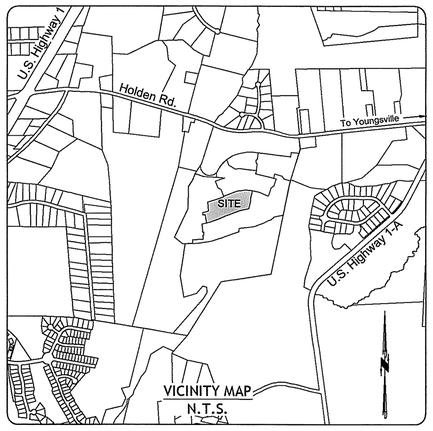

NOTES:

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. All sewer and storm easements to be centered on structures or pipes unless otherwise labeled / noted.
6. Private drainage easements to be maintained by the HOA.

SUBDIVISION PLAT
for
HOLDEN CREEK PRESERVE
PHASE 6B

YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

July 19, 2021
(revised August 30, 2021)

SITE DATA

Parent PIN:	1842-95-0922
Current Owner:	HOLDEN CREEK, LLC
Address:	833 Wake Forest Business Park Wake Forest, NC 27587
Phone:	(919) 556-2030
Source of Title:	DB 1682, Page 41
Zoning:	SFR-3
Current Use:	Vacant

AREA SUMMARY

Area in Lots (24):	6.24 Acres
Area in Public R/W:	1.50 Acres
Total Site Area:	7.74 Acres

Setbacks:

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

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.

Erin Kinnor by Emily Hand 9/7/2021
Subdivision Administrator or Assistant / Town Clerk — Date

CERTIFICATION OF APPROVAL OF THE DESIGN AND INSTALLATION OF PUBLIC UTILITIES IMPROVEMENTS TO BE OWNED/OPERATED BY FRANKLIN COUNTY:

I hereby certify that:

✓ All water and sewer utilities and other required improvements have been installed in an acceptable manner and according to county standards and specifications or guarantees of the installation of the required improvements in an amount and manner satisfactory to Franklin County Public Utilities has been received, of that a security bond or irrevocable letter of credit in the amount of $ _____ has been posted with the Town of Youngsville in ensure the installation thereof.

✓ Franklin County Public Utilities approves of the easements/right-of-way dedication as shown and delineated on this plat.

09.14.21
Public Utilities Director — Date
Franklin County, North Carolina

OWNER CERTIFICATION

I (We) hereby certify that I am (we are) the owner(s) for the property shown and described hereon which was conveyed to me (us) by deed recorded in Book 1682, Page 041 , and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the 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 the Franklin County.

HOLDEN CREEK, LLC
Robert W. 9/4/2021
Owner — Date

REVIEW OFFICER CERTIFICATION

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

9/14/21
Review Officer — Date

CERTIFICATION OF APPROVAL OR PUBLIC STREETS AND OTHER IMPROVEMENTS TO BE OWNED/OPERATED BY THE TOWN OF YOUNGSVILLE:

I hereby certify that the streets, and other improvements have been installed in an acceptable manner and according to Town of Youngsville specifications in subdivision entitled, "Holden Creek Preserve Phase 6A", or that a security bond or irrevocable letter of credit in the amount of $ _____
have been posted with the Town of Youngsville to ensure the installation thereof.

Erin Kinnor by Emily Hand 9/7/2021
Subdivision Administrator / Town Clerk — Date

Doc No: 10049576
Recorded: 09/14/2021 03:48:58 PM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2021 PG 349 - 351 (3)

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 or positional accuracy as calculated is 1:45,300; that this plat was prepared in accordance with G.S. 47-30 as amended.

I further 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.

Witness my original signature, license number and seal this 2 day of SEPT., 2021.

NORTH CAROLINA PROFESSIONAL SEAL L-3841 LAND SURVEYOR JEREMY TAYLOR

TAYLOR LAND CONSULTANTS, PLLC
License No P-0829
1600 Olive Chapel Road, #140
Apex, NC 27502
(919) 801-1104

EAGLE FILE CORP. IRVINE, CA EFH #4

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Book 2021 pg. 350

SUBDIVISION PLAT
for
HOLDEN CREEK PRESERVE
PHASE 6B

YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

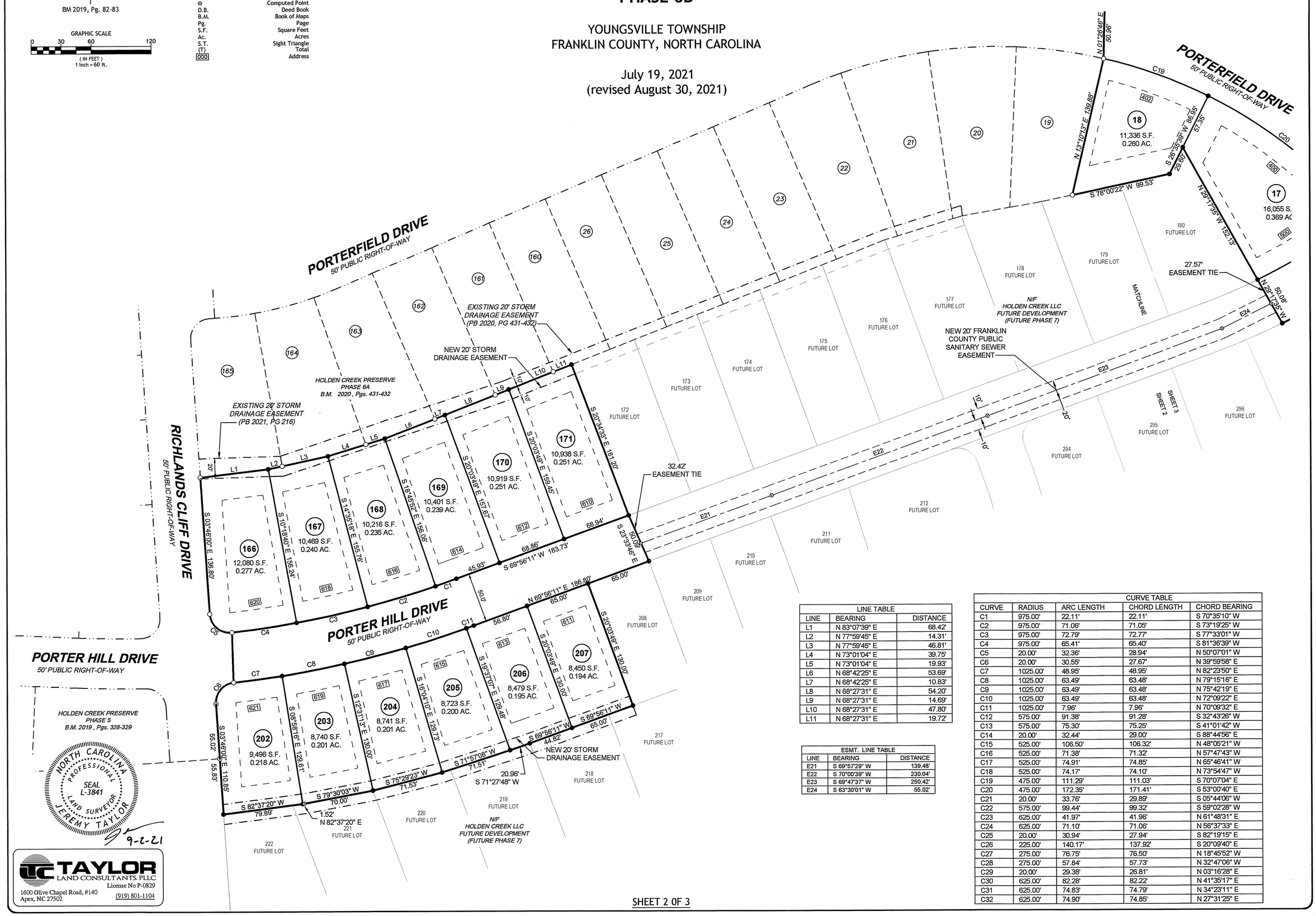
July 19, 2021
(revised August 30, 2021)

BM 2019, Pg. 82-83

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 60 ft.

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
(T)	Total
000	Address



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 83°07'39" E	68.42'
L2	N 77°59'45" E	14.31'
L3	N 77°59'45" E	46.81'
L4	N 73°01'04" E	39.75'
L5	N 73°01'04" E	19.93'
L6	N 68°42'25" E	53.69'
L7	N 68°42'25" E	10.83'
L8	N 68°27'31" E	54.20'
L9	N 68°27'31" E	14.69'
L10	N 68°27'31" E	47.80'
L11	N 68°27'31" E	19.72'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E21	S 69°57'29" W	139.48'
E22	S 70°00'39" W	230.04'
E23	S 69°47'37" W	250.42'
E24	S 63°30'01" W	55.02'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	22.11'	22.11'	S 70°35'10" W
C2	975.00'	71.06'	71.05'	S 73°19'25" W
C3	975.00'	72.79'	72.77'	S 77°33'01" W
C4	975.00'	65.41'	65.40'	S 81°36'39" W
C5	20.00'	32.36'	28.94'	N 50°07'01" W
C6	20.00'	30.55'	27.67"	N 39°59'58" E
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C8	1025.00'	63.49'	63.48'	N 79°15'16" E
C9	1025.00'	63.49'	63.48'	N 75°42'19" E
C10	1025.00'	63.49'	63.48'	N 72°09'22" E
C11	1025.00'	7.96'	7.96'	N 70°09'32" E
C12	575.00'	91.38'	91.28'	S 32°43'26" W
C13	575.00'	75.30'	75.25'	S 41°01'42" W
C14	20.00'	32.44'	29.00'	S 88°44'56" E
C15	525.00'	106.50'	106.32'	N 48°05'21" W
C16	525.00'	71.38'	71.32'	N 57°47'43" W
C17	525.00'	74.91'	74.85'	N 65°46'41" W
C18	525.00'	74.17'	74.10'	N 73°54'47" W
C19	475.00'	111.29'	111.03'	S 70°07'04" E
C20	475.00'	172.35'	171.41'	S 53°00'40" E
C21	20.00'	33.76'	29.89'	S 05°44'06" W
C22	575.00'	99.44'	99.32'	S 59°02'28" W
C23	625.00'	41.97'	41.96'	N 61°48'31" E
C24	625.00'	71.10'	71.06'	N 56°37'33" E
C25	20.00'	30.94'	27.94'	S 82°19'15" E
C26	225.00'	140.17'	137.92'	S 20°09'40" E
C27	275.00'	76.75'	76.50'	N 18°45'52" W
C28	275.00'	57.84'	57.73'	N 32°47'06" W
C29	20.00'	29.38'	26.81'	N 03°16'28" E
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C31	625.00'	74.83'	74.79'	N 34°23'11" E
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3 of 3	
Book 2021 Pg. 351	

SUBDIVISION PLAT
for
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YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

July 19, 2021
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N

BM 2019, Pg. 82-83

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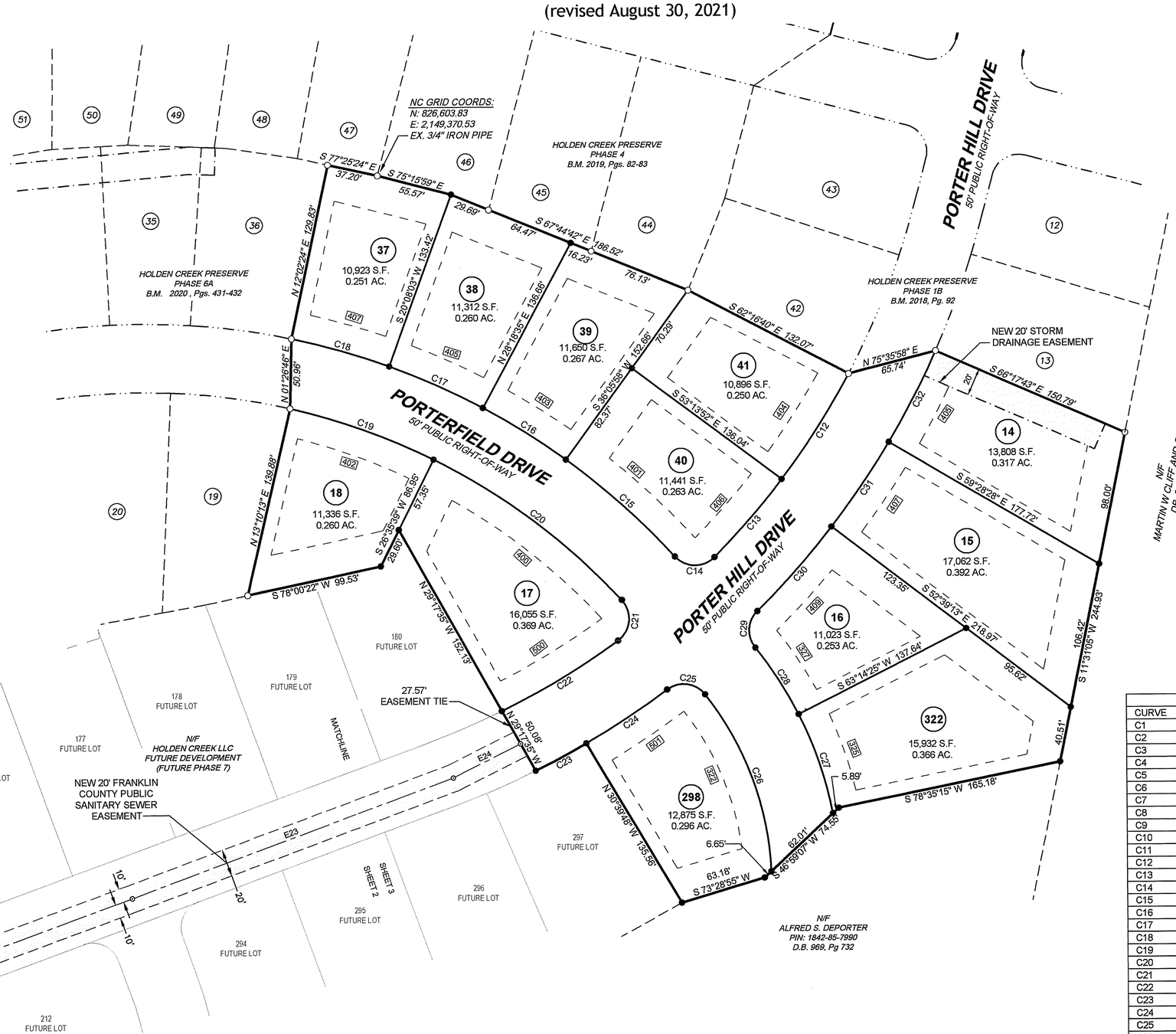

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