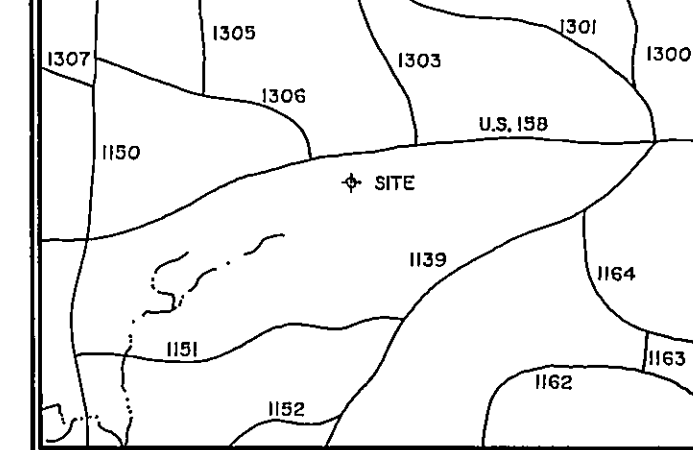


Plat Bk 16, Page 170



VICINITY MAP
N.T.S.

NOTES - ALL CORNERS ARE IRON PINS SET.
- ALL LOT ACRES WERE COMPUTED BY THE COORDINATE METHOD
- TOTAL ACRES IN TRACT BEING 24.391 ACRES.
- ZONING IS AR-40
- SETBACKS ARE FRONT 60' - SIDES 15' - REAR 25'
- FARMINGTON DRIVE (THIS PHASE) 1215' LINEAL FEET 60' R/W, 20' PAVEMENT.
- ALL STREETS WILL BE PRIVATE AND SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- THE RESTRICTIVE COVENANTS THAT APPLY TO PHASE I WILL ALSO APPLY TO PHASE II.
- UNDERGROUND UTILITIES WILL BE SUPPLIED IN A TIMELY FASHION FOLLOWING THE REQUEST OF THE FIRST LOT OWNER FOR ELECTRIC SERVICE IN THE SUBDIVISION. ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THIS PRIMARY SERVICE HAVE BEEN PAID BY THE DEVELOPER OR WILL BE ASSUMED BY THE POWER COMPANY. NEITHER THE LOT OWNER OR GRANVILLE COUNTY SHALL BE HELD RESPONSIBLE IN ANY WAY FOR THE INSTALLATION OF THIS PRIMARY SERVICE.
- This property is not located within any flood zone.

REFERENCES: DT. 478-527, DB. 206 786, 788

STATE OF NORTH CAROLINA
GRANVILLE COUNTY

I, BENJAMIN L. BRYAN, certify that this map was drawn under my supervision, from an actual survey, made under my supervision, deed description records in Book _____, Page _____, that the ratio of precision as calculated by latitudes and departures is 1 / 22,250, that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____, that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 17 day of OCTOBER, 1994.

NORTH CAROLINA GRANVILLE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Benjamin L. Bryan, 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 17 day of OCTOBER, 1994.

My commission expires 8/28/95

Cynthia A. Bryan
NOTARY PUBLIC

FINAL MAJOR SUBDIVISION
SURVEYED FOR

FOXCROFT
PHASE II

WALNUT GROVE TOWNSHIP
GRANVILLE COUNTY, N.C.
DATE OCTOBER 17, 1994
SCALE 1" = 150'
FILE NO. 1994113

SURVEYED BY

BEN L. BRYAN, P.A.
119 E. McCLANAHAN STREET
OXFORD, N.C. 27565
PH. (919) 690-1026

I, BENJAMIN L. BRYAN, REGISTERED LAND SURVEYOR NO. L-2679, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, ☒ OR ☐ :
✓ 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.

BENJAMIN L. BRYAN, REGISTERED LAND SURVEYOR, NO. L-2679

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN THE GRANVILLE COUNTY REGISTER OF DEEDS OFFICE IN BOOK _____, PAGE _____, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. FURTHER, I (WE) HEREBY CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF GRANVILLE COUNTY, N.C.

John Braddy
OWNER (S)

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE GRANVILLE COUNTY SUBDIVISION REGULATIONS.

GRANVILLE COUNTY PLANNING DEPARTMENT

I HEREBY CERTIFY THAT THE GRANVILLE COUNTY ENVIRONMENTAL HEALTH SECTION HAS PERFORMED OR SUPERVISED A PRELIMINARY FIELD EVALUATION OF THIS SUBDIVISION ENTITLED _____ AND SAID PROPERTY MAY BE SUBDIVIDED INTO LOTS AS SHOWN HEREON PROVIDED HOWEVER, THAT EACH INDIVIDUAL LOT MUST UNDERGO A SATISFACTORY FIELD INVESTIGATION FOR AN IMPROVEMENTS PERMIT FOR A GROUND ABSORPTION SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

Charles R. Voth
OCT. 19, 1994
AUTHORIZED REPRESENTATIVE, ENVIRONMENTAL HEALTH SECTION

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON ENTITLED FOXCROFT PHASE II HAS BEEN GRANTED FINAL APPROVAL BY THE GRANVILLE CO. PLANNING BOARD PURSUANT TO THE GRANVILLE CO. SUBDIVISION ORDINANCE AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF GRANVILLE CO.

Julia Ann Taylor
CHAIRMAN, GRANVILLE CO. PLANNING BOARD
12-21-94
DATE

WATERSHED CERTIFICATE OF APPROVAL

I certify that the subdivision of property shown hereon complies with the Watershed Protection Ordinance of Granville County.

Watershed Administrator or
Chairman, Granville County
Watershed Review Board
Granville County North Carolina

NOTICE:
This property is located within a Public Water Supply. Watershed and development restrictions may apply. Any further subdivision and/or development of this property shall meet the requirements of the Granville County Watershed Protection Ordinance.

I HEREBY CERTIFY THAT THE STREETS AS DEPICTED HEREON HAVE BEEN INSTALLED PURSUANT TO THE REQUIREMENTS OF N.C.D.O.T.

SH. H. H.
12-1-94
DISTRICT HIGHWAY ENGINEER
DATE

STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certificate of _____, a Notary Public of _____, is certified to be correct.

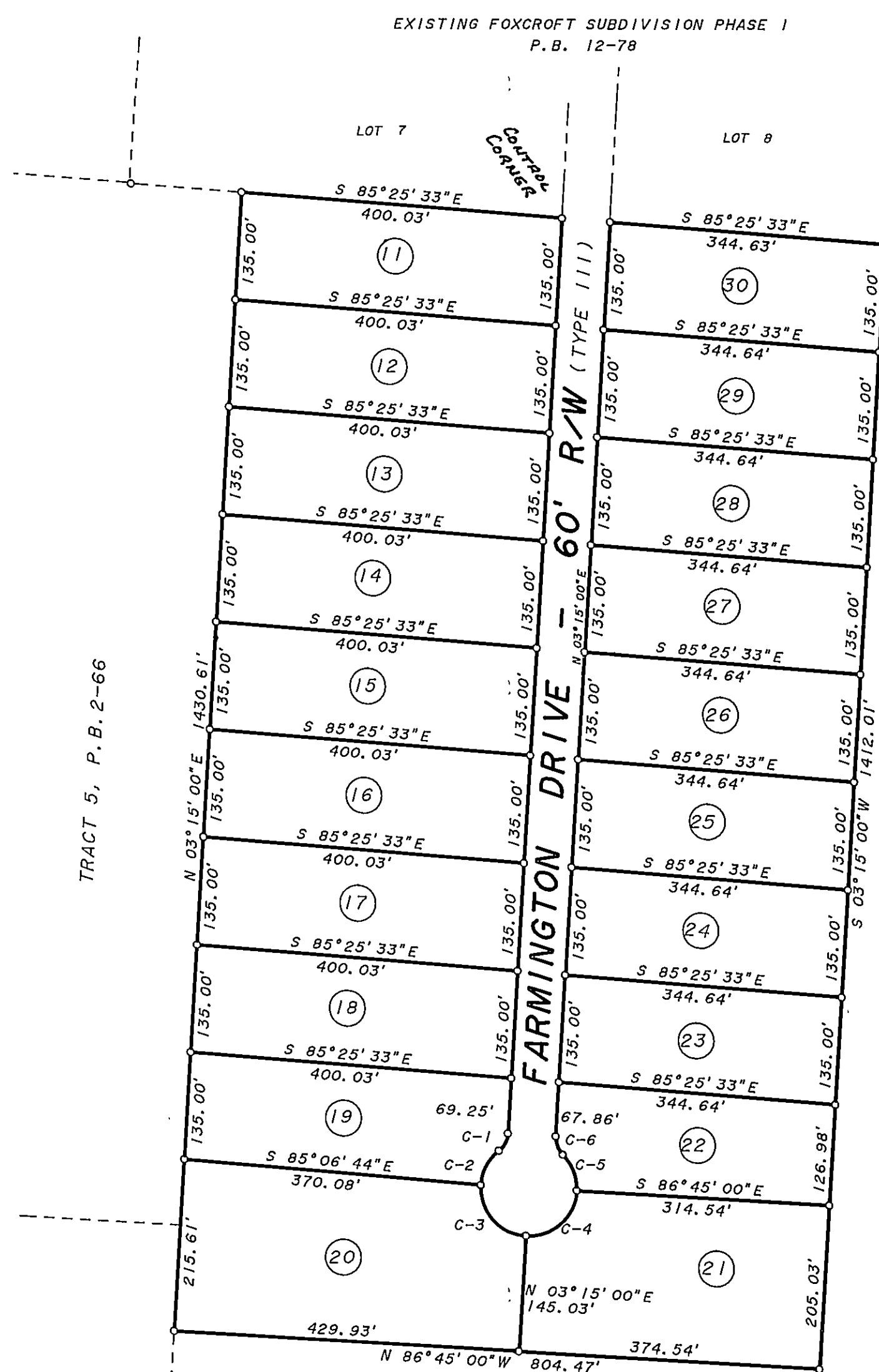
This instrument was presented for registration and filed in this office in Book 16 Page 170
This 13th day of January 1995
at 9:20 o'clock A.M.

Shirley E. Ford
Register of Deeds

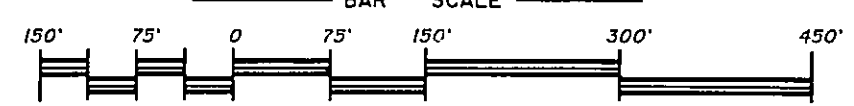
By: Becky C. Doach
Assistant

LOT SUMMARY

LOT 11	1.239 ACRES	LOT 21	1.698 ACRES
LOT 12	1.239 ACRES	LOT 22	1.010 ACRES
LOT 13	1.239 ACRES	LOT 23	1.068 ACRES
LOT 14	1.239 ACRES	LOT 24	1.068 ACRES
LOT 15	1.239 ACRES	LOT 25	1.068 ACRES
LOT 16	1.239 ACRES	LOT 26	1.068 ACRES
LOT 17	1.239 ACRES	LOT 27	1.068 ACRES
LOT 18	1.239 ACRES	LOT 28	1.068 ACRES
LOT 19	1.223 ACRES	LOT 29	1.068 ACRES
LOT 20	2.004 ACRES	LOT 30	1.068 ACRES



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
1	30.00'	13.42'	25.23'	48° 11' 23"	190° 59' 09"	24.49'	S 27° 20' 41" W
2	60.00'	26.83'	50.46'	48° 11' 23"	95° 29' 35"	48.99'	S 27° 20' 41" W
3	60.00'	60.00'	94.25'	90° 00' 00"	95° 29' 35"	84.85'	S 41° 45' 00" E
4	60.00'	60.00'	94.25'	90° 00' 00"	95° 29' 35"	84.85'	N 48° 15' 00" E
5	60.00'	26.83'	50.46'	48° 11' 23"	95° 29' 35"	48.99'	N 20° 50' 41" W
6	30.00'	13.42'	25.23'	48° 11' 23"	190° 59' 09"	24.49'	N 20° 50' 41" W



585414

1994113