

96-014

REFERENCES

DB 39/554 DB 142/601 PB 4/38
DB 90/392 DB 222/546 PB 5/10
DB 195/308 DB 222/548 PB 7/21
DB 254/279 DB 538/175 PB 7/22
DB 672/669 DB 689/201 PB 9/265
DB 649/634 DB 690/549 PB 13/95
DB 213/303 DB 691/965 PB 15/105
DB 213/311 DB 569/460 PB 17/24
DB 576/311 DB 563/767 PB 19/105
DB 610/345 DB 254/560

CERTIFICATE OF OWNERSHIP AND DEDICATION:

We hereby certify that we are the owners of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Creedmoor, and we hereby adopt this plan of subdivision with our free consent, establish minimum building setback lines and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted. Furthermore, we hereby dedicate all sanitary sewer, storm sewer and water lines to the City of Creedmoor.

OWNER
DATE 8/26/97

OWNER
DATE 8-26-97

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREET, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS:

I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner according to city 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.

DATE 9-15-97

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Creedmoor, North Carolina, and that this plat has been approved by the Board of Commissioners for recording in the office of the Register of Deeds of Granville County.

DATE 9-15-97

NOTE "K"

THIS PROPERTY IS ENTIRELY WITHIN THE CITY OF CREEDMOOR.

NOTE "L"

THE EASTERN BOUNDARY OF THIS TRACT DRAWN ACCORDING TO PLAT LISTED IN NOTE "G" AND TESTIMONY OF ADJACENT LANDOWNER. NO EVIDENCE WAS FOUND TO VERIFY THIS BOUNDARY. A POSSIBLE DEED GAP MAY EXIST. SEE SKETCH RECORDED IN DB 222/548.

NOTE "M"

CENTERLINE OF SEWER EASEMENTS IS DEFINED AS THE TRUE LOCATION OF THE UNDERGROUND PIPE; SEE MANHOLE LOCATIONS THE EASEMENT IS DEFINED BY A LINE 5' EITHER SIDE OF THE UNDERGROUND PIPE. TOTAL EASEMENT WIDTH IS 10'.

NOTE "N"

NO PART OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA; THIS PROPERTY IS ENTIRELY OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #37077C0175 C. DATED 9/28/90

PAVEMENT WIDTHS AVERAGE GRADES

FERBOW 30' 2.0%
ANDREA 22' 2.0%
GARLAND 17' 6.0%
JOYCE 17' 6.0%

NOTE "A"

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "B"

EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "C"

ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"

THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY

NOTE "E"

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

NOTE "F"

SEE PLAT "SURVEY FOR A. DEUARD BOWDEN & GREG L. FERRELL" BY JAMES R. WILSON, RLS DATED 8-12-85, RECORDED IN PB 9/265

STATE OF NORTH CAROLINA, GRANVILLE COUNTY

The foregoing certificate of a Notary Public is certified to be correct.

This instrument was presented for registration and filed in this office in Book 20 Page 190 This 16th day of Sept. 1997 at 1:56 o'clock P. M.

Register of Deeds

DEUARD BOWDEN, DEVELOPER

TAX MAP # 1806.03-31-1877

PIN # N/A

JOB # 96-014

REVISIONS

OWNERS ADDRESS:

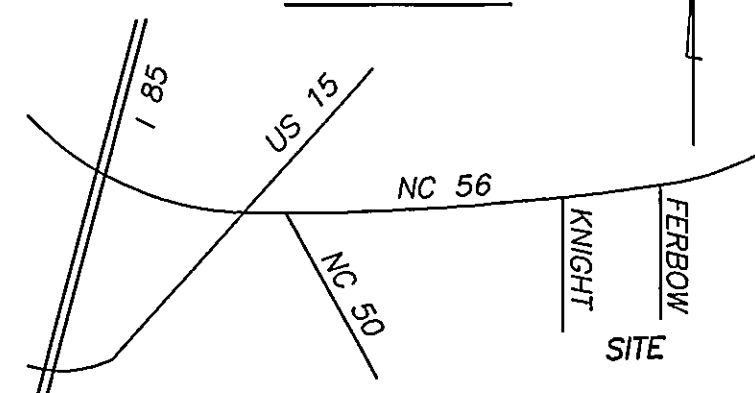
A. DEUARD BOWDEN & GREG L. FERRELL
P.O. BOX 987
CREEDMOOR, NC 27522
(919) 528-1815

FINAL PLAT

GOLDEN POND PHASE IIC

BRASSFIELD TWP., GRANVILLE CO., NORTH CAROLINA
FIELD WORK PERFORMED JANUARY 12, 1997
PROPERTY AS DESCRIBED IN D.B. 254, PG. 560
STANDING IN THE NAME OF
A. DEUARD BOWDEN & GREG L. FERRELL

VICINITY MAP



I, JAMES W. PARKER, JR. RLS NO. 3251, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED:

- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND;
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

—ALSO—

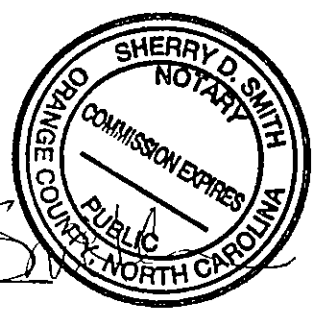
I, JAMES W. PARKER, JR. RLS. NO. 3251, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THE DEED DESCRIPTION(S) FOR THIS PROPERTY IS LISTED UNDER "REFERENCES" ON THIS MAP. THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM REFERENCED INFORMATION; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF AUGUST 1997



REGISTERED LAND SURVEYOR REG. NUMBER 3251

NORTH CAROLINA, ORANGE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JAMES PARKER, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS DAY OF AUGUST 1997



NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 20, 2000.

SCALE 1" = 100'



- IRON PIN SET
- EXISTING IRON/ROCK
- CONC. MONUMENT SET
- EXISTING CONC. MON.
- MATHEMATICAL POINT
- UTILITY POLE

DRAWN BY: JWP
CHECKED BY: JDC

Land Surveyor
Callemyn
Parker, Inc.
Civil Engineer

OFFICE: (919) 732-3883
FAX: (919) 732-6676

104 N. CHURTON STREET
HILLSBOROUGH, NC, 27278