

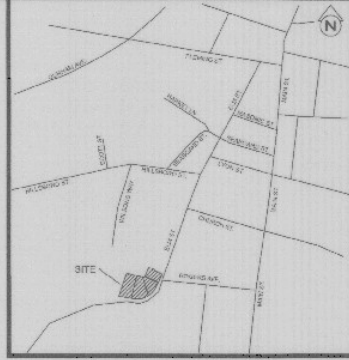
NOTES

- 1. SURVEYOR HAS MADE NO INDEPENDENT SEARCH OR INVESTIGATION FOR RIGHTS-OF-WAY OR EASEMENTS OF RECORD FOR STREETS, HIGHWAYS, PUBLIC UTILITIES NOR FOR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - 2. ALL DISTANCES ARE HORIZONTAL GROUND U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
 - 3. AREA BY DOOR MARKETS.
 - 4. NO GEODETIC MARKER FOUND WITHIN 200' OF PROPERTY.
 - 5. PROPERTY IS LOCATED WITHIN THE CREEKMOOR WATER SUPPLY WATERSHED, AND THE UPPER FALLS LAKE WATERSHED.
 - 6. FLOOD ZONE X PER NFIP NO. FIRM MAP 372028900K, PANEL 0896K, REVISION 12-6-2010 CITY OF CREEKMOOR.
 - 7. ZONING INFORMATION AT TIME OF SURVEY: ZONED RMST - RESIDENTIAL MAIN STREET TRANSITIONAL DISTRICT MINIMUM SETBACKS: SIDE: 5' REAR: 5' FRONT: 15'
- A CERTIFIED ZONING REPORT SHOULD BE OBTAINED FROM THE CITY OF CREEKMOOR PLANNING AND DEVELOPMENT DEPARTMENT TO DETERMINE ACTUAL ZONING RESTRICTIONS, USES, SETBACKS, AND OTHER RELATED MATTERS OF ZONING THAT MAY BE REVISED AFTER THE RECORDATION OF THIS PLATMAP.

- Legend
 - EXISTING PROPERTY CORNER OR TIE MONUMENT FOUND
 - NEW IRON SET
 - POINT NOT SET
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - OVERHEAD UTILITY LINE
 - PROPERTY LINE TIE
 - ADJOINER PROPERTY LINE
- MNS - MAG NAIL SET
NIR - NEW IRON REBAR
EIP - EXISTING IRON PIPE
PNS - POINT NOT SET

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	201.45'	71.52'	71.43'	S 28° 39' 28" W
C2	193.35'	75.02'	74.47'	S 41° 21' 33" W
C3	187.33'	75.53'	75.94'	S 07° 51' 41" W
C4	248.19'	88.44'	87.97'	N 80° 48' 14" W

P.D. 10-12 NORTH



VICINITY MAP NOT TO SCALE

CERTIFICATE OF SUBDIVISION ADMINISTRATION

I HEREBY CERTIFY THAT THE MAP OR PLAT SHOWN AND DESCRIBED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE CITY OF CREEKMOOR SUBDIVISION REGULATIONS AND IS HEREBY APPROVED AND SHALL BE RECORDED WITHIN SIX (6) MONTHS.

9/8/2025 *Michael S. Frangos* AICBC20
SUBDIVISION ADMINISTRATOR

CERTIFICATE OF OWNERSHIP

I, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF CREEKMOOR AND THAT I HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND I AGREE TO MINIMUM SETBACKS AND SETBACKS AS NOTED.

Bernie Goodwin
Bernie Goodwin
Christina Goodwin
Christina Goodwin
ATTEST

CRAIG E. BAILEY &
JOSEPH B. BAILEY
D.B. 1982-438
P.S. 25-1 (LOT 2)
RECORDER # 26488
MAP # 0886-7191039
RMST RESIDENTIAL

MICKY EDWARD CASH
D.B. 1933-681
P.S. 10-12 (LOT 2)
P.S. 30-100 (LOT 2)
RECORD # 7703
MAP # 0896-7114048
RMST RESIDENTIAL

NEW LOT 4
AREA: 12,290± S.F.
(0.28± ACRE)

NEW LOT 1
AREA: 23,452± S.F.
(0.54± ACRE)

NEW LOT 2
AREA: 21,740± S.F.
(0.50± ACRE)

NEW LOT 3
AREA: 12,666± S.F.
(0.28± ACRE)

FORMERLY RAILROAD ST.
40' PUBLIC ROAD RIGHT OF WAY
PER P.B. 10-12, 50' PUBLIC ROAD RIGHT OF WAY
WAY PER P.B. 31-119

ROGERS AVE
50' PUBLIC ROAD RIGHT OF WAY
PER P.B. 31-119

Don ID: 00366230001 Type: DRP
Rec'd Rec: 09/26/2025 at 01:50:17 PM
Fee Amt: \$21.00 Page: 01
Granville County, NC
Kathy H. Taylor Mayor Pro Deeds

55 96

SITE DATA

TOTAL LOTS: 4
TOTAL AREA: 1.60± ACRES
RECORD NUMBERS: 7833 & 9416
PIN: 089617114048 & 089617103905
D.B. 2008-259 & 2008-262



CERTIFICATE OF REGISTER OF DEEDS

PRESENTED FOR REGISTRATION THIS DAY OF 2025
AT 10:00 O'CLOCK AM / PM AND REGISTERED IN THE OFFICE OF REGISTER OF DEEDS FOR GRANVILLE COUNTY, NORTH CAROLINA.

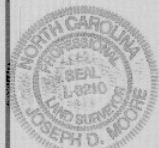
BOOK NUMBER PAGE NUMBER

REGISTER OF DEEDS

STATE OF NORTH CAROLINA, GRANVILLE

Barbara D. Blount
REVIEW OFFICER FOR GRANVILLE COUNTY.
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Joseph D. Moore 9-8-25
REVIEW OFFICER DATE



NORTH CAROLINA GRANVILLE COUNTY

I, JOSEPH D. MOORE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7833, PAGE 9416). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES FROM INFORMATION AS REFERENCED HEREON; THAT THE POSITIONAL ACCURACY IS ± 0.1' THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-39 AS AMENDED; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (1) (1) THAT THE 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 5TH DAY OF SEPTEMBER, A.D. 2025.

Joseph D. Moore 09-05-25
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3210

JOSEPH D. MOORE
PROFESSIONAL LAND SURVEYOR, L-3210
120 S. FAYETTEVILLE ST. (PO BOX 1086)
LIBERTY, N.C. 27266-1086
PHONE: 336-522-4638 FAX: 336-622-6730
E-MAIL: MOOREJPLS@RTCLCO.NET

DRAWN BY	DATE
RWL	08-05-2025
CHECKED BY	DRAWING NUMBER
JDM	4284-1

SUBDIVISION PLAT FOR PROPERTY OWNER
BENNIE GOODWIN & CHRISTINA GOODWIN
2138 BRASSFIELD ROAD CREEKMOOR, NC 27522
919-730-0637 HANDCONSTRUCTION@MAIL.COM
DUTCHVILLE TOWNSHIP CITY OF CREEKMOOR
GRANVILLE COUNTY NORTH CAROLINA