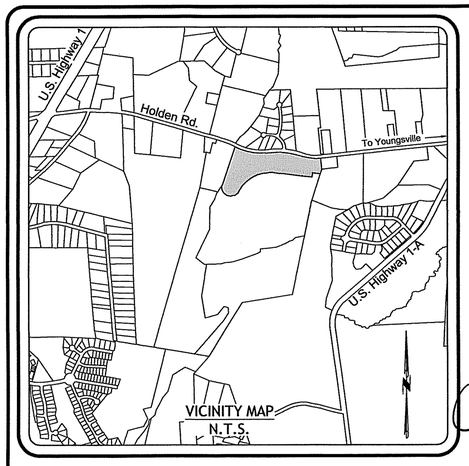


OWNER CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) for the property shown hereon which was conveyed to me (us) by deed recorded in books noted in Site Data below, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all drainageway 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 the Town of Youngsville.

By: _____ 2-9-17
Holden Creek LLC — Date

PLANNING CERTIFICATION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the Town of Youngsville, and that the map has been approved for recording in the Office of the Register of Deeds.

_____, AICP 2/9/17
Subdivision Administrator or Assistant — Date

REVIEW OFFICER CERTIFICATION

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

Jason T. Rogers 2-14-17
Review Officer — Date

CERTIFICATION OF APPROVAL OF THE DESIGN AND INSTALLATION OF PUBLIC STREETS, UTILITIES AND OTHER IMPROVEMENTS TO BE OWNED/OPERATED BY THE TOWN OF YOUNGSVILLE:

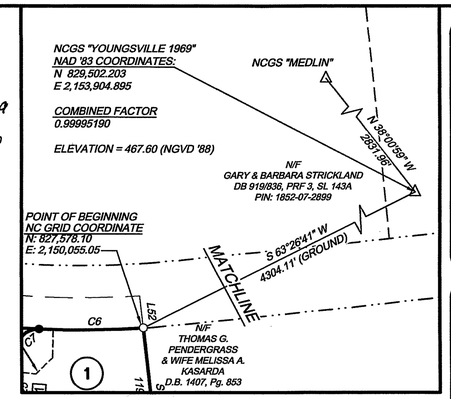
I hereby certify that the streets, utilities, and other improvements have been installed in an acceptable manner and according to Town of Youngsville specifications in subdivision entitled, "Holden Creek Preserve Phase 1A", or that a security bond or irrevocable letter of credit in the amount of $ 5,966.20 have been posted with the Town of Youngsville to ensure the installation thereof. 969

_____ 2/9/17
Subdivision Administrator — Date

CERTIFICATE OF FINAL APPROVAL

I hereby certify that the subdivision as depicted hereon has been granted final approval by the Town of Youngsville Planning Board on 2/7, 2017 pursuant to the Town of Youngsville Subdivision Regulations.

Vice - _____ 2/14/2017
Chairperson, Youngsville Planning Board — Date



- [X] a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- [ ] b. This survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- [ ] c. This survey is of an existing parcel or parcels of land.
- [ ] d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- [ ] e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to provisions contained in (a) through (d) above.

_____ 2/9/17
Professional Land Surveyor — Date

TAYLOR LAND CONSULTANTS, PLLC
License No P-0829
5448 Apex Peakway, #165
Apex, NC 27502
(919) 801-1104

REVISIONS

SURVEYOR 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 clearly indicated as drawn from information found in Books referenced; that the ratio of precision as calculated is 1:45,300; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 9th day of February, 2017.

NORTH CAROLINA PROFESSIONAL SEAL L-3841 LAND SURVEYOR JEREMY TAYLOR

SUBDIVISION PLAT (REVISED) for HOLDEN CREEK PRESERVE Phase 1A

Youngsville Township
Franklin County
North Carolina

February 9, 2017

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch =100ft.

NCGS "YOUNGSVILLE 1969"
NAD '83 COORDINATES:
N 829,502.203
E 2,153,904.895
COMBINED FACTOR
0.99995190
ELEVATION = 467.60 (NGVD '88)

N
NC GRID (NAD 83)

LEGEND & NOMENCLATURE

○	Existing Iron Pipe (unless noted otherwise)
●	New 3/4" Iron Pipe
■	Concrete Monument Set
⊙	Computed Point
D.B.	Deed Book
B.M.	Book of Maps
Pg.	Page
S.F.	Square Feet
Ac.	Acres
S.T.	Sight Triangle
000	Address

AREA SUMMARY

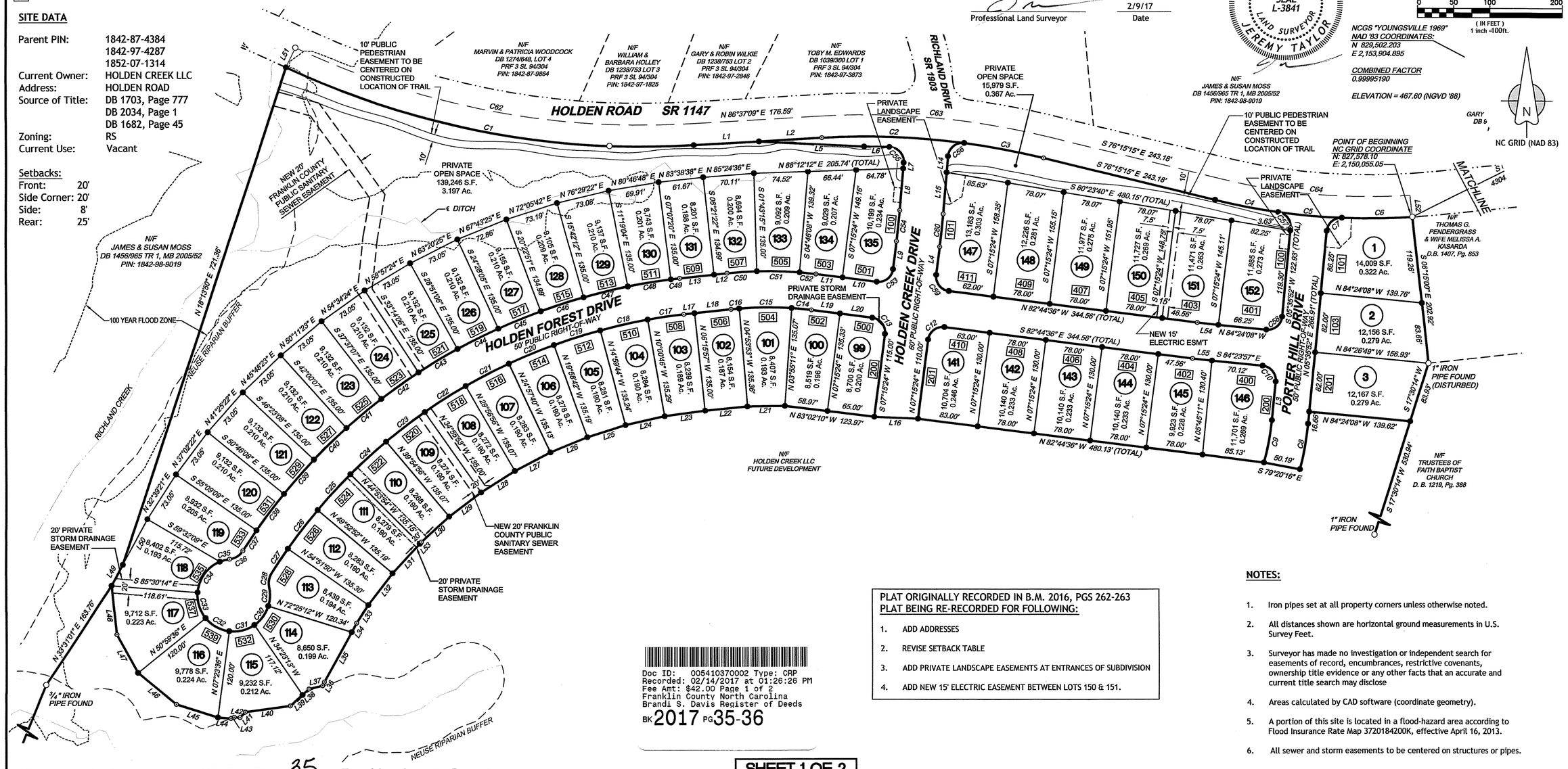
Area in Lots:	11.443 Acres
Area in Public R/W:	2.886 Acres
Area in Open Space :	3.564 Acres
Area in Public R/W Dedication:	1.082 Acres
Total Site Area:	18.975 Acres

SITE DATA

Parent PIN:	1842-87-4384
	1842-97-4287
	1852-07-1314
Current Owner:	HOLDEN CREEK LLC
Address:	HOLDEN ROAD
Source of Title:	DB 1703, Page 777
	DB 2034, Page 1
	DB 1682, Page 45
Zoning:	RS
Current Use:	Vacant

Setbacks:

Front:	20'
Side Corner:	20'
Side:	8'
Rear:	25'



PLAT ORIGINALLY RECORDED IN B.M. 2016, PGS 262-263
PLAT BEING RE-RECORDED FOR FOLLOWING:

1. ADD ADDRESSES
2. REVISE SETBACK TABLE
3. ADD PRIVATE LANDSCAPE EASEMENTS AT ENTRANCES OF SUBDIVISION
4. ADD NEW 15' ELECTRIC EASEMENT BETWEEN LOTS 150 & 151.

Doc ID: 005410370002 Type: CRP
Recorded: 02/14/2017 at 01:26:26 PM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Davis Register of Deeds
BK 2017 PG 35-36

SHEET 1 OF 2

NOTES:

1. Iron pipes set at all property corners unless otherwise noted.
2. All distances shown are horizontal ground measurements in U.S. Survey Feet.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose
4. Areas calculated by CAD software (coordinate geometry).
5. A portion of this site is located in a flood-hazard area according to Flood Insurance Rate Map 3720184200K, effective April 16, 2013.
6. All sewer and storm easements to be centered on structures or pipes.

Recorded in Book of Maps 2017, Page 35, Franklin County Registry