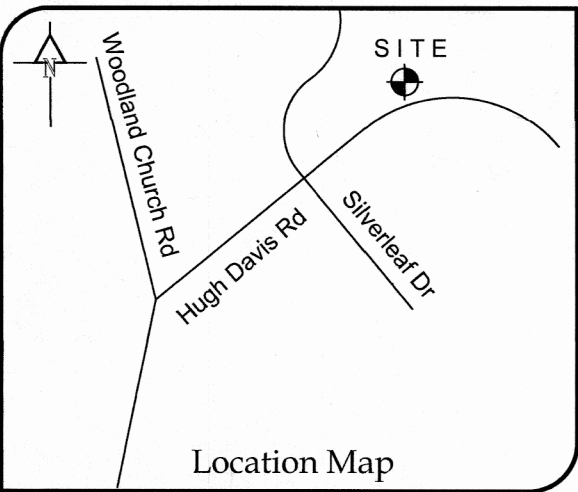




- Survey Notes
- 1) Area by Coordinate Method.
 - 2) Distances are horizontal ground in U.S. Survey Feet.
 - 3) No title report provided. Easements and rights of others not shown hereon may exist.
 - 4) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.
 - 5) Riparian buffers are measured from the top of bank on both sides of any applicable stream. Buffer locations shall be verified prior to development or construction activity.
 - 6) Temporary T-Turnaround and Construction Easement for access and road extension/construction purposes.

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 1873 Page 644, and that we hereby adopt this plan of subdivision with my free consent. Further, we hereby certify that the land as shown hereon is within the subdivision regulation jurisdiction of Granville County, North Carolina.

DocuSigned by:
Stephen M. Puckett
09B6A685E4E6... Date
for: JSW Partners, a N.C. General Partnership
5/12/2024

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

Barry Baker 5-15-24
Land Development Administrator Date

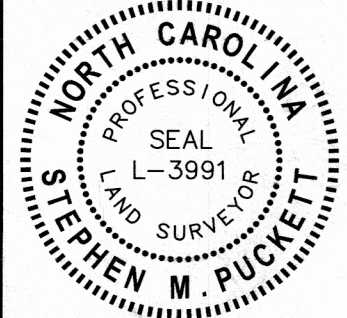
State of North Carolina, County of Granville
Barry Baker
Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
5-15-24
Review Officer Date

Department of Transportation Division of Highways
Proposed Subdivision Road Design Standards Certification
DocuSigned by:
ASB3F36AF75A...
Approved: District Engineer
5/13/2024
Date:

Surveyor's Certificate
I, Stephen M. Puckett, hereby 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.

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in (references)); that the ratio of precision is 1:10,000'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 1st day of April, A.D., 2024.

DocuSigned by:
Stephen M. Puckett
Professional Land Surveyor, License Number L-3991



Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)
PO Box 2351
Oxford, NC 27565
P. 919.528.8900
File:20010-10

As the subdivider Cedar Knolls, JSW Partners, a N.C. General Partnership, understands and acknowledges that it is responsible for the maintenance, at its own expense, of all required public road improvements including, but 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.

JSW Partners, a N.C. General Partnership
DocuSigned by:
Stephen M. Puckett
for: JSW Partners, a N.C. General Partnership
5/12/2024

- Stormwater Maintenance and Access Easement Notes
- 1) The owner is responsible for maintaining the permanent engineered stormwater control labeled "Stormwater Maintenance and Access Easement" as directed by the government office having jurisdiction for watershed protection.
 - 2) This property is located in a stormwater management protection area and/or public water supply watershed, development restrictions apply.
 - 3) The Government office having jurisdiction for watershed protection and their assigns will have the right to access the engineered stormwater control structure labeled as "Stormwater Maintenance and Access Easement" for inspections and maintenance enforcement.
 - 4) Refer to Stormwater Facility Agreement and Covenants recorded in Deed Book 1961, page 277 of the Granville County Registry.

Stream Buffer Note
Clearing vegetation within 30 feet of the top of the stream bank (30' Zone 1 Buffer) is prohibited. Impervious surfaces are not allowed within the 50-foot buffer. Contact Granville County prior to any land disturbance within the buffer.

Driveway Note:
All lots to be served by driveways that are on interior subdivision streets only.

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building setbacks, and dedicate all alleys, walks, easements, parks, roads, streets and open spaces to public or private use as noted. Further I hereby certify that the land is within the subdivision jurisdiction of Granville County, North Carolina.
5-15-24
Date
Stephen M. Puckett
Owner

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 64°19'16" E	34.83'
2	S 66°10'23" E	17.53'
3	S 28°56'41" E	26.25'
4	N 87°04'48" E	20.88'
5	N 06°42'12" E	28.68'
6	N 88°26'11" E	69.59'
7	S 76°53'34" E	74.03'
8	N 47°27'44" E	23.10'
9	S 63°43'35" E	18.47'
10	N 23°28'27" E	37.39'
11	S 73°24'56" E	19.12'
12	N 60°39'54" E	21.58'
13	S 79°21'31" E	20.64'
14	N 60°12'00" E	23.65'
15	S 77°07'54" E	22.09'
16	N 67°52'36" E	37.35'
17	N 80°30'17" E	30.52'
18	N 51°45'36" E	13.22'
19	N 02°45'56" E	26.51'
20	N 35°07'48" E	35.52'
21	N 56°30'41" E	46.34'
22	N 32°04'50" E	18.86'
23	N 71°31'05" E	25.32'
24	N 54°35'27" E	35.52'
25	N 71°28'45" E	20.44'
26	N 31°01'23" E	32.65'
27	N 62°42'59" E	15.31'
28	N 21°59'30" E	12.27'
29	N 67°51'08" E	39.47'
30	N 51°31'50" E	65.03'
31	N 29°50'06" W	15.17'
32	N 30°32'09" E	8.65'
33	S 66°29'56" E	18.89'
34	N 57°28'46" E	69.28'
35	N 18°30'33" E	7.41'
36	N 76°29'49" E	21.30'
37	S 48°50'14" E	14.29'
38	N 72°10'49" E	26.73'
39	N 51°18'47" E	30.33'
40	S 56°51'07" E	16.40'
41	N 63°10'32" E	58.35'
42	N 28°42'59" E	28.89'
43	N 04°33'33" W	26.90'
44	N 57°57'41" E	40.42'
45	N 11°28'19" E	31.07'
46	N 63°42'58" E	57.65'
47	N 82°55'59" E	35.28'
48	N 12°43'03" W	16.05'
49	N 89°44'16" E	58.94'
50	S 47°16'36" E	16.82'
51	S 87°26'14" E	30.62'
52	S 58°08'11" E	22.26'
53	N 26°32'42" E	18.14'
54	N 76°05'22" E	9.47'
55	S 27°11'17" E	37.73'
56	S 82°02'30" E	25.45'
57	S 27°18'29" E	10.32'
58	S 64°54'19" E	6.23'
59	N 41°15'36" E	6.58'
60	S 50°05'30" E	14.89'
61	N 77°51'40" E	6.85'
62	S 03°48'15" E	13.48'
63	N 65°24'28" E	21.10'
64	N 31°43'46" E	31.68'
65	N 03°55'48" E	13.88'
66	S 72°46'21" E	21.34'
67	S 23°59'24" E	23.66'
68	N 82°56'25" E	13.36'
69	N 43°41'30" E	29.17'
70	N 84°38'38" E	17.57'
71	N 43°21'45" E	17.56'
72	S 89°47'15" E	20.81'
73	N 07°21'16" E	10.22'
74	N 38°56'34" E	7.47'
75	N 55°58'02" E	4.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°49'57" E	38.01'
L2	N 45°10'07" E	29.52'
L3	N 80°37'44" E	47.91'
L4	N 60°39'03" E	24.76'
L5	S 54°54'05" E	24.60'
L6	S 21°55'21" E	75.20'
L7	S 64°39'04" E	41.08'
L8	S 11°40'42" E	56.08'
L9	S 37°07'39" E	74.54'
L10	S 04°38'44" W	55.76'
L11	S 04°38'44" W	20.01'
L12	S 42°24'57" E	62.10'
L13	S 23°41'53" W	33.44'
L14	S 23°41'53" W	46.80'
L15	S 65°48'05" W	28.93'
L16	S 35°55'35" E	66.79'
L17	S 35°55'35" E	21.44'
L18	S 04°08'19" E	99.52'
L19	S 35°27'43" E	76.03'
L20	S 50°03'27" E	48.19'
L21	S 41°15'45" E	71.79'
L22	S 05°56'38" E	35.55'
L23	S 23°27'08" E	71.71'
L24	S 39°30'18" E	33.03'
L25	S 29°46'13" E	34.99'
L26	S 20°35'58" E	60.28'
L27	S 84°16'00" W	30.15'
L28	S 63°59'11" W	75.73'
L29	S 38°40'18" E	19.65'
L30	S 38°40'18" E	79.96'
L31	S 36°09'22" E	49.08'
L32	S 36°09'22" E	38.98'
L33	N 81°43'41" E	45.29'
L34	S 62°15'59" E	77.64'
L35	S 85°27'52" E	58.06'
L36	N 45°01'09" E	78.25'
L37	S 85°53'13" E	77.72'

LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 70°16'24" W	19.47'
E2	S 88°59'39" W	59.75'
E3	N 43°18'18" E	127.56'
E4	S 71°11'27" E	11.56'
E5	N 18°48'33" E	20.00'
E6	N 71°11'27" W	11.56'
E7	S 40°32'54" E	10.00'
E8	N 49°27'06" E	20.00'
E9	N 40°32'54" W	10.00'
E10	S 36°31'38" E	15.00'
E11	N 61°00'53" E	70.88'
E12	N 21°26'35" W	15.00'
E13	S 71°17'26" W	75.84'
E14	N 18°42'34" W	30.00'
E15	N 71°17'26" E	85.42'
E16	S 71°17'26" W	74.10'
E17	S 18°42'34" E	35.00'
E18	N 71°17'26" E	62.92'
E19	N 69°40'07" E	10.09'
E20	N 20°19'53" W	20.00'
E21	S 69°40'07" W	10.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	335.00'	244.19'	N 04°44'30" W	238.82'
C2	335.00'	194.74'	N 32°47'37" E	192.01'
C3	335.00'	172.46'	N 64°11'42" E	170.56'
C4	25.00'	35.82'	N 37°54'04" E	32.83'
C5	974.99'	16.33'	N 03°37'16" W	16.33'
C6	975.00'	93.04'	N 06°50'05" W	93.00'
C7	975.00'	93.04'	N 12°18'07" W	93.00'
C8	975.00'	90.12'	N 17°41'00" W	90.09'
C9	775.00'	67.69'	N 17°49'45" W	67.67'
C10	775.00'	25.88'	N 14°22'13" W	25.88'
C11	25.00'	30.77'	N 48°40'40" W	28.87'
C12	50.00'	55.42'	N 52°11'26" W	52.62'
C13	50.00'	85.17'	N 28°21'26" E	75.24'
C14	50.00'	55.11'	S 71°16'17" E	52.36'
C15	50.00'	22.94'	S 26°33'18" E	22.74'
C16	725.00'	87.54'	S 16°52'21" E	87.48'
C17	1025.00'	7.81'	S 20°06'47" E	7.81'
C18	1025.00'	90.03'	S 17°22'42" E	90.00'
C19	1025.00'	90.03'	S 12°20'46" E	90.00'
C20	1025.00'	103.44'	S 06°56'19" E	103.40'
C21	1025.00'	16.21'	S 03°35'40" E	16.21'
C22	25.00'	39.27'	S 48°08'28" E	35.36'
C23	275.00'	181.69'	N 67°55'53" E	178.40'
C24	275.00'	93.11'	N 39°18'16" E	92.67'
C25	425.00'	200.18'	N 43°05'53" E	198.34'
C26	425.00'	109.03'	N 63°56'28" E	108.73'
C27	375.00'	152.84'	S 59°36'52" W	151.78'
C28	375.00'	120.00'	S 38°46'17" W	119.48'
C29	325.00'	40.01'	S 33°07'51" W	39.98'
C30	325.00'	85.00'	S 44°09'00" W	84.76'
C31	325.00'	85.00'	S 59°08'08" W	84.76'
C32	325.00'	85.00'	S 74°07'15" W	84.76'
C33	325.00'	29.75'	S 84°14'10" W	29.74'
C34	285.74'	133.56'	S 73°27'05" W	132.35'
C35	285.15'	303.17'	S 29°31'42" W	289.09'
C36	285.36'	126.02'	S 13°35'52" E	125.00'
C37	530.00'	107.95'	S 60°38'03" W	107.77'
C38	373.00'	147.33'	S 77°47'07" W	146.38'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	335.00'	16.40'	N 17°32'36" E	16.40'
EC2	285.42'	88.23'	N 07°55'48" E	87.87'
EC3	284.75'	132.42'	N 34°07'49" E	131.23'
EC4	173.97'	10.00'	N 52°28'03" E	10.00'
EC5	285.36'	91.04'	N 77°42'28" E	90.65'
EC6	1025.00'	84.00'	N 17°12'36" W	83.98'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
SC1	50.00'	53.32'	N 10°06'48" E	50.83'
SC2	50.00'	31.84'	S 58°54'35" W	31.31'
SC3	50.00'	10.10'	S 82°56'29" W	10.08'
SC4	50.00'	45.01'	S 65°29'01" E	43.50'

LINE TABLE		
LINE	BEARING	DISTANCE
R1	S 64°13'18" W	229.35'
R2	S 62°37'16" W	224.61'

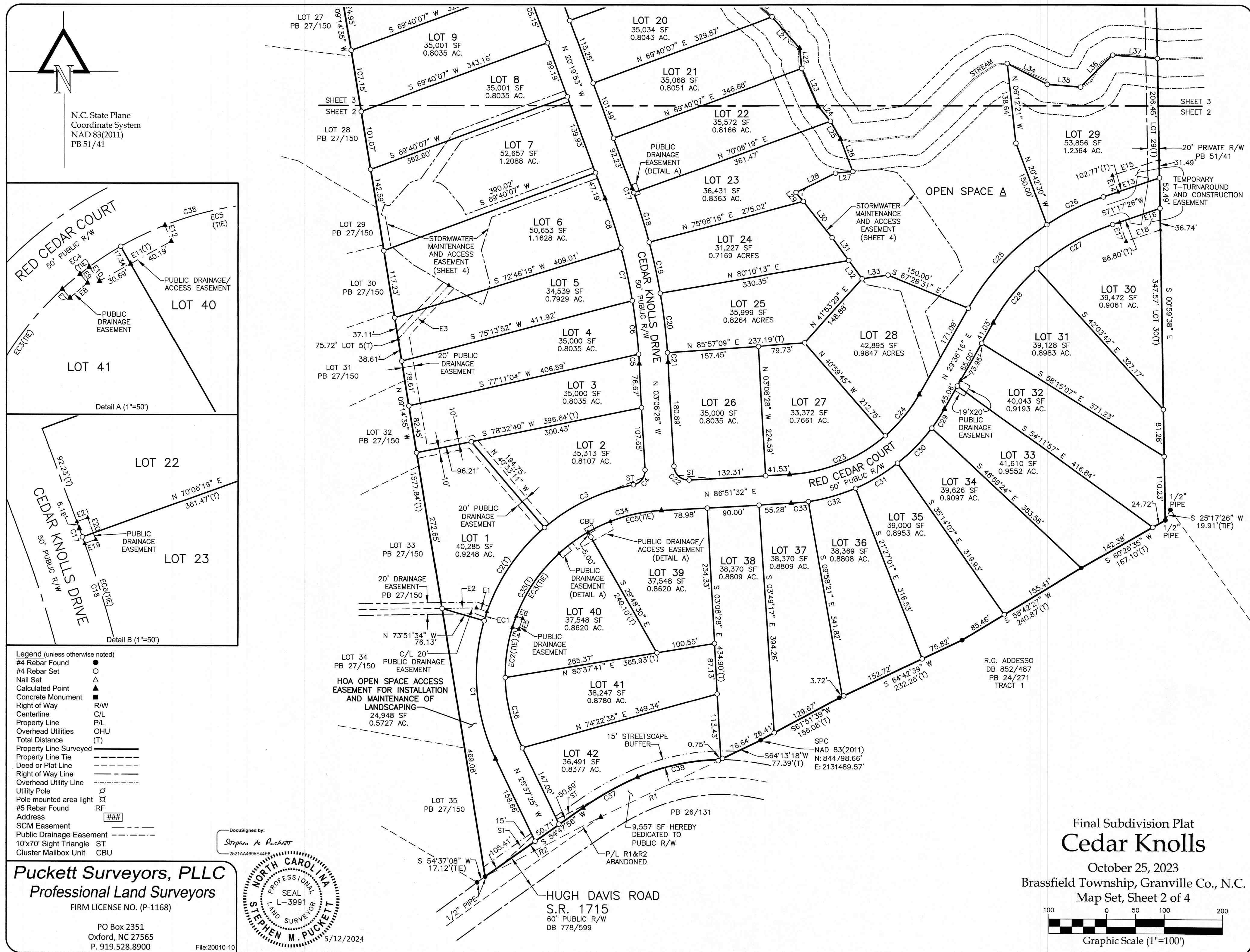
References
DB 1873/644
PB 51/41
PB 52/71

Owner
JSW Partners
10931 Strickland Rd, Ste 111
Raleigh, NC 27615

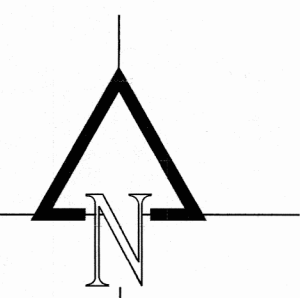
Site Data
1) PIN 183400164083
Record No. 3086
2) Zone: Cluster AR-40
3) Setbacks:
Street: 25'
Side: 6/15'
Rear: 30'
4) Watershed: Falls Lake

Final Subdivision Plat
Cedar Knolls
October 25, 2023
Brassfield Township, Granville Co., N.C.
Map Set, Sheet 1 of 4





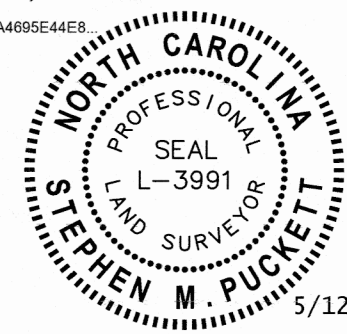
- Legend (unless otherwise noted)
- #4 Rebar Found ●
 - #4 Rebar Set ○
 - Nail Set △
 - Calculated Point ▲
 - Concrete Monument ■
 - Right of Way R/W
 - Centerline C/L
 - Property Line P/L
 - Overhead Utilities OHU
 - Total Distance (T)
 - Property Line Surveyed ———
 - Property Line Tie - - - - -
 - Deed or Plat Line - - - - -
 - Right of Way Line - - - - -
 - Overhead Utility Line - - - - -
 - Utility Pole ♂
 - Pole mounted area light ⌵
 - #5 Rebar Found RF
 - Address ###
 - SCM Easement ———
 - Public Drainage Easement - - - - -
 - 10'x70' Sight Triangle ST



N.C. State Plane
Coordinate System
NAD 83(2011)
PB 51/41

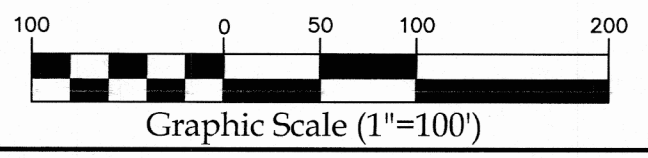
DocuSigned by:
Stephen M. Puckett

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Final Subdivision Plat Cedar Knolls

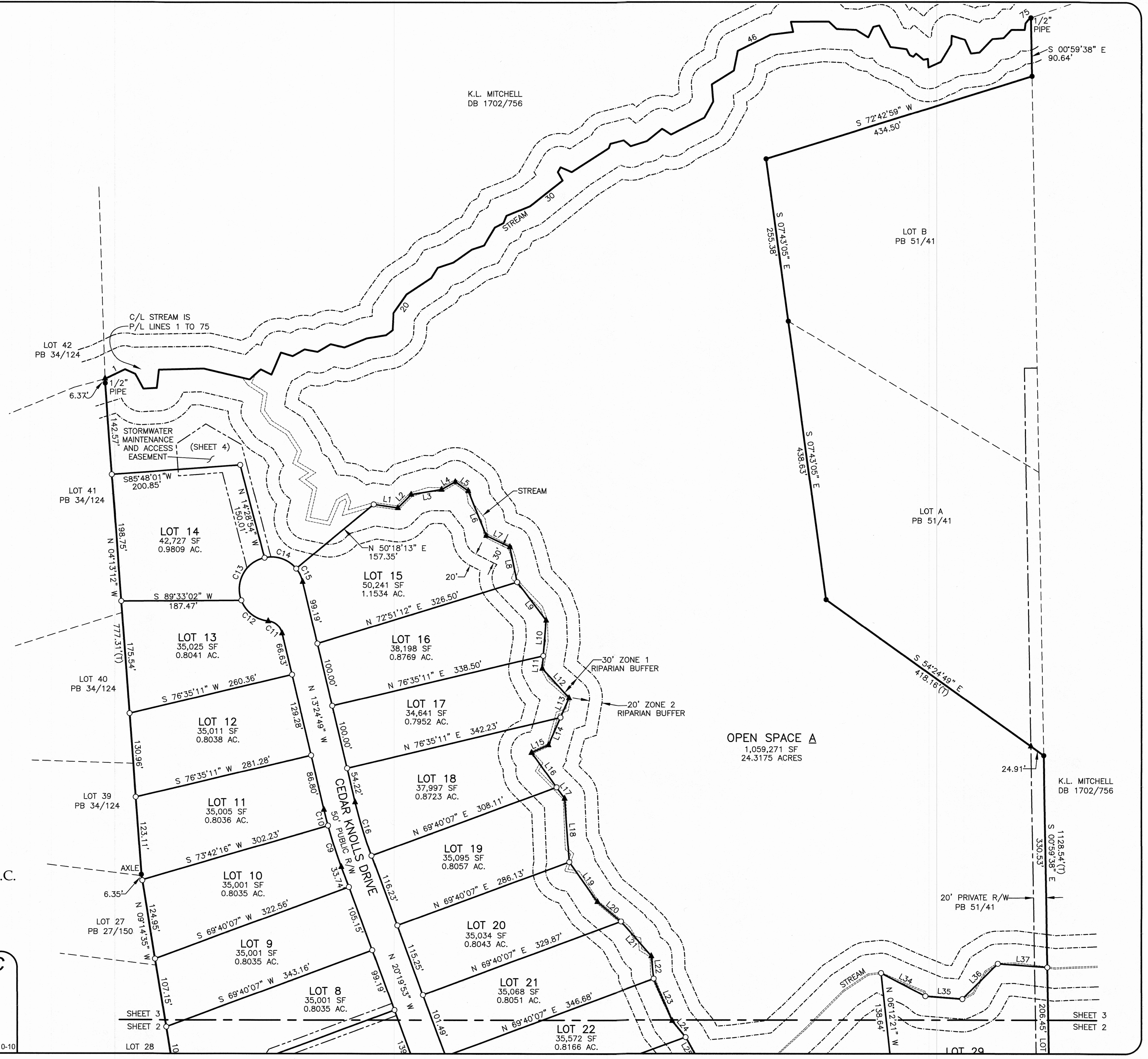
October 25, 2023
Brassfield Township, Granville Co., N.C.
Map Set, Sheet 3 of 4



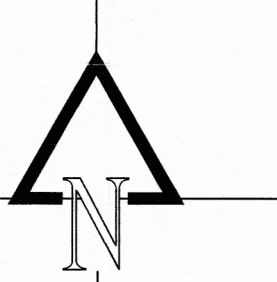
Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)

PO Box 2351
Oxford, NC 27565
P. 919.528.8900

File:20010-10

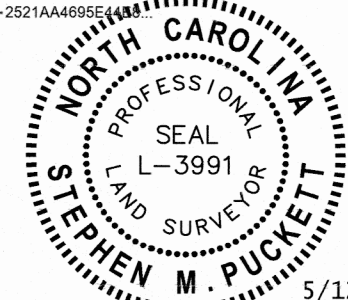


- Legend (unless otherwise noted)
- #4 Rebar Found ●
 - #4 Rebar Set ○
 - Nail Set △
 - Calculated Point ▲
 - Concrete Monument ■
 - Right of Way R/W
 - Centerline C/L
 - Property Line P/L
 - Overhead Utilities OHU
 - Total Distance (T)
 - Property Line Surveyed ———
 - Property Line Tie - - - - -
 - Deed or Plat Line - - - - -
 - Right of Way Line - - - - -
 - Overhead Utility Line - - - - -
 - Utility Pole ⚡
 - Pole mounted area light ⚡
 - #5 Rebar Found RF
 - Address ###
 - SCM Easement ———
 - Public Drainage Easement - - - - -
 - 10'x70' Sight Triangle ST



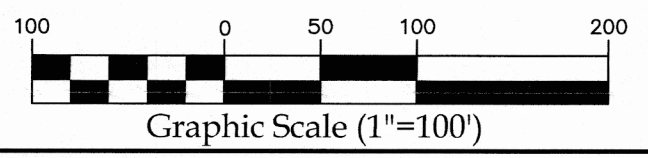
N.C. State Plane
Coordinate System
NAD 83(2011)
PB 51/41

DocuSigned by:
Stephen M. Puckett
2521AA4695E44881



Final Subdivision Plat Cedar Knolls

October 25, 2023
Brassfield Township, Granville Co., N.C.
Map Set, Sheet 4 of 4



Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)

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File: 20010-10

