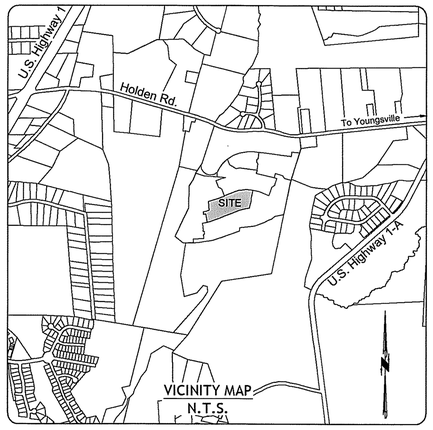
SUBDIVISION PLAT
for
HOLDEN CREEK PRESERVE
PHASE 6A

YOUNGSVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

JULY 22, 2020
REVISED OCTOBER 26, 2020



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.

SITE DATA

Parent PIN:	1842-96-0260
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 (26):	5.91 Acres
Area in Public R/W:	1.08 Acres
Total Site Area:	6.99 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.

Emily Hund for Erin Klinger 12/11/2020
Subdivision Administrator or Assistant — Date

State of North Carolina Incorporated * * * 1875 Town of Youngsville

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 Nov. 6, 2020 pursuant to the Town of Youngsville Subdivision Regulations.

Marcus L. Hart
Chairperson, Youngsville Planning Board — Date

REVIEW OFFICER CERTIFICATION

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

12/18/2020
Review Officer — 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.

12-17-2020
Public Utilities Director — Date
Franklin County, North Carolina

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 $ N/A have been posted with the Town of Youngsville to ensure the installation thereof.

Emily Hund for Erin Klinger 12/11/2020
Subdivision Administrator — Date

State of North Carolina Incorporated * * * 1875 Town of Youngsville

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.

Robert W. 11/20/2020
Owner — Date

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 17th day of November, 2020.

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

Doc No: 10035959
Recorded: 12/18/2020 04:05:06 PM
Fee Amt: $42.00 Page 1 of 2
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2020 PG 431 - 432 (2)

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JULY 22, 2020
REVISED OCTOBER 26, 2020

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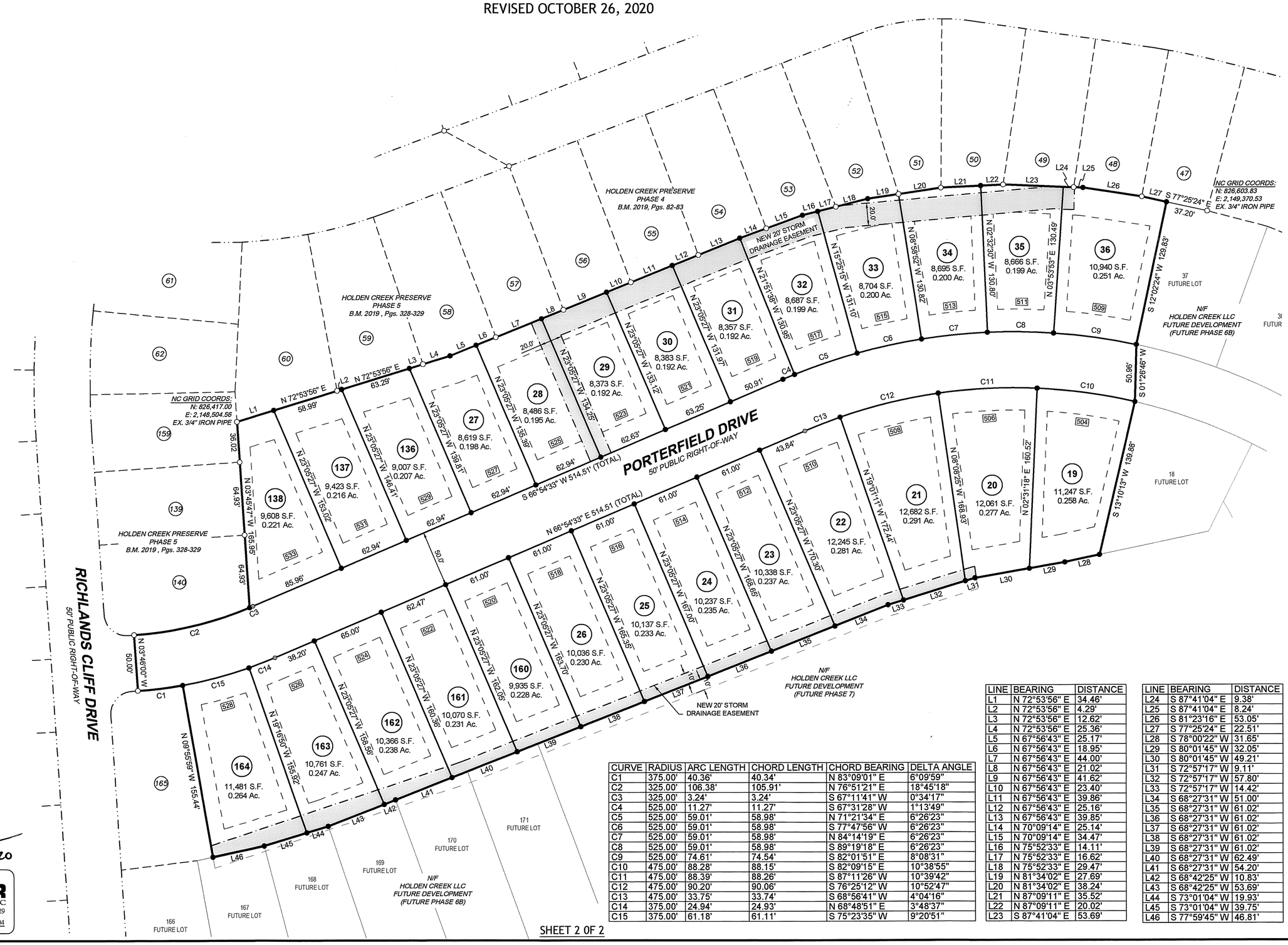
BM 2019, Pg. 82-83

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	375.00'	40.36'	40.34'	N 83°09'01" E	6°09'59"
C2	325.00'	106.38'	105.91'	N 76°51'21" E	18°45'18"
C3	325.00'	3.24'	3.24'	S 67°11'41" W	0°34'17"
C4	525.00'	11.27'	11.27'	S 67°31'28" W	1°13'49"
C5	525.00'	59.01'	58.98'	N 71°21'34" E	6°26'23"
C6	525.00'	59.01'	58.98'	S 77°47'56" W	6°26'23"
C7	525.00'	59.01'	58.98'	N 84°14'19" E	6°26'23"
C8	525.00'	59.01'	58.98'	S 89°19'18" E	6°26'23"
C9	525.00'	74.61'	74.54'	S 82°01'51" E	8°08'31"
C10	475.00'	88.28'	88.15'	S 82°09'15" E	10°38'55"
C11	475.00'	88.39'	88.26'	S 87°11'26" W	10°39'42"
C12	475.00'	90.20'	90.06'	S 76°25'12" W	10°52'47"
C13	475.00'	33.75'	33.74'	S 68°56'41" W	4°04'16"
C14	375.00'	24.94'	24.93'	N 68°48'51" E	3°48'37"
C15	375.00'	61.18'	61.11'	S 75°23'35" W	9°20'51"

LINE	BEARING	DISTANCE
L1	N 72°53'56" E	34.46'
L2	N 72°53'56" E	4.29'
L3	N 72°53'56" E	12.62'
L4	N 72°53'56" E	25.36'
L5	N 67°56'43" E	25.17'
L6	N 67°56'43" E	18.95'
L7	N 67°56'43" E	44.00'
L8	N 67°56'43" E	21.02'
L9	N 67°56'43" E	41.62'
L10	N 67°56'43" E	23.40'
L11	N 67°56'43" E	39.86'
L12	N 67°56'43" E	25.16'
L13	N 67°56'43" E	39.85'
L14	N 70°09'14" E	25.14'
L15	N 70°09'14" E	34.47'
L16	N 75°52'33" E	14.11'
L17	N 75°52'33" E	16.62'
L18	N 75°52'33" E	29.47'
L19	N 81°34'02" E	27.69'
L20	N 81°34'02" E	38.24'
L21	N 87°09'11" E	35.52'
L22	N 87°09'11" E	20.02'
L23	S 87°41'04" E	53.69'

LINE	BEARING	DISTANCE
L24	S 87°41'04" E	9.38'
L25	S 87°41'04" E	8.24'
L26	S 81°23'16" E	53.05'
L27	S 77°25'24" E	22.51'
L28	S 78°00'22" W	31.65'
L29	S 80°01'45" W	32.05'
L30	S 80°01'45" W	49.21'
L31	S 72°57'17" W	9.11'
L32	S 72°57'17" W	57.80'
L33	S 72°57'17" W	14.42'
L34	S 68°27'31" W	51.00'
L35	S 68°27'31" W	61.02'
L36	S 68°27'31" W	61.02'
L37	S 68°27'31" W	61.02'
L38	S 68°27'31" W	61.02'
L39	S 68°27'31" W	61.02'
L40	S 68°27'31" W	62.49'
L41	S 68°27'31" W	54.20'
L42	S 68°42'25" W	10.83'
L43	S 68°42'25" W	53.69'
L44	S 73°01'04" W	19.93'
L45	S 73°01'04" W	39.75'
L46	S 77°59'45" W	46.81'

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11/17/20

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SHEET 2 OF 2