

Plot BK 22 Page 129

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 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.

A. Deuard Bowden 9/18/98
OWNER DATE

Greg Ferrell 9/18/98
OWNER DATE

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.

Otha P. Jones 9-24-98
MAYOR, CREEDMOOR, NORTH CAROLINA DATE

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

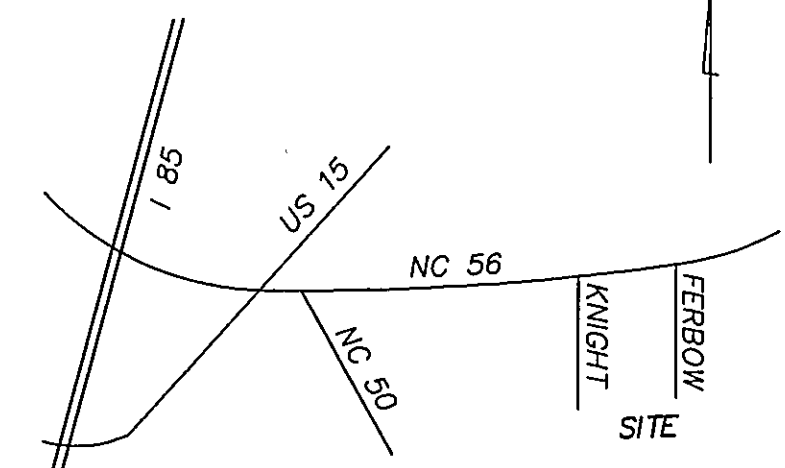
I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner according to city specifications and standards in the subdivision, or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the City of Creedmoor has been received.

Rene R. Edwards 9-24-98
SUBDIVISION ADMINISTRATOR OR CITY ENGINEER DATE

State of North Carolina
County of Granville
I, Leslie H. Smith, Review Officer of Granville County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Leslie H. Smith
Review Officer

VICINITY MAP

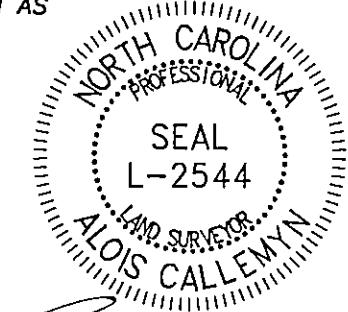


I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (f)(1)(a). This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Alois Callemyn
PROFESSIONAL LAND SURVEYOR REG. NUMBER 2544

I, ALOIS CALLEMYN, PLS. NO. 2544, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS(ARE) LISTED HEREON UNDER "REFERENCES"; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED IN A BROKEN LINETYPE, AND ARE DRAWN FROM INFORMATION SOURCES LISTED UNDER "REFERENCES"; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF SEPTEMBER 1998.



Alois Callemyn
PROFESSIONAL LAND SURVEYOR REG. NUMBER 2544

SCALE 1" = 100'



REFERENCES

DB 195/308	DB 222/348	PB 7/21	DB 39/554
DB 254/560	DB 258/175	PB 9/22	DB 90/392
DB 672/669	DB 689/203	PB 9/265	DB 149/601
DB 649/634	DB 690/549	PB 13/95	DB 222/546
DB 213/303	DB 691/965	PB 15/105	PB 4/38
DB 213/311	DB 699/460	PB 17/24	PB 20/190
DB 676/311	DB 563/767	PB 19/105	PB 2/12
DB 676/345	PB 22/79	PB 5/10	DB 744/691

OWNERS ADDRESS:

A. DEUARD BOWDEN & GREG FERRELL
PO BOX 987
CREEDMOOR, NC 27522
(919) 528-1644

PROJECT

96-014

TAX MAP

1806.03-31-1877

LEGEND:

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

PIN

N/A

DRAWN BY:

LMH

CHECKED BY:

DRAWING:

3APLAT1.DWG

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	25.00'	18.09'	17.70'	N82°21'49"E
C2	420.00'	58.74'	58.69'	S45°38'28"W
C3	420.00'	117.85'	117.47'	S57°41'09"W
C4	420.00'	21.06'	20.89'	S70°34'18"W
C5	420.00'	64.03'	63.07'	S74°47'11"W
C6	25.00'	38.52'	38.35'	N42°10'37"E
C7	380.00'	87.23'	86.06'	S48°37'50"W
C8	380.00'	88.08'	87.89'	S62°56'04"W
C9	380.00'	85.01'	85.83'	S78°03'35"W
C10	25.00'	42.73'	37.71'	N48°29'40"W
C11	25.00'	21.74'	21.06'	S18°43'05"W
C12	25.00'	14.44'	14.24'	S24°44'28"E
C13	340.00'	37.33'	37.31'	N30°08'10"W
C14	530.00'	80.74'	80.66'	S08°32'41"E
C15	530.00'	54.35'	54.32'	S15°50'48"E
C16	280.00'	89.92'	89.54'	N44°11'38"W
C17	25.00'	39.27'	35.36'	N10°00'24"E
C18	280.00'	39.27'	35.36'	N78°53'38"W
C19	280.00'	39.27'	35.36'	S46°18'38"E
C20	210.00'	34.78'	34.74'	N59°45'04"E
C21	250.00'	31.87'	31.65'	N58°30'08"E
C22	260.00'	21.09'	21.09'	S37°19'02"E
C23	260.00'	62.20'	62.05'	S59°49'59"E
C24	280.00'	57.85'	57.54'	S73°02'20"E
C25	200.00'	49.88'	49.78'	S41°33'54"E
C26	200.00'	101.58'	100.49'	S62°41'11"E
C27	200.00'	72.58'	72.18'	S01°39'00"E
C28	320.00'	34.53'	34.52'	S85°40'39"E
C29	25.00'	40.11'	35.94'	N54°42'28"E
C30	200.00'	23.52'	23.51'	N15°24'55"W
C31	25.00'	38.89'	34.94'	S35°35'04"E
C32	280.00'	3.92'	3.62'	N08°20'20"E
C33	280.00'	78.54'	78.29'	N10°56'38"W
C34	280.00'	78.54'	78.29'	S87°57'05"E
C35	25.00'	20.28'	19.73'	N80°48'28"E
C36	40.00'	27.05'	26.54'	S56°54'47"W
C37	40.00'	29.21'	28.57'	N82°47'18"W
C38	40.00'	31.21'	30.42'	N39°31'04"W
C39	40.00'	28.00'	25.55'	N07°55'31"E

CURVE	RADIUS	LENGTH	CHORD	BEARING
C40	320.00'	40.74'	40.71'	N87°35'02"E
C41	25.00'	20.06'	19.53'	N73°04'38"W
C42	40.00'	17.73'	17.59'	S62°47'20"E
C43	40.00'	27.04'	26.53'	N85°08'54"E
C44	40.00'	16.03'	15.92'	N52°18'19"E
C45	40.00'	11.36'	11.33'	N34°41'17"E
C46	40.00'	53.93'	49.94'	S75°25'13"E
C47	40.00'	34.12'	33.09'	N41°30'58"E
C48	40.00'	38.85'	37.17'	S09°08'31"E
C49	25.00'	43.49'	39.21'	S31°03'06"W
C50	158.00'	32.12'	32.07'	S89°49'30"W
C51	155.00'	139.92'	135.28'	N81°12'48"W
C52	25.00'	22.21'	21.48'	N08°52'20"W
C53	40.00'	63.28'	58.89'	N28°41'37"W
C54	25.00'	18.88'	18.42'	S51°37'21"E
C55	195.00'	44.80'	44.80'	N38°58'28"W
C56	195.00'	62.86'	62.59'	N52°48'26"E
C57	158.00'	8.57'	8.57'	N88°07'08"W
C58	25.00'	35.05'	32.25'	N12°12'48"W
C59	470.00'	57.88'	57.94'	S15°12'01"E
C60	470.00'	99.94'	99.75'	S05°37'29"E
C61	25.00'	35.09'	32.28'	S40°40'39"W
C62	195.00'	8.58'	8.58'	S82°47'25"W
C63	195.00'	53.32'	53.16'	N88°07'08"W
C64	195.00'	62.20'	61.84'	N71°08'50"W
C65	25.00'	43.45'	39.18'	S49°12'18"E
C66	40.00'	4.52'	4.51'	N13°58'03"W
C67	530.00'	42.99'	42.98'	S01°51'25"E
C68	25.00'	20.15'	19.61'	N27°24'49"E
C69	40.00'	35.47'	34.32'	S25°08'04"W
C70	40.00'	45.08'	42.73'	S32°35'27"E
C71	40.00'	40.83'	39.08'	N85°52'47"E
C72	40.00'	43.81'	43.81'	S42°32'47"E
C73	40.00'	22.40'	22.11'	N25°49'17"W
C74	25.00'	20.15'	19.61'	S18°46'24"E
C75	260.00'	95.53'	94.89'	N02°34'37"W
C76	155.00'	24.80'	24.57'	N00°13'35"W
C77	195.00'	8.87'	8.87'	N03°01'02"E
C78	200.00'	7.55'	7.55'	N78°19'07"E
C79	533.78'	295.71'	291.94'	S18°20'14"W
C80	473.78'	292.47'	259.12'	S18°20'14"W

PAVEMENT WIDTHS

BOWDEN	22'
CLIFTON	30'
GARRY	17'
MANGUM	30'
ANTHONY	17'
"A"	17'

AVERAGE GRADES

5.0%
3.0%
5.0%
4.0%
2.0%
2.0%

Presented for registration this 24th day of Sept. 1998 at 11:51 o'clock A.M. and Registered in the office of Register of Deeds for Granville County, N.C. Book No. 22 Page No. 129

A. DEUARD BOWDEN & GREG L. FERRELL
TAX MAP 1806.03-31-1877
DB 254/560

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 "FINAL PLAT GOLDEN POND PHASE IIC" BY JAMES W. PARKER, JR., RLS, DATED JANUARY 19, 1997, RECORDED IN PLAT BOOK 20 PAGE 190.

NOTE "G"

SEE PLAT "SURVEY FOR A. DEUARD BOWDEN AND GREG L. FERRELL" BY JAMES R. WILSON, RLS, DATED AUGUST 12, 1995, RECORDED IN PLAT BOOK 9 PAGE 265.

NOTE "H"

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "I"

CURRENT ZONING: R-8 S (8000 SQ FT MINIMUM)
MINIMUM SETBACKS: 30' FRONT, 20' REAR, 10' SIDE, 15' SIDE STREET

NOTE "J"

SEE PLAT "FINAL PLAT GOLDEN POND PHASE IIB & IIC" BY JAMES W. PARKER, JR., RLS, DATED JULY 6, 1995, RECORDED IN PLAT BOOK 22 PAGES 79 & 80.

NOTE "K"

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

NOTE "L"

SEE PLAT "RECOMBINATION OF LOTS 136-145 GOLDEN POND PHASE IIC" BY JAMES W. PARKER, JR., RLS, DATED JANUARY 30, 1998, RECORDED IN PLAT BOOK 21 PAGE 123.



FINAL PLAT GOLDEN POND PHASE IIIA

BRASSFIELD TWP., GRANVILLE CO., NORTH CAROLINA
FIELD WORK PERFORMED AUGUST 31, 1998
PROPERTY AS DESCRIBED IN D.B. 254 , PG. 560

STANDING IN THE NAME OF
A. DEUARD BOWDEN & GREG L. FERRELL

LAND SURVEYING CALLEMYN PARKER INC. ENGINEERING

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callemynparker@mindspring.com
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