, NC 27609
919-801-1187

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

SUBDIVISION PLAT FOR
SHERRON ESTATES
3685 GRAHAM SHERRON ROAD
OWNER: SHERRON ESTATES, LLC
REF: D.B. 1823, PAGE 732
REF: D.B. 1624, PAGE 93
REF: D.B. 1131, PAGE 423
BRASSFIELD TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

SEPTEMBER 21, 2021

ZONED AR-40

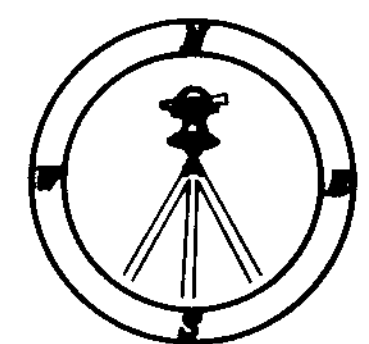
PIN# 1824-00-41-0176

PIN# 1824-00-40-1842

PIN# 1824-00-40-4839

SHEET 1 OF 2

Doc ID: 003639060001 Type: CRP
Recorded: 01/28/2022 at 04:22:42 PM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 51 PG 16



I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 24th DAY OF JANUARY A.D. 2022.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794
LICENSE NUMBER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME BY DEED RECORDED IN THE GRANVILLE COUNTY REGISTER OF DEEDS OFFICE IN BOOK _____ PAGE _____ AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. FURTHER, I HEREBY CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF GRANVILLE COUNTY, NORTH CAROLINA.

1-24-2022 *Sherron Estates, LLC*
DATE OWNER

I HEREBY CERTIFY THAT A GUARANTEE OF COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE BOARD OF COMMISSIONERS PURSUANT TO SECTION 32-105B OF THE GRANVILLE COUNTY LAND DEVELOPMENT ORDINANCE.

DATE _____ COUNTY MANAGER
GRANVILLE COUNTY, NORTH CAROLINA

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

Jason Watson
DISTRICT ENGINEER

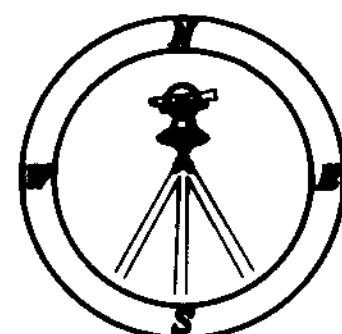
GRANVILLE COUNTY, NORTH CAROLINA
I, *Jason Watson*, REVIEW OFFICER OF GRANVILLE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1-28-22 *Jason Watson*
DATE REVIEW OFFICER

PRESENTED FOR REGISTRATION THIS _____ DAY OF 2021 AT _____ O'CLOCK _____ M. AND REGISTERED IN THE OFFICE OF REGISTER OF DEEDS FOR GRANVILLE COUNTY, N.C. BOOK NO. _____ PAGE _____ REGISTER OF DEEDS: _____

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794



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Reg 01/28/2022 at 04:24:06 PM
Page 1 of 1
unreg of Deeds
7

CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



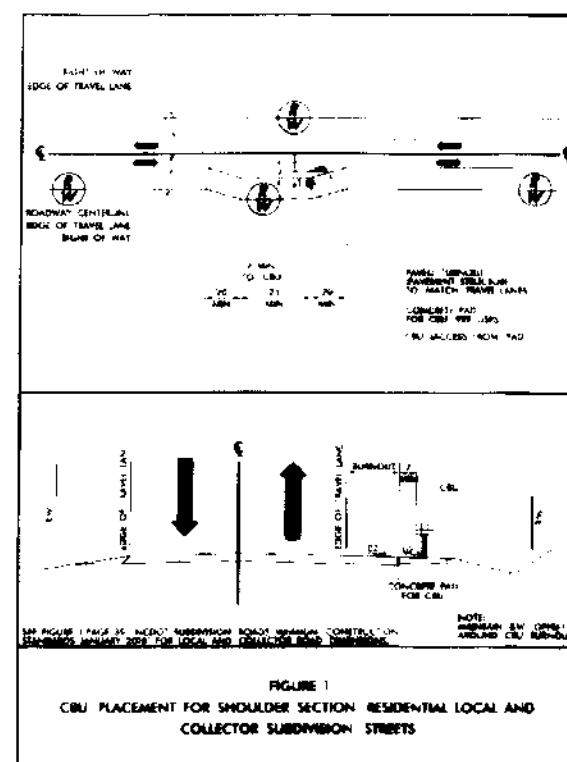
LINE	BEARING	DISTANCE
L-1	N 15°09'20" E	80.40'
L-2	S 13°41'54" E	84.48'
L-3	N 46°00'00" W	101.00'
L-4	N 34°30'00" W	98.79'
L-5	S 34°30'00" E	50.57'
L-6	N 34°30'00" W	29.65'
L-7	N 18°30'00" E	85.38'
L-8	S 63°24'24" W	24.30'
L-9	N 83°24'24" E	137.23'
L-10	N 40°35'18" W	50.97'
L-11	S 40°35'18" E	103.48'
L-12	N 83°28'17" E	88.24'
L-13	N 83°28'17" E	183.82'
L-14	N 28°08'07" W	22.21'
L-15	S 25°41'00" E	101.84'
L-16	S 25°27'57" E	138.13'
L-17	S 25°06'59" E	100.18'
L-18	S 25°06'59" E	143.52'
L-19	S 23°47'30" E	12.05'
L-20	S 23°47'30" E	142.37'
L-21	S 64°47'58" W	18.63'
L-22	S 51°03'02" W	47.75'
L-23	S 64°04'50" W	80.25'
L-24	S 64°04'50" W	38.54'
L-25	S 64°04'50" W	38.84'
L-26	S 64°04'50" W	67.38'
L-27	S 25°12'04" E	78.28'
L-28	S 38°38'28" E	138.85'
L-29	S 38°38'28" E	12.55'
L-30	S 38°38'28" E	151.50'
L-31	S 25°12'04" E	78.28'
L-32	N 64°47'58" E	80.55'
L-33	N 51°03'02" E	47.75'
L-34	N 64°47'53" E	20.00'
L-35	S 16°44'48" W	51.38'
L-36	N 16°44'48" E	131.75'
L-37	N 66°40'22" E	158.11'
L-38	S 66°40'22" W	25.58'
L-39	N 64°47'58" E	97.70'
L-40	S 20°19'38" E	18.44'
L-41	N 15°34'32" E	81.57'
L-42	N 16°48'48" W	80.63'
L-43	N 46°30'34" W	127.17'
L-44	N 34°02'54" W	81.25'
L-45	N 34°02'54" W	17.15'
L-46	S 48°10'11" W	121.91'
L-47	N 54°08'22" E	30.72'
L-48	N 54°08'22" E	138.84'
L-49	N 66°28'37" E	34.77'
L-50	S 66°28'37" W	112.08'
L-51	S 66°28'37" W	38.21'
L-52	S 45°19'14" E	112.18'
L-53	S 25°21'55" E	121.70'
L-54	S 28°27'52" E	135.92'
L-55	S 28°35'24" E	188.94'
L-56	N 25°21'55" W	84.25'
L-57	N 45°19'14" W	110.84'
L-58	N 10°27'22" W	138.48'
L-59	S 10°27'22" E	28.19'
L-60	S 85°59'11" E	103.02'
L-61	N 45°19'14" W	5.48'
L-62	N 23°32'22" E	123.08'
L-63	N 34°38'15" E	77.66'
L-64	N 33°18'47" E	88.15'
L-65	N 36°40'30" E	78.74'
L-66	S 70°28'42" W	20.88'
L-67	N 03°15'00" W	7.20'
L-68	N 03°15'00" W	7.20'

As the subdivider of Sherron Estates, Sherron Estates, 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 sedimentation 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 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 such time as (i) the subdivider has entered into a maintenance agreement with the County or (ii) the NCDOT or a municipality has accepted any public road improvements for maintenance.

Sherron Estates, LLC.

By: *Michael A. Moss*

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	93.28'	555.04'	93.15'	S 17°35'54" E
C-2	59.24'	753.89'	59.23'	S 10°29'03" E
C-3	39.31'	25.00'	35.38'	S 70°08'01" E
C-4	113.98'	475.00'	113.71'	S 57°55'29" W
C-5	8.74'	525.00'	8.74'	S 51°31'40" E
C-6	65.04'	525.00'	65.00'	N 55°33'15" E
C-7	52.19'	525.00'	52.17'	N 61°57'04" E
C-8	39.27'	25.00'	35.38'	S 19°47'58" W
C-9	12.01'	275.00'	12.01'	S 23°56'58" E
C-10	93.34'	275.00'	92.90'	S 12°58'27" E
C-11	86.20'	225.00'	85.68'	S 14°13'32" E
C-12	37.23'	25.00'	33.88'	N 67°51'48" W
C-13	34.01'	525.00'	34.00'	N 71°19'50" E
C-14	67.68'	525.00'	67.61'	S 76°52'43" W
C-15	136.71'	475.00'	136.34'	S 72°18'32" W
C-16	53.28'	525.00'	53.24'	N 66°56'12" E
C-17	97.84'	525.00'	97.70'	N 75°13'56" E
C-18	34.17'	475.00'	34.16'	N 78°30'35" E
C-19	98.58'	475.00'	98.41'	N 70°37'28" E
C-20	39.27'	25.00'	35.38'	N 19°47'58" E
C-21	78.17'	475.00'	78.08'	N 29°54'57" W
C-22	33.25'	475.00'	33.24'	S 36°38'08" E
C-23	21.03'	25.00'	20.41'	N 62°44'09" W
C-24	71.28'	50.00'	65.40'	N 45°58'24" W
C-25	79.54'	50.00'	71.41'	N 40°25'18" E
C-26	90.37'	50.00'	78.58'	S 42°13'48" E
C-27	21.03'	25.00'	20.41'	S 14°32'47" E
C-28	35.68'	525.00'	35.65'	S 36°41'43" E
C-29	87.48'	525.00'	87.38'	S 28°58'31" E
C-30	39.27'	25.00'	35.38'	S 70°12'04" E
C-31	33.45'	475.00'	33.44'	N 62°46'54" E
C-32	80.53'	475.00'	80.43'	N 55°54'27" E
C-33	19.33'	525.00'	19.33'	N 52°08'20" E
C-34	106.84'	525.00'	106.48'	N 56°58'47" E
C-35	39.38'	25.00'	35.44'	N 19°39'58" E



MAIL KIOSK
NO SCALE

MINIMUM BUILDING SETBACKS:

STREET	25'
SIDE	15'
REAR	30'

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO MOSS MONUMENT WITHIN 2000' FEET OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF MARINE QUALITY TO VERIFY (919-791-4390).
- MAIL KIOSK AND ASSOCIATED PARKING WILL BE EVALUATED BY NCDOT BEFORE APPROVAL AND INSTALLATION.
- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENTS AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- RIGHT DISTANCE TRAVELERS TAKE PRECEDENCE OVER OTHER EASEMENTS.
- ONLY NCDOT APPROVED STRUCTURES ALLOWED WITH IN THE RIGHT OF WAY.
- ALL LOTS MUST BE INTERNALLY SERVED (IF APPLICABLE).
- THE OPERATION AND MAINTENANCE AGREEMENT ACKNOWLEDGES THAT THE HOME OWNERS ASSOCIATION SHALL CONTINUOUSLY OPERATE AND MAINTAIN THE STRUCTURAL STORM WATER CONTROLS AT NO COST TO THE DIVISION OF HIGHWAYS.
- THE DECORATIVE POST AND SIGNS WILL NOT BE MAINTAINED BY THE NCDOT AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER/HOME OWNERS ASSOCIATION.
- THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER CONTROL STRUCTURE AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS WILL HAVE THE RIGHT TO ACCESS THE PERMANENT STORMWATER CONTROLS FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.
- THE RIPARIAN BUFFERS SHOWN ON THIS PLAT ARE PROTECTED AS DESCRIBED IN 15A NCAC 02B.0233. LAND DISTURBANCE WITHIN THE RIPARIAN BUFFER IS PROHIBITED WITHOUT THE APPROVAL FROM NCDOT AND/OR THE GRANVILLE COUNTY STORMWATER ADMINISTRATOR.
- PROPERTY IS NOT LOCATED IN THE FALLS WATERSHED. A STORMWATER AGREEMENT IS NOT REQUIRED.
- PRIOR TO CONSTRUCTION ROADWAY DESIGN PLANS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL. ALL SUBDIVISION ROADS SHALL BE DESIGNED TO THE CURRENT NCDOT SUBDIVISION MANUAL.
- WELL LOCATED ON ADJACENT NEW LANE WILL BE ABANDONED PER APPLICABLE REGULATIONS.
- SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES.
- SEE SHEET 2 OF 2 FOR ALL GOVERNMENTAL SIGNATURES.
- SEE SHEET 2 OF 2 FOR MAIL KIOSK DETAIL.
- PUBLIC DRAINAGE EASEMENT WAS RECORDED IN P.B. 50, PG. 189

SITE DATA TABLE

TOTAL AREA =	29.76 AC.
(TO BE SUBDIVIDED)	
LESS ROAD R/W =	2.61 AC.
OPEN SPACE PROVIDED =	6.01 AC.
CEMETERY =	0.29 AC.
NET AREA =	20.85 AC.
TOTAL LOTS =	22
AVERAGE LOT SIZE =	0.95 AC.
TOTAL ROAD LENGTH	2,234'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION

SUBDIVISION PLAT FOR
SHERRON ESTATES
3685 GRAHAM SHERRON ROAD
OWNER: SHERRON ESTATES, LLC
REF: D.B. 1823, PAGE 732
REF: D.B. 1624, PAGE 93
REF: D.B. 1131, PAGE 423
BRASSFIELD TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA
100 50 0 100 200
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SEPTEMBER 21, 2021
ZONED AR-40
PIN# 1824-00-41-0176
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SHEET 2 OF 2

LINE TYPE LEGEND	
---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
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