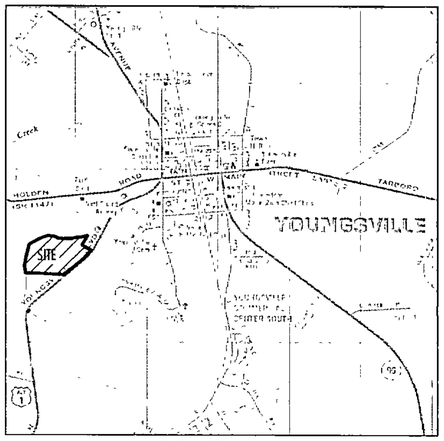


VICINITY MAP

NO SCALE

LEGEND

- ○ IRON PIPE/PIN FOUND
- ● NEW IRON PIPE/PIN
- □ CONCRETE MONUMENT FOUND
- ■ CONCRETE MONUMENT SET
- ◪ R/W MONUMENT FOUND
- ○ CALCULATED POINT
- Ⓐ CONTROL POINT FOUND
- ▲ CONTROL POINT SET
- SDE STORM DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- ST SIGHT TRIANGLE
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- POB POINT OF BEGINNING
- DB DEED BOOK
- BM BOOK OF MAPS
- PG PAGE

LINE TABLE		
LINE	LENGTH	BEARING
L1	57.18'	S70°58'42"E
L2	62.51'	N85°18'03"E
L3	43.82'	S76°57'15"E
L5	11.00'	S10°43'07"W
L6	96.30'	N86°30'02"E
L7	85.36'	S85°32'38"E
L8	58.30'	S79°19'02"E
L9	87.90'	S62°13'25"E
L10	37.04'	N63°48'21"E
L11	33.75'	S39°56'38"W
L12	32.53'	N39°56'38"E
L13	20.60'	S86°26'59"E
L14	19.13'	S85°51'11"E
L35	62.73'	N79°43'21"E
L46	28.35'	N10°05'22"W
L47	30.40'	N59°15'34"E
L48	17.06'	S14°44'00"E

LINE TABLE		
LINE	LENGTH	BEARING
E15	216.95'	N18°46'11"W
E16	24.31'	S71°13'49"W
E17	77.71'	S27°07'11"W
E18	72.99'	S66°49'14"W
E19	84.53'	S68°32'24"W
E20	56.35'	S50°33'52"W
E21	79.92'	S63°09'35"W
E22	56.86'	S32°08'15"W
E23	53.97'	S03°16'13"W
E24	75.24'	S22°25'23"W
E25	34.59'	S10°48'55"E
E26	36.55'	S04°23'38"W
E27	105.82'	S16°12'45"W
E28	86.69'	S11°30'41"W
E29	48.20'	S17°00'18"E

LINE TABLE		
LINE	LENGTH	BEARING
E30	45.60'	S18°31'39"W
E31	71.29'	S53°27'39"W
E32	13.73'	S06°53'48"E
E33	46.79'	N02°10'50"W
E34	55.15'	N51°07'38"W
E36	73.50'	N51°07'38"W
E37	59.83'	S80°05'52"W
E38	24.94'	N25°02'12"W
E39	37.61'	N53°09'18"W
E40	29.03'	N72°54'43"W
E41	19.50'	S87°04'01"W
E42	57.68'	S63°27'20"W
E43	33.60'	S88°59'26"W
E44	53.02'	S68°06'11"W
E45	25.42'	S54°09'17"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CORD LENGTH
C4	100.75'	3713.95'	N49°13'11"E	100.75'
C6	31.94'	20.00'	N04°31'13"E	28.65'
C7	30.89'	20.00'	N85°28'47"W	27.91'
C8	31.84'	20.00'	N04°22'49"E	28.59'
C9	31.73'	20.00'	S86°41'05"E	28.51'
C10	13.10'	310.00'	S80°29'31"E	13.10'
C11	104.43'	310.00'	N88°38'50"E	103.93'
C12	20.18'	310.00'	N77°07'54"E	20.18'
C13	96.94'	310.00'	N66°18'28"E	96.55'
C14	38.28'	310.00'	N53°48'42"E	38.25'
C15	103.64'	250.00'	N62°09'02"E	102.90'
C16	116.47'	250.00'	N87°22'21"E	115.42'
C17	52.84'	200.00'	N48°48'11"W	52.69'
C18	107.91'	200.00'	N71°49'43"W	106.60'
C19	126.98'	400.00'	S83°37'15"W	126.44'
C20	158.75'	400.00'	S63°09'26"W	157.71'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CORD LENGTH
C21	156.26'	400.00'	S40°35'46"W	155.27'
C22	51.11'	400.00'	S25°44'40"W	51.08'
C23	51.66'	460.00'	S21°09'34"W	51.63'
C24	94.04'	460.00'	S30°14'00"W	93.88'
C25	94.04'	460.00'	S41°56'48"W	93.88'
C26	94.04'	460.00'	S53°39'36"W	93.88'
C27	94.04'	460.00'	S65°22'25"W	93.88'
C28	94.04'	460.00'	S77°05'13"W	93.88'
C29	78.45'	460.00'	S87°49'45"W	78.35'
C30	21.30'	260.00'	N84°56'19"W	21.29'
C31	90.11'	260.00'	N72°39'49"W	89.66'
C32	97.57'	260.00'	N51°59'05"W	97.00'
C33	93.91'	65.00'	N59°19'50"E	85.95'
C34	102.10'	65.00'	N34°16'53"W	91.92'
C35	102.10'	65.00'	S55°43'07"W	91.92'
C36	294.17'	1071.25'	N41°08'25"E	293.25'

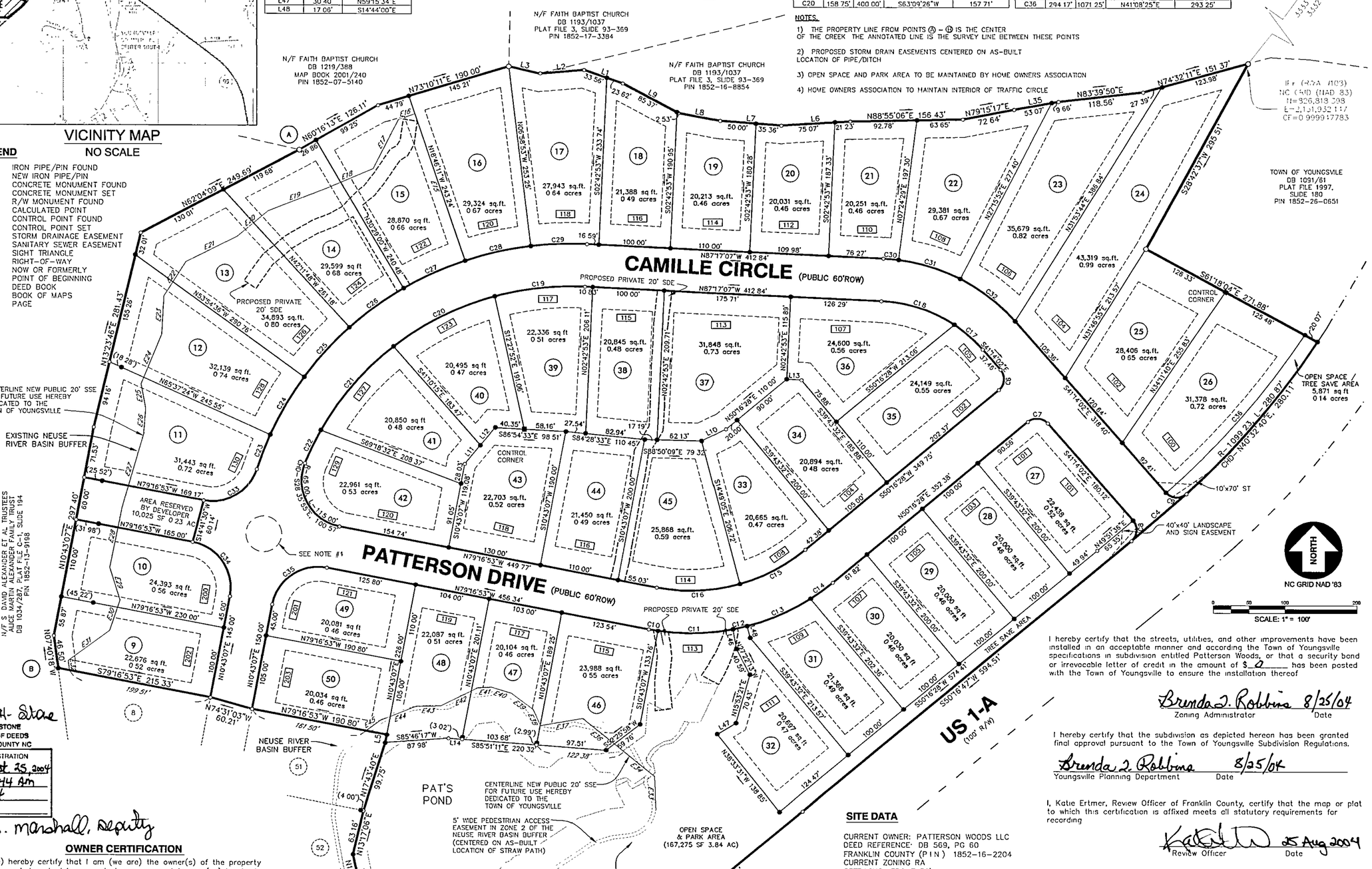
NOTES:

1) THE PROPERTY LINE FROM POINTS Ⓐ – Ⓑ IS THE CENTER OF THE CREEK THE ANNOTATED LINE IS THE SURVEY LINE BETWEEN THESE POINTS

2) PROPOSED STORM DRAIN EASEMENTS CENTERED ON AS-BUILT LOCATION OF PIPE/DITCH

3) OPEN SPACE AND PARK AREA TO BE MAINTAINED BY HOME OWNERS ASSOCIATION

4) HOME OWNERS ASSOCIATION TO MAINTAIN INTERIOR OF TRAFFIC CIRCLE



Linda H. Stone
LINDA H. STONE
REGISTER OF DEEDS
FRANKLIN COUNTY NC

FILED FOR REGISTRATION
DATE August 25, 2004
TIME 11:54:44 AM
BOOK 2004
PAGE 279

By: Linda S. Marshall, Deputy

OWNER CERTIFICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which we conveyed to me (us) by deed recorded in Book 569 Page 60 and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all streets, alleys, walks, parks, drainage ways, and other open space to public or private use as noted Further, I (we) certify that the land as shown hereon is within the Subdivision Regulation jurisdiction of Franklin County

8-25-04

Owner PATTERSON WOODS LLC Date

SITE DATA

CURRENT OWNER: PATTERSON WOODS LLC
DEED REFERENCE: DB 569, PG 60
FRANKLIN COUNTY (P I N) 1852-16-2204
CURRENT ZONING RA
SETBACKS: FRONT 30'
REAR 25'
SIDE 15'
SIDE CORNER 20'

TOTAL # OF LOTS 42
MIN LOT SIZE 20,000 SF
TOTAL AREA IN LOTS 23.91 ACRES
TOTAL AREA IN OPEN SPACE 3.98 ACRES
TOTAL AREA IN PUBLIC RIGHT-OF-WAYS 4.26 ACRES
TOTAL AREA RESERVED BY DEVELOPER 0.23 ACRES

TOTAL AREA RECORDED: 32.38 ACRES

I hereby certify that the streets, utilities, and other improvements have been installed in an acceptable manner and according the Town of Youngsville specifications in subdivision entitled Patterson Woods, or that a security bond or irrevocable letter of credit in the amount of $ 0 has been posted with the Town of Youngsville to ensure the installation thereof

Brenda J. Robbins 8/25/04
Zoning Administrator Date

I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to the Town of Youngsville Subdivision Regulations.

Brenda J. Robbins 8/25/04
Youngsville Planning Department Date

I, Katie Ertmer, Review Officer of Franklin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording

25 Aug 2004
Review Officer Date

SURVEYOR'S CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced), that the boundaries not surveyed are shown as broken lines plotted from information found in Books referenced, that clearly indicated as drawn from information found in Books referenced, that the ratio of precision as calculated is 1:27,684, that this plat was prepared in accordance with G S 47-30 as amended

Witness my original signature, registration number and seal this 24st day of August, A D , 2004.

REVISIONS
7/21/04 – ORIGINAL SUBMITTAL
8/24/04 – TOWN COMMENTS

RICE & ASSOCIATES
CIVIL ENGINEERING, PLANNING, & SURVEYING
978 Trinity Road
Raleigh, NC 27607
Voice: 919.854.0811
Fax: 919.854.0812
smr@riceassociates.net

SUBDIVISION PLAT FOR:

PATTERSON WOODS LLC

833-A Wake Forest Business Park
Wake Forest, NC 27587
(919) 556-2519

SITE:

PATTERSON WOODS

PHASE 1, MAP 1
YOUNGSVILLE TOWNSHIP,
FRANKLIN, CO. NC
R&A PROJ. #03-048

NORTH CAROLINA PROFESSIONAL SEAL L-3941 LAND SURVEYOR JEREMY TAYLOR

UNLESS THIS PLAT IS SIGNED AND DATED, IT SHALL BE CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES.

AUGUST 24, 2004

G:\Projects\Gould\Youngsville_03-048_DRAWINGS\SURVEYING\subd_plat_phase1.dwg, Sub_plat_phase1_18x24, 8/24/2004 11:24:04 AM, emm

BOOK 2004 Page 279 8-25-04