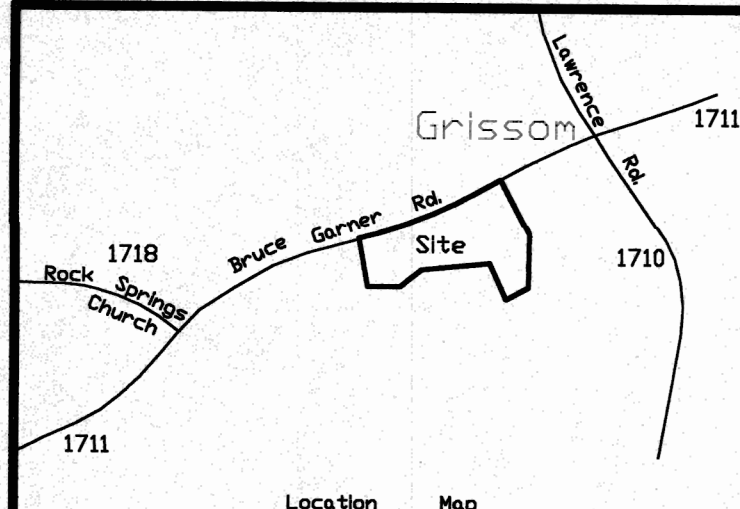




Land Surface Classification Table By Lot

Lot #	Lot Size	AC Roof	SF Driveway	SF Lawn	SQ Woods	SF
1	1.26	4000	4000	20,866	26,020	
2	1.33	4000	4000	22,751	48,669	
3	1.28	4000	4000	16,955	30,802	
4	1.41	4000	4000	29,469	23,951	
5	1.56	4000	4000	14,284	45,670	
6	2.89	7042	4000	42,433	72,413	
7	2.18	8641	4000	36,306	46,014	

I, James R. Wilson, 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 1520, page 528, 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.

Owner James R. Wilson Date 8-8-23

I hereby certify that the subdivision plat as depicted hereon has been granted final approval pursuant to the Granville County Subdivision Regulation.

Land Development Administrator James R. Wilson Date 8-8-23

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, P.L.S. No. L-2452 Date 8-8-23

- NOTES:
- The PIN for this property is 181400842587.
 - The zoning for this property is AR-40.
 - This property is located in the Falls Lake Watershed.
 - Building Setbacks: Front 50' Side 15' Rear 25'
 - Lots 1&2, 3&4 and 5&6 will be served by the dedicated 20' driveway easements without individual driveways.

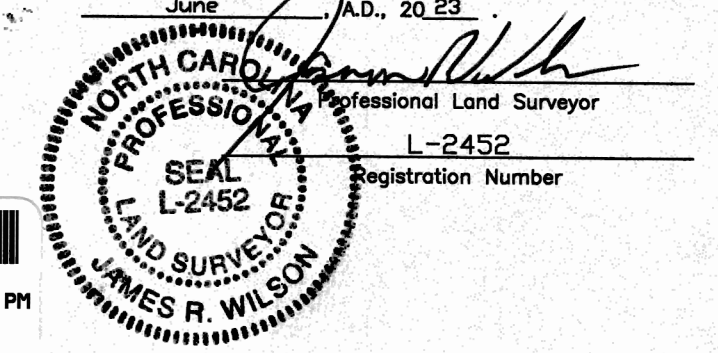
- FALLS LAKE WATERSHED
- The owner is responsible for maintaining the permanent engineered stormwater control labeled as the "Dry Detention Basin" as directed by the government office having jurisdiction for watershed protection.
 - This property is located in a stormwater management protection area 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 stormwater control measure labeled as "Dry Detention Basin" for inspection and maintenance enforcement.

North Carolina Granville County

I, Barry Baker, Review Officer of the County aforesaid, certify that the plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Barry Baker Date 8-8-23

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 1:15,000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 1520, Page 528; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23rd day of June, A.D., 20 23.



Doc ID: 003781000001 Type: CRP
Recorded: 08/08/2023 at 01:49:06 PM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 52 PG 130

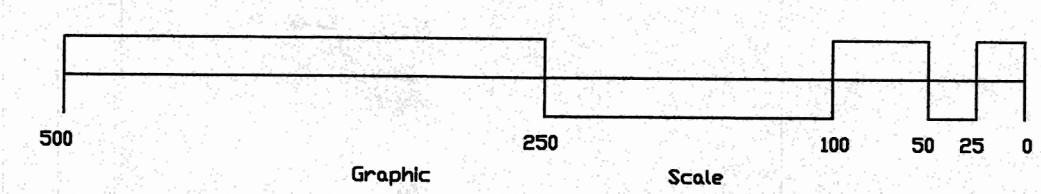
LINE	BEARING	DISTANCE
L1	N 77° 42' 14" E	75.06'
L2	N 77° 49' 17" E	75.00'
L3	N 76° 35' 55" E	93.94'
L4	N 74° 42' 31" E	87.62'
L5	N 72° 56' 25" E	75.00'
L6	N 72° 03' 30" E	75.00'
L7	N 70° 55' 48" E	75.00'
L8	N 69° 21' 21" E	75.00'
L9	N 67° 17' 14" E	75.00'
L10	N 65° 30' 17" E	75.00'
L11	N 64° 44' 38" E	75.00'
L12	N 64° 47' 11" E	75.00'
L13	N 64° 50' 07" E	75.00'
L14	N 64° 50' 11" E	75.00'
L15	N 13° 49' 53" W	54.61'
L16	N 05° 19' 07" W	39.91'
L17	N 00° 12' 20" E	104.55'
L18	N 87° 35' 13" E	59.67'
L19	S 74° 13' 53" E	60.81'
L20	S 55° 41' 08" E	13.81'
L21	S 01° 13' 01" W	113.16'

Dry Detention Basin & Easement

L22	S 18° 07' 30" E	347.25'
L23	S 88° 57' 58" E	55.04'
L24	N 81° 08' 24" E	343.78'
L25	S 62° 17' 52" E	40.01'
L26	S 48° 38' 17" E	37.76'
L27	S 12° 57' 20" E	128.57'
L28	S 48° 05' 13" W	79.94'
L29	N 79° 35' 39" W	47.38'
L30	N 21° 44' 59" W	159.39'
L31	S 87° 13' 51" W	297.62'
L32	N 71° 51' 53" W	43.28'
L33	N 18° 07' 30" W	356.06'

LEGEND

ecm Existing concrete monument
eip Existing iron pin
ips Iron pin set
epk Existing PK nail
pks PK nail set



Survey For: Minor Subdivision For:

Becks Estates
Bruce Garner Road
Creedmoor, North Carolina
Brassfield Township - Granville County

Scale: 1"=100' Date: 3-22-22 File No.: 2022-112

James R. Wilson
Professional Land Surveyor
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919-818-1022
jwsurvey@ix.netcom.com