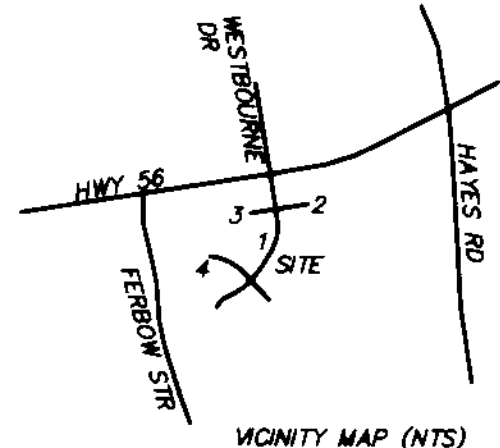


1 AMBERLEAF DR
2 EAST BROOKWOOD CT
3 WEST BROOKWOOD CT
4 SPRING VALLEY DR



ABBREVIATIONS
BM: BOOK OF MAPS
CAF: CONCRETE FOUNDATION
DB: DEED BOOK
DIP: IRON PIPE FOUND
RPS: IRON ROD SET (8 TYP)
RPS: IRON PIPE SET (8 TYP)
M: "X" MARK SET
N/F: NOW OR FORMERLY
MB: MAP BOOK
PC: PLAT CABBET
PG: PAGE
R/W: RIGHT-OF-WAY
SF: SQUARE FEET
CC: CALCULATED CORNER

SYMBOL LEGEND
○: IRON PIPE / REBAR FOUND
●: IRON ROD / IRON PIPE SET
■: CONCRETE MONUMENT FOUND
△: CALCULATED CORNER

SITE DATA

a. CURRENT ZONING: SINGLE FAMILY RESIDENTIAL (SFR)
b. MINIMUM LOT SIZE: 11,000 SQ. FT.
c. MINIMUM LOT WIDTH: 72' AT FRONT BUILDING SETBACK LINE
d. MIN. FRONT YARD SETBACK: 20'
e. MIN. REAR YARD SETBACK: 10'
f. MIN. SIDE YARD SETBACK: 10'
g. MIN. CORNER SIDE YARD: 10'
h. TOTAL ACRES: PHASE 1 (20.77 AC. 42.78% OF TOTAL TRACT)
i. TOTAL OPEN SPACE PHASE 1 (4.40 AC. 11.12% OF TOTAL TRACT)
j. FIRM FLOOD PANEL 3720180000J REV. 4/16/2007
k. HOA NAME: AMBERLEAF COMMUNITY ASSOCIATION, INC./C/O CHARLESTON MANAGEMENT COMPANY, 812 SALEM WOODS DRIVE, RALEIGH NC 27615
l. HOA COVENANTS DEED BOOK: PAGE(S)

OWNER INFORMATION
OWNER: AMBERLEAF LANDCO, LLC
CONTACT: MARION UTER, PAUL UTER
ADDRESS: 9704 TIMBER CIRCLE
DAPHNE AL 36537

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
1	1851.23'	604.10'	18° 41' 49"	N 65° 46' 48" E 601.42'
2	1866.23'	213.76'	6° 33' 46"	N 60° 04' 04" E 213.65'

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S 4° 06' 04" W	197.92'
L2	S 3° 26' 25" E	151.70'
L3	N 71° 05' 36" E	167.44'
L4	N 40° 25' 15" E	138.53'
L5	N 79° 13' 24" E	132.68'
L6	N 57° 58' 04" E	140.73'
L7	N 43° 03' 37" E	55.65'
L8	N 44° 10' 50" W	98.21'
L9	N 45° 49' 10" E	60.00'
L10	S 44° 10' 50" E	74.88'
L11	N 42° 10' 33" E	108.41'
L12	N 30° 14' 21" E	281.24'
L13	N 40° 03' 22" E	160.35'
L14	N 75° 22' 47" E	96.91'
L15	N 28° 21' 47" E	77.60'
L16	N 10° 20' 50" W	176.10'
L17	N 21° 43' 31" W	39.74'
L18	N 44° 55' 48" E	140.64'
L19	N 63° 24' 12" E	220.83'
L20	N 26° 39' 25" W	110.17'
L21	S 4° 06' 04" W	18.90'
L22	S 4° 06' 04" W	179.01'

EASEMENT HATCH LEGEND
SSE: SANITARY SEWER EASEMENT
SDE: STORM DRAINAGE EASEMENT
STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE
I, JOHN R. RITCHELL-PUCKETT, REVIEW OFFICER OF GRANVILLE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 1/24/19
REVIEW OFFICER

GENERAL NOTES
1) THE PURPOSE OF THIS PLAT IS TO RECOMBINE AND SUBDIVIDE THE PARCELS AS SHOWN HEREON AND TO DEDICATE THE RIGHT-OF-WAYS AND EASEMENTS AS INDICATED ON APPROVED CONSTRUCTION DRAWINGS ENTITLED "AMBERLEAF SUBDIVISION", AS PRODUCED BY ESP ASSOCIATES, INC. DATED JUNE 26, 2018 AND ANY SUBSEQUENT REVISIONS.
2) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
3) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT).
4) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
5) AREA(S) CALCULATED BY THE COORDINATE METHOD.
6) PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM 3720180000J WITH AN REVISION DATE OF 04/16/2007.
7) HORIZONTAL DATUM DERIVED FROM SURVEY ENTITLED "EXISTING CONDITIONS SURVEY OF THE AYERETT PROPERTY PROPOSED: AMBERLEAF SUBDIVISION", AS SHOWN IN APPROVED CONSTRUCTION DRAWINGS FOR AMBERLEAF SUBDIVISION.
8) IRON REBAR SET, FLUSH WITH THE GROUND, AT ALL CORNERS UNLESS NOTED OTHERWISE.

STORMWATER NOTES
1) THE OWNER IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL LABELED AS THE "STORMWATER BMP A" 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 STORMWATER CONTROL MEASURE LABELED AS "STORMWATER BMP A" FOR INSPECTION AND MAINTENANCE ENFORCEMENT.

I, JOHN R. RITCHELL-PUCKETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1703, PAGE 867); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (FROM REFERENCES SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 66,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: ≤ 0.10'
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: JULY 24, 2018
PUBLISHED/FIXED CONTROL USE: NCCORS NETWORK, NCGS "DURH"
GEOD MODEL: GEOD12B
COMBINED GRID FACTORS: 0.998751404
UNITS: US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND 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

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14TH DAY OF JANUARY A.D., 2019.

JOHN R. RITCHELL-PUCKETT, PLS
NC L-4450
SEAL
L-4450
1/24/19

CERTIFICATE OF PUBLIC WATER SUPPLY WATERSHED PROTECTION STATEMENT

ALL PORTIONS OF THE PROPERTY CONTAINED IN THIS SUBDIVISION ARE LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS REGARDING SUCH MATTERS AS RESIDENTIAL DENSITY, MAXIMUM IMPERVIOUS SURFACE AREA, STORMWATER CONTROL MEASURES MAY APPLY TO THIS PROPERTY. ANY ENGINEERED STORMWATER CONTROLS SHOWN OR DESCRIBED ON THIS PLAT, WHICH MAY BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS AND/OR A HOME OWNER'S ASSOCIATION SHALL SUBMIT AN OPERATIONS AND MAINTENANCE AGREEMENT FILED WITH THE OFFICE OF THE COUNTY REGISTER OF DEEDS IN BOOK 1714, PAGE 182.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE HENRY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CREEDMOOR AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACKS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I/WE HEREBY DEDICATE ALL STORM SEWER TO THE CITY OF CREEDMOOR.

DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE SOUTH GRANVILLE WATER AND SEWER ASSOCIATION (SGWSA).

DEDICATE ALL STORM WATER BMP AND ASSOCIATED EASEMENT AREAS, BACK YARD STORM DRAINAGE EASEMENTS AND OPEN SPACE TO AMBERLEAF LANDCO, LLC.

1/21/19
Manager, Amberleaf Landco, LLC
DATE
OWNER REPRESENTATIVE

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE SIGNED THE FOREGOING DOCUMENT.
1/24/19
DATE
NAME(S) OF PRINCIPAL(S)

JAMES H. McDONALD
My Commission Expires
January 30, 2021
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/30/21

CERTIFICATE OF APPROVAL MAYOR OF CREEDMOOR

I HEREBY CERTIFY THAT THE MAP OR PLAT SHOWN AND DESCRIBED HEREON FOR THE SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE CITY OF CREEDMOOR SUBDIVISION REGULATIONS AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS AND IN ACCORDANCE WITH G.S. 160A-373.
1-23-19
Robert W. Weller
MAYOR OF CREEDMOOR

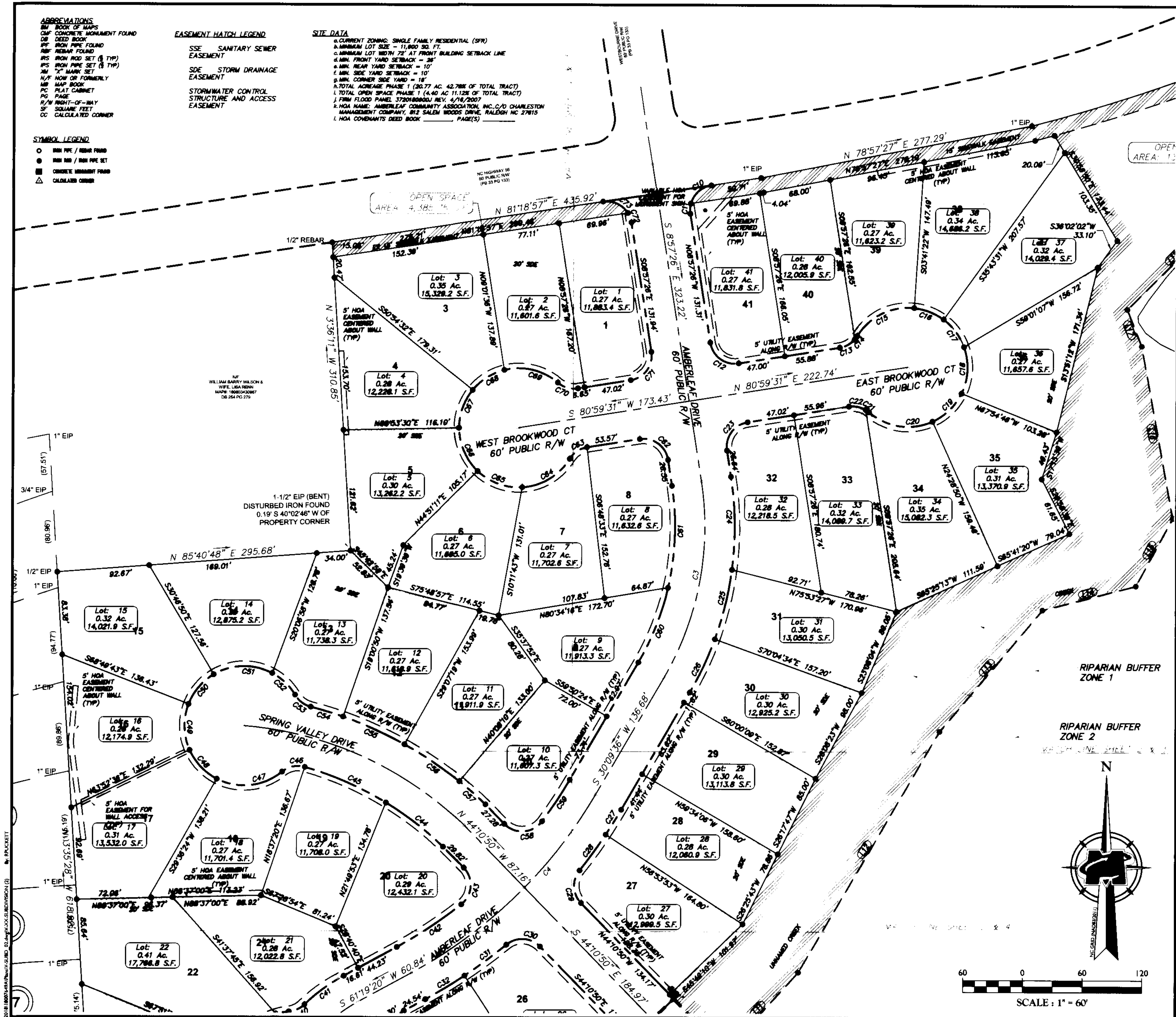
CERTIFICATE OF CONSTRUCTION AND INSTALLATION OF STREETS, SIDEWALKS, DRAINAGE FACILITIES, UTILITIES AND ALL OTHER REQUIRED IMPROVEMENTS

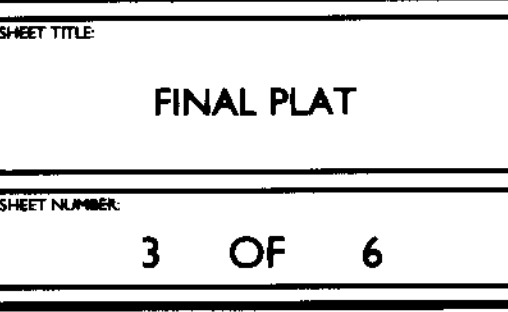
I/WE HEREBY CERTIFY THAT I/WE ALL STREETS, SIDEWALKS, DRAINAGE FACILITIES, UTILITIES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO APPROVED SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE CITY OF CREEDMOOR HAS BEEN RECEIVED.
1-23-19
DATE
PUBLIC WORKS DIRECTOR (interim)

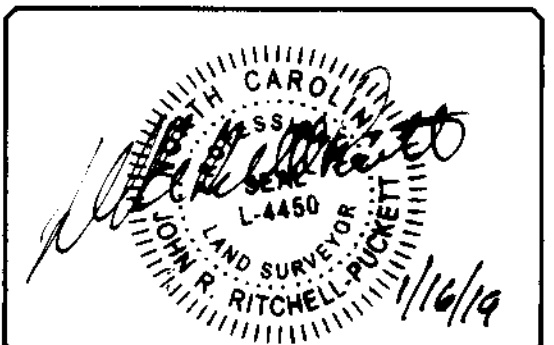
CERTIFICATE OF SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN AND DESCRIBED ON THIS MAP OR PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY OF CREEDMOOR SUBDIVISION REGULATIONS AND IS HEREBY APPROVED AND SHALL BE RECORDED AT THE GRANVILLE COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS.
1/23/2019
DATE
SUBDIVISION ADMINISTRATOR

SHEET NUMBER: 2 OF 6





[illegible]

**AMBERLEAF
PHASE 1**

**CITY OF CREEDMOOR
BRASSFIELD TWSHP
GRANVILLE COUNTY, NC**



RALEIGH OFFICE
 2000 Regency Parkway
 Suite 295
 Cary, NC 27518
 Phone: 919.439.6082
 Fax: 919.439.8461

SCALE: AS SHOWN	DATE: 11/14/18	DRAWN BY: JRRP	CHECKED BY: DAL
PROJECT NUMBER: 18007649A		DRAWING NAME: V-SUBD_02	

SHEET TITLE:
FINAL PLAT
SHEET NUMBER:
4 OF 6

